



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 88AB 620499



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr Upendra Keswani promoter of the proposed project and the partner of M/s P D Construction.

I, Upendra Keswani representing M/s P D Construction promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- Partner
- 1) Mr Nand Lal Keswani, Mr Rabindra Keswani and Mr Upendra Keswani 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 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 completely by me/promoter is 31/12/2024.
- 4) That seventy per cent of the amount realised be me/promoter for the real estate projects from the allottees from time to time, shall be deposited in a

KAMAL KUMAR PAUL  
Notary Public  
Regd. No. 2700/04  
C.M.'s Court  
8 & 3 Bankshall Street  
Kolkata-700001

31 OCT 2023

P D CONSTRUCTION  
Upendra Keswani

- separate account to be maintained in a scheduled bank to cover the cost of construction and the land and cost shall be used only for that purpose.
- 5) That the amounts from the separate account, to cover the cost of project, shall be withdrawn in the proportion to the percentage of completion of project.
  - 6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practise that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
  - 8) That I / promoters 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.

#### Verification

The contents of my above Affidavit cum Declaration are true has been concealed by me therefrom.

Verified by me at Kolkata on this      day of                      2023

**P D CONSTRUCTION**

*Udaseen*

Partner

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

Signature Attested Only on  
Identification of Ld. Advocate

*Kamal Kumar Paul*  
**KAMAL KUMAR PAUL**  
**NOTARY GOVT. OF INDIA**  
Kolkata, West Bengal

**31 OCT 2023**