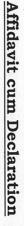
सारवीय रार स्यायिट



72



म बगाल WEST BENGAL





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

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

That (1) Ripple Tradecom Private Limited (2) Allotrope (India) Pvt. Ltd. and (3) Mr. Saket Mohta have a legal title to the land on which the development of the proposed project is to be carried out AND

authenticated copy of the agreement between such owners after development of the real estate project is enclosed herewith. legally valid authentication of title of such land along owners and with promoter

contd...2

MERLIN PROJECTS LTD.

Suthorised Signatories/Director

29 NOV 2026

Alipore Police Court

6075

Lieenee Stemp Vender
Lieenee Stemp Vender
Vippi Police Court
Kolkete-700 021



COLDENON DESCRIPTION

3

That the said land is free from all encumbrances

promoter is 31st December 2028. That the time period within which the project shall be completed by the

construction and the land cost and shall be used only for that purpose separate account to be maintained in a scheduled bank to cover the cost of 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 of the amounts realised by

project, shall be withdrawn in proportion to the percentage of completion of That the project. amounts from the separate account, to cover the cost of 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in compliance with the proportion to the that the withdrawal is That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice chartered accountant and it shall be that the withdrawal is in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 percentage of completion of the project end of every financial year by a chartered accountant in practice, produce a statement of accounts duly certified and signed by such compliance verified during the audit that the

competent authorities promoter shall take all the pending approvals on time, the

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

allotment of any apartment, on any grounds That promoter shall not discriminate against any allottee at the time of

Verification

MERLIN PROJECTS LTD

N. S.

nothing material has been concealed by me therefrom. The contents of my above Affidavit cum Declaration are true Authorised Signatories/Directo and correct and

Verified by me at Kolkata this 3rd day of March, 2025

Identified by me

Roma Bonofee

Naturate Non-967/85

03 NAR 2025

Regd No.

Regd No.

Regd No.

Regd No.

Sexpiary Date

Sexpiary Da

MERLIN PROJECTS LTD.

Authorised Stanatones/Director

Deponent

Solemnly affirmed and declared before me on identification before me on identification with the control of NA DAS Notary, Calcutta, India Notary, India Notary,