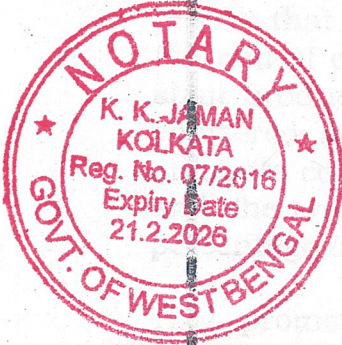
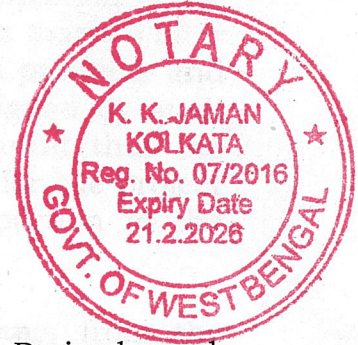


पश्चिम बंगाल WEST BENGAL

02AC 283504



Before the Notary
at Alipore Judge's Court



Affidavit cum Declaration

Affidavit cum Declaration of Mayank Periwal son of Kamal Kumar Periwal, aged about 26 years, R/o 37A, Baker Road, Alipore, Kolkata-700 027, duly Authorised Signatory by the promoter Merlin Projects Ltd. of the proposed project 'F Residences Merlin Phase-II' at Mouza: Gopalpur, J.L. No: 02, P.S. Narayanpur, North 24 Paraganas, Kolkata-700 135, vide its authorization dated 03.09.2024.

I, Mayank Periwal, as Authorised Signatory of the promoter of the project 'F Residences Merlin Phase-II' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That Kaladristi Vintrade Pvt. Ltd. & Others 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

MERLIN PROJECTS LTD.

Mayank Periwal

Authorised Signatories/Director

10 DEC 2024

No. 6070 Date
Name
Address
Rm. 185

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vender

Alipor Police Court
Kolkata-700 021

(2)



That the said land is free from all encumbrances.

That the time period within which the project shall be completed by the promoter is 30th June 2030.

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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

That promoter shall take all the pending approvals on time, 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 discriminate against any allottee at the time of allotment of any apartment, on any grounds.

MERLIN PROJECTS LTD.
[Signature]
Authorised 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 10th day of December, 2024.

MERLIN PROJECTS LTD.
[Signature]
Authorised Signatories/Director
Deponent

Identified by me
[Signature]
Debasish Chowdhury
Advocate
Allpore Judges' Court, Kol-700 027
WB/929/1983



Signature attested
in Identification
[Signature]
Kazi Khalekujjaman
Notary, Govt. of West Bengal
Regn. No.: 07/2016
Kolkata

10 DEC 2024