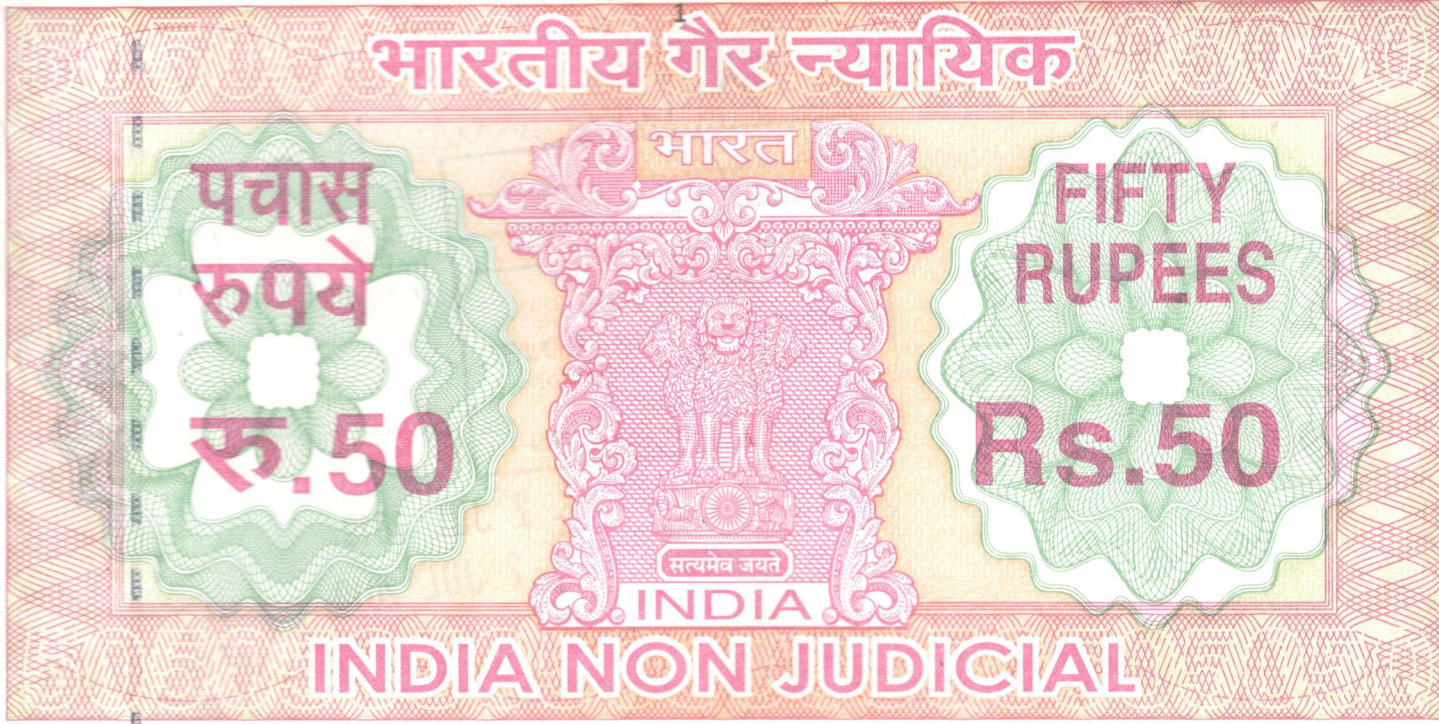


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 111272



Form - A

[ see rule 3 (2) ]

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pradeep Kumar Agarwal, Promoter of the proposed project namely "**GURUKUL LAKEVIEW**" duly authorized by the promoter of the proposed project, namely **GURUKUL HOMES PRIVATE LIMITED**, vide its/his/their authorization dated 02/07/2019

GURUKUL HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

10 2 JUL 2019

53659

Gurukul Homes Pvt Ltd.

NAME.....  
 ADD.....  
 Rs.....  
 - 2 JUL 2019  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kof-1

61A - Park St  
16/16

- 2 JUL 2019  
- 2 JUL 2019

PRIVATE LIMITED. It is hereby declared that the proposed project is being undertaken by the promoter in accordance with the provisions of the Companies Act, 1956 and the Companies (Incorporation) Third Amendment Act, 2008.

the proposed project is being undertaken by the promoter in accordance with the provisions of the Companies Act, 1956 and the Companies (Incorporation) Third Amendment Act, 2008.

the proposed project is being undertaken by the promoter in accordance with the provisions of the Companies Act, 1956 and the Companies (Incorporation) Third Amendment Act, 2008.

I, Pradeep Kumar Agarwal the Director of **GURUKUL HOMES PRIVATE LIMITED**, son of Ram Bilash Agarwal aged 53 years residing of 4/3B, Regent Court, opposite VIP Big Bazar, Raghunathpur, Baguiati, Kolkata-700059, Promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. M/S Dhihi Villa LLP, M/S Rachana Solutions LLP have a legal title to the land on which the development of the project is proposed.

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 period shall be completed by me/promoter is 28.02.2021.
4. That seventy per cent of the amounts realized by me/promoter the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled

GURUKUL HOMES PVT. LTD.

  
Authorised Signatory

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

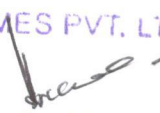
that the amounts collected for a particular project have been

utilized for the project and the withdrawal has been in compliance

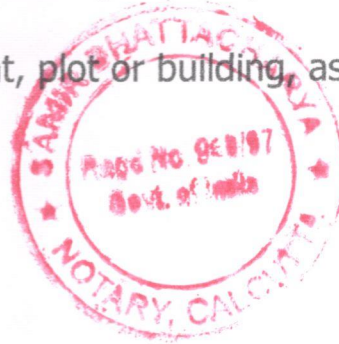
with the proportion to the percentage of completion of the project.

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

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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 therefrom.

Verified by me at Kolkata on this 02 day of July 2019.

GURUKUL HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

Identified by me  
*[Signature]*  
Advocate

Solemnly Affirmed and  
Declared before me U/S 1(a),  
CPC / U / §297 (C) CrPC

Notary

*02.7.19*

Samir Bhattacharya  
Notary, Govt. of India  
Regd. No.-940/97  
Civ. Civil Court, Calcutta

02 JUL 2019