

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

30AB 237767

FORM 'A'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amar Nath Upadhyay, son of Late Brahma Dutt Upadhaya, working for gain at 22 Prince Anwar Shah Road, Kolkata - 700033 duly authorized by the promoter Merlin Projects Limited of the proposed project Merlin Urvan, vide its authorization dated 15th February 2019;

I, Amar Nath Upadhyay as Authorised Signatory of the promoter of the project Merlin Urvan do hereby solemnly declare, undertake and state as under:

1. That Merlin Projects Limited has a 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 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

MERLIN PROJECTS LIMITED

Amar Nath Upadhyay
Authorised Signatory

07 MAR 2019



268

01 MAR 2019

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

NAME.....

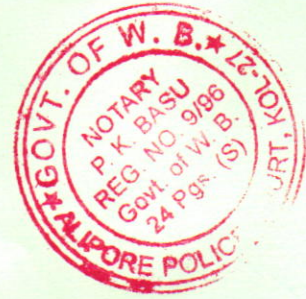
ADDRESS.....

RS.....

K. Acharyya (Adv)
Alipore Judge's Court, Kolkata-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 June 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 LIMITED

Deponent
Deponent Signatory

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 7th day of March, 2019.

**Solely Affirmed & Declared
before me on Identification**

**P. K. BASU, Notary
Alipore Police Court, Kol-27
Reg. No. 9/96, Govt. of W.B.**

MERLIN PROJECTS LIMITED

Deponent
Deponent
Authorised Signatory

Identified by me

Advocate
Advocate

07 MAR 2019