

BENGAL MERLIN HOUSING LTD.

(Co-Promoted by West Bengal Housing Board, Govt. of West Bengal and Merlin Group)



"Merlin Oxford" 2nd floor, 22, Prince Anwar Shah Road, Kolkata - 700 033 | Tel : 91-33-4015 4545 | Fax : 91-33-4015 4500 | www.merlinprojects.com

Dated: 14th Nov 2018

The Housing Commissioner
West Bengal Housing Board
"Abasan"
105, S.N. Banerjee Road
Kolkata - 700 014

Dear Sir,

Ref : Our letters dated 09.07.2018 & 04.09.2018

Sub: Extension of Development Agreement & Power of Attorney
in respect of projects at Mahisbathan & Thakdhari

Thank you for the courtesy extended and subsequent visit to our sites i.e. Mahisbathan & Thakdhari, to assess the current status of the project at the aforesaid sites and to consider the period of extension of Development Agreement & Power of Attorney.

During the visit, your goodself asked us to submit the current status of the project alongwith the reason for extension of Development Agreement & Power of Attorney for a further period of six (6) years. Accordingly we are giving below the current status of the projects:

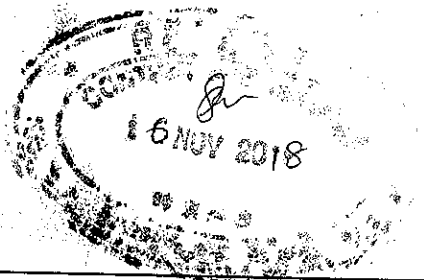
Project at Mahisbathan

- a) Tower 1 - Super structure completed upto 22nd floor
- b) Tower 2 - Super structure completed upto 24th floor
- c) Tower 3 - Super structure completed upto 21st floor
- d) Tower 4 - Super structure completed upto 20th floor
- e) Tower 5 - Super structure completed upto 18th floor

Project at Thakdhari

- a) Block No. 1 - Super structure completed
- b) Block No. 2 - Super structure completed
- c) Block No. 3 - Foundation completed
- d) Block No. 4 - To be started by January 2019

contd....2



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After completion of the super structure, we require atleast 3 years to complete all the towers upto habitable condition. After completion atleast 5 to 6 months will be required for getting the final NOC from Fire department and Inspector of lift. Thereafter we will apply for the completion certificate to the municipal corporation and in the meantime application is to be made to the Environment Department for getting the Consent to Operate. All the above process, you will appreciate, are time consuming.

After getting the Completion Certificate, we will give the possession to the customers. Some of the customers happen to be NRIs/ outstation buyers normally. They take atleast 12 to 18 months to take possession. Further nearly 2½ years will be required to complete the entire registration process as per our experience.

Presently, WBHIRA has come in force and the same is applicable in our projects also. As per said Act, it is the responsibility of the promoter to provide 5 years warranty against any construction. As such, if after handing over any snag or any issue related to construction arises, we have to take care accordingly to satisfy the customers.

Our customers are taking home loans unless there is an extension period in Development Agreement, the home loan companies will be reluctant to provide home loan to customers.

Sir, under our above referred letters we have requested for extension of Development Agreement and POA, which is justified in view of reason given herein above.

Hope you will kindly look into the matter and do the needful by extending the time period for a further period of 6 years.

Thanking you and looking forward for an early response.

Yours faithfully,
For **BENGAL MERLIN HOUSING LTD.**

Dilip Choudhary
Director