

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

29 अश्विन १९९९ पश्चिम बंगाल WEST BENGAL

36AB 115126

BEFORE NOTARY PUBLIC

17 SEP 2019

Affidavit cum Declaration

1. Affidavit cum Declaration of M/s. Apex Realty (hereafter referred to as 'the Partnership firm) a partnership firm, Promoter of the on-going project names Shibalay Apartment lying and situated at Mouza Sukchar, J.L.9, R.s. No.14, Touji No. 1505, R.s.Dag No.1845/2777, R.s. Khatian No.278, Municipal Holding 21, with the local ambit of Panihati Municipality, Ward 1, T.N. Banerjee Road, P.s. Khardah, Dist. North 24-Pgs.



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✓ M/s APEX REALTY

*Hein Jain*  
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 Smt.Niva Lodh Wife of Late Amal Kumar Lodh , Sri Sumit Lodh son of Late Amal Kumar Lodh ,Smt. Soma Aich Wife of Sri Chandan Aich,,Miss Sweta Lodh Daughter of Late Amal Kumar Lodh .

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 25<sup>th</sup>.December 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

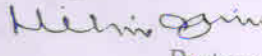
For, **APEX REALTY**

✓   
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  day of Sept., 2019

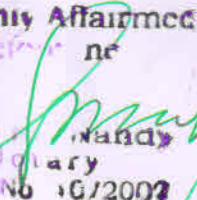
✓   
Partner  
MIHIR GUIN  
PARTNER

Identified by me

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

Identified by me  
  
Advocate.  
(NOTARY)



Solemnly Affirmed  
before me  
  
Sumi Chandra  
Notary  
Regd No 1072/2002

17 SEP 2019