

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

36AB 115127

28

17 SEP 2019

BEFORE NOTARY PUBLIC

Affidavit cum Declaration

1. Affidavit cum Declaration of M/s. Apex Realty (hereinafter referred to as the Partnership firm) a partnership firm Promoter of the on-going project named Shibalik Apartment lying and situated at Mouza Sukchar, J.L.9.R.s.14, Touji No.156, R.s. Dag No. 623/705, R.s. Khatian 648, Hol-198/61, within Khardah Municipality Ward 21, P.s. Khardah, Dist. North24-Pgs.

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M/s APEX REALTY
Minu Sin
Partner

17 SEP 2019

Apex Realty (represented by its one of the Partners, Mr. Mihir Guin), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. 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 Sri Tapan Kumar Chakraborty, son of Late Parimal Chakraborty, Sri Saibal Chakraborty, son of Late Dharendra Nath Chakraborty, Smt. Manjushree Chakraborty Wife of Late Dharendra Nath Chakraborty, Smt Mithu Choudhury, wife of Sri Alok Choudhury, and Smt Mamata Chakrabarti wife of Sri Subrata Chakrabarti.

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.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Partnership Firm within the date of 25th.October of 2020.
5. 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



M/s APEX REALTY

Mihir Guin

Partner

17 SEP 2019

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**

✓ 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.

M/s APEX REALTY

Verified by me at Kolkata on this 17 day of Sept., 2019

✓ Mihir Guin
Partner
MIHIR GUIN
PARTNER

Solemnly affirmed before me on this 17 Day of Sept., 2019 at Kolkata.

Identified by me

N. S. Das
Advocate.

(NOTARY)



Solemnly Affirmed
before me

Sunil Chandra
Notary
Regd No 10/2002

17 SEP 2019