

Si. No. 118

DATE

10 NOV 2023

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भारत



INDIA

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



82AB 165499

BEFORE THE NOTARY PUBLIC
AT ALIPUR JALPAIGURI POLICE COURT

AFFIDAVIT CUM DECLARATION

I, Jagrith Choudhary son of Late Om Prakash Choudhary, aged about 41 years, R/o 17, Kabir Road, Kolkata – 700 026, duly authorized by the promoter of the proposed project 'Merlin Azure' at 2/1, Ho Chi Minh Sarani, P.S. Shakespeare Sarani, Kolkata-700 071, do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder buyer agreement of our Project 'Merlin Azure' 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.
Jagrith Choudhary
Authorised Signatory/Director

10 NOV 2023

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Ashok Saha Advocate
Serampore Court, Hooghly

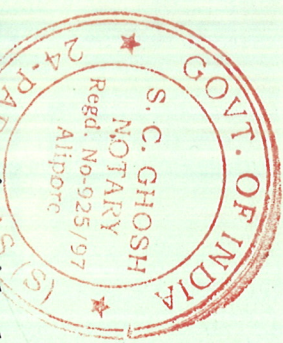
SOLD TO DATE.....
OF

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

24 JUN 2023

24 JUN 2023

(2)



- 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.
- That if any contradiction arises in the future the Deponent will be responsible for it.

Deponent

For Merlin Projects Limited

MERLIN PROJECTS LTD.

Jagrith Choudhary
(Jagrith Choudhary) Director

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



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

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

[Signature]
Identified by me

Advocate

[Signature]
**Advocate
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India**

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