



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]



09AC 367552

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sushant Meher duly authorized by the promoter of the proposed project "Kappa Beta" vide its authorization dated 09.07.2025.

I, Sushant Meher S/o Late Tulsi Meher aged 39 Years R/o 3E, SRISTI PLAZA, SALUA, KOLKATA-700136, duly authorized by the promoter of the proposed project "Kappa Beta", do hereby solemnly declare, undertake and state as under:

1. That Kombo Constructions Private Limited and Sushant Meher, Piyush Madhogaria, Vishal Madhogaria, Pabitra Roy, Mrityunjoy Das, Mohit Agarwal, 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 07.07.2030.
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.

06 AUG 2025

80454

No..... Sold to.....
Address.....
Rs.....
Date.....

ARGHA SAHA
ADVOCATE
HIGH COURT, CALCUTTA

SIPRA DEY

Licence No.: 18A

Code: 107

1, N. S. Road, Kolkata- 700 001

13 JUN 2025

13 JUN 2025



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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.

Kombo Constructions Private Limited

Susket Meker 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 06th day of August, 2025.

Kombo Constructions Private Limited

Susket Meker Director
Deponent

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

06 AUG 2025

Identified by me

Manoj Basu
Advocate

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