

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 426285

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT**Affidavit cum Declaration**

Affidavit cum Declaration of Gaurang P Mehta son of Pradip B Mehta, 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-The Summit' at Plot No. N-1, Block-EP & GP, Sector-V, Bidhannagar, Salt Lake P.S. Electronics Complex, Kolkata-700091, vide its authorization dated 15.02.2023.

I, Gaurang P Mehta, as Authorised Signatory of the promoter of the project 'Merlin-The Summit' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Merlin Projects Ltd. is the sub-lessee have legal right 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 MAR 2023

MERLIN PROJECTS LTD.


Authorised Signatory/Director

276639

No.
Name : B. GHOSH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Date:

12 FEB 2023

Amal Kr. Saha
Licensed Stamp
Vendor



AT AROUND THREE POINTS
170003 131019 00001A 1A



2023 FEB 12



(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, 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



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 March, 2023.

MERLIN PROJECTS LTD.



Authorised Signatory/Director
Deponent

MERLIN PROJECTS LTD.


Authorised Signatory/Director
Deponent

**Solemnly Affirmed & Declared
before me on Identification**


**S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925197, Govt. of India**


Identified by me
Advocate

10 MAR 2023