



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

06AC 961355



Before the Notary Public
Govt of India



AFFIDAVIT - CUM - DECLARATION

Affidavit - Cum - Declaration of **Mr. SANTOSH KUMAR PRASAD** (PAN NO. AJEPP4960B), son of Late Jagdish Prasad, one of the Director of **M/S MERLIN TIE-UP PRIVATE LIMITED**, a Private Limited Company, Promoter of the proposed Project "**AAA FORTUNA**," situated at 7, Ram Kanai Adhikary Lane, P.S. - Munchipara, Kolkata - 700 012, within Ward No. 48 of the Kolkata Municipal Corporation, duly authorized by the Company of the proposed project vide its/his/their authorization dated 07-10-2024.

1. I am fully aware of the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"), which have come into force in West Bengal. The Act aims to regulate the real estate sector and promote transparency, accountability, and efficiency in real estate projects.
2. I acknowledge that the term "Common Area" has been defined under Clause(n) of Section 2 of the Act, which specifies the areas within the real estate project that are designated for common use by all allottees.

MERLIN TIE-UP PRIVATE LIMITED

Santosh Kumar
Director

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15 MAY 2025

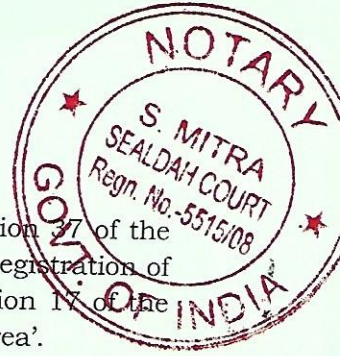
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RAJIB KR. MONDAL
Advocate
Sealdah Bar Association
Criminal & Civil Court at
Kolkata-700014

Sold to.....
Address.....
Value.....

11 APR 2025

L.S.V., High Court
Abhijit Sarkar
High Court, A.S

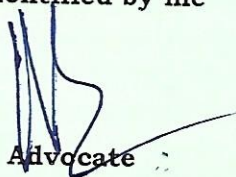


3. In accordance with the power granted to the Authority under Section 27 of the Act to issue directions, I hereby affirm that, while applying for the registration of "AAA FORTUNA", I will abide by the provisions contained in section 17 of the Act, read with Clause (n) of Section 2, pertaining to the 'Common Area'.
4. I understand that the Common Area within the real estate project must be maintained and utilized as per the requirement and guidelines set forth in the Act. I will ensure that all necessary measures are taken to provide the requisite amenities and facilities within the Common Area, thereby fulfilling the obligations towards the allottees.
5. I further affirm that the information provided in this affidavit is true and accurate to the best of my knowledge and belief. I understand that any false statement or misrepresentation made herein may result in legal consequences, including penalties and legal action.
6. I undertake to properly notify the Authority of any changes or modifications to the Common Area or any non-compliance with the provisions of the Act and I will cooperate fully with the Authority in any inspection or audit conducted in relation to the same.

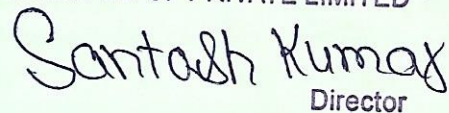
VERIFICATION

The contents of my above Affidavit – Cum – Declaration are true and correct and nothing material has been concealed by me there from Verified by me at Kolkata 15th May, 2025.

Identified by me


Advocate

MERLIN TIE-UP PRIVATE LIMITED


Director

Deponent

Solemnly Affirmed &
Declared Before Me
On Identification By.....


SARDANI MITRA
NOTARY
Regd. No. - 5515

15 MAY 2025