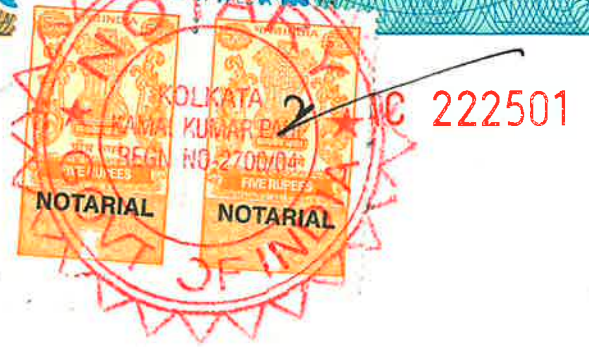




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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, Director of the promoter (Alcove Construction Private Limited) of the proposed project;

I, Ajay Kumar Shroff, Director of the promoter (Alcove Construction Private Limited) of the proposed project do hereby solemnly declare, undertake and state as under.

KAMAL KUMAR PALA
NOTARY GOVT OF INDIA
Regd. No 2700/04
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

ALCOVE CONSTRUCTION PVT. LTD.

Director

03 NOV 2025

34547

No.....

Of.....

Rs.....

SUBHASREE MUKHERJEE

LICENSED STAMP VENDOR

9, India Exchange Place,

(Basement) Kolkata - 700001

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

D CHOUDHURY
(Advocate)
Allpore Judges Court
Kolkata - 700 027

17 OCT 2025



1. Mrs. Aakriti Shroff and myself, Ajay Kumar Shroff, 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 10th day of October, 2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proposition to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proposition to the percentage of completion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.
7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd. No 2700704
C.M.'s Coun
2 & 3 Bankshall Street
Kolkata-700001

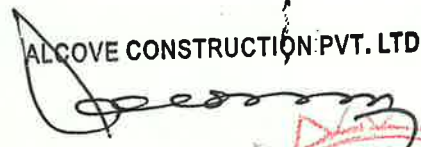
ALCOVE CONSTRUCTION PVT. LTD.

Director

03 NOV 2025

10. 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 CONSTRUCTION PVT. LTD.

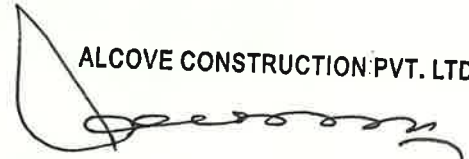


Verification

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 3rd day of November, 2025.

ALCOVE CONSTRUCTION PVT. LTD.




Director

Deponent

Signature Only
Identified by me
Narayan Ch. Saha
Advocate
CJM Court, Kolkata-1
Enrollment No. WB/305/1989

Signature Attested Only or
Identification of Ld. Advocate



KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Rego. No 2700/04
C.M.M's Court
2 & 3 Bankhall Street
Kolkata-700001

03 NOV 2025