

BEFORE THE NOTARY
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

17AC 265547

78
27 JAN 2026



FORM 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr **Mihir Guin**, Partner of M/s. Apex Realty (*herein after referred to as 'the Partnership Firm'*), Promoter, of the on-going project named **KAILASH BHAWAN** situated at Raja Road ,P.O-Sukchar,P.S-Khardah,Kolkata-700115, North 24 Parganas, West Bengal, India under Ward No.- 02,Mouza-Sukchar, J.L. No. 9. R.S No-14,R.S. Dag No-3392(P),Touji NO-156,R.S.Khatian No-137,138,Holding No-85, Under Panihati Minicipality duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/01/2026;

27 JAN 2026

I, Mr **Mihir Guin**, Partner of M/s. Apex Realty, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) Sri Satyabrata Sinha [AKQPS6921C] and Smt Snigdha Sinha [AQQPS6031D] M/s. Apex Realty, a Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932)..

AND

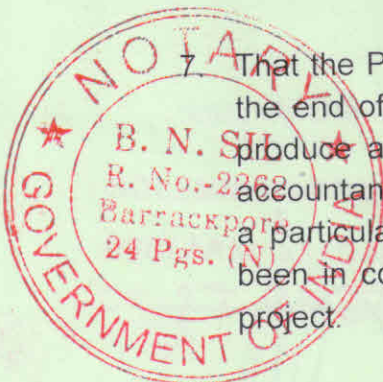
All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Partnership Firm within the date of 24/07/2028 which is 33 (Thirty ~~three~~) months from the date of Commencement of Construction.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the Partnership Firm shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

M/s APEX REALTY

Mihir Guin
Partner

27 JAN 2026



8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, **APEX REALTY**

M/s APEX REALTY

Mihir Guin

Partner

MIHIR GUIN
PARTNER

Verification

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.

M/s APEX REALTY

Mihir Guin

MIHIR GUIN
PARTNER

Partner

Solemnly affirmed before me on this 27th day of January 2026 at Kolkata

SOLEMNLY AFFIRMED
DECLARED BEFORE ME
ON...27 JAN 2026...

BHOLANATH SIL
NOTARY NO-2262
GOVT. OF INDIA

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

27 JAN 2026

