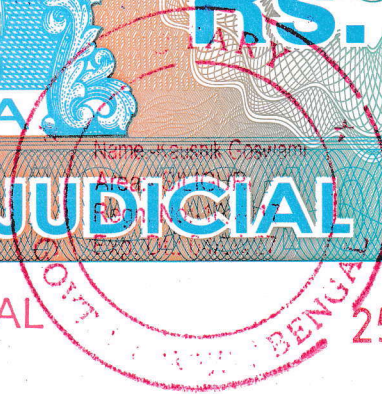
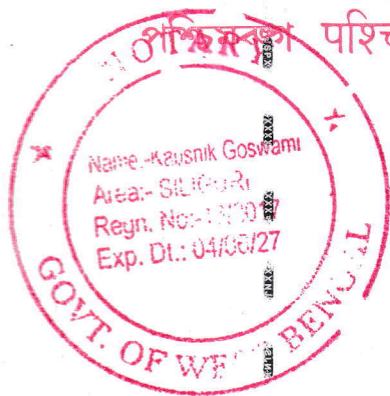
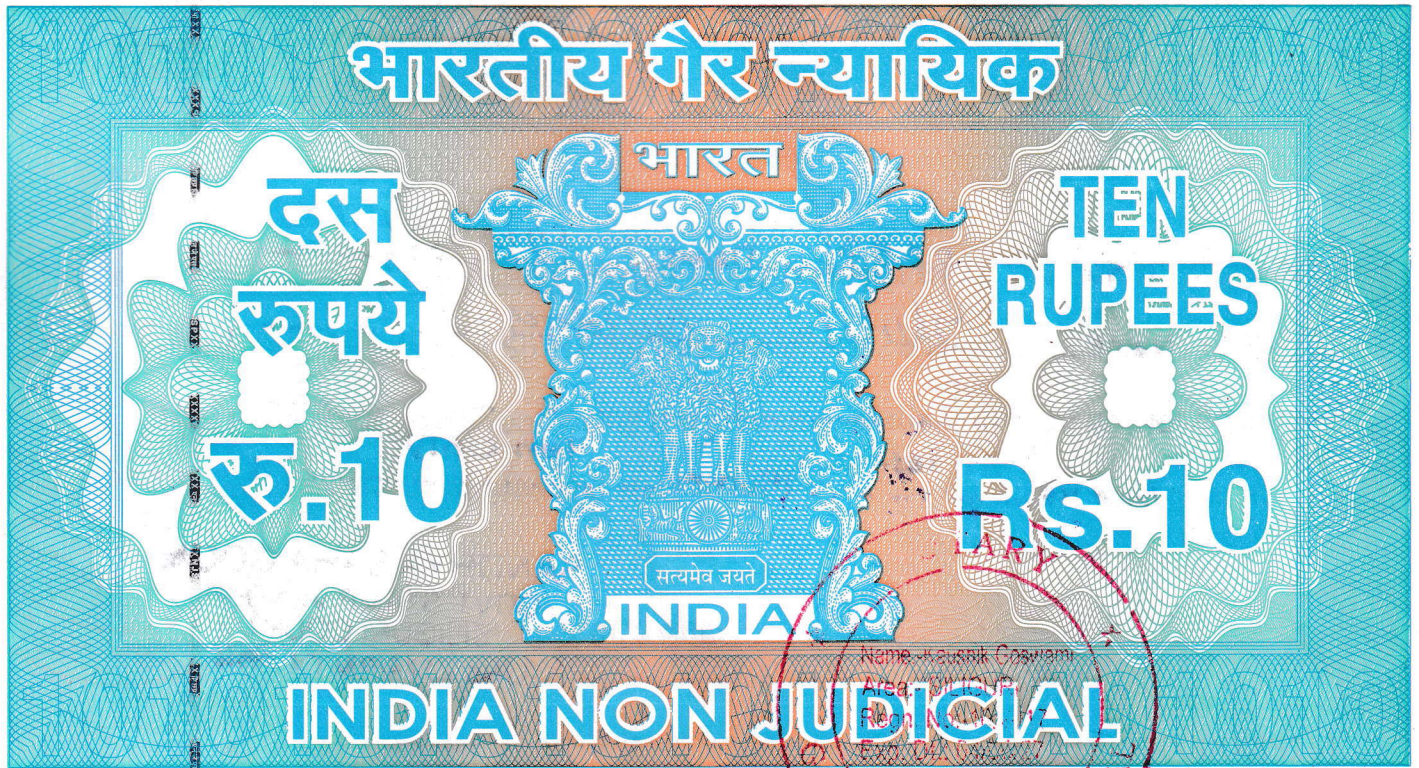




FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit-Cum-Declaration of **SRI AMIT KUMAR MANDHYANI** [AADHAR NO. **8771 1012 4539**] [PAN NO. **ADVPM9453H**], Son of Sri Harpal Das Mandhyani, aged about 49 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at H.D. Villa, Sukanta Sarani, Near Alu Choudhury More, Babupara, within Siliguri Municipal Corporation area under Ward No. 26, Police Station – Siliguri Town & Post Office – Siliguri, Pin Code – 734004, District – Darjeeling, in the State of West Bengal, being one of the Partner's of "**M/S. JHULELAL BUILDERS**" and the promoter of the proposed project.

KAUSHIK GOSWAMI
Notary Gen. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027

25 MAR 2026

Exp. Dt. - 04.06.2027

Cont...P-2

Sl No ... 2097 ... Dated.. 13/03/25

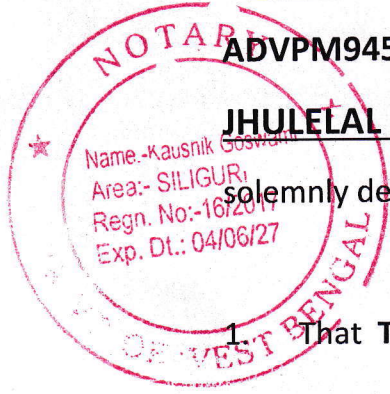
Name..... Thakral Builders

of 54

Value Rs 10/- (Rupees Ten Only)

SANDHYA SAHA GOON
GOVT STAMP VENDOR
SILIGURI COURT
UNo - 174/RM OF 1998

I, SRI AMIT KUMAR MANDHYANI [AADHAR NO. 8771 1012 4539] [PAN NO. ADVPM9453H], Son of Sri Harpal Das Mandhyani, one of the Partner's of "M/S. JHULELAL BUILDERS" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

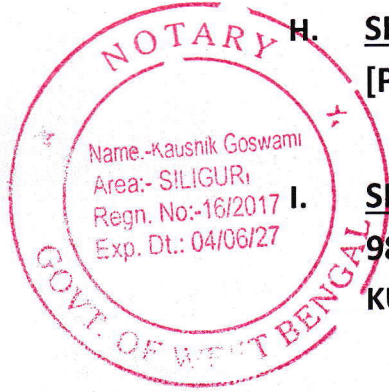


1. That THE LANDLOAD NAME'S ARE:

- A. SRI SHASHI KANT MANDHYANI [AADHAR NO. 21XXXXXXXXX8515] [PAN NO. ADVPM4262A], SON OF SRI ASHOK KUMAR MANDHYANI.
- B. SRI AJIT KUMAR [AADHAR NO. 84XXXXXXXXX5209] [PAN NO. ANBPK7527N], SON OF SRI MANSA RAM.
- C. SRI DEEPAK MULCHANDANI [AADHAR NO. 39XXXXXXXXX1913] [PAN NO. AILPM5414B], SON OF SRI DEVI DAS MULCHANDANI.
- D. SRI SANTOSH KUMAR MANDHYANI [AADHAR NO. 31XXXXXXXXX8803] [PAN NO. AISPM1852C], SON OF SRI ASHOK KUMAR MANDHYANI.
- E. SMT. DROPADI DEVI [AADHAR NO. 28XXXXXXXXX3499] [PAN NO. ACUPD9242M], WIFE OF SRI HARPAL DAS MANDHYANI.
- F. SRI ANIL KUMAR MANDHYANI [AADHAR NO. 79XXXXXXXXX3353] [PAN NO. ADVPM9452G], SON OF SRI HARPAL DAS MANDHYANI.
- G. SRI AJAY KUMAR MANDHYANI [AADHAR NO. 74XXXXXXXXX1037] [PAN NO. ADVPM9454A], SON OF SRI HARPAL DAS MANDHYANI.


KAUSHIK GOSWAMI
 Notary Public, West Bengal
 Siliguri, Darjeeling
 Reg. No. 16/2017
 Exp. Dt. - 04.06.2027

25 MAR 2026



H. SRI AMIT KUMAR MANDHYANI [AADHAR NO. 87XXXXXXXXX4539]
[PAN NO. ADVPM9453H], SON OF SRI HARPAL DAS MANDHYANI.

I. SRI SANDEEP KUMAR MANDHYANI [AADHAR NO. 98XXXXXXXXX4384] [PAN NO. AJEPM6737D], SON OF LATE ASHOK KUMAR MANDHYANI.

Have a legal title to the land on which the development of the proposed project is to be carried out.

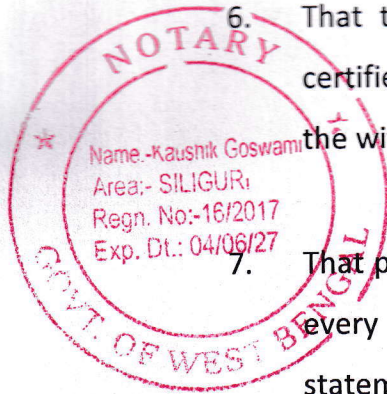
AND

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 the promoters is (DELEVERY DATE OF PROJECT – 04TH FEBRUARY, 2031).
4. That seventy per cent of the amounts realized by the promoters 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.

KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
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25 MAR 2026



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 promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters 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.

FOR M/S JHULELAL BUILDERS

A. K. Mandhyani
Partner

DEPONENT

(MR. AMIT KR. MANDHYANI)

Kaushik Goswami
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04/06/2027

25 MAR 2026

VERIFICATION

The contents of the above **Affidavit-Cum-Declaration** are true and correct and nothing material has been concealed by me there from.



Verified by me at **Siliguri**, on this 25TH day of March, 2026.

FOR M/S JHULELAL BUILDERS

Amit Kr. Mandhyani
Partner

DEPONENT

(MR. AMIT KR. MANDHYANI)

IDENTIFIED BY ME

AFFIDAVIT
Solemnly Affirmed before me
By Mr. Amit Kr. Mandhyani
Of Siliguri
I Adv. Chandan Manna
This on 25th Day of Mar 2026

Chaudan Manna
ADVOCATE, SILIGURI

Kaushik Goswami
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp Dt. - 04.06.2027
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