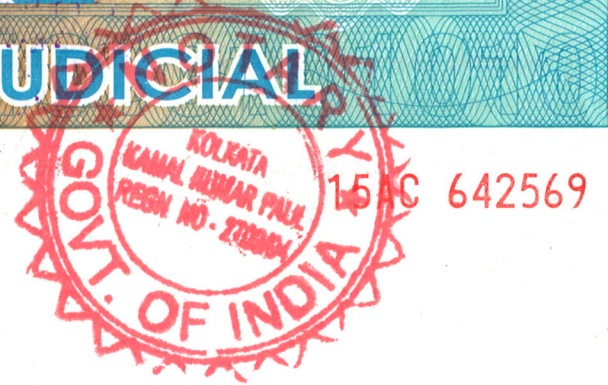


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



**Affidavit cum Declaration**

Affidavit cum Declaration of Merlin Projects Limited, having its Registered Office at 22, Prince Anwar Shah Road, Kolkata-700 033, being the Promoter of the Residential Housing Project known as 'Merlin Rise Sports Republic Phase-1B, by Krishendu Bairagya son of Kartick Chandra Bairagya, working for gain at 22, Prince Anwar Shah Road, Kolkata-700 033, duly authorized by the promoter do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That the Promoter has registered its Residential Project with authority known as 'Merlin Rise Sports Republic Phase-1B at Mouza Bishnupur, J. L. No. 44, P.S. Rajarhat, Dist. North 24 Parganas, Pin - 700 135 under Registration No. WBRERA / P / NOR/2024/001875 dtd. 20.08.2024.

contd....2



*Krishendu Bairagya*

**KAMAL KUMAR PALA**  
**NOTARY GOVT OF INDIA**  
Regd. No 270004  
C.M.'s Coun  
2 & 3 Bankshall Street  
Kolkata-700001

**27 FEB 2026**

10338

09 FEB 2026

No..... ₹10/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-27

AMTABHA RAY  
Advocate  
ALIPORE POLICE COURT  
KOL-27



AMTABHA RAY  
Advocate  
ALIPORE POLICE COURT  
KOL-27

09 FEB 2026

(2)



2. That recently the promoter for availing construction finance for its project Merlin Rise Sports Republic has mortgaged its unsold residential apartments of its said project Merlin Rise Sports Republic Phase-1B with Bandhan Bank Limited against registered Deed of Mortgage being No. 190402169 for the year 2026.
3. That the promoter has mentioned this mortgaged matter in the Agreement for Sale to be executed for its unsold apartments mortgage with Bandhan Bank Limited.
4. That the promoter undertake to release those mortgage apartments prior to registration of Deed of Conveyance of said apartments in favour of the respective allottees of the said apartments.
5. That save as aforesaid all other terms and conditions of the said project are remain same and unaltered.
6. That the statements made above are true to the best of our knowledge and belief.



*Bishwendu Bairagya*  
**Deponent**

Solemnly affirmed & Declared Before  
me on Identification of Ld. Advocate

KAMAL KUMAR PAUL, NOTARY  
Kolkata, Regn. No. 270004



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

**27 FEB 2026**



Identified by me

*Tina Das*  
TINA DAS  
Advocate  
Regn No. - F-1322/21