

KOMBO CONSTRUCTIONS PRIVATE LIMITED

Premises No. 170, Block-Et Rajarhat Road, (Salua Gopalpur), P.O- Rajarhat Gopalpur, P.S- Airport,
Kolkata-700136

CIN: U45309WB2020PTC240671; E-mail: watchmesushant2013@gmail.com

To
The Authority
WBREERA
West Bengal

Subject: Declaration of Land Ownership and Conversion

Respected Sir/Madam,

This is to declare and confirm the ownership and conversion status of the land pertaining to our project "**KAPPA BETA**", located at International Fintech Hub (CBD), New Town, P.S. Rajarhat (now Technocity), District – North 24 Parganas.

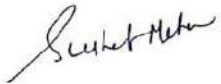
1. A portion of the aforesaid land was earlier owned by **Mr. Arun Banerjee** and was subsequently purchased by **Mr. Sushant Meher, Mr. Piush Madhogaria, Mr. Vishal Madhogaria, Mr. Pabitra Roy, Mr. Mohit Agarwal, and Mr. Mrityunjoy Das**. This portion has been duly converted from Shali to Bastu under the name **Mr. Arun Banerjee**.
2. Another portion of the aforesaid land was earlier owned by **Digi Developers Private Limited** and was subsequently purchased by **Kombo Constructions Private Limited**. This portion has been duly converted from Shali to Bahutal Abashan under the name **Digi Developers Private Limited**.

We hereby enclose the land conversion certificates for your kind perusal and record.

We trust the above is in order. Kindly acknowledge the same.

Thanking you,
Yours faithfully,

Kombo Constructions Private Limited



Director

(Authorised Signatory)

Mr. Sushant Meher

For **Kombo Constructions Private Limited**

West Bengal

Date: 15-Sep-2025

Government of West Bengal
Office of the Block Land & Land Reforms Officer
রাজারহাট, উত্তর ২৪ পরগণা

Certificate of Conversion

Memo : **Memo No. CON/ 1426 /BLLRO/RAJ/2024** Date : 20/09/2024

To

নাম: অরুণ ব্যানার্জী

পিতা/স্বামীর নাম: নৃপেন্দ্র লাল ব্যানার্জী (মৃত)

ঠিকানা: নিজ

P.S.: রাজারহাট

District: উত্তর ২৪ পরগণা

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 11/06/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 20/09/2024, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/1507/2660)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
চকপাঁচুড়িয়া, 33, রাজারহাট	3107	1246		151	0.0500	শালি	বাস্তু

Schedule - II

(Terms and conditions for conversion)

- a) This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- b) This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.

c)

20/09/2024
B.L. & L.R.O.
In the rank of Assistant Director
Rajarhat, North 24 Parganas

This permission for conversion is also without prejudice to any provision of the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006) where the land is situated within the areas of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006).

- Where the object of change or conversion is to use the land for a purpose for which approval or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.
- d) Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion as sought for is made.
- e) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.
- f) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.
- g) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- h) This permission of conversion will also stand revoked if the land is used for other than the purpose for which permission is given.
- i) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.
- j) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

Collector u/s 4C of the WBLR Act, 1955

B.L. & L.R.O.

In the rank of Assistant Director
Block Land & Land Reforms Officer
Rajarat, North 24 Parganas

Dated: 20/09/2024

Memo
No:

- (i) The RI, of the পাক্ষরমাটা for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer



Memo. Conv. 147/22/2110/SDL/BSR/2023
To

Dated: 04.05.2023

ডিজি ডেভেলাপারস লিমিটেড

পিতা/স্বামীর নাম: পক্ষে ডিরেক্টর

৮৮/১ লক্ষ্মীনারায়ন রোড

P.S.: রাজারহাট

08.18.112
TACAR

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 29/07/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/05/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1507/2881)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
চকপাঁড়িয়া, 33, রাজারহাট	4211	1246		310	0.1100	শালি	বহুতল আবাসন

Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

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Sub-Divisional Land & Land Reforms Officer

S.D.L & L.R.O

BARASAT Dated: 04/05/2023

North 24-Parganas.

Memo:

- (i) The BL&LRO, রাজারহাট for information and taking necessary action.
(ii) The RI, of the পাথরঘাটা for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevant case Record

Sub-Divisional Land & Land Reforms Officer

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer



Memo. Comv. 149/22/209/SDL/BSR/2023
To

সদর উত্তর ২৪ পরগণা

Dated: 04.05.2023

ডিজি ডেভেলাপারস প্রাঃ লিমিটেড

পিতা/স্বামীর নাম: পক্ষে ডিরেক্টর

৮৮/১ লক্ষ্মীনারায়ন রোড

P.S.: রাজারহাট

0.1200
TACASAU

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 29/07/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/05/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1507/2883)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
চকপাঁচুড়িয়া, 33, রাজারহাট	4212	1246		300	0.1200	শালি	বহুতল আবাসন

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07/GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

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Sub-Divisional Land & Land Reforms Officer

S.D.L & L.R.O

BARASAT Dated: 04/05/2023

North 24-Parganas.

Memo:

- (i) The BL&LRO, ব্রজারহাট for information and taking necessary action.
(ii) The RI, of the পাথরঘাটা for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevant case Record

Sub-Divisional Land & Land Reforms Officer

Government of West Bengal
Office of the Block Land & Land Reforms Officer
রাজারহাট উত্তর ২৪ পরগণা

Certificate of Conversion

Memo No. CON/ 1231 /BLLRO/RAJ/ Dated. 05/06/2023

To

ডিজি ডেভেলপারস লিমিটেড

পিতা/স্বামীর নামঃ পক্ষে ডিরেক্টর

৮৮/১ লক্ষ্মীনারায়ন রোড

P.S. : রাজারহাট

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 25/07/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 05/06/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1507/2901)

Mouza With JL No. & PS	Khatian No.(LR)	LR plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
চকপালুরিয়া 33, রাজারহাট	4211	1246		0.151	0.0600	শালি	বহুতল আবাসন

Schedule-II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point Of time.
- This -permission -of conversion will also stand -revoked · if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. Additional Chief Secretary to the Govt. West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

B. L. & L. R. O
Rajarhat North 24 Pgs
Block Land & Land Reforms Officer

Dated: 05/06/2023

Memo:

- (i) The RI, of the পাথরঘাটা for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer