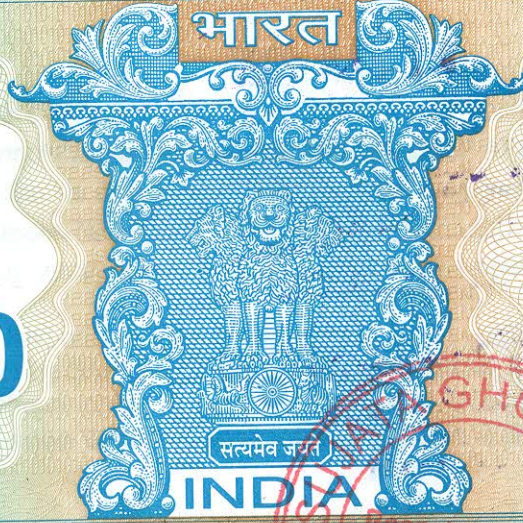


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INDIA NON JUDICIAL

Regn. No. 014/22

Govt. of W.B.

पश्चिम बंगाल WEST BENGAL

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FORM 'B'

[See rule 3(4) of West Bengal Real Estate
(Regulation & Developments) Rules, 2021]

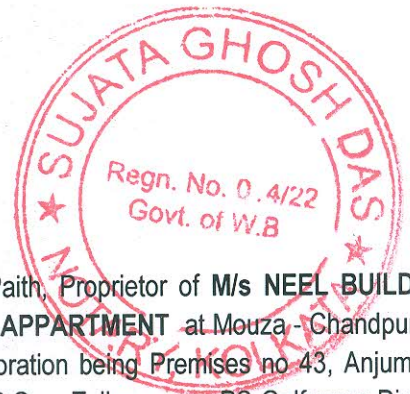
TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri **PROSENJIT PAITH** Son Of Sri Sudhir Kumar Paith, Proprietor of **M/s NEEL BUILDER & DEVELOPER** & Developer cum owner of the proposed Project "**MANGALDEEP APPARTMENT** at Mouza - Chandpur, J.L. No. - 41, C S Dag No 780, Khatian No 614 under Kolkata Municipal Corporation being Premises no 43, AnjumanAra Begum Row under Ward no 94, Assessee No 210940100525, Kolkata 700033 P.O. - Tollyguange, PS Golfgreen Dist. - 24 Pargs. (South), West Bengal, India.

SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
City Sessions Court, Kolkata

17 FEB 2026



I, **PROSENJIT PAITH** (PAN NO AKYPP3748A) ,Son Of Sri Sudhir Kumar Paith, Proprietor of **M/s NEEL BUILDER & DEVELOPER** & Developer cum owner of the proposed Project "**MANGALDEEP APPARTMENT**" at Mouza - Chandpur , J.L. No. - 41, ,C S Dag No 780 , Khatian No 614 under Kolkata Municipal Corporation being Premises no 43, AnjumanAra Begum Row under Ward no 94, Assessee No 210940100525, Kolkata 700033 P.O. - Tollyguange, PS Golfgreen Dist. - 24 Pargs. (South), West Bengal, India. do hereby solemnly declare, undertake and state as under

That the Firm has a legal title to the land on which the development of the on –going project is carried out by virtue of Joint Venture Agreement dated 26/05/2023 by **SANKAR GHOSH, SWAPAN KUMAR GHOSH, BASUDEV GHOSH &** and **M/s NEEL BUILDER & DEVELOPER** a Proprietorship Firm having Certificate of Enlistment under Kolkata Municipal Corporation bearing **Certificate of Enlistment Number 0052 3400 9540 valid up to 31/03/2026**

AND

All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Proprietorship Firm (Buyer) for the development of the Real estate project are enclosed herewith
(1) That the said land is free from all encumbrances.

(2) That the time period within which the project shall be completed by the Proprietorship Firm within the date of 30.06.2029.

(3) That seventy percent of the amounts realized by the Proprietorship Firm for the Real Estate Project from the allottees (as per proforma agreement for sale), from time to time, shall be deposited in a separate Account to be maintained in a scheduled Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(4) 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.


(5) 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.

(6) That the Proprietorship firm 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 by such chartered accountant and it shall be verified during the audit that the amounts collected for a Particulars 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.

(7) That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

(8) That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act

(9) That the Proprietorship Firm shall not discriminate against any Allottee or Allotees at the time of allotment of any apartment, Plot or building, as the case may be, on any grounds.


SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
11v Sessions Court, Kolkata

17 FEB 2026



(10) That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

(11) That any contradiction arises in the future the Deponent will be responsible for it

I, **PROSENJIT PAITH** (PAN NO AKYPP3748A), Son Of Sri Sudhir Kumar Paith, Proprietor of **M/s NEEL BUILDER & DEVELOPER** & Developer cum owner of the proposed Project "**MANGALDEEP APPARTMENT** at Mouza - Chandpur, J.L. No. - 41, C S Dag No 780, Khatian No 614 under Kolkata Municipal Corporation being Premises no 43, Anjuman Ara Begum Row under Ward no 94, Assessee No 210940100525, Kolkata 700033 P.O. - Tollygange, PS Golfgreen Dist. - 24 Pargs. (South), West Bengal, India. I solemnly affirm that the facts stated in paragraph 1 to 11 are true and correct to the best of my Knowledge and belief and no material fact has been concealed.

Prosenjit Paith

Proprietor of **NEEL BUILDER & DEVELOPER**
And Constituted Attorney of
SANKAR GHOSH
SWAPAN KUMAR GHOSH
BASUDEB GHOSH
DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on thisday of2026

Prosenjit Paith

Proprietor of **NEEL BUILDER & DEVELOPER**
And Constituted Attorney of
SANKAR GHOSH
SWAPAN KUMAR GHOSH
BASUDEB GHOSH
DEPONENT

SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
City Sessions Court, Kolkata

SOLEMNLY AFFIRMED AND DECLARED BEFORE ME ON IDENTIFICATION

S. Ghosh Das
NOTARY

Identified by
[Signature]
Binay Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No WB/154-A/1998

17 FEB 2026