



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Puducherry

e-Stamp

Certificate No. : IN-PY45581900305187T
Certificate Issued Date : 05-Mar-2021 02:35 PM
Account Reference : IMPACC (SH)/ pyshimp17/ THIRUKKANUR/ PY-PU
Unique Doc. Reference : SUBIN-PYPYSHIMP1775361370305151T
Purchased by : VENUGOPAL
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VENUGOPAL
Second Party : THE PUDUCHERRY REALESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : VENUGOPAL
Stamp Duty Amount(Rs.) : 50
(Fifty only)



-----Please write or type below this line-----

L. S. of Anon

RS 0004199929

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclstamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See rule 3(4)]

**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.R.Venugopal [promoter of the proposed project / duly authorised by the promoter of the proposed project, vide its/his/their authorization dated _____];

I, R.Venugopal [promoter of the project / duly authorised by the promoter of the project] do hereby solemnly declare, undertake and state as under:-

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed

or

_____ [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.

or

That details of encumbrances _____ including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project will be completed by [me / the promoter] is 3 years

4. That seventy per cent of the amounts realised by [me / the promoter] for the real estate project from the allottees, from time to time, will be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and will be used only for that purpose.

R. Venugopal

5. That the amounts from the separate account, to cover the cost of the project, will be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account will be withdrawn by [me / the promoter] 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 / the promoter] will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will 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 / the promoter] will take all the pending approvals on time, from the competent authorities.
9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / the promoter] will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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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 Puducherry on this 08th day of March 2021.

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Deponent