

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 248718

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



FORM-B  
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rachit Sanghvi, duly authorized by the promoter Merlin Real Estate LLP of the proposed project vide its authorization dated 19.04.2023:

I, Rachit Sanghvi son of Dinesh G. Sanghvi / Daughter aged 37 years R/o South City, Tower-I, 375, Prince Anwar Shah Road, Kolkata – 700 068 duly authorized by the promoter of the proposed project **Merlin Real Estate LLP**, do hereby solemnly declare, undertake and state as under:

1. That **EDEN REALTY VENTURES PVT. LTD.** has a legal title to the land on which the development of the project is proposed

And

A legally valid authentication of the 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.

2. That the said land is free from all encumbrances.

Contd.....2



07 JUN 2023



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*(Handwritten signature)*

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Koi-27

No. ....  
Rs. 100/- Date.....  
Name : .....  
Advocate  
ALIPORE POLICE COURT  
Address : .....  
KOL-27

11 APR 2023

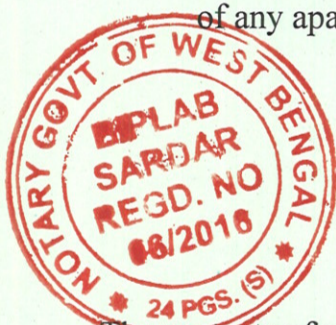
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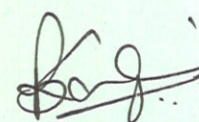




(2)

3. That the time period within which the project shall be completed by the promoter is **30.06.2029** (Project Completion Date).
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 only 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.
7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



  
Deponent

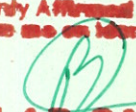
#### Verification


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 on this 29<sup>th</sup> day of April 2023.

  
Deponent

Solemnly Affirmed & Declared  
before me on identification

  
**BIPLAB SARDAR**  
NOTARY  
Regd. No. : 06/2016  
Govt of West Bengal

Identified by me  
  
Advocate

**07 JUN 2023**



