

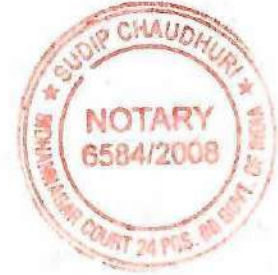
SL NO 777 M 24



अभिषेक पश्चिम बंगाल WEST BENGAL

98AB 509656

BEFORE THE NOTARY PUBLIC
AT BIDIYANAGAR
DIST. NORTH 24 PARGANAS



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sushant Meher duly authorized by the promoter of the proposed project Kappa Alpha vide its authorization dated 17/11/2024.

I, Sushant Meher S/o Late Tulsi Meher aged about 38 years R/o 3E, Sristi Plaza, Salua Bazar, Salua - 700136, duly authorized by the promoter of the proposed project Kappa Alpha, do hereby solemnly declare, undertake and state as under:

27 NOV 2024

ক্রমিক নং- 3509 স্থান- 101

মো :- পৌরসী বাজার

13 SEP 2024

তার-

ক্রেতা শ্রী

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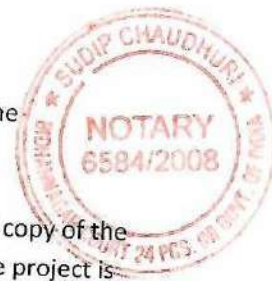
সার-

স্থান-

জমিদার :- শ্রী বিকাশ কুমার জ্যোতি, নাই- নং-০২/২০০৭

স্বাক্ষর-

শ্রী বিকাশ কুমার জ্যোতি



1. That Bindu Devi and others [Annexure 1] have a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 29.10.29.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

SAPID HOMES PVT. LTD.

Sushant Meher
Director
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 this 27th day of November

Sushant Meher
Deponent

[Signature]
ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

I identified by me
Manoj Basu

Advocate
MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

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Annexure – 1

Name of Landowners

1. Bindu Devi
2. Rohit Kumar
3. Vishap Kaushik
4. Krishan Kumar Yadav
5. Anowara Khatun
6. Chandan Prasad
7. Vijeta Bharti
8. Hasan Ahmed Habibullah
9. Masuma Parvin Chowdhury
10. Taiyeba Khatun



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