



পশ্চিমবঙ্গ সরকার পশ্চিমবঙ্গ সরকার WEST BENGAL GOVT. OF INDIA 48AB 710377

Affidavit cum Declaration

Affidavit cum Declaration of Vikash Mimani son of Mr. Motilal Mimani ,working for gain at 22, Prince Anwar Shah Road, Kolkata-700033 duly Authorised Signatory by the promoter Merlin Projects Limited of the proposed project 'Merlin X' at Premises No. 10/4A, Gobinda Khatick Road, Kolkata – 700 046, KMC Ward No. 58, vide its authorization dated 4.1.2021.

I, Vikash Mimani, as Authorised Signatory of the promoter of the project Merlin X do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Rubicon Builders LLP 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
Regd No,2700/04
C.M.M.'s, Court
* 1, 3 Bankshall Street
Kolkata-700 071

MERLIN PROJECTS LTD.
Authorised Signatories/Director

09 JAN 2021

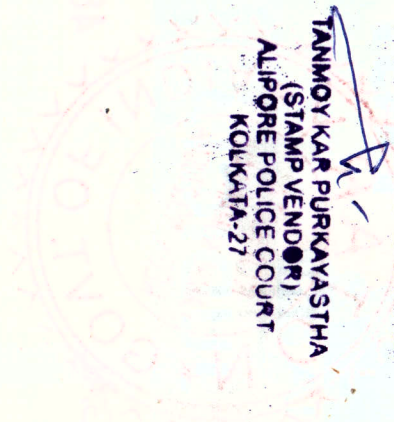
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SL. NO.....Dt.....
Name-S. C. MAZUMDER (ADV.)
ADD-ALIPORE POLICE COURT
KOLKATA-27

RS.....

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



দ্রষ্টব্য
কর্তৃপক্ষের
স্বাক্ষরিত
কর্তৃপক্ষের
স্বাক্ষরিত

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(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 March 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Authorized 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 this 9th day of January, 2021.

MERLIN PROJECTS LTD.


Authorized Signatories/Director
Deponent

KAMAL KUMAR PAUL
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4 & 3 Bankshall Street
Kolkata-700 001

ATTESTED BY ME

KAMAL KUMAR PAUL
NOTARY Govt. of India
REGD NO 2700/04

09.01.21

09 JAN 2021