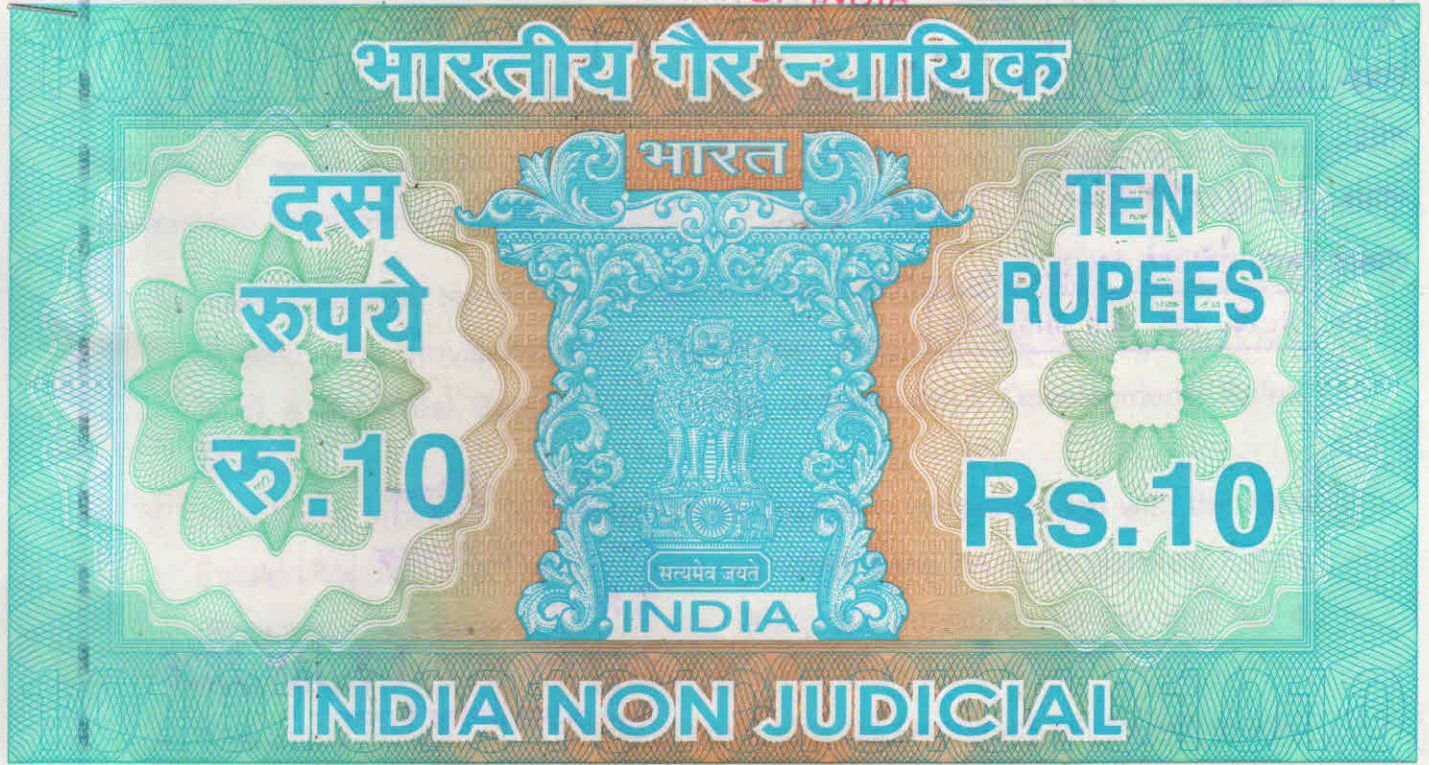


BEFORE THE NOTARY
GOVERNMENT OF INDIA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

17AC 265549

79

27 JAN 2026



TO WHOMSOEVER IT MAY CONCERN

Affidavit cum Declaration

Affidavit cum Declaration of **M/S APEX REALTY** promoter of the proposed project named "KAILASH BHAWAN" represented by its Partner Mr. Mihir Guin .

I, **Mihir Guin**, son of Late Siddheswar Guin, Partner of **M/S APEX REALTY** , promoter of the proposed project named "DIVINE ENCLAVE" do hereby solemnly declare, undertake and state as under:

27 JAN 2026

That the Agreement for Sale/Builder Buyer Agreement of our Project "KAILASH BHAWAN " is in accordance to Annexure – A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

1. 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.
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 provisions of the said Act & Rules shall prevail in those cases.
3. That if any contradiction arises in the future the Deponent will be responsible for it. (Regulation & Development) Rules, 2021.

Deponent

M/s APEX REALTY

Mihir Guin

Partner

Verification

I, **Mihir Guin**, son of Late Siddheswar Guin, by Nationality Indian, by Occupation Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P. S. Khardah, Kolkata 700115 in the District of North 24-Parganas, do solemnly affirm that the 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 on this 27TH day of January , 2026

Deponent

M/s APEX REALTY

Mihir Guin

Partner



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON: 27 JAN 2026

BHOLANATH SIL
NOTARY NO-2262
GOV. OF INDIA

27 JAN 2026

Prabir Kr. Ghosh
PRABIR KR. GHOSH
ADVOCATE
BARRACKPORE COURT
EN. NO.-WB-843/1995