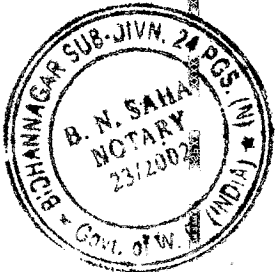


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

80AB 321099



BEFORE THE NOTARY PUBLIC



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. Rishi Agarwal (PAN ARPPA9098Q)**, son of Dinesh Agarwal, by faith Hinduism, by nationality Indian, by occupation Service, duly authorized by the promoter "M/s. **Gurukul Homes Private**

B. N. Saha Limited, (PAN AACCG6896M), [previously known as Gurukul Agencies (P)

Ltd.] a Private Limited Company incorporated within the meaning and under

Bikash Bhattacharya
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

GURUKUL HOMES PVT. LTD

Rishi Agarwal
Director

28 JUL 2020 Page 1 of 4

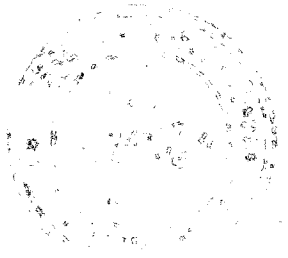
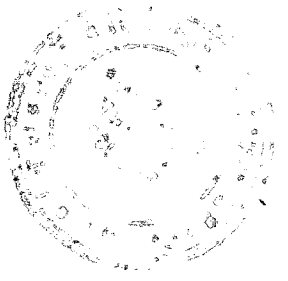
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ক্রেতার নাম ও মাং
স্ট্যাম্প ভেঙার স্বাক্ষর
বিধান নং, সফট লক স্মিট এ ডি এস আর ও
মোট স্ট্যাম্প ক্রয় তাং
চালান নং
কেন্দ্রী-বারাকপুর, ভেঙার-মিতা দত্ত

SANJAY SADHU
ADVOCATE
BARASAT JUDGES' COURT,
NORTH 24 PARGANAS

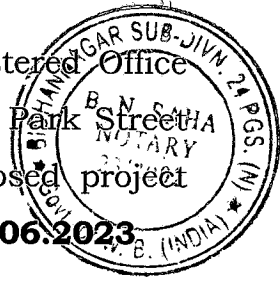
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the provisions of the Companies Act, 1956 and having its Registered Office situated at 61A, Park Street, 2nd Floor, Room No. 22, Post Office Park Street and Police Station Park Street, Kolkata - 700016, of the proposed project "Gurukul Heights, Phase-II", vide its authorization letter dated 15.06.2023



I, **Mr Rishi Agarwal**, duly authorized by the promoter of the proposed project "Gurukul Heights, Phase-II" do hereby solemnly declare, undertake and state as under:

1. The Five number of companies mentioned in Schedule A below and the Promoter herein has the legal title to the land on which the development of the proposed project by the developer is been carried out.

AND

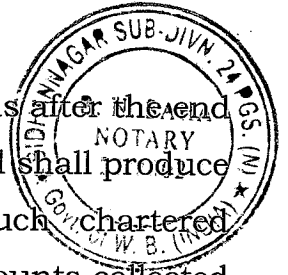
A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and developer for development of the real estate project is enclosed herewith.

2. That the said land has no encumbrances whatsoever including any rights, title, interest or name of any party in or over such land.
3. That the time period within which the project shall be completed by me/developer is **December, 2024**.
4. That seventy percent of the amounts realised by me/developer 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

B. N. Saha
NOTARY
Bikash Chavan
North Block, Gr. Floor
Baidhannagar, Kolkata
West Bengal

GURUKUL HOMES PVT. LTD
Rishi Agarwal
Director

28 JUL 2023 Page 2 of 4



7. That I/developer 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 / developer shall take all the pending approvals on time, from the competent authorities.
9. That I/ developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / developer 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.

GURUKUL HOMES PVT. LTD

Rishi Agarwal

Director

For M/s. Gurukul Homes Private Limited Represented by their Authorised Director namely Mr. Rishi Agarwal

[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 at Kolkata on this 27th Day of June, 2023.

GURUKUL HOMES PVT. LTD

Rishi Agarwal

Director

Solemnly Affirmed & Declared Before me on Identification of Advocate For M/s. Gurukul Homes Private Limited Represented by their Authorised Director namely Mr. Rishi Agarwal

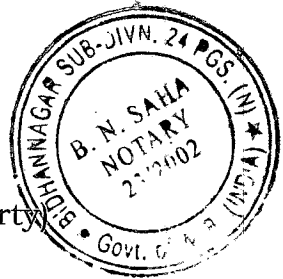
[Deponent]

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhanagar, Kolkata
West Bengal

B. N. SAHA

*Identified by me
Sanjay Sen
Adv
28 JUL 2023*

"Schedule A"



(1 to 6 are the joint and absolute owners of the Project Property)

1. **M/s. Tarama Appartment Private Limited (PAN AACCT8500F)**, a Private Limited Company governed under the Companies Act, 2013, having its registered office at 61A, Park Street, 2nd Floor, Room No. 22, Post Office Park Street, Police Station Park Street, Kolkata – 700016.
2. **M/s. Sri Narasingh Infrastructure Private Limited, (PAN AALCS3829B)**, a Company governed under the Companies Act, 2013 and having its registered office at 5 Raja Subodh Mullick Square, Post Office Bowbazar, Police Station Muchi Para, Kolkata - 700 013.
3. **M/s. Action Vanijya Private Limited (PAN AAICA5032D)**, a Private Limited Company governed under the Companies Act, 2013, having its registered office at 61A, Park Street, 2nd Floor, Room No. 22, Post Office Park Street, Police Station Park Street, Kolkata – 700016.
4. **M/s. Calgary Merchants Private Limited, (PAN AABCC7508F)**, a Company governed under the Companies Act, 2013 and having its registered office at 61A, Park Street, 2nd Floor, Room No. 22, Post Office Park Street, Police Station Park Street, Kolkata – 700016.
5. **M/s. Faster Deal Trade Private Limited (PAN AABCF5293J)**, a Company governed under the Companies Act, 2013, having its registered office at 61A, Park Street, 2nd Floor, Room No. 22, Post Office Park Street, Police Station Park Street, Kolkata – 700016.
6. **M/s. Gurukul Homes Private Limited, (PAN AACCG6896M)**, [previously known as Gurukul Agencies (P) Ltd.] a Private Limited Company governed under the Companies Act, 2013 and having its Registered Office at 61A, Park Street, 2nd Floor, Room No. 22, Post Office Park Street, Police Station Park Street, Kolkata – 700016.

✓
B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Sidhannagar, Kolkata
West Bengal

GURUKUL HOMES PVT. LTD

Birish Agard
Director

28 JUL 2023