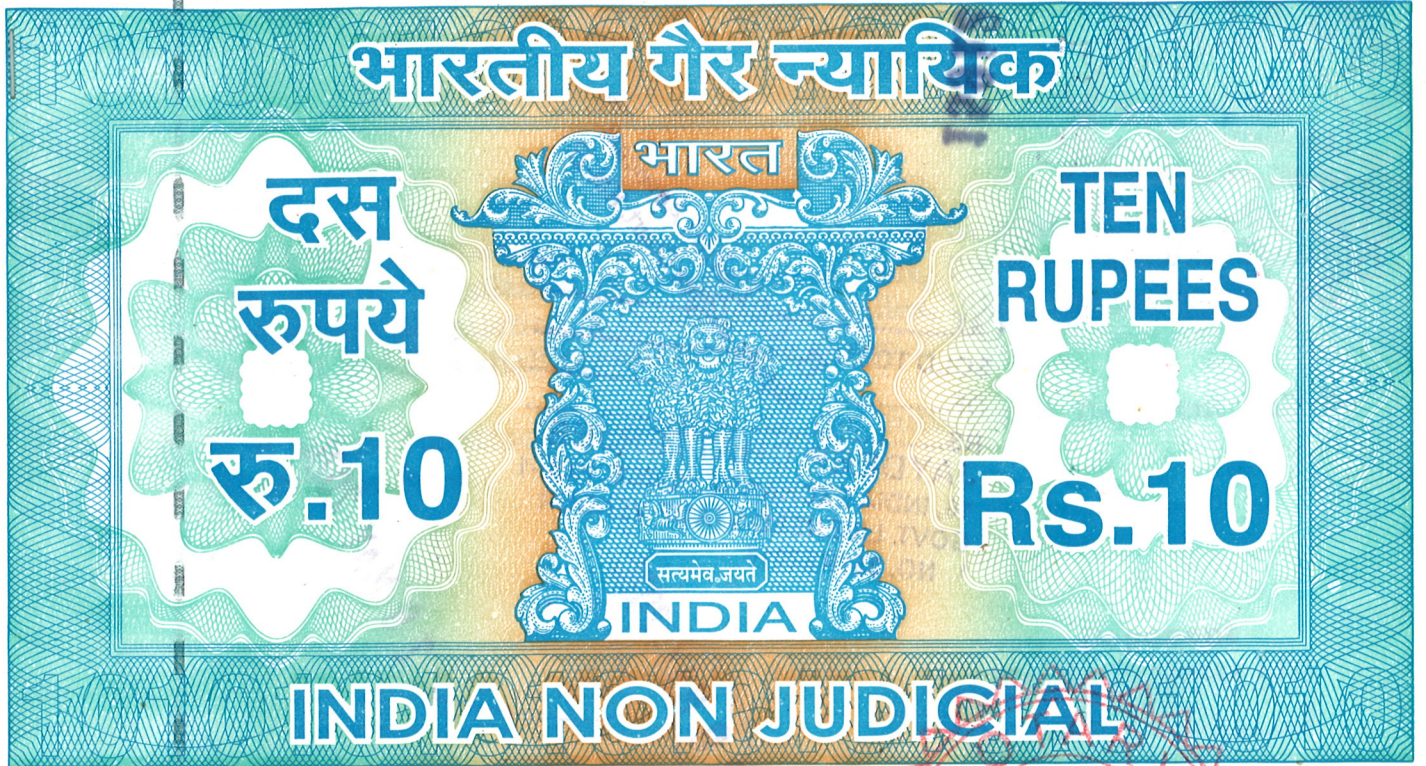




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AFFIDAVIT CUM DECLARATION

I, Mayank Periwal son of Kamal Kumar Periwal, aged about 26 years, R/o 37A, Baker Road, Alipore, Kolkata-700 027, duly authorized by the promoter of the proposed project 'F Residences Merlin Phase-I' at Mouza: Gopalpur, J.L. No: 02, P.S. Narayanpur, North 24 Paraganas, Kolkata-700 135, do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder buyer agreement of our Project 'F Residences Merlin Phase-I' is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.

contd.....2

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

MERLIN PROJECTS LTD
[Signature]
Authorised Signatory/Director

22 OCT 2024

15912

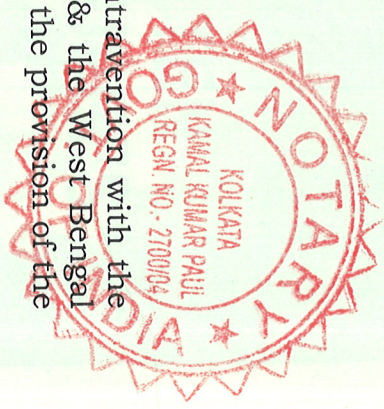
TO.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

B. Colahiri Advocate
Alipore Judges Court, Kol-27

20 MAY 2024

20 MAY 2024

(2)



3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provision of the said Act & Rules shall prevail in those cases.

4. That if any contradiction arises in the future the Deponent will be responsible for it.

Deponent

For Merlin Projects Ltd.

(Mayank Periwai)

(Signature of Authorized Signatory)

(Authorized Signatory's Name)



Identified by me

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

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

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

22 OCT 2024