

Sl. No. 31 Date 10 APR 2026

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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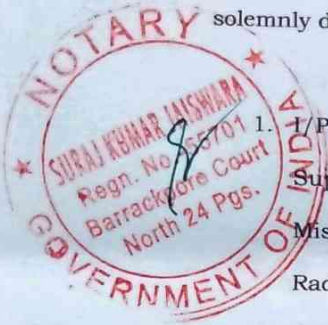


BEFORE THE NOTARY PUBLIC AT BARRACKPORE

AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of **M/S SUBHANGI HEIGHTS**, promoter of the proposed project named "**SUBHANGI HEIGHTS**", represented by its partners (1) Sri Chanchal Saha, (2) Sri Rajesh Shaw and (3) Sri Tanmoy Ghosh;

I, being authorised signatory Sri Chanchal Saha, son of Late Mahendra Nath Saha, by occupation – Business, by faith - Hindu, by Nationality – Indian, residing at Flat No. 4B, 4th Floor, 232, Gorakshabasi Road, P.O. & P.S. Dum Dum, Kolkata – 700028, one of the partners of **M/S SUBHANGI HEIGHTS**, having its registered office at 317(N), 232, Gorakshabasi Road, P.O. & P.S. Dum Dum, Kolkata- 700028, District – North 24 Parganas, West Bengal, promoter of the proposed project named "**SUBHANGI HEIGHTS**", do hereby solemnly declare, undertake and state as under:



1. I/Promoter have/ Owners, Smt. Roma Sarkar, Smt. Swapna Roy Chowdhury, Sri Supriyo Ghosh, Sri Goutam Talukdar, Smt. Papiya Talukdar, Miss Ashmita Talukdar, Miss Eshita Talukdar, Smt. Mousumi Chakraborty, Sri Ram Avtar Kurmi, Sri Radheshyam Kurmi, Sri Dhruvaraj Varma 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.

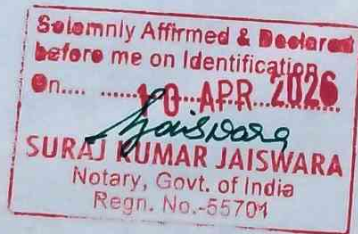
2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 30th Day of December, 2028.
4. That seventy percent of the amount realised by me / promoter for the real estate project from the allottees, from time to time, 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.

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- 6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it 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.



10 APR 2026 Verification

SUBHANGI HEIGHTS

CL-CHIBH
Partner

DEPONENT

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 1st Day of April of 2026.

SUBHANGI HEIGHTS

CL-CHIBH
Partner

DEPONENT

Identified by me:
Sandeep Dm (sd)