



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 82AB 165502

BEFORE THE NOTARY PUBLIC AT ALIPUR POLICE COURT



AFFIDAVIT CUM DECLARATION

I, Siddharta Bhattar son of Mr. Sheo Prakash Bhattar, aged about 42 years, R/o 2, Bishop Lefroy Road, Kolkata – 700 020, duly authorized by the promoter of the proposed project 'Merlin Isle' at 209/1/3, Picnic Garden Road, P.S. Kasba, Kolkata-700 039, do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder buyer agreement of our Project 'Merlin Isle' 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
PS MERLIN DEVELOPERS LLP
Siddharta Bhattar
Designated Partner / Authorised Signatory

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SOLD TO.....
 OF.....
 RS.....
JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, HOI..
 LICENSED STAMP VENDOR
 NO. 351RS201F

A. Ho. Saha Advocate
 Hooghly Court

24 JUN 2023

24 JUN 2023



BEFORE THE NOTARY PUBLIC
 AT ALPHEA, HOOGHLY COURT

1. The Agreement for Sale/Bidder/Lease agreement of our Project...
 2. The terms of the terms and conditions of the Agreement for Sale...
 3. The provisions of the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.



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(2)



3. That if any provision in Agreement for Sale is in contradiction 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 PS Merlin Developers LLP

Siddharta Bhatter

(Siddharta Bhatter)

(Signature of Authorized Signatory)

(Authorized Signatory's Name)



Identified by me

Siddharta Bhatter
Advocate

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

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

Nabafumar Majumdar
Alipore Police Court
Enl. No. - W/152/1/1999

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