

भारतीय नैऋत्यिक



अभिमत पर परिचय बंगाल WEST BENGAL

06AC 674830

BEFORE THE NOTARY PUBLIC
AT MUMBAI POLICE COMMISSION

Affidavit cum Declaration



We Merlin Projects Ltd. (Promoter), having our registered office at 22, Prince Anwar Shah Road, Kolkata-700 033, being the promoter of the Residential Housing Project 'Merlin Avana Phase-II' at Premises No. 260, Motilal Gupta Road, Kolkata-700 008, through our authorised representative Mr. Sohan Lal Bhutra, do hereby solemnly declare and state as follows:

1.. That the Promoter has applied for registration of its Residential Housing Project 'Merlin Avana Phase-II' at Premises No. 260, Motilal Gupta Road, Kolkata-700 008 with West Bengal Real Estate Regulatory Authority.

Contd.....2



30 APR 2025

MERLIN PROJECTS LTD
Sohankar Bhutra
Authorised Signatory/Director

12 FEB 2025

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মুলা.....নং তার.....

ক্রেতা.....
P. G. Shaw (Advocate)
C.M.M. Court, Kpl-1

ভেদগার :- শ্রী সুনব দে
বাকুইপুর সাব-রেজিষ্ট্রারী অফিস
জিলা দাখিল ২৪ পরগনা



(2)



2. That the Promoter has submitted the Proforma Agreement for Sale as in conformity with the format being Annexure 'A' of the West Bengal Real Estate (Regulation and Development) Rules, 2021.

3. That in the said Proforma Agreement for Sale we have included certain additional points which in any way does not violates any provisions of the Real Estate (Regulation and Development) Act, 2016 and the provisions of West Bengal Real Estate (Regulation and Development) Rules, 2021.

4. That in the Proforma Agreement for Sale in Annexure 'A' of the said Rules contains that the Promoter may include additional terms and conditions as per the contractual understanding between the promoter and allottees with the condition that such additional terms and conditions are not in derogation or inconsistent with the terms and conditions set out in the Proforma Agreement for Sale or in the Act and Rules and Regulations made thereunder.

5. That the Promoter hereby states the Proforma Agreement for Sale submitted for registration of its project Residential Housing Project 'Merlin Avana Phase-II' at Premises No. 260, Motilal Gupta Road, Kolkata-700 008 is made as per the said Act and Rules and there is no violation of any nature whatsoever of the provisions under the said Act and Rules.

6. That the statements made above are true to our knowledge and best of our belief.



For Merlin Projects Ltd.
MERLIN PROJECTS LTD
Sohan Lal Bhutra
(Sohan Lal Bhutra)
(Authorized Representative)
(Deponent)

Identified by me
[Signature]
Advocate

Nabakumar Chakraborty
Advocate
Alipore Police Court
Enr. No-WBI/2037/1999

Solemnly Affirmed & Declared
Before me on Identification
[Signature]
BIPLAB SARDAR
NOTARY
Regd. No. 06/2016
Govt. of West Bengal

30 APR 2025