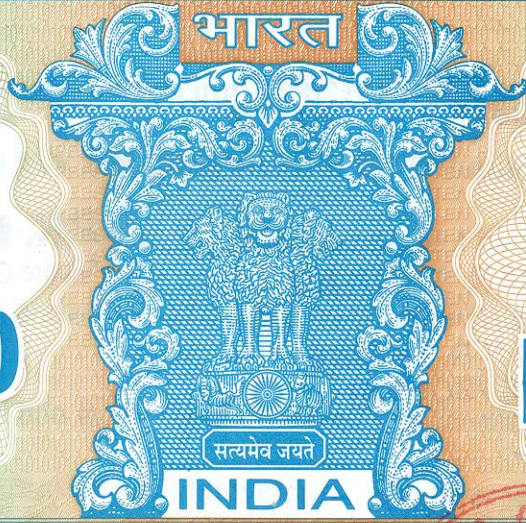


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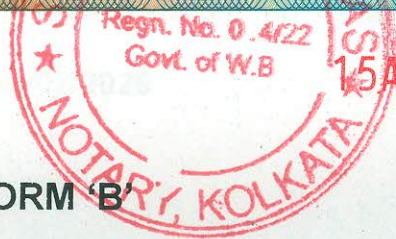
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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

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 **M/s S B Construction** (herein after referred to as the Partnership Firm), Promoter of the ongoing project named as "**PUTUL NILOY**" situated at Holding No 1357, Tentulberia,,Ward No 5,,Mouza Tentulberia ,JL No- 44, R.S. Dag No 252, L.R. Dag No 257, LR Khatian No- 1078/1,822 ,1094 R.S.Khatian No 130 ,PS Sonarpur, Dist- South 24 Parganas Under Rajpur Sonarpur Municipality. Kolkata -700084, West Bengal,India

SUJATA GHOSH DAS
Notary Govt. of W.B
Regd. No. 014/22
24th Sessions Court, Kolkata

10 MAR 2026

S
Sumit
Sujata Ghosh

No 2277 Date 29-02-2026 Ks 11

Name
Address

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D S R. OFFICE
74 PARGANAS (SOUTH)

P.K. ROY (Advocate)
Alipore Criminal Court, Kol-27



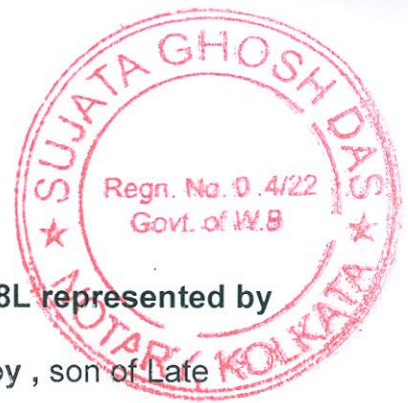
AFIDAVIT CUM DECLARATION
TO WHOM IT MAY CONCERN

Affidavit cum Declaration of M/s S B Construction (Private) Limited as
the Partnership Firm, Promoter of the ongoing project of
NILAY situated at Holding No 1357, Tahsil Sonarpur, Parganas
Tentulda, JL No- 44, R. S. Road No 525, P.O. Sonarpur, Parganas
No 1352, 1354 R.S. Khasra, Tahsil Sonarpur, Parganas
No 1352, 1354 Sonarpur, Parganas

10 MAR 2026

ALIPORE CRIMINAL COURT
KOLKATA
REGD. NO. 1352
P.O. SONARPUR
PARGANAS

Handwritten signature and notes on the right margin.



M/s **S B Construction**, (Partnership Firm) **PAN No-AEQFS8098L** represented by

its one of the Partner of M/s **S B Construction Sri Soumik Roy**, son of Late

Tushar Kanti Roy, and Promoter of the proposed project named as "**Putul Niloy** 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 a joint development Agreements with **(1) Sri**

Debkamal Mondal (2) Pijush Kanti Mondal and, M/s **S B Construction** a

Partnership Firm having Trade License No under Rajpur Sonarpur Municipality

bearing Certificate No **0917P132522152017** Dt. **13/02/2026**

AND

All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Partnership ship Firm 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 **20/09/2026**

(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

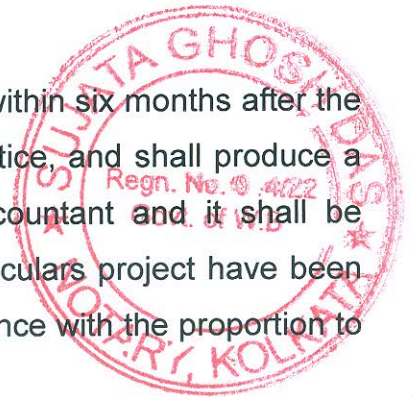
certified by an Engineer, an Architect and a Chartered Accountant in practice that

the withdrawal is in proportion to the percentage of completion of the project.

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

10 MAR 2026

(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 Particular 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 Partnership Firm shall take all the pending approvals on time, from the competent authorities.

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

(9) That the Partnership 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.

I, **Sri Soumik Roy (PAN No (AGWPR8314A)**, son of Late Tushar Kanti Roy, by religion –Hindu, by occupation –Business residing at Tetulberia, Garia, PO Garia, PS Narendrapur, Dist South 24 Parganas, Kolkata 700084 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.

DEPONENT

S.B. CONSTRUCTION

Sujata Ghosh Das
Partner

S.B. CONSTRUCTION

Soumik Roy
Partner

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

Soumik Roy
**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**
10 MAR 2026
NOTARY

Verification



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

Verified by us at Kolkata on thisday of2026

DEPONENT

S.B. CONSTRUCTION

Sujata Ghosh
Partner

S.B. CONSTRUCTION

Soumitra
Partner

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

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
NOTARY

Identified by me

[Signature]
BISWA NATH DEY
Advocate
High Court Calcutta
Regn No. 311/1975

10 MAR 2026