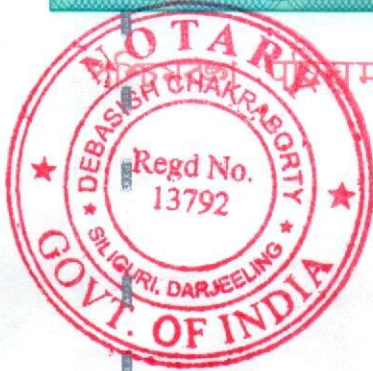


26 MAY 2026



सिलीगुरी बंगाल WEST BENGAL

11AC 891908

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

Affidavit cum Declaration

N B INFRASTRUCTURE
PARTNER
[Signature]

Affidavit cum Declaration of **MR. SHAMBHU KUMAR MITTAL** Partner of **M/S N B INFRASTRUCTURE** Promoter of the proposed project **JIBAN ALO** duly authorized by the promoter of the proposed project

I, **MR. SHAMBHU KUMAR MITTAL** Partner of **M/S N B INFRASTRUCTURE** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **MR. JIBAN KUMAR DEY** have/has the Legal Title of the Land on which the development of the project is proposed and That **N B INFRASTRUCTURE** has entered into **Joint Development Agreement with MR. JIBAN KUMAR DEY**, owner of the land on which the development of the project is proposed.

[Signature]
R. Chakraborty
Advocate, Siliguri

&
[Signature]
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792
26 MAY 2026

NON JUDICIAL STAMP

18 JUL 2025

Sl. No. 3709 Dated
Name N B Infrastructure
of
Value Rs. 10/- (Rupees) Ten only

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



FORM 1 (Rev. 01-1-2011)

आविष्टात माला वस्तु

आविष्टात माला वस्तु

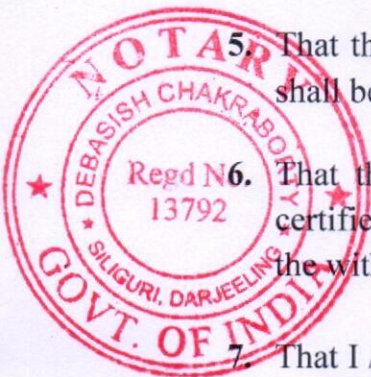
आविष्टात माला वस्तु

आविष्टात माला वस्तु

आविष्टात माला वस्तु

A legally valid authentication of 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.

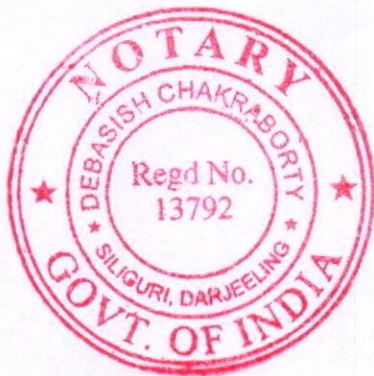
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 11/12/2027.
4. That seventy per cent of the amounts realised by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, 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 I / 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ 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.



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

26 MAY 2026

N B INFRASTRUCTURE
[Signature]
PARTNER



N B INFRASTRUCTURE

Shambhu Kumar Mittal

PARTNER

MR. SHAMBHU KUMAR MITTAL

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 on 26 MAY 2026

N B INFRASTRUCTURE

Shambhu Kumar Mittal

PARTNER

MR. SHAMBHU KUMAR MITTAL

Deponent

IDENTIFIED BY ME
R. Chakraborty
R. Chakraborty
Advocate, Siliguri

AFFIDAVIT
Solemnly Affirmed before me
By Mr. Shambhu Kumar Mittal
of Siliguri
Identified by R. Chakraborty
This the 26 Day of May 2026
At Siliguri am/pm

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

26 MAY 2026