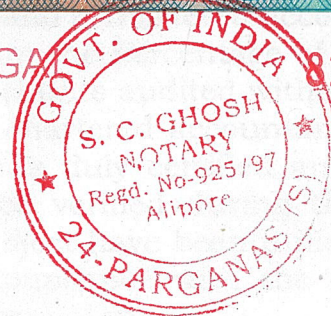


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 82AB 165501

BEFORE THE NOTARY PUBLIC
AT ALIPUR JOLAI POLICE COURT

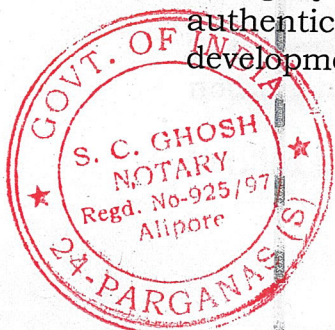


Affidavit cum Declaration

Affidavit cum Declaration of Siddharta Bhattar son of Mr. Sheo Prakash Bhattar, aged about 42 years, R/o 2, Bishop Lefroy Road, Kolkata - 700 020 duly Authorised Signatory by the promoter PS Merlin Developers LLP of the proposed project 'Merlin Isle' at Premises No. 209/1/3, Picnic Garden Road, P.S. Kasba, Kolkata-700 039, KMC Ward No.067, vide its authorization dated 08.09.2023.

I, Siddharta Bhattar, as Authorised Signatory of the promoter of the project 'Merlin Isle' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Technogenics have a legal title to the land on which the development of the proposed project is to be carried out
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



contd...2

PS MERLIN DEVELOPERS LLP
Siddharta Bhattar

Designated Partner / Authorised Signatory

10 NOV 2023

32978

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS201R

Asitok Saha Advocate
Chandernagore Court Hooghly

24 JUN 2023
[Handwritten signature]

24 JUN 2023



BEING THE PART PUBLIC
AT ALLIANCE COURT

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(2)



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31st March 2027.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

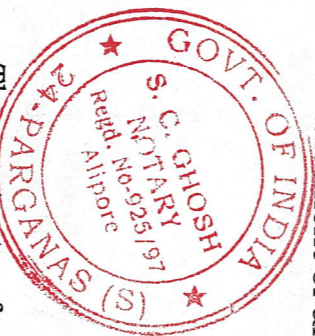
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

Designated Partner / Authorised Signatory

Deponent

PS MERLIN DEVELOPERS LLP
Sudhakar Das



The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata this 10th day of November, 2023.

PS MERLIN DEVELOPERS LLP
Sudhakar Das

Designated Partner / Authorised Signatory

Deponent

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
Sudhakar Das

MahaKumar Mufadar Advocate
ALIPORE

10 NOV 2023

Alipore Police Court
Email No. - WBI/2023/11999