

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल

Regn. No. 0.4/22
Govt. of W.B

WEST BENGAL

Regn. No. 0.4/22
Govt. of W.B

09AC 621675



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 (herein after referred to as the Proprietorship Firm), & Developer cum owner of the proposed Project "DUARSINI at Mouza - Chandpur , J.L. No. - 41, ,R S Dag No 951 & 952 , RS Khatian No 24 & 72 under Kolkata Municipal Corporation being Premises no 11,Haripada Dutta Lane under Ward no 94, Assessee No 210940500114, Kolkata 700033 P.S. - Tollyguange, Dist. - 24 Pargs. (South), West Bengal, India.

SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
1st Sessions Court, Kolkata

19 JAN 2026

Sri Prosenjit - Paith

(2)



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 "DUARSINI at Mouza - Chandpur , J.L. No. - 41, ,R S Dag No 951 & 952 , RS Khatian No 24 & 72 under Kolkata Municipal Corporation being Premises no 11,Haripada Dutta Lane under Ward no 94, Assessee No 210940500114, Kolkata 700033 P.S. - Tollyguange, 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 owner ship Deed of Conveyance being No 160212596 dated 26/09/2022 by Rupendra Nath Ganguly, Ila Banerjee, Rita Bhattacharjee,(Costituted Attorney Dipankar Ganguly), Dipankar Ganguly ,Joydip Ganguly,Shila Ganguly (Costituted Attorney Jayatsree Ganguly Bhattacharyya), Jayatsree Ganguly Bhattacharyya 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 Proprietor ship 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 02/01/2030

(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.


SUJATA DAS



(3)

(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

(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

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

19 JAN 2026

(4)



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 "DUARSINI at Mouza - Chandpur , J.L. No. - 41 , R S Dag No 951 & 952 , RS Khatian No 24 & 72 under Kolkata Municipal Corporation being Premises no 11,Haripada Dutta Lane under Ward no 94, Assessee No 210940500114, Kolkata 700033 P.S. - Tollyguange, 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.

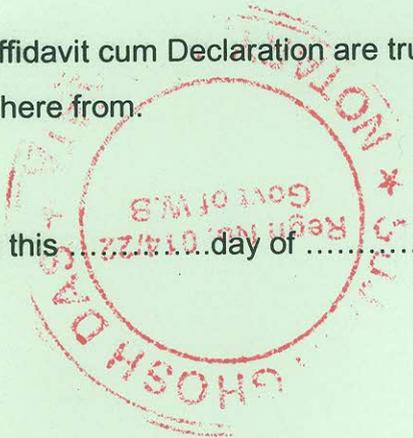
NEEL BUILDER & DEVELOPER
Prosenjit Paith
Proprietor

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



NEEL BUILDER & DEVELOPER
Prosenjit Paith
Proprietor

Deponent

Sujata Ghosh Das
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. Ghoshan Das

NOTARY

19 JAN 2026

19 JAN 2026

Identified by me
Tina Das
TINA DAS
Advocate
Regn No. - F-1322/21
C.M.M. Court, Kolkata