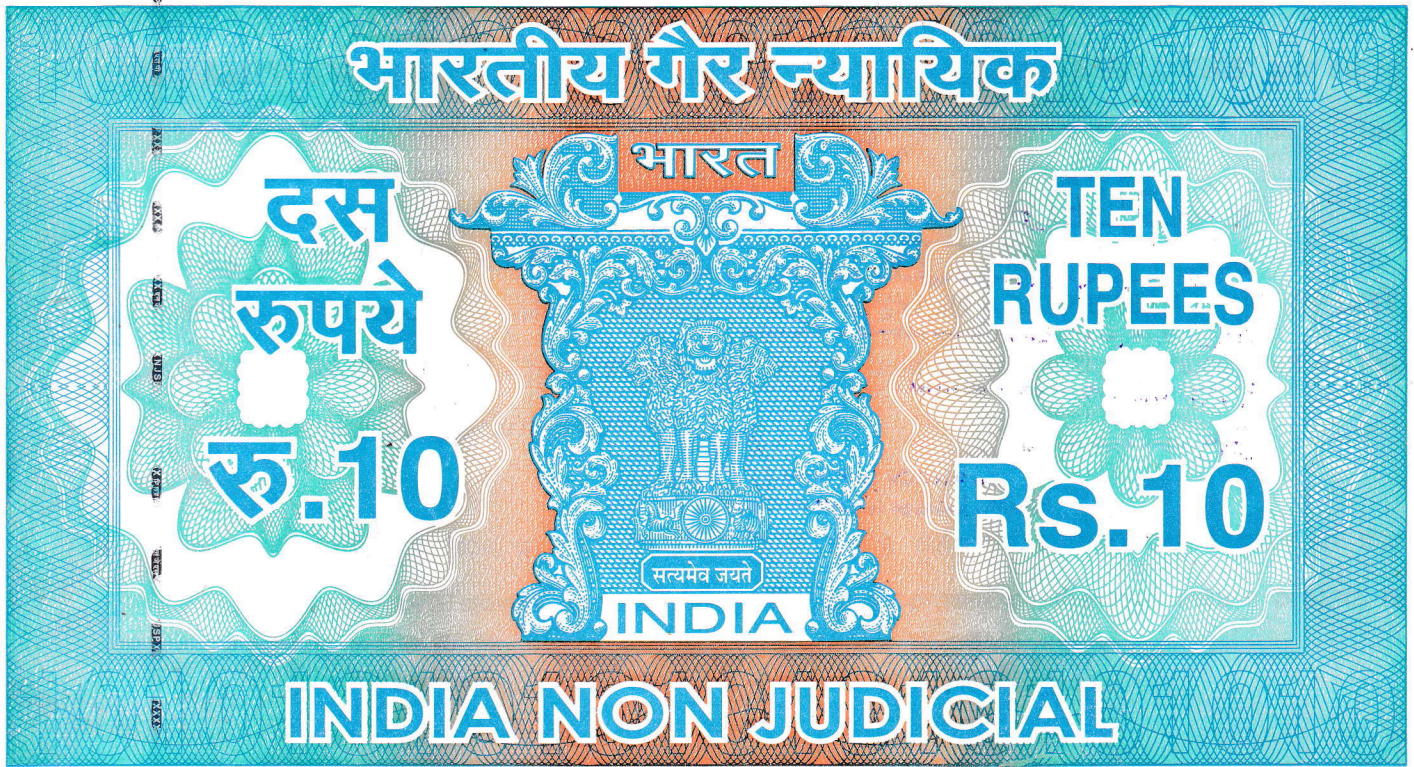




পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

92AB 020537



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. AMIT KUMAR MANDHYANI** [PAN NO ADVPM9453H] [AADHAR NO 8771 1012 4539 .], son of Sri.Harpal Das Mandhyani , aged about 47 years, by Faith-Hindu, by Occupation- Business , by Nationality- Indian and residing at H.D Villa , Sukanta Sarani , Near Alu Choudhury More , Babu Para , P.O.- Siliguri Town ,P.S.- Siliguri . Siliguri , in the District of Darjeeling , West Bengal, Pin – 734004, being one of the Partner of “ **JHULELAL BUILDERS**” and being the promoter of the proposed project.

Solemnly Affirmed & Declared
Before me on Identification

Cont...P-2

16 JUL 2024

Sl. No. 5747 Date 10/1
Name M/S. Thulelal Builders
VII

PS

Stamp Tender Information Card

OFFICIALS S. SINGH
Stamp Tender Information Card

I, **MR. AMIT KUMAR MANDHYANI**, Partner of “ **JHULELAL BUILDERS**” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME IS SMT NIRMALA DEVI RATHI (PAN – ACXPR9581N) WIFE OF LATE MAHABIR PRASAD RATHI** . 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 **31ST December 2027**).

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.

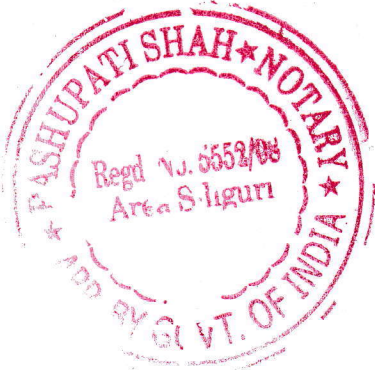
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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

Solemnly Affirmed & Declared
Before me on Identification
31/07/24
Pashupati Shah
NOTARY SILIGURI

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

[Signature]
Partner

Deponent

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 31st day of July, 2024.

FOR M/S JHULELAL BUILDERS

[Signature]
Partner

Deponent

Identified by me

Advocate

AFFIDAVIT
Solemnly Affirmed before me
by Amit Kr. Mridha
of Siliguri
Identified by N. Shah
This the 31st Day of July 2024
at Siliguri

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
Pashupati Shah
NOTARY SILIGURI