

05/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



30AB 128840

FORM 'A'

Affidavit cum Declaration

Affidavit cum Declaration of Mr Amar Nath Upadhyay, 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



25 FEB 2019


MERLIN PROJECTS LTD.

Amar Nath Upadhyay
Authorised Signatories/Director

1910

07 FEB 2019

Sl. NO.....Date.....
Name-S. C. MAZUMDER (ADV.)
ADD-ALIPORE POLICE COURT
KOLKATA-27
RS.....


T.K. PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



FORM A

Stamp duty

Allegation of Declaration of Mr. Anirudh Debbarma, Director of the proposed project Mehin Urvan, vide...

Mein Urvan (Pvt) as Authorised agent of the proposed project...

...limited liability company...

...valid authentication...

07 FEB 2019



(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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 LTD.
Dipak Ghosh
Deponent
Authorised Signatories/Director

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 19th day of February, 2019.



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

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

MERLIN PROJECTS LTD.
Dipak Ghosh
Deponent
Authorised Signatories/Director

Witnessed by me
Asit
Advocate

25 FEB 2019

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by the promoter is June 2023.

That seventy per cent of the amounts realised by promoter for the 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.

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.

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 amounts 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 provision to the

That promoter shall take all the pending approvals from the competent authorities.

That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That promoter shall not divert the amount of the allottee at the time of allotment of an apartment or any grounds.

MERLIN PROJECT

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 12th day of February, 2019.

Deputy Commissioner
Kolkata

[Handwritten signature]

[Handwritten signature]