

No. S-5/ Date 4/4/19



WEST BENGAL

BEFORE NOTARY  
KOLKATA-700 027

FORM 'A'  
[Sec rule 3(2)]



SOAB 287398



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr Ballav Daga, Son of Late Suraj Narayan Daga working for gain at 375, Prince Anwar Shah Road, Kolkata - 700068 duly authorized by the promoter South City Projects (Kolkata) Ltd of the proposed project South City Retreat, vide its authorization dated 27<sup>th</sup> September 2018;

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

1. That South City Projects (Kolkata) Ltd has a legal title to the land on which the development of the project is proposed to be carried out

*Yrasu*

AND

Notary, Govt of West Bengal  
Alipore Judges Court, Kol-700 027  
Reg. No. 10/03

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.

**South City Projects (Kolkata) Ltd.**

*Yrasu*  
Authorised Signatory

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(2)

2. That the said land is free from all encumbrances save and except mortgage created with YES BANK LTD for credit facilities.
3. That the time period within which the project shall be completed by the-promoter is 31.12.2021.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

04 APR 2019

### 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 4th day of April, 2019.

South City Projects (Kolkata) Ltd.

Authorised Signatory  
Deponent

Identified by me

Advocate  
WB-21/1986

Solemnly affirmed  
on 04  
Kolkata

*[Signature]*

Notary  
Allocated  
Reg No - 11115