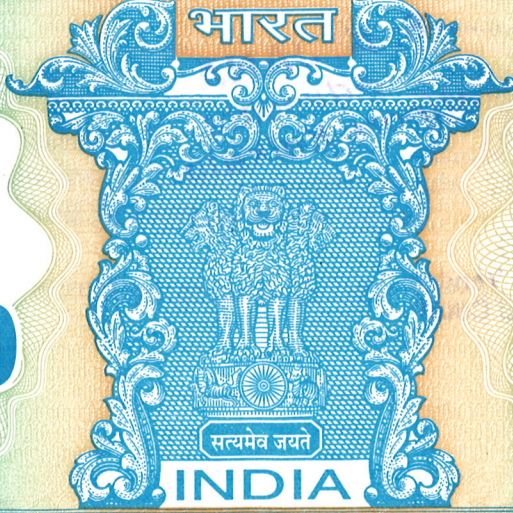


Sl. No. 128 Date

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



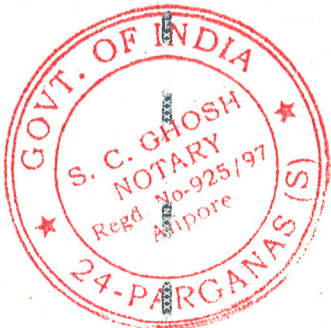
BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

AFFIDAVIT CUM DECLARATION

I, Sanjay Sen son of Late Satya Charan Sen, aged about 50 years, R/o 6/2, Chingrighata Lane, Tangra, Kolkata-700 015, duly authorized by the promoter of the proposed project 'Merlin Ivy' at Dr. 68/A, Suresh Chandra Banerjee Road, P.S. Beliaghata, Kolkata-700 010, do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder buyer agreement of our Project 'Merlin Ivy' 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.

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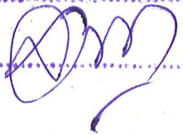
MERLIN PROJECTS LTD.

✓ Sanjay Sen
Authorized Signatory/Director

12 SEP 2024

No. 488 Dt. 06/02/24 10/

Name S. K. JANA
Address Advocate
V. No. Alipore Kolkata

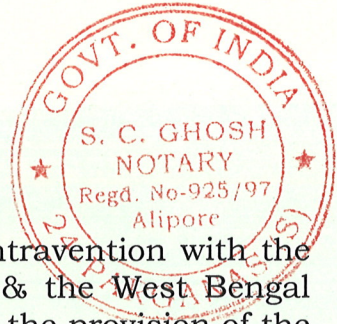


L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



(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.

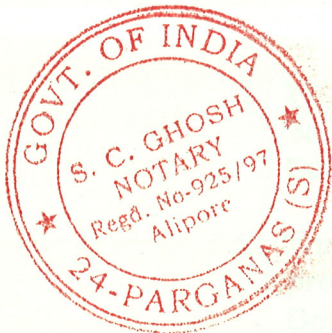
Sanjay Sen

Authorised Signatory/Director
(Sanjay Sen)

(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, Kpl-27
Reg. No. 925/97, Govt. of India



12 SEP 2024

Identified by me
[Signature]
Advocate

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