



পার্নাল দাস
WEST BENGAL

Affidavit cum Declaration



Affidavit cum Declaration of Iqbal Ahmed Khan son of Late Nafis Ahmed Khan, aged about 37 years, R/o 17/B, Tiljala Shibatala Lane, Kolkata – 700 039, duly Authorised Signatory by the promoter Merlin Projects Ltd. of the proposed project 'Aquaville Aviary Phase-II' at Mouza-Kriparampur (J.L. No.72) and Mouza-Rankrishnapur (J.L. No.70), both under P.S. Bishnupore, Dist. 24 Parganas (South) Pin-743 503, vide its authorization dated 01.12.2023.

I, Iqbal Ahmed Khan, as Authorised Signatory of the promoter of the project 'Aquaville Aviary Phase-II' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That (1) Ripple Tradecom Private Limited (2) Allotrope (India) Pvt. Ltd. and (3) Mr. Saket Mohita 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 owners and promoter for development of the real estate project is enclosed herewith.

contd...2

MERLIN PROJECTS LTD.

03 MAR 2025

Iqbal Ahmed Khan
Authorised Signatories/Director

6075-

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

Pijush Kanti Chakraborty
Finance Stamp Vendor

Lineas Stamp Vendor

Wipac Police Court
Kolkata-700 021

12008-70021



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(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 31st December 2028.

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That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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 3rd day of March, 2025.

Deponent
MERLIN PROJECTS LTD.

[Signature]
Authorised Signatories/Director

Deponent

MERLIN PROJECTS LTD.

[Signature]
Authorised Signatories/Director

Identified by me

[Signature]
Advocate

[Signature]
2025-267/85



Solemnly affirmed and declared before me on identification
[Signature]
PARNNA DAS
Notary, Calcutta, India
Govt. of W.B. Regn. No.032/2022
Presidency Small Causes Court
Bar Association at 4th Floor
Kolkata- 700001

03 MAR 2025