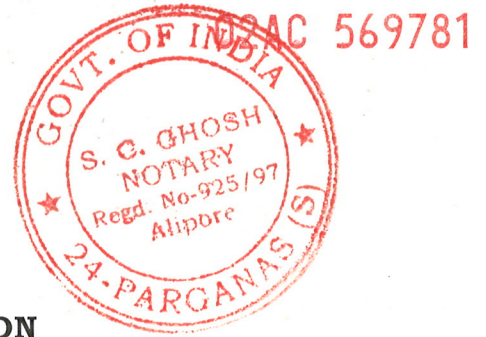


पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



### AFFIDAVIT CUM DECLARATION

I, Sohan Lal Bhutra son of Late Shankar Lal Bhutra, aged about 49 years, R/o Flat No. 1J, Block-I, Merlin Verve, 233, B L Saha Road, Kolkata – 700 053, duly authorized by the promoter of the proposed project at 'Merlin Avana Phase-II' at Premises No. 260, Motilal Gupta Road, P.S. Haridevpur (formerly Thakurpukur), P.O. Barisha, Kolkata – 700 008, do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder buyer agreement of our Project 'Merlin Avana Phase-II' 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



MERLIN PROJECTS LTD.

24 MAR 2025

Sohan Lal Bhutra  
Authorised Signatories/Director

SL.No  
**17259**

Date  
**12,MAR,2025**

Rs.

10/-

Name  
Address

**BODHAYAN SEN ( Advocate )**  
**ALIPORE JUDGES COURT,KOL-700027.**

SMRITI BIKASH DAS  
Govt.Licence Stamp Vendor  
Alipore Police Court  
Kolkata - 27

MERLIN PROJECTS LTD.

Address: Chhatrapati Shivaji Maharaj





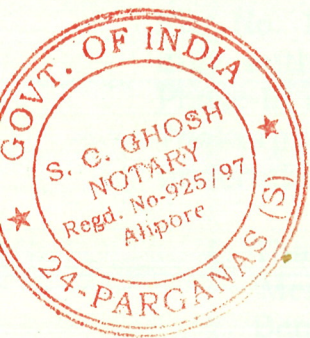
(2)

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.**

*Sohan Lal Bhuttra*  
**(Sohan Lal Bhuttra)**

**(Signature of Authorized Signatory)**  
**(Authorized Signatory's Name)**



**Solemnly Affirmed & Declared**  
**before me on Identification**

*S. C. GHOSH*  
**S. C. GHOSH, Notary**  
**Alipore Police Court, Kol-27**  
**Reg. No. 925/97 Govt. of India**

**Identified by me**

**Advocate**

*Nabakumar Mukhopadhyay*  
**Nabakumar Mukhopadhyay**  
**Advocate**  
**Alipore Police Court**  
**Enr. No-WB/2037/1999**

**24 MAR 2025**