

No.....C.....07/25



पश्चिम बंगाल WEST BENGAL

09AC 766508

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

Affidavit cum Declaration

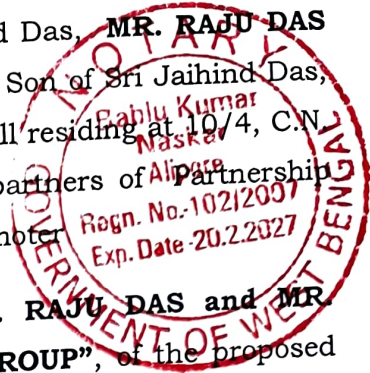


Affidavit cum Declaration of (1) **MR. BISWANATH DAS**, Son of Sri Jaihind Das, (2) **MR. RAJU DAS** Son of Sri Jaihind Das, (3) **MR. MANOJ DAS**, Son of Sri Jaihind Das, all by faith Hindu, all by occupation Business, all residing at 10/4, C.N. Roy Road, Kolkata. 700039, promoter, being partners of "**BMR GROUP**", promoter/ developer, of Partnership Firm, having its office at 10/3, C.N. Roy Road, Kolkata -700039, P.S.-Tiljala, P.O.- Tiljala, promoter/ developer of the proposed project named "**CHHANDO NIR**" Situated at 7/6, Chandra Nath Roy Road, P.S.-Tiljala, P.O.- Tiljala, Kolkata-700039, South 24 Parganas, Mouza - Kustia, J.L. no. 14, Ward no. 66, within Kolkata Municipal Corporation, Kolkata, West Bengal, India, ,



24 OCT 2025

We, **MR. BISWANATH DAS**, Son of Sri Jaihind Das, **MR. RAJU DAS**, Son of Sri Jaihind Das, and **MR. MANOJ DAS**, Son of Sri Jaihind Das, all by faith Hindu, all by occupation Business, all residing at 10/4, C.N. Roy Road, Kolkata. **700039**, promoter, being partners of Partnership Firm "**BMR GROUP**", promoter/ developer, promoter

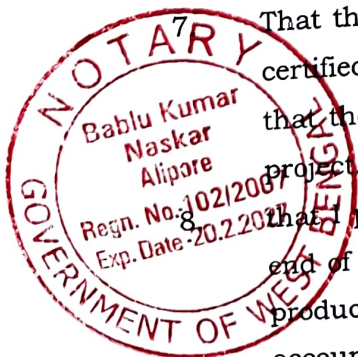


Affidavit cum Declaration of **MR. BISWANATH DAS**, **MR. RAJU DAS** and **MR. MANOJ DAS** (being partners of Partnership Firm "**BMR GROUP**", of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Saurav Tunga** has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That Saurav Tunga are the land owner.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is **31.8.2027**.
5. That seventy per cent of the amounts 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.
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.

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.

That 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 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

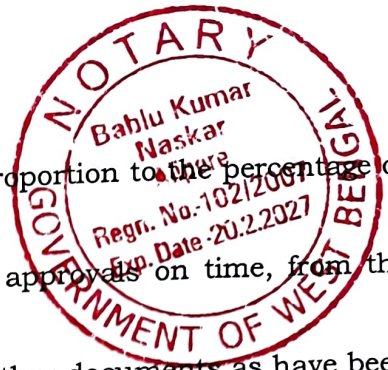


24 OCT 2025



withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.



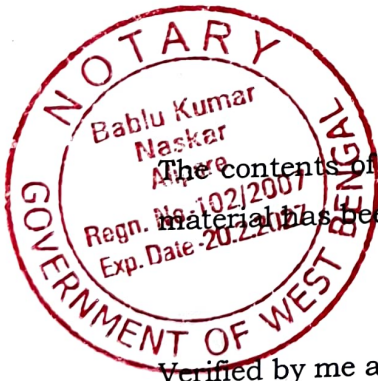
**BMR GROUP**  
*Bm*  
Partner

**BMR GROUP**  
*Ram Day*  
Partner

**BMR GROUP**  
*Momo's Das*  
Partner

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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

**BMR GROUP**  
*Bm*  
Partner

**BMR GROUP**  
*Ram Day*  
Partner

**BMR GROUP**  
*Momo's Das*  
Partner

Deponent

Solemnly Affirmed & Declared  
Before me on Identification

*B K Naskar*

**B. K. NASKAR**, Notary  
Alipore Police Court, Kol.-27  
Regn. No.- 102 / 2007  
Govt. of West Bengal

Identified by me

*[Signature]*  
Advocate