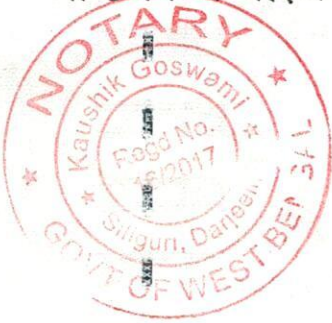


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**FORM-'B'**  
**See Rule 3(4)**

**THIS DECLARATION CUM AFFIDAVIT IS EXECUTED ON 3<sup>RD</sup> DAY OF JANUARY 2023**

Tulsa Tirumala Housing LLP  
*P. Ratilal*  
Designated Partner

*KG* 03 JAN 2023  
KAUSHIK GOSWAMI  
Notary, Govt of West Bengal  
Siliguri, Darjeeling  
Reg. No. : 16/2017



**Affidavit cum Declaration of Mr. PRATIK GARG (PAN AEAPG7518M) (Aadhaar No. 972662531168) is the designated partner of the TULSA TIRUMALA HOUSING LLP (PAN:AAPFT9806J), is the authorized person/ authorised signatory of the proposed project 'GULMOHAR' vide his authorization through Board resolution dated 18/07/2022}**

**I, Pratik garg Son of Mr. Suresh Kumar Agarwal, Aged 33 Years ,R/O 31, Church Road, Siliguri, Pin Code- 734001, W.B, promoter of the proposed project / duly authorized of the proposed project do hereby solemnly declare, undertake and state as under:**

1. That I (promoter) and Land Owners (annexture 1) have a legal authorisation for developing the land on which the development of the project is proposed. And A legally valid authentication of the 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 **15/08/2025 (Phase 1) (Project Completion Date)**.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Tulsa Tirumala Housing LLP

*Pratik Garg*  
Designated Partner

Deponent

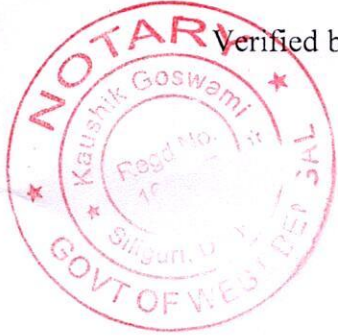
*[Signature]*

**03 JAN 2023**  
**KAUSHIK GOSWAMI**  
Notary, Govt of West Bengal  
Siliguri, Darjeeling

**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 3<sup>rd</sup> January of 2023 at Siliguri.



Tulsa Tirumala Housing LLP

*P. Ratilal*  
Designated Partner

Deponent

IDENTIFIED BY ME

*Karmakar*  
Advocate, Siliguri.  
ADVOCATE, SILIGURI.

*KG*  
03 JAN 2023  
KAUSHIK GOSWAMI  
Notary, Govt of West Bengal  
Siliguri, Darjeeling  
E-107



## ANNEXTURE 1

Name of the owner's of the land on which the development of the project (GULMOHAR VILLAS) is proposed :-

1. **TIRUPATI ASSETS PRIVATE LIMITED** (PAN: AACCT3993N, CIN: U45203WB2005PTC106490), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, 2<sup>nd</sup> floor, P.O. Shakespeare Sarani, Police Station Beniapukur, Kolkata-700017, West Bengal, represented by its Director / authorized signatory Mr. **GOVIND GARG** (PAN **ADNPG3034G**) (Aadhaar no. **309249724651**) authorized vide Board resolution dated 18/07/2022.

2. **TIRUMALA REALCON PRIVATE LIMITED** (PAN: AADCT7159D, CIN: U45400WB2011PTC157326), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51, Shakespeare Sarani, 2<sup>nd</sup> floor, P.O. Shakespeare Sarani, Police Station Beniapukur, Kolkata-700017, West Bengal, represented by its Director / authorized signatory Mr. **GOVIND GARG** (PAN **ADNPG3034G**) (Aadhaar no. **309249724651**) authorized vide Board resolution dated 18/07/2022, and

3. **TULSA MERCANTILE PRIVATE LIMITED** (PAN :AAACT8444), CIN:U51909WB1993PTC057701) {now owned upon amalgamation of Beeline Infrastructures Private Limited vide order dated 12<sup>th</sup> January 2022 of the National Company Law Tribunal, Kolkata Bench in CP (CAA) No. 113/KB/2021 and CA (CAA) No.1161/KB/2020}, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Shanti Square, 2<sup>nd</sup> Mile Sevoke Road, Siliguri, P.O. Siliguri, Police Station Bhaktinagar, Pin-734001, in the District of Jalpaiguri, West Bengal, represented by its authorized signatory Mr. **PRATIK GARG** (PAN **AEAPG7518M**) (Aadhaar No. **972662531168**) authorized vide Board resolution dated 18/07/2022.

  
03 JAN 2023  
**KAUSHIK GOSWAMI**  
Notary, Govt of West Bengal  
Siliguri, Darjeeling  
Reg. No. : 16/2017  
E.P. DL: 04/06/2027