



To
The Authority
WBRERA
Survey Park, Santoshpur
Kolkata – 700075
West Bengal

Sub: Detailed Overview of Proposed Changes in the entire Project “Merlin Avana” (all phases inclusive)

Dear Sir,

Please find below the detailed changes that will be undertaken by the promoter in the project “Merlin Avana”:

1. **Modification of Boundary Profile:**

We would like to bring to your kind attention that there will be slight modifications to the boundary profile of the project. These adjustments have become necessary due to the practical challenges encountered during the initial approval process of the sanctioned plan. At the time of approval, the entire boundary of the project was covered with dense shrubs, making it difficult to conduct a precise profiling of the landscape. Consequently, the initial boundary alignment was based on estimations rather than an accurate assessment of the terrain. However, as the construction progressed, the promoter gained a clearer understanding of the actual landscape profile. This has necessitated minor modifications to the boundary of the project to ensure that it accurately reflects the natural topography of the site.

As a consequence hereof, we assure you that:

- i) The modifications do not alter the total land area of the project in any way.
- ii) There will be no impact on the facilities and amenities that were originally planned and approved.
- iii) These adjustments do not affect the structural integrity, Building plan or overall functionality of the project.

To provide complete transparency, the modified boundary profile has been clearly marked and illustrated in the attached plan for your reference. We remain committed to maintaining the highest standards in executing the project and ensuring that all changes and/or modifications are carried out meeting the standard of regulatory requirements.

MERLIN PROJECTS LTD.

S. Shaulal Bhutta

Authorized Signatories/Director

Merlin

MERLIN PROJECTS LIMITED

CIN: U70109WB1984PLC038040

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2. Repositioning of the Water Body:

There will be a slight adjustment to the location of the designated water body within the project premises, as outlined in the original sanctioned plan. While the location of this water body will be slightly adjusted, it is important to note that there will be no reduction or alteration in its total area.

This adjustment has been carefully planned to enhance the aesthetic appeal and create a more organized green space within the project. By repositioning the water body, we aim to improve the landscape design, with better accessibility and integrate it seamlessly with surrounding greenery. The change and/or modifications will ultimately enrich the overall environment and living experience of the intending customer. The updated plan illustrating these enhancements is attached for your reference.

The revised layout ensures full compliance with regulatory standards.

3. Adjustments in F Block – Parking and Commercial Area:

F Block consists of dedicated parking space along with an allocated area for commercial use. The specific configuration and size of the commercial area may be subject to change based on market demand and project requirements. These modifications will be made in adherence to necessary approvals and guidelines without affecting the overall structural integrity of the project. We will ensure that the overall planning of the project remains efficient and practical.

We have taken these measures to optimize the project layout while ensuring that all regulatory and quality standards are met.

Thanking You

MERLIN PROJECTS LTD.
Sohamal Bhutra
Authorized Signatories/Director

Merlin

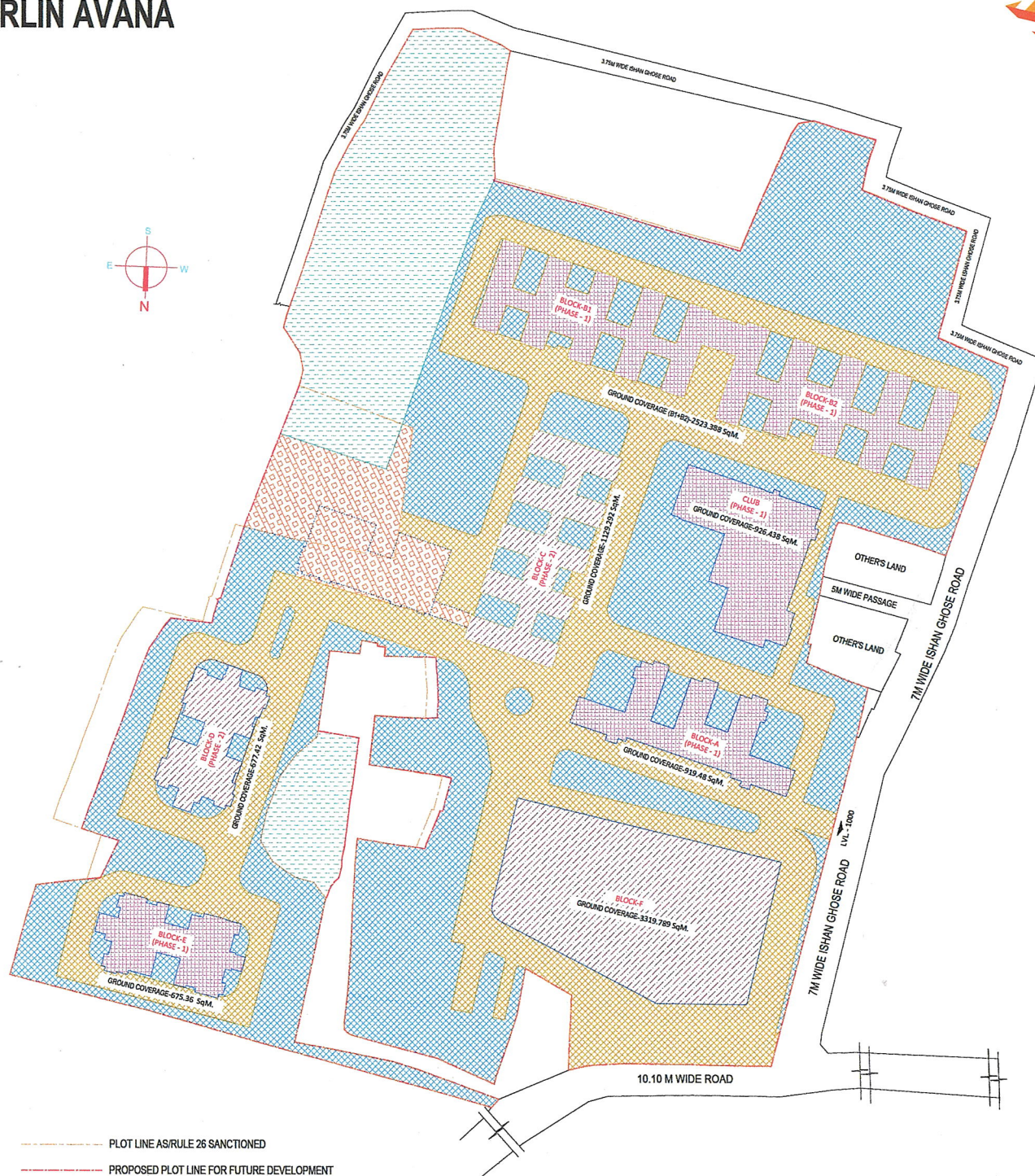
MERLIN PROJECTS LIMITED








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LEGENDS		BLOCKS	PHASE - 1	PHASE - 1 EXT.	PHASE - 2	PHASE - 3
	MERLIN AVANA PROJECT	BLOCK - A	G+20 FLOORS	—	—	—
	PHASE 1 - BUILDINGS	BLOCK - B1	G+20 FLOORS	21ST, 22ND, 23RD FLOOR	—	—
	PHASE 2 - BUILDINGS	BLOCK - B2	G+20 FLOORS	21ST, 22ND, 23RD FLOOR	—	—
	PHASE 3 - FUTURE DEVELOPMENT	BLOCK - C	—	—	G+23 FLOORS	—
	PARKING / COMMON AREAS / FACILITIES / AMENITIES	BLOCK - D	—	—	G+23 FLOORS	—
	COMMON INFRASTRUCTURE, ACCESS & INTERNAL ROAD	BLOCK - E	G+18 FLOORS	—	—	—
	WATERBODY	BLOCK - F	—	—	G+7P	—
		CLUB	G+3 FLOORS	—	—	—

**TENTATIVE PLAN
MIGHT BE
SUGGESTED BY
ARCHITECT,
CONSULTANTS &
AUTHORITIES**

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