

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 82AB 165498

BEFORE THE NOTARY PUBLIC
AT ALIPUR 2 POLICE COURT



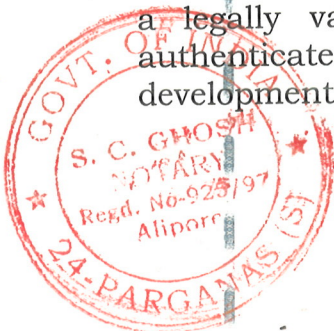
Affidavit cum Declaration

Affidavit cum Declaration of Jagrith Choudhary son of Late Om Prakash Choudhary, working for gain at 22, Prince Anwar Shah Road, Kolkata-700033 duly Authorised Signatory by the promoter Merlin Projects Limited of the proposed project 'Merlin Azure' at Premises No. 2/1, Ho Chi Minh Sarani, P.S. Shakespeare Sarani, Kolkata-700 071, KMC Ward No.063, vide its authorization dated 30.05.2023.

I, Jagrith Choudhary, as Authorised Signatory of the promoter of the project 'Merlin Azure' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Debonair Vanijya Private Limited 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



10 NOV 2023

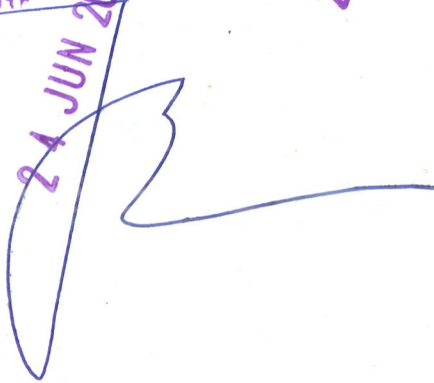
MERLIN PROJECTS LTD.
Jagrith Choudhary
Authorised Signatory/Director

32981

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS201F

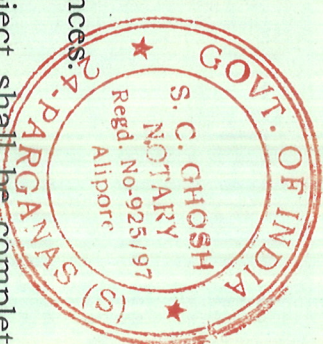
Ashok Saha Advocate
Kolkata Hooghly
Kolkata

24 JUN 2023



24 JUN 2023

(2)



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 30th June 2027.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.



MERLIN PROJECTS LTD.
Authorised Signatory/Director

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 this 10th day of November, 2023.

Solemnly Affirmed & Declared before me on Identification

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

MERLIN PROJECTS LTD.
Authorised Signatory/Director

Identified by me

Nabafumar Mufkhar
Advocate

Allipore Police Court
Email No. WB1263111999

10 NOV 2023