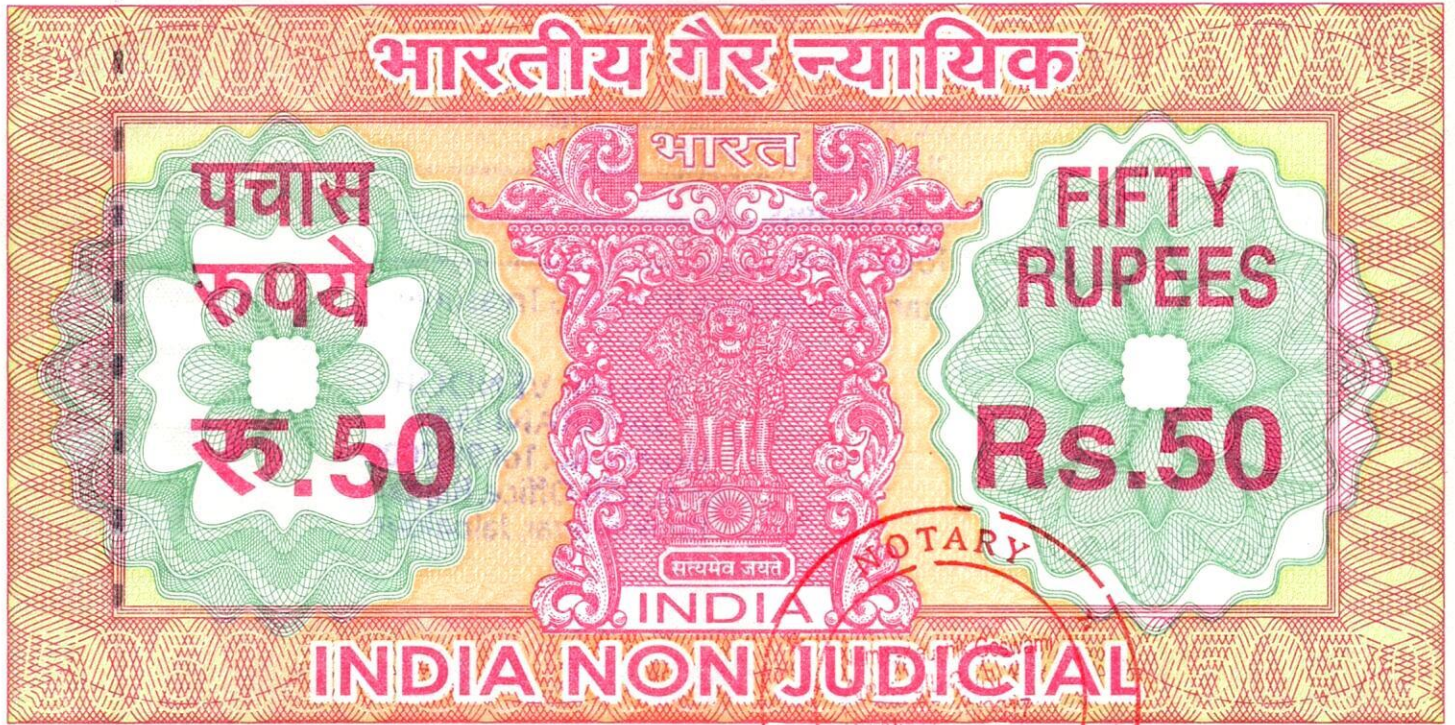
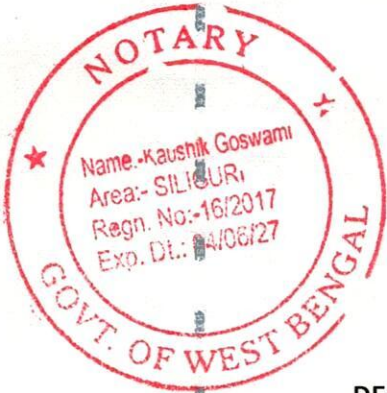




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 984205



FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Isha Garg**, duly authorized by the promoter of the proposed project "TULSA ORO MALL", vide his authorization dated 05/03/2026.

I, **Mr. Isha Garg**, duly authorized by the promoter of the proposed project "TULSA ORO MALL", do hereby solemnly declare, undertake and state as under:

1. That Promoter **M/s. TULSA HOLDING, M/s. SHITAL ICE FACTORY AND COLD STORAGE, M/s. SURAJ BUILDCON PVT. LTD., & Mr. RANJIT KUMAR SINGH** have a legal title to the land on which the development of the proposed project is to be carried out

AND

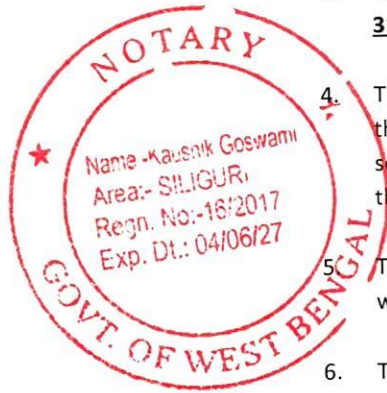
A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

2 APR 2026

S.L.NO. 45713 Date 19/3/2026
PURCHASER Tulsa Holdings
Full Address Siliguri
Total Value 50/-
Stamp Purchased from JPG Treasury-1 *ms*

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj
Bhaktinagar, Jalpaiguri



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 31/12/2031.
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.

Verification

The contents of my 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 2nd Day of April, 2026.

TULSA HOLDINGS

18/2/26
Partner

Deponent

AFFIDAVIT

Solemnly Affirmed before me

By Isha Ganguly

Of Siliguri

Identified by C. Haussengra, Adv.

This the 2nd Day of April, 2026.

IDENTIFIED BY ME

C. Haussengra
ADVOCATE SILIGURI

[Signature]
KAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027

2 APR 2026