



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ajay Kumar Shroff, 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.

1. Happy Niketan 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the promoter has obtained a Loan facility from State Bank of India, SME Branch, Ballygunge, Kolkata, for construction and development of the Tower -1, 2 and 3 of the said Project against mortgage of the (i) demarcated piece and parcel of land measuring 3.65 Acres in which the said Tower – 1, 2 and 3 are proposed to be constructed (out of the total 6.854 Acres land in the said project) and (ii) the present and future constructions in the said 3.65 Acres of land in favour of the said State Bank of India.
3. That the time period within which the project shall be completed by the promoter is January 2023.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

Corporate Address:

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Project Address:

ALCOVE DEVELOPERS LLP
NEW KOLKATA, 449/A/2, G.T. Road, Mahesh, Serampore,
Hooghly-712 202, West Bengal

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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


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 10th day of August, 2018.


Deponent