



पश्चिम बंगाल WEST BENGAL

22AB 345217



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.

5/1, SANDYUHA DHRA
Kolkata Public, Govt. of India
Regd. No. 10249 / 19
C.M.M.'s Court
Bankshall Street
P.S.-Hafra Street
Calcutta-700 000

26 SEP 2018

ALCOVE DEVELOPERS LLP
DESIGNATED PARTNER

17205

SARAOGI & COMPANY
ADVOCATES
B, K. S. ROY ROAD,
KOLKATA-700 001

N
Rs. 30 APR 2018
SUPANJAN MUKHERJEE
Licensed Stamp Vendor
Stamp Court

30 APR 2018
30 APR 2018



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 17th 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proposition to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proposition to the percentage of completion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.

S. K. BANDYOPADHYAY
Notary Public, Govt. of India
Regd. No. 10249 / 01
CIVIL SERVICES
2, BANASHALI STREET,
P. S. CHAITANYA
BANGALORE-560015

26 SEP 2019

ALCOVE DEVELOPERS LLP
DESIGNATED PARTNER

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.



[Signature]
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 25th day of September, 2018.

[Signature]
ALCOVE DEVELOPERS LLP
DESIGNATED PARTNER

Deponent

Verified by me

S. K. Bandyopadhyay
Advocate
F/129/2009

[Signature]
Solemnly Affirmed & Declared before
me on identification of Ld. Advocate
S. K. BANDYOPADHYAY, NOTARY
Govt. of India, Regd. No. 10289 / 13

S. K. BANDYOPADHYAY
Notary Public, Govt. of India
Regd. No. 10289 / 13
C.M.M.'s Court
4, Bankshall Street
P. S. -Hare Street
Calcutta-700 000

26 SEP 2018