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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

30AB 237729

FORM 'A'

Affidavit cum Declaration

Affidavit cum Declaration of Gaurang P. Mehta, son of Mr. Pradip B. Mehta, working for gain at 22 Prince Anwar Shah Road, Kolkata -700033 duly authorized by the promoter Merlin Projects Limited of the proposed project Merlin Pristine, vide its authorization dated 15th February 2019;

I, Gaurang P. Mehta as Authorised Signatory of the promoter of the project Merlin Pristine do hereby solemnly declare, undertake and state as under:

1. That Merlin Projects Limited along with Noble Trexim Pvt. Ltd. jointly have legal title to the land on which the development of the project is proposed to be carried out

AND

a legally valid authentication of title of such land of the real estate project is enclosed herewith.

Contd...2



20 MAR 2019

MERLIN PROJECTS LTD.

Gaurang P. Mehta
Authorised Signatory/Director

283

01 MAR 2019

SL. NO..... DATE.....

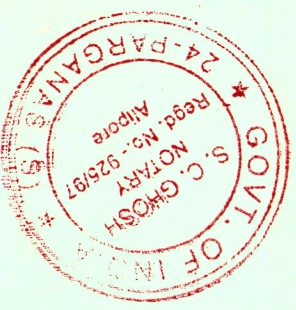
NAME.....

ADDRESS

RS.....

K.
K. Acharyya (Adv)
Alipore Judges Court, Kol-27
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

(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 September 2023.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

[Signature]
Authorised Signatory/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 20th day of March, 2019.

MERLIN PROJECTS LTD.

[Signature]
Authorised Signatory/Director
Deponent

Solemnly Affirmed & Declared
before me on Identification

[Signature]

20 MAR 2019

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Regd. No. 925/97, Govt. of India