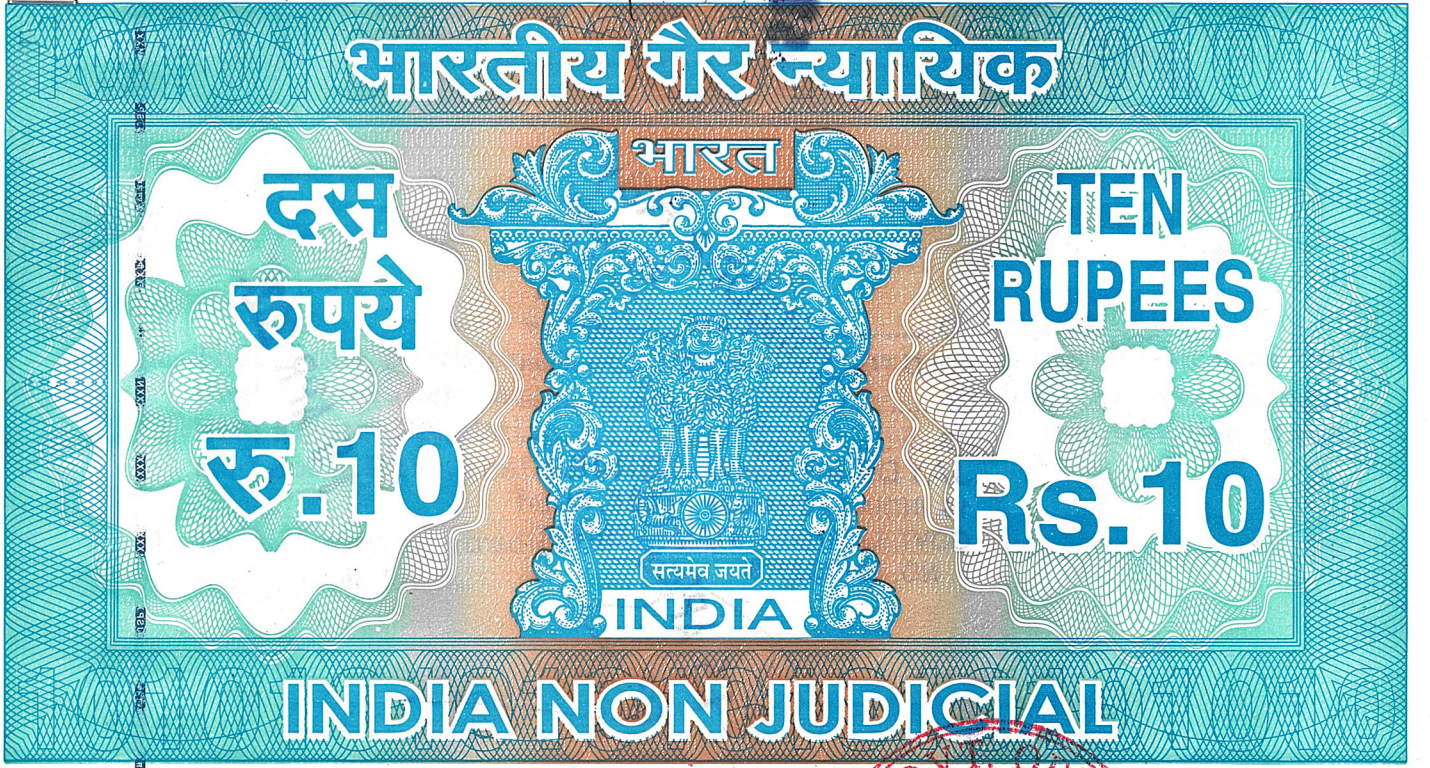


Sr. No. 102 Date



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



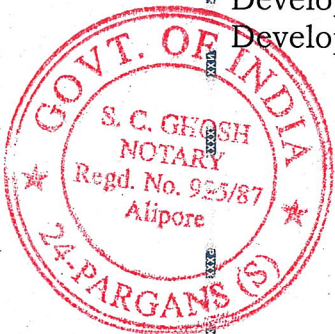
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**AFFIDAVIT CUM DECLARATION**

I, Krishnendu Bairagya son of Kartick Chandra Bairagya, aged about 42 years, R/o 7, Kalitala 1<sup>st</sup> Lane, Rishra, Serampur, Hooghly, Pin-712248, West Bengal, duly authorized by the promoter of the proposed project 'Merlin Rise Sports Republic Phase-1B' at Mouza-Bishnupur, J.L. No. 44, P.S. Rajarhat, District: North 24 Parganas, Kolkata-700 135, do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder buyer agreement of our Project 'Merlin Rise Sports Republic Phase-1B' 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.

*Krishnendu Bairagya*  
Authorised Signatory / Director

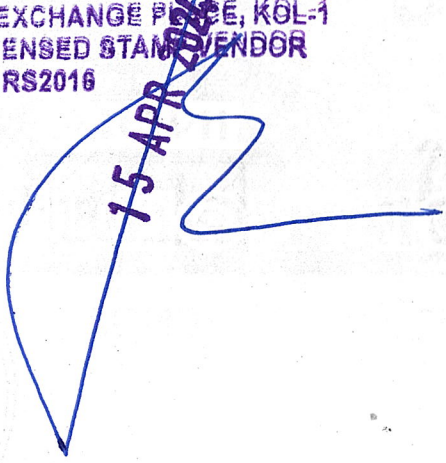
19 JUL 2024

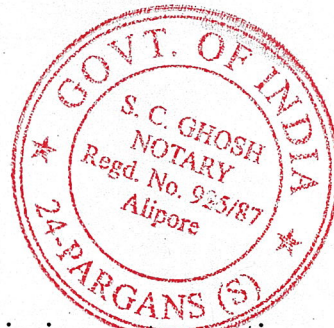
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TO.....  
SOLD TO.....  
OF.....  
RS.....  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
GOVT. LICENSED STAMP VENDOR  
NO. 351RS2016

Amitabha Ray  
Advocate  
ALIPORE POLICE COURT  
Kolkata-700 027

15 APR 2021

15 APR 2021  




(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 Limited**

MERLIN PROJECTS LTD.

*Krishnendu Bairagya*

**(Krishnendu Bairagya)**

**(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

*[Signature]*  
Advocate

**19 JUL 2024**