

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

92AB 233835

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



Affidavit cum Declaration

Affidavit cum Declaration of Sanjay Sen son of Late Satya Charan Sen, aged about 50 years, R/o 6/2, Chingrighata Lane, Tangra, Kolkata-700 015, duly Authorised Signatory by the promoter Merlin Projects Ltd. of the proposed project 'Merlin Ivy' at 68/A, Dr. Suresh Chandra Banerjee Road, P.S. Beliaghata, Kolkata-700 010, vide its authorization dated 08.07.2024.

I, Sanjay Sen, as Authorised Signatory of the promoter of the project 'Merlin Ivy' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That Dr. Shankar Prasad Ghosh & Others 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 the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

contd...2



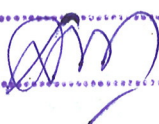
MERLIN PROJECTS LTD.

✓ Sanjay Sen

Authorised Signatory/Director

12 SEP 2024

No. 490 Dt. 06/02/24 10.1

Name..... S. K. JANA
Address..... Advocate
Alipore Kolkata
Vendor..... 

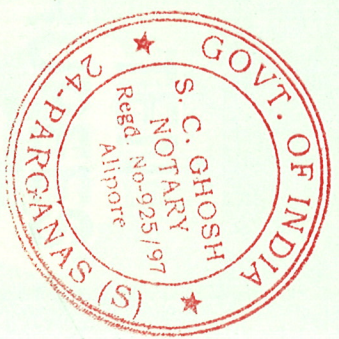
L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



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(2)



That the said land is free from all encumbrances.

That the time period within which the project shall be completed by the promoter is 30th April 2029.

That seventy per cent of the amounts realised by 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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

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

That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.



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 this 12th day of September, 2024.

MERLIN PROJECTS LTD.
Sanjay Sen
Deponent
Authorised Signatory/ Director

Solemnly Affirmed & Declared
before me on Identification

[Signature]
S. C. GHOSH, Notary
Allipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

MERLIN PROJECTS LTD.
Sanjay Sen
Deponent
Authorised Signatory/ Director

Identified by me
[Signature]
Advocate
Authorised Signatory/ Director
Advocate
Allipore Police Court
Emt. No-WB/2037/1999

12 SEP 2024