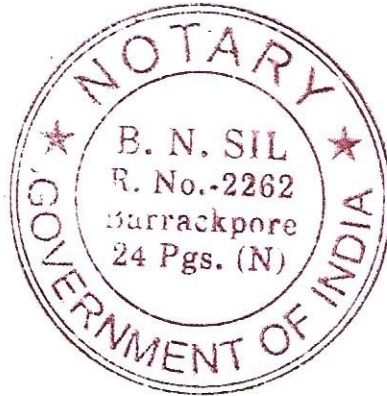




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

17AC 291306



FORM 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Sri Pradip Sen** Partner of **M/s. MAA SANTOSHI UDYOG** (herein after referred to as 'the Partnership Firm'), Promoter, of the on-going project named **DHRUBATARA APARTMENT** situated at Nandankanan ,P.O-Rahara ,P.S-Rahara,Kolkata-700118, North 24 Parganas, West Bengal, India under Ward No.- 12,Mouza-Khardah J.L. No. 2. R.S NO-18,Touzi No-145,149,1505, LR Dag No-6882,L.R.Khatian No-9284,,Holding No-27/7/1, Under Khardah Minicipality duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/02/2026;

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

26 FEB 2026

4164 মূল্য 10/- তারিখ 26/2/2026

নামঃ- Phoddy Sen

স্বাক্ষরঃ- AKHONDA

থানাঃ- উত্তর ২৪ পরগণা

ভেণ্ডার সোমা ভৌমিক স্বাক্ষরঃ

এ. ভি. এস. আর ব্যারাকপুর

বি. সীল

ভেণ্ডার সোমা ভৌমিক

টি ভি নং

স্ট্যাম্প ক্রয় — 20 FEB 2026

মেটি এতো টাকার স্ট্যাম্প

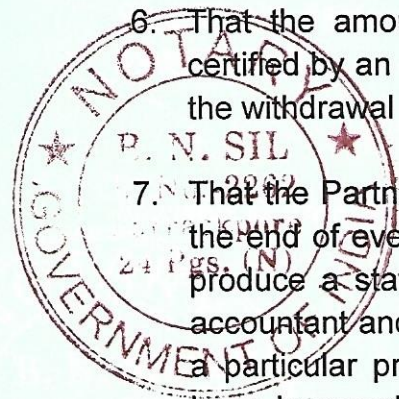
I, **Sri Pradip Sen**,. Partner of M/s. MAA SANTOSHI UDYOG, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. 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 a Deed of Conveyance[I-10236/24 AND I-10235/24] and by virtue of a Joint Development Agreement with (1) Smt Peuli Sen [ETRPS2491R] [I-4403/2025] AND M/s. MAA SANTOSHI UDYOG, a Partnership Firm under Indian Partnership Act,1932(Act IX of 1932)..

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 30/12/2028 which is 36 (Thirty Six) months from the date of Commencement of Construction.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (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.
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 the Partnership 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 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.



26 FEB 2026

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, **Sri Pradip Sen**, son of Late Pratit Paban Sen , by Nationality Indian, by Occupation Business, residing at 87 M.S.Mukherjee Road ,B.D.Sopan ,P.S-Khardah, Kolkata 700116 in the District of North 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, M/s. MAA SANTOSHI UDYOG

For MAA SANTOSHI UDYOG

Sri Pradip Sen

SRI PRADIP SEN **Partner**
PARTNER

Verification

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

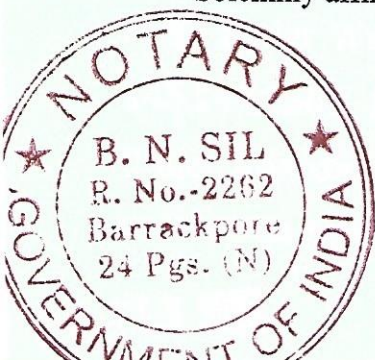
Verified by me at Kolkata on this 26th day of February 2026 at Kolkata.

Sri Pradip Sen

Partner

SRI PRADIP SEN
PARTNER

Solemnly affirmed before me on this 26th day of February 2026 at Kolkata



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON.. 26 FEB 2026

BHOLANATH SIL
NOTARY-R/NO-2262
GOVT. OF INDIA

26 FEB 2026