



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 393437

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

Affidavit cum Declaration



Affidavit cum Declaration of Manish Jhawar son of Mr. Mannohan Jhawar, aged about 36 years, R/o 58A, Kali Krishna Tagore Street, Kolkata-700 007, duly Authorised Signatory by the promoter Merlin Projects Ltd. of the proposed project 'Merlin Arama' at 29, Shibnath Sastri Sarani, P.S. New Alipore, Kolkata-700 053, vide its authorization dated 04.05.2024.

I, Manish Jhawar, as Authorised Signatory of the promoter of the project 'Merlin Arama' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That B Ghose & Co 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



30 MAY 2024

MERLIN PROJECTS LTD.  
Authorised Signatory/Director



30 MAY 2024

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(2)

That the said land is free from all encumbrances, save and except mortgage created with IDBI Bank Ltd. for availing financial assistance.

That the time period within which the project shall be completed by the promoter is 31<sup>st</sup> December 2027.

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That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 30<sup>th</sup> day of May, 2024.

**Deponent**

*[Signature]*

**Verification**

**Deponent**

*[Signature]*

Solemnly Affirmed & Declared  
before me on Identification

Identified by me

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

**Advocate**

*[Signature]*  
Advocate

30 MAY 2024

*[Signature]*  
Alipore Police Court  
Enr. No-MB/2037/1999

