

S. No. 128 Date



अन्ध्रप्रदेश पश्चिम बंगाल WEST BENGAL

2AAC 746928

BEFORE THE NOTARY PUBLIC
AT ALIPUR JALPAIGURI POLICE COURT



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 Avana Phase-I' by Sohan Lal Bhutra son of Late Shankar Lal Bhutra, 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:

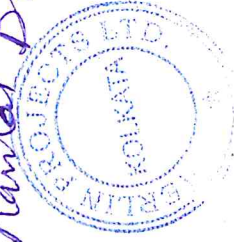
1. That the Promoter has registered its Residential Project with authority known as 'Merlin Avana Phase-I' at Premises No. 260, Motilal Gupta Road, P.S. Haridévpur (formerly Thakurpukur), P.O. Barisha, Kolkata - 700 008, under Registration No. WBRERA / P / KOL/2023/000418 dtd. 16.08.2023.

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Sohan Lal Bhutra



(2)

2. That recently the promoter for availing construction finance for its project 'Merlin Avana Phase-I' has mortgaged its unsold residential apartments of its said project 'Merlin Avana Phase-I' with Bandhan Bank Limited against registered Deed of Mortgage being No. 160304037 for the year 2025.
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.



Solemnly Affirmed & Declared
before me on Identification.

BIPLAB SARDAR
NOTARY
Regd. No. 06/2016
Govt. of West Bengal

13 APR 2026



Soham Bhutia

Deponent

Identified by me

Advocate

D.N. SARDAR

Advocate
E. No.- WB/533/1978
Judges and Criminal Court
Alipore, Kol- 27