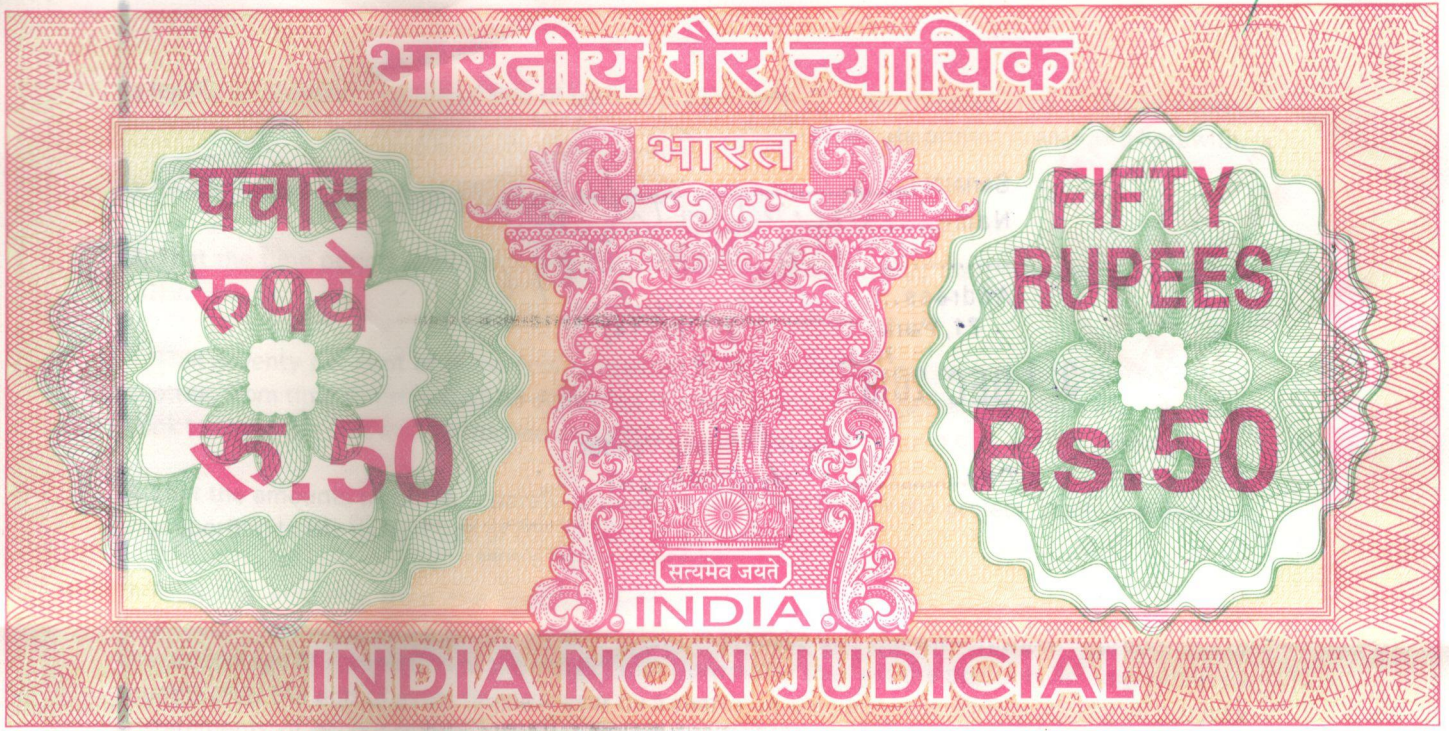


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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Y 149743



Form - A
[See rule 3 (2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Gurukul Homes Private Limited**, Promoter of the proposed project namely "**Gurukul Grande**" as per sanction plan Phase IIA (as per marketing work Phase IV) duly authorized by the promoter of the proposed project, namely Mr. Sanjay Gupta, vide its/his/their authorization dated 03/12/2018.

I, Sanjay Gupta the Director of **Gurukul Homes Private Limited**, son of Shyam Sunder Gupta, aged 52 year residing of 64/75, Belgachia Road, Ultadanga, Kolkata - 700 037, Promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. Tarama Apartment Pvt Ltd (PAN AACCT8500F), Pinkrose Tradelink Pvt Ltd (PAN AAFCP4899L) & Faster Deal Trade Pvt Ltd (PAN AABCF5293J) have a legal title to the land on which the development of the proposed project is to be carried out.

AND

GURUKUL HOMES PVT. LTD.

Director

08 MAR 2019

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 period shall be completed by me/promoter is end of May 2019. [31/05/2019]

4. That seventy per cent of the amounts realized by me/promoter the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 statements of accounts duly certified and signed by such chartered accountant and it shall be verified duly 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.

7. That I/promoter shall take all the pending approvals on time, from the competent authorities.

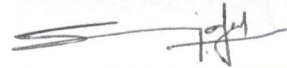
8. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be on any grounds.

Verification

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

Verified by me at Kolkata on this 23rd day of February 2019.

GURUKUL HOMES PVT. LTD.


Director

Identified by me
Indranil Basu
Advocate

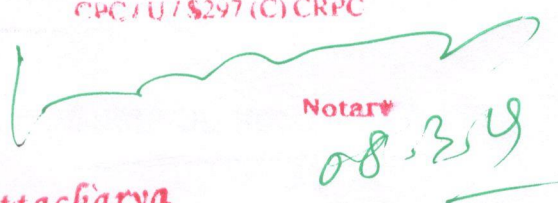
High Court, Calcutta
Enroll no:- F/405/278 of 2013.

Solemnly Affirmed and
Declared before me U/S 13
CPC/U/S297 (C) CRPC

Notary

08 MAR 2019

Samir Bhattacharya
Notary, Govt. of India
Regd. No. 94197
City Court, Calcutta


08.3.19