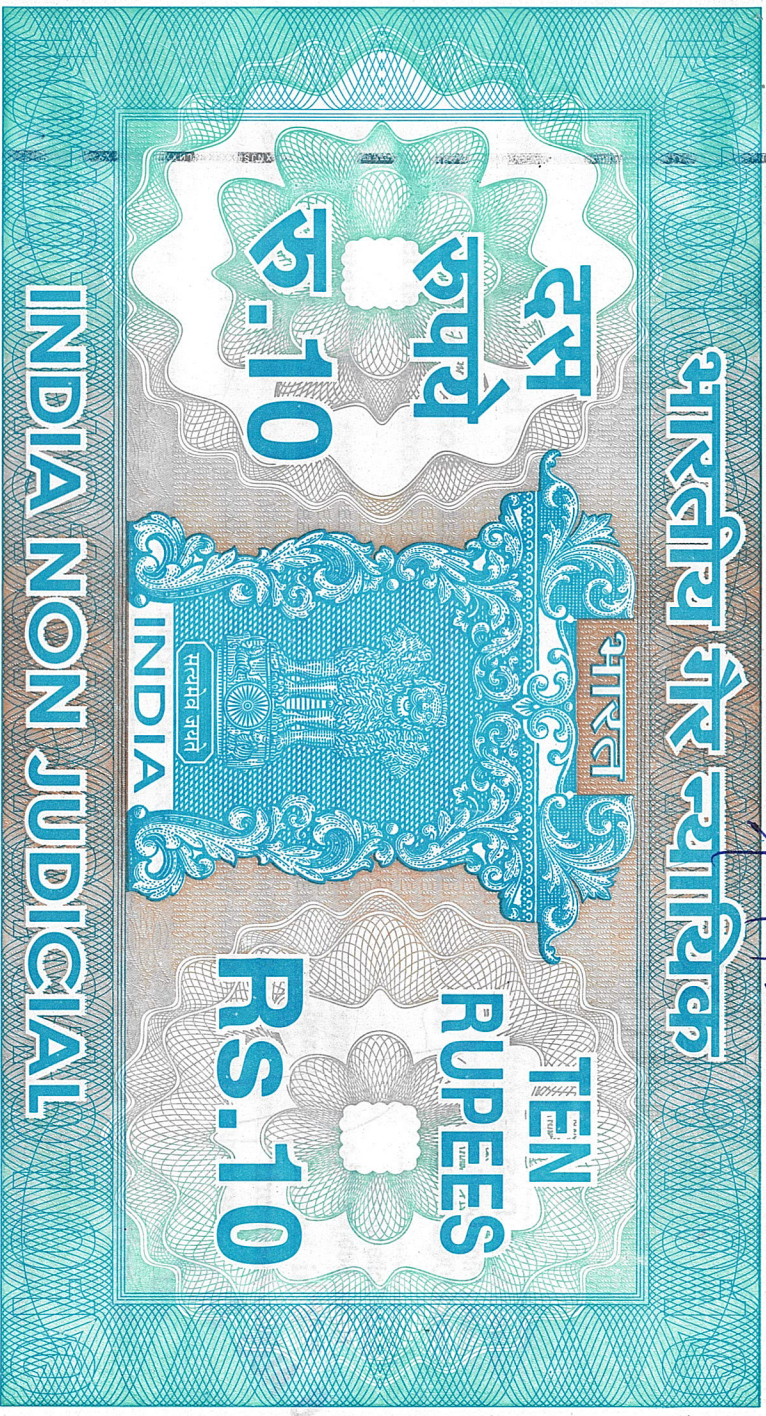


S. No. Date



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 09AC 792676

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



Affidavit cum Declaration

Affidavit cum Declaration of Gaurang P Mehta son of Pradip B. Mehta, aged about 43 years, R/o 23A, Bepin Pal Road, Kolkata-700 026, duly Authorised Signatory by the promoter Merlin Buildcon (Gujarat) LLP of the proposed project 'Merlin Imperia' at Municipal Premises No. 98K, G. T. Road, Kotrung, P.S. Uttarpara, Dist. Hooghly, Pin-712233, vide its authorization dated 21.08.2025.

I, Gaurang P Mehta, as Authorised Signatory of the promoter of the project 'Merlin Imperia' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That Merlin Projects Ltd. & Others, being the partners of the Promoter have a legal title to the land on which the development of the proposed project is to be carried out AND 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 Buildcon (Gujarat) LLP

03 SEP 2025
Authorised Signatory

State Collectorate
Netaaji Subhas Rd.,
Khatana-1

6 AUG 2025

1. The first part of the paper discusses the importance of the study of the history of the United States. It is argued that the study of the history of the United States is essential for a full understanding of the country and its people. The paper then discusses the importance of the study of the history of the United States in the context of the current political and social climate.

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That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Authorised Signatory
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 3rd day of September, 2025.

Merlin Buildcon (Gujarat) LLP

Authorised Signatory

Deponent

Solemnly Affirmed & Declared
before me on identification

Identified by me

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

Advocate

Advocate

03 SEP 2025

Alipore Police Court
Enr. No-WB/2037/1999