



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



**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 Oikyo Phase-II' at Paikpara, Madarat Road, Natunpara, P.S. Baruipur, South 24 Paraganas, Pin-743 610, West Bengal, vide its authorization dated 01.07.2023.

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

1. That Buland Baarter Private Limited & Others 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

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
REG. No. 2700104  
C.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700009

*G. Mehta*

04 SEP 2023

33044

Ashok Saha Advocate  
Sarampore Court, Hooghly

SOLD TO .....  
OF .....  
RS .....  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO 351RS2012

24 JUN 2023

24 JUN 2023





(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 31<sup>st</sup> December, 2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

MERLIN PROJECTS LIMITED

*[Signature]*  
Authorised Signatory  
Deponent

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 4<sup>th</sup> day of September, 2023.

MERLIN PROJECTS LIMITED

*[Signature]*  
Authorised Signatory  
Deponent



KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700004  
C.M.M's Court  
2 & 3 Bankshall Street  
Kolkata-700001

ATTESTED BY ME  
*[Signature]*  
KAMAL KUMAR PAUL  
NOTARY Govt. of India  
REGN. NO. 2700004

04 SEP 2023