



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

25AC 389341



FORM-B  
[See rule 3(4)]

MR. RADHA REAL ESTATE  
*Chirag Agarwal*  
PARTNER

### AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sri Chirag Agarwal being representative for the partnership firm of the proposed project vide its authorization dated 18-12-2024.

I, Sri. Chirag Agarwal S/o Sri. Moha Kumar Agarwal aged 32 years R/o 27 Narayani Bhawan, Sevoke Road, P.O & P.S – Siliguri, Siliguri – 734001, West Bengal duly representative partner for the partnership firm MK RADHA RESL ESTATE of the proposed project do hereby solemnly declare, undertake and state as under:

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd No 13792

27 FEB 2026

# NON JUDICIAL STAMP

Sl. No. 2087 Dated 09 FEB 2026

Name MR. Saha Red Estate

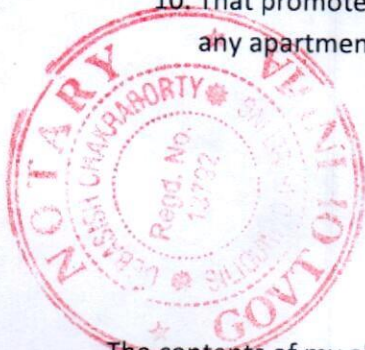
of Sgt

Value Rs. 10/- (Rupees Ten only)

Baby Saha  
Govt. Stamp Vendor  
Siliguri Court  
License No. 172/RM. dated 24/07/2015

*[Faint handwritten text, possibly a signature or date]*

1. That MK RADHA REAL ESTATE have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 09.02.2031.
4. That seventy per cent of the amounts realized by the 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 scheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



MK RADHA REAL ESTATE  
Chirag Agarwal  
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 Slp on this 27th day of Feb 2026.

MK RADHA REAL ESTATE  
Chirag Agarwal  
PARTNER

Deponent

#### AFFIDAVIT

Solemnly Affirmed before me

By Chirag Agarwal  
Identified by Dr. S. S. Sanyal  
This the 27th day of Feb 2026  
At Slp

Debashish Chakraborty  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

27 FEB 2026

IDENTIFIED BY ME  
Adv. S. S. Sanyal  
ADVOCATE, SILIGURI