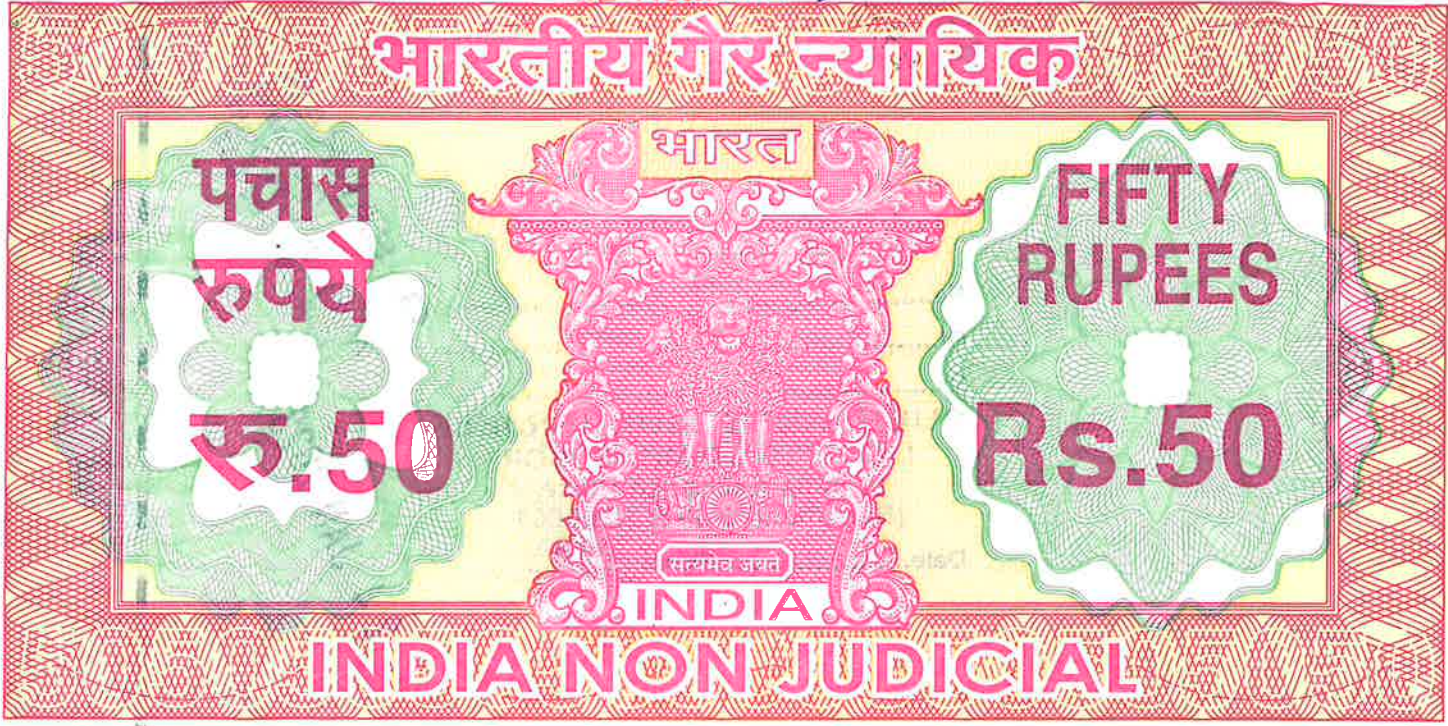


Sl. No. 28



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 119323



FORM 'B'

[ rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ajay Kumar Shroff, son of Mr. Amar Nath Shroff, Occupation Business, residing at 68/2 Harish Mukherjee Road, Kolkata – 700025, Designated Partner of the promoter (Alcove Developers LLP) of the proposed project;

I, Ajay Kumar Shroff, Designated Partner of the promoter (Alcove Developers LLP) of the proposed project do hereby solemnly declare, undertake and state as under.

17 MAR 2023

ALCOVE DEVELOPERS LLP

DESIGNATED PARTNER

43805

**G. SARKAR**  
(Advocate)  
Alipore Judges Court  
Kolkata - 700 027

No.....

Of.....

Rs.....

**SUBHASREE MUKHERJEE**  
LICENSED STAMP VENDOR  
9, India Exchange Place  
(Basement) Kolkata-700001

Date..... Sign.....

**24 JAN 2023**







1. Happy Niketan Pvt. Ltd. and Sukhjit Commosales Pvt. Ltd. have/has 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 title of such land along with an authenticated copy of the agreements between such owners 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 the promoter is 31<sup>st</sup> day of December, 2025.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proposition to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proposition to the percentage of completion of the project 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 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

ALCOVE DEVELOPERS LLP  
  
DESIGNATED PARTNER

17 MAR 2023



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9. 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.
10. That we will abide by the provisions contained in section 17 of the said Act read with clause (n) of section 2 relating to "Common Area".

ALCOVE DEVELOPERS LLP  
  
DESIGNATED 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 Kolkata on this 17 day of March, 2023.

ALCOVE DEVELOPERS LLP  
  
DESIGNATED PARTNER

Deponent

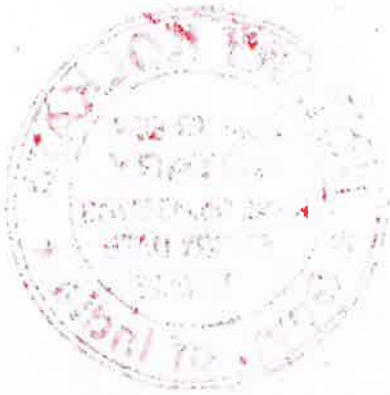
**IDENTIFIED BY ME**

*Amit Talukder*  
WB/660/05 **ADVOCATE**

**Solemnly affirmed and declared  
before me an Identification**

*Asis K. Sen*  
**ASIS KUMAR SEN**  
City Civil Court  
Kolkata  
Reg. No -13302/18

**17 MAR 2023**



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