

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 28AB 597340

Form A



Affidavit cum Declaration

Affidavit cum Declaration of Dilip Kumar Choudhary, Authorised Signatory of the promoter Merlin Ganges Projects of the project 'Elements'.

I, Dilip Kumar Choudhary as Authorised Signatory of the promoter of the project 'Elements' do hereby solemnly declare, undertake and state as under:

1. That Merlin Projects Limited & 7 (seven) Others have a legal title to the land on which the development of the project is carrying on 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



For MERLIN GANGES PROJECTS

Dilip Kumar Choudhary

Partner/Authorized Signatory

भारतीय न्याय प्रणाली

TEN
RUPEES

457496

16 NOV 2018

No.Rs.Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

INDIA NON JUDICIAL



Form A

आधिकारिक घोषणा

आधिकारिक घोषणा के द्वारा यह घोषित किया जाता है कि...

...के द्वारा जारी किया गया है...

...के द्वारा जारी किया गया है...

...के द्वारा जारी किया गया है...

...

FOR MERLIN GANDES PROJECTS



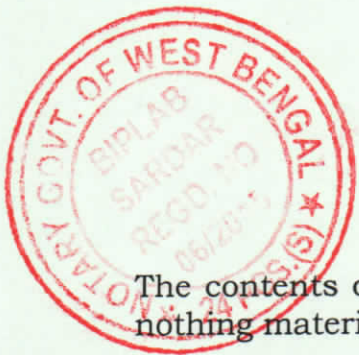
(2)



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 June 2023.
4. That from now onward seventy per cent of the amounts to be 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For MERLIN GANGES PROJECTS

Jitendra Prasad
Partner/Authorized Signatory
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 this 26th day of December, 2018.

Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR
NOTARY
Regd. No. : 06/2016
Govt. of West Bengal

For MERLIN GANGES PROJECTS

Jitendra Prasad
Partner/Authorized Signatory
Deponent

Identified by me

[Signature]
Advocate

31 DEC 2018