



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Affidavit cum Declaration

Affidavit cum Declaration of Rajib Biswas son of Biswanath Biswas, working for gain at 22, Prince Anwar Shah Road, Kolkata-700033 duly Authorised Signatory by the promoter Merlin Real Estate LLP of the proposed project 'Merlin Identity' at Premises No. 116, Muzaffar Ahmed Street, P.S. Park Street, Kolkata-700 016, KMC Ward No. 63, vide its authorization dated 20.02.2023.

I, Rajib Biswas, as Authorised Signatory of the promoter of the project 'Merlin Identity' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Sunil Kumar Sen have a legal title to the land on which the development of the proposed project is to be carried out
ANL
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

R.B.B.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA

Regd. No. 2700/04

C.M.M's Court

1 & 3 Bankshall Street

Kolkata-700001

20 MAR 2023

(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 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

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 20th day of March, 2023.



Identified by me

TINA DAS
Advocate
Regn No. - F-1322/21

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

Solemnly Affirmed & Declared Before
me on Identification of Lo. Advocate

20 MAR 2023

KAMAL KUMAR PAUL NOTARY
Govt of India, Regn No-2700/04



✓ R. B. Z
Deponent

✓ R. B. Z
Deponent