



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 576633



FORM-B
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Central Holding Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10.07.2024;

I, Zafar Ahmed Khan promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Manuj Khetawat & Others 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30.06.2030


REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court
Kolkata - 700 001

10 JUL 2024

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05 JUL 2024

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P. G. Show (Advocate)
C.M.M. Court, Kol-700001

ভেঞ্চার ১- শ্রী স্থানব লে
নারায়ণপুর সাব-রেজিস্ট্রারী অফিস
জেলা-দাৰ্জিলিং ২৪ পরগণা



AR 25813

Station

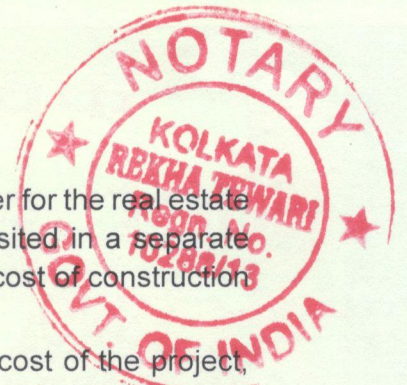
of the proposed project was

project / duly approved

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4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That I / 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



CENTRAL HOLDING PVT. LTD.

Zafar Ahmed Khan

DIRECTOR
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 July, 2024.

CENTRAL HOLDING PVT. LTD.

Zafar Ahmed Khan

DIRECTOR

Deponent



Identified by me
[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M.'s Court
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
REKHA TEWARI
NOTARY

10 JUL 2024