



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AB 155310

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Satyen Sanghvi, Partner of the promoter Merlin Real Estate LLP of the project Merlin Waterfront;

I, Satyen Sanghvi as Partner of the promoter of the project Merlin Waterfront do hereby solemnly declare, undertake and state as under:

1. That Zoom Vanijya Private Limited has 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

✓

Deponent

13186

24 AUG 2018

M. Date.....
Sold to.....
of.....
Rupees.....

M. K. HALDAR
Advocate, Alipore Judges Court
Kolkata - 27

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL 27

(2)

2. That the said land is free from all encumbrances save and except mortgage created with LIC housing Finance Limited for obtaining construction finance.
3. That the time period within which the project shall be completed by the promoter is December 2019.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.