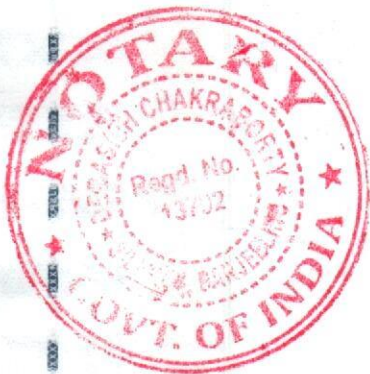




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

39AA 699344



FORM-B
[See rule 3(4)]

MK RADHA REAL ESTATE
Chirag Agarwal
PARTNER

AFFIDAVIT CUM DECLARATION

Affidavit 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. Mohan Kumar Agarwal** aged 32 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 REAL 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

22 JAN 2026

18 NOV 2025

Sl. No. 284 Dated 14/04/2024

Name Mu Kachha Keol 12stte

[Handwritten signature]

Value Rs. **20/-** (Rupees **Twenty only**)

Baby Saha
Govt. Stamp Vendor
Siliguri Court
Lic No 172/RM. dated 24.07.2019

1. That MK RADHA REAL ESTATE have a legal title to the land on which the development of the project is to be carried out and a legally valid authentication of the 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 partnership firm is 31st December, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 have 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

MK RADHA REAL ESTATE

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 Siliguri on this 22nd day of Jan, 2026

MK RADHA REAL ESTATE
Chirag Agarwal
PARTNER
Deponent

MK RADHA REAL ESTATE

Identified by me

R. Chakraborty
Advocate, Siliguri
R. Chakraborty
Advocate, Siliguri

AFFIDAVIT

Solely Affirmed Before me

Chirag Agarwal

Of Siliguri

Identified by R. Chakraborty

This the 22nd day of Jan, 2026

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

22 JAN 2026