



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
FORM 'B'

14AC 207991

[See rule 3(2)]

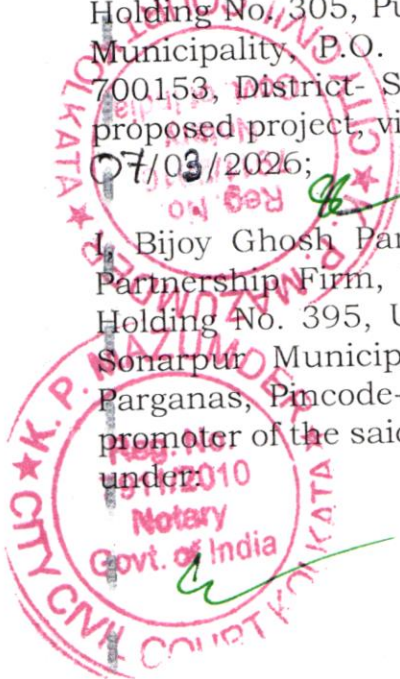
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Bijoy Ghosh, (PAN: ADYPG4183B), son of Late Lal Mohan Ghosh, age about 68 years, by Faith- Hindu, by Nationality Indian, by Occupation- Business, residing at C/9 , Rajnarayan Park , P.O & Vill. Boral, P.S. Narendrapur, Kolkata - 700154, Partner of the promoter (**M/S. PHILOMEL CONSTRUCTION**) for the proposed project "**PHILOMEL GREEN**" situated at Holding No. 305, Purba Para Main Road, Ward No. 31 under Rajpur Sonarpur Municipality, P.O. Laskarpur, P.S.- Sonarpur now Narendrapur, Pin Code- 700153, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

07/03/2026;

I, Bijoy Ghosh Partner of (promoter) **M/S. PHILOMEL CONSTRUCTION**, a Partnership Firm, having PAN No. AAKFP3073E and its registered office at Holding No. 395, Uttar Sripur, Boral Main Road, ward no. 33 under Rajpur Sonarpur Municipality, P.O.- Boral, P.S.- Narendrapur, Dist.- South 24 Parganas, Pincode- 700154, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



PHILOMEL CONSTRUCTION
[Signature]
Partner

07 MAR 2026

1. **SMT. SHANTA SAHA**, (PAN- JONPS3733A), wife of Sri Aparesh Saha, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at Laskarpur Purba Para, P.O. Laskarpur, P.S. Narendrapur, Kolkata-700153, District South 24 Parganas has a legal title to the land on which the development of the project is proposed is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 10/04/2028.

4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

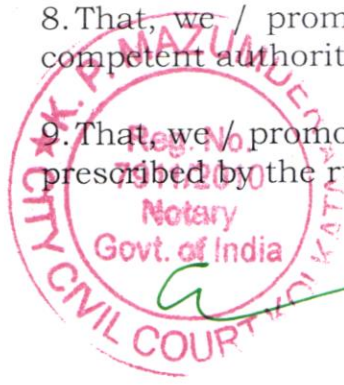
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, we / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



PHILOMEL CONSTRUCTION

Partner

07 MAR 2026

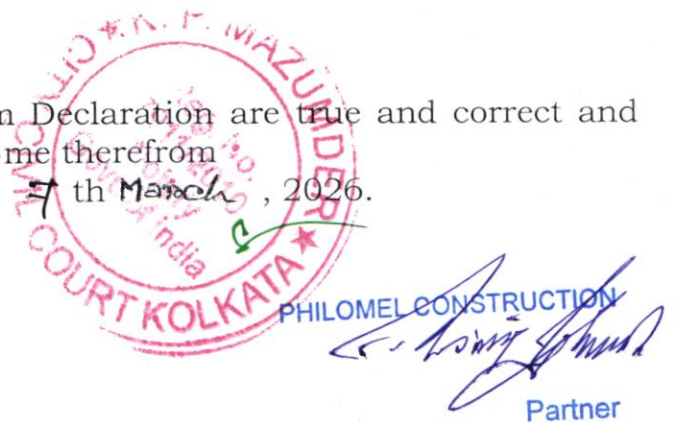
10. That, we / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Partner

Deponent

Verification


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom
Verified by me at Kolkata on this day of 7th March, 2026.


Partner

Deponent



Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

Identified by me
S. Das
Advocate

07 MAR 2026