

19/ 25/08/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 415751

BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027



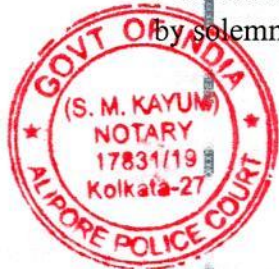
FORM 'B'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, Sekhar Chandra Biswas, son of late Dharendra Nath Biswas, by Faith Hindu by Occupation Business, By Nationality Indian, residing at Mangalam 258, Srirampur North, Milan Park, Post Office- Garia, Police Station-Narendrapur, Kolkata- 700084, District- South 24 Parganas, West Bengal being the Director of **KABERI CONSTRUCTION PVT LTD**, a Private Limited Company, having its registered office at Shibani Apartment, Ground Floor, Balia More, Post Office-Garia, Police Station-Narendrapur, Kolkata-700084, District-South 24 Parganas, West Bengal, do hereby solemnly declare undertake and state as under:

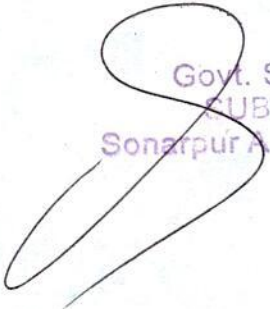


25 AUG 2025

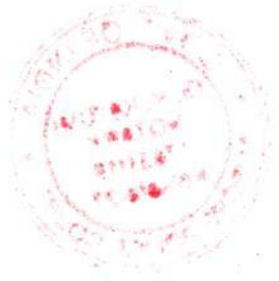
14 JUL 2025

S.L. No. 345 / Date.....
Name.....
Address.....
Value 100

RAJIB GHOSH
Advocate
6, Old Post Office Street
5th Floor, Kol-700001



Goyt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



2005 2014 2015





1) **SRI. BAPPA DEBNATH (PAN-AWYPD8322Q) (Aadhaar No- 9555 4128 5258)** son of Shri Kanai Debnath, by Faith- Hindu, by nationality- Indian, by occupation- Business residing at Rakhai Ghosh Road, Post Office- Harinavi, Police Station- Sonarpur, Pin- 700148, District- South 24 Parganas, in the state of West Bengal 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 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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by us/promoter is 22nd July 2030.
3. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottee, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That, the amounts from the separate account to cover the cost of the project shall be Within in proportion to the percentage of completion of the project.
5. 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 proportion to the percentage of completion of the project.
6. That, The 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 statement of accounts duly certified and signed by such chartered accountant and 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.
7. That, The Promoter shall take all the pending approvals on time from the competent authorities.
8. That, The Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That, The 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.

For KABERI CONSTRUCTION PVT. LTD.

Sankar Chandra Bhowmik
Managing Director

DEPONENT



25 AUG 2025

VERIFICATION



The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

For KABERI CONSTRUCTION PVT, LTD.

VERIFIED BY ME AT ON THIS
DAY OF AUGUST, 2025

Sethu Chandra Prasad
Managing Director

Deponent

Identified By
Ramesh
Advocate
F1219072005119



Verified and affirmed and same before me
at Alipore of Alipore Police Court
under Notaries Act 1952 a.
M. S. M.
(S. M. Kayum)
Notary Govt of India
Reg. No. 17831 of 2019

25 AUG 2025