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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

43AB 892399



**Affidavit cum Declaration**

Affidavit cum Declaration of Raj Kumar Dey son of Mr. Dilip Kumar Dey, working for gain at 22, Prince Anwar Shah Road, Kolkata-700033 duly Authorised by the promoter Merlin Projects Limited of the proposed project Merlin The Fourth, vide its authorization dated 8.6.2020.

I, Raj Kumar Dey, duly Authorised by the promoter of the project Merlin The Fourth do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Merlin Projects Limited & 24 (twenty four) 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



MERLIN PROJECTS LTD.

*[Signature]*  
 Authorized Signatories/Director

10 JUN 2020

01028891

Name: ARJUN GOPE, Advocate

Address: Alipur Police Court, Koi-27

.....MS.....Date.....

**I. CHAKRABORTY**

09, Dr. Rajendra Prasad Sarani  
Kolkata-700 001

13 FEB 2020



পরিচয় পত্র

জাতীয় ত্রিভুজ

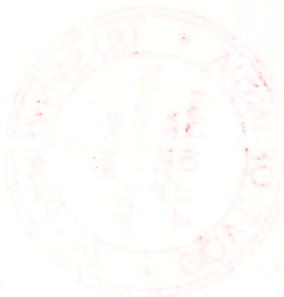
স্বাক্ষর

জাতীয় ত্রিভুজ  
কলকাতা

পরিচয় পত্র

জাতীয় ত্রিভুজ

জাতীয় ত্রিভুজ



পরিচয় পত্র



(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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 LTD.  
Authorised Signatories/Director  
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 10<sup>th</sup> day of June, 2020.

Solemnly Affirmed & attested  
before me on Identification

*S. C. Ghosh*  
S. C. GHOSH, Notary  
Alipore, 925/97, Govt. of India  
10 JUN 2020

Deponent

MERLIN PROJECTS LTD.

*[Signature]*  
Authorised Signatories/Director

Identified by me

