



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 081420

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA- 700 027



Affidavit cum Declaration

Affidavit cum Declaration of Ballav Daga son of Late Suraj Narayan Daga, working for gain at South City Projects (Kolkata) Ltd having its registered office at South City Businesspark, Suit No. 711, 7th Floor, 770, Anandapur, Kolkata-700107 duly Authorised by the promoter of South City Projects (Kolkata) Ltd of the proposed project "South City Retreat Phase III" on Basanti High Way, at mouza – Bairampur and Kharamba, JL No – 41 and 34, within the jurisdiction of Bhangore Block – I, Gram Panchayet – Narayanpur, Police Station – Bhangore, District – South 24 Parganas, vide its Board Resolution Dated 20Th December 2023

I, Ballav Daga as Authorised Signatory of the promoter of the project 'South City Retreat Phase III' do hereby on behalf of the promoter solemnly declare, undertake and state as under:



1. That South City Projects (Kolkata) Ltd 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 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.

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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 by July 2028.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized 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 has 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, on any grounds.

South City Projects (Kolkata) Ltd.

Authorised Signatory
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 this 5th day of January 2024.

South City Projects (Kolkata) Ltd.

Authorised Signatory
Deponent



Solemnly Affirmed &
Declared before me on
Identification of advocate

M. Sengupta
Notary
Reg No.-446/19

05 JAN 2024

Identified by me

Debasish Chowdhury
Advocate
Alipore Judges Court, Kol-27
WB/929/1983