



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AH 529734

FORM-'B'  
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of M/s. Mercstone International Private Limited, Promoter of the proposed project, represented by its directors, Mrs. Priyanka Dhara and Mr. Prosenjit Karak;

Mercstone International Private Limited, Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, M/s Mercstone International Private Limited has 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 for development of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by us is 31<sup>st</sup> March 2025.

4. That, seventy per cent of the amounts realized by me 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.

ATTESTED  
S. CHAUDHURI  
\* NOTARY  
GOVT. OF INDIA  
Regd. No-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs

08 AUG 2023



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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That, we 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we shall take all the pending approvals on time from the competent authorities.
9. That, we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we 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.

MERCSTONE INTERNATIONAL PRIVATE LIMITED

*Priyanka Dhara*  
Director

Deponent

Verific  
ation


We, the deponent above, represented by its directors, do here by verify the contents of the above Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified on this third day of August 2023

MERCSTONE INTERNATIONAL PRIVATE LIMITED

*Priyanka Dhara*  
Director

Deponent

  
ATTESTED  
S. CHAUDHURI  
\* NOTARY \*  
GOVT. OF INDIA  
Regd. No.-6584/06  
Bidhannagar Court  
Dist.-North 24 Pgs

Identified by me

*Su Ashal*  
Advocate