

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA

Sl No

46

Date

24 JUL 2026

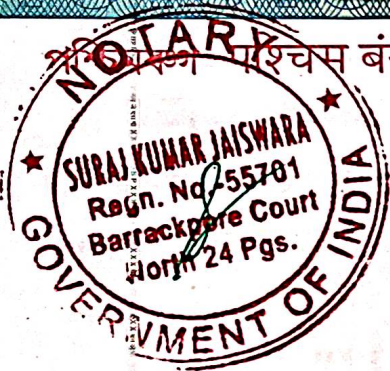
भारतीय गैर न्यायिक

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INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

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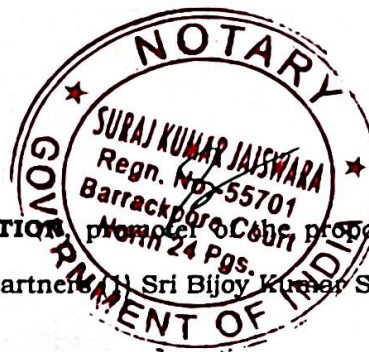
**BEFORE THE NOTARY PUBLIC AT BARRACKPORE**

**AFFIDAVIT-CUM-DECLARATION**

24 JUL 2026

5. That the amounts from the separate account. to cover the cost of the project, shall be





Affidavit cum Declaration of **M/S BAJRANG CONSTRUCTION**, promoter of the proposed project named "**BAJRANG HEIGHTS**", represented by its partners (1) Sri Bijoy Kumar Saha and (2) Sri Subrata Ghosh;

We, being authorised signatory (1) Sri Bijoy Kumar Saha, son of Late Dinesh Chandra Saha, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 587/3, S.H.K.B. Sarani (Jawpur Road), P.O. Motijheel, P.S. Dum Dum, Kolkata - 700074, District - North 24 Parganas and (2) Sri Subrata Ghosh, son of Sri Sambhu Nath Ghosh, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 99/84, Bapuji Colony, Jessore Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District - North 24 Parganas, the partners of **M/S BAJRANG CONSTRUCTION**, having its registered office at 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, P.O. Motijheel, P.S. Dum Dum, Kolkata- 700074, District - North 24 Parganas, West Bengal, promoter of the proposed project named "**MAYFLOWER HEIGHTS**", do hereby solemnly declare, undertake and state as under:

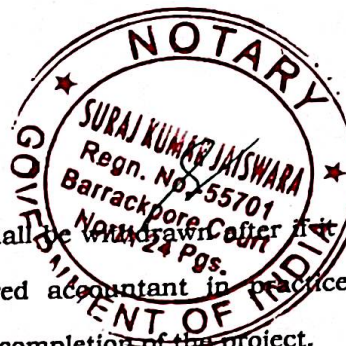
1. I/Promoter have/ Owners, Sri Bijoy Kumar Saha, Sri Sambhu Ghosh, Sri Paresh Nath Ghosh, Sri Uttam Ghosh, Sri Baladya Nath Ghosh, Smt. Aloka Ghosh, Sri Umesh Ghosh, Sri Bapi Ghosh and M/s Bajrang Construction have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 30<sup>th</sup> Day of September, 2029.
4. That seventy percent of the amount realised by me / promoter for the real estate project from the allottees, 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 the completion of the project.

24 JUL 2026



6. That the amount 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 I/ promoter 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 account 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 utilized for the project and withdrawal has been in compliance with proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

BAJRANG CONSTRUCTION

*Bijay Kumar Saha*  
PARTNER'S

BAJRANG CONSTRUCTION

*Subrata Ghosh*  
PARTNER'S

DEPONENT

**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 24<sup>th</sup> Day of July of 2026.

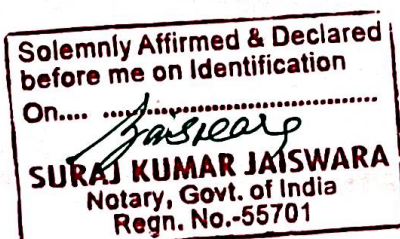
BAJRANG CONSTRUCTION

*Bijay Kumar Saha*  
PARTNER'S

BAJRANG CONSTRUCTION

*Subrata Ghosh*  
PARTNER'S

DEPONENT



24 JUL 2026

*Identified by me! -*

*Sandeep Das (owner)*

*F/3534/4064/2021*