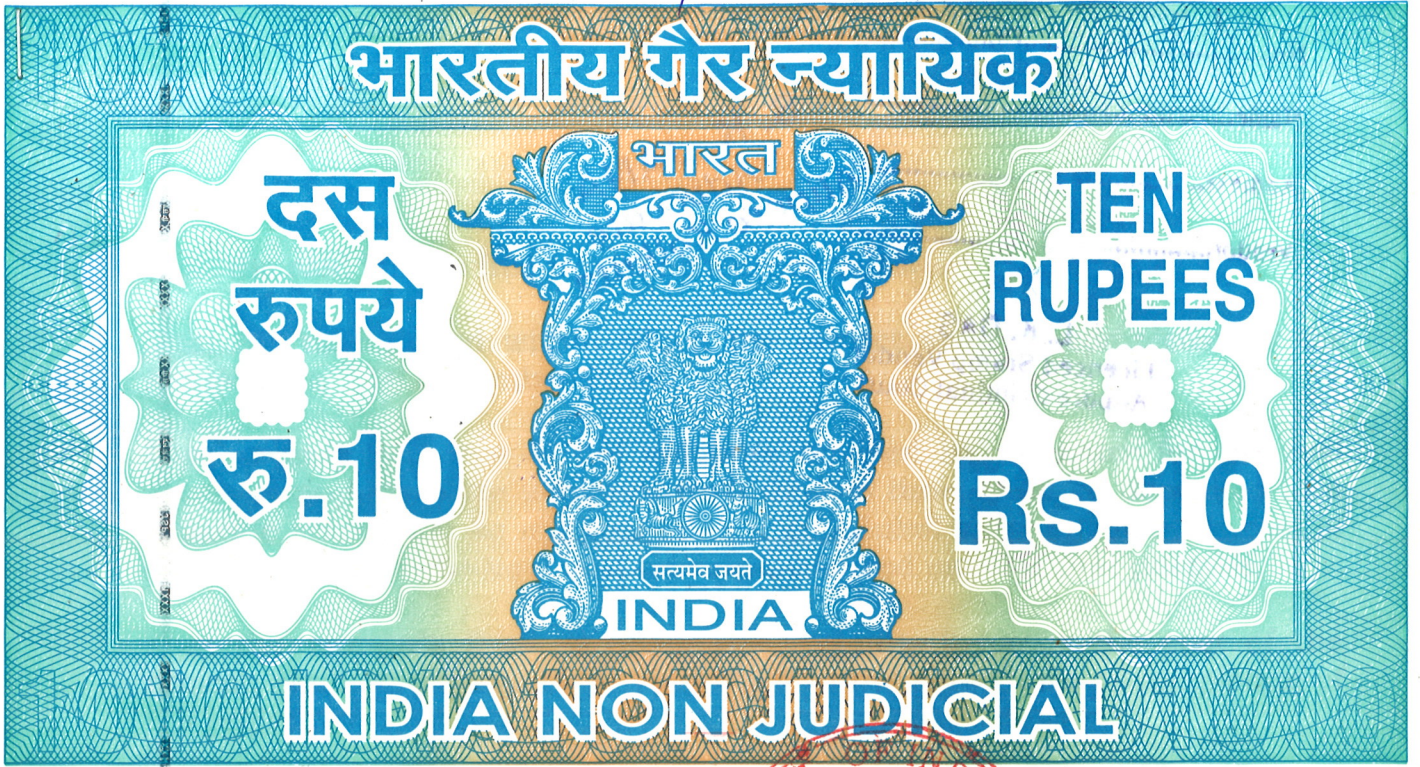


Sl. No. 113 Date

10/1/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



91AB 371182

Affidavit cum Declaration

Affidavit cum Declaration of Iqbal Ahmed Khan son of Late Nafis Ahmed Khan, aged about 37 years, R/o 17/B, Tiljala Shibtala Lane, Kolkata – 700 039, duly Authorised Signatory by the promoter Merlin Projects Ltd. of the proposed project 'Aquaville Aviary' at Mouza-Kriparampur (J.L. No.72) and Mouza-Ramkrishnapur (J.L. No.70), both under P.S. Bishnupore, Dist. 24 Parganas (South) Pin-743 503, vide its authorization dated 01.12.2023.

I, Iqbal Ahmed Khan, as Authorised Signatory of the promoter of the project 'Aquaville Aviary' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That (1) Ripple Tradecom Private Limited (2) Allotrope (India) Pvt. Ltd. and (3) Mr. Saket Mohta 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 owners and promoter for development of the real estate project is enclosed herewith.

contd...2

MERLIN PROJECTS LTD.

Iqbal Ahmed Khan

Authorised Signatory/Director

10 JAN 2024

No. 1533 Dt. 19/12/23 102

Name.....

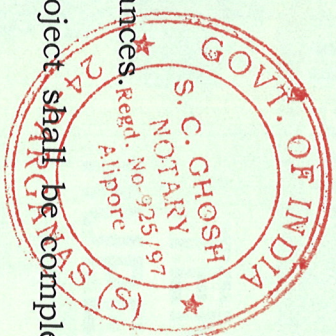
Address.....

Vendor.....

S. K. JANA
Advocate
Alipore Kolkata

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

(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 31st December 2028.

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That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



MERLIN PROJECTS LTD.
[Signature]
Deponent
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 January, 2024.

MERLIN PROJECTS LTD.
[Signature]
Deponent
Authorised Signatory/Director

Solemnly Affirmed & Declared before me on Identification

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

[Signature]
Advocate

10 JAN 2024

[Signature]
Notary Seal
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India