

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 426286

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



**Affidavit cum Declaration**

Affidavit cum Declaration of Sourav Majumder son of Late Sujoy Majumder, working for gain at 22, Prince Anwar Shah Road, Kolkata-700033 duly Authorised Signatory by the promoter Merlin Projects Ltd. of the proposed project 'Merlin Skygaze' at Municipal Holding No. 111, M.P. Road, P.S. Sonarpur, District South 24 Parganas, Kolkata-700 149, within the jurisdiction of Ward No. 24 of Rajpur Sonarpur Municipality, vide its authorization dated 15.02.2023.

I, Sourav Majumder, as Authorised Signatory of the promoter of the project 'Merlin Skygaze' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Jalsagar Projects Pvt. Ltd. & 39 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.

MERLIN PROJECTS LTD.

Contd...2

276638

No.....  
Name : B. GHOSH, Advocate  
Address : High Court, Calcutta  
Kolkata - 700001  
Rs.....  
Kolkata Collectorate  
B. Netaji Subhas Rd.,  
Kolkata-1  
Date.....

Amal Kr. Saha  
Licensed Stamp  
Vendor

14 FEB 2003



CUSTOMER SERVICE CENTER  
TAMIL NADU STATE GOVT



(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 30.06.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

**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 this 10<sup>th</sup> day of March, 2023.

MERLIN PROJECTS LTD.

  
Authorised Signatory/Director

**Deponent**

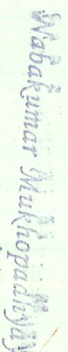
Solemnly Affirmed & Declared  
before me on 10<sup>th</sup> March 2023

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

Identified by me

  
Advocate

10 MAR 2023

  
Advocate  
Alipore Police Court  
Enrl. No.: WB/2037/1999