

2/2/2017  
60/-

**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./Ms.] A. SANJAY [promoter of the proposed project / duly authorised by the promoter of the proposed project, vide its/his/their authorization dated \_\_\_\_\_];

I, A. SANJAY [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

P.A. SANJAY [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 TWO 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.

X

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 That the amounts from the separate account, to cover the cost of the project, will be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account will be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

**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 \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_.

**Deponent**

**FORM 'A'**

[See rule 3(2)]

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Puducherry Real Estate Regulatory Authority,  
Office of the Town and Country Planning Department,  
Jawahar Nagar, Boomianpet,  
Puducherry – 605 005.

Sir,

[I/We] hereby apply for the grant of registration of [my/our] project to be set up at  
THIRUVICARAI Village VILLIANDU [Municipality / Commune Panchayat],  
Puducherry District Puducherry, [Puducherry / Karaikal / Mahe / Yanam].

1. The requisite particulars are as under:-

- (i). Status of the applicant – [individual / company / proprietorship firm / societies / partnership firm / competent authority etc.];
- (ii). In case of individual –

(a) Name : A. SANKAR

(b) Father's Name : P. ANANDA BASILARAN

(c) Occupation : BUSINESS

(d) Address : NO. 18 SUBRAMANIAM STREET THIRUVICARAI  
VILLIANDU PUDUCHERRY

(e) Contact details (phone number, e-mail, fax number, etc.):

98423 66400 -

(f) Name, photograph, contact details and address of the promoter:

OR

In case of [firm / societies / trust / companies / limited liability partnership / competent authority etc]-

(a) Name :

(b) Address :



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(c) Copy of registration certificate as [firm / societies / trust / companies / limited liability partnership / competent authority etc]:

(d) Main objects:

(e) Contact details (Phone number, E-mail, Fax number, etc.):

(f) Name, photograph contact details and address of [chairman / partners / directors] and authorised persons etc.:

- (iii). PAN No. AC14PA 2333N of the promoter;
- (iv). Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 will be maintained  
UCO Bank YLN
- (v). Details of project land held by the applicant A Saver;
- (vi). Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.  
\_\_\_\_\_;
- (vii). Agency to take up external development works \_\_\_\_\_ [Local Authority / Self Development];
- (viii). Registration fee by way of a [demand draft / banker's cheque] No. \_\_\_\_\_ dated \_\_\_\_\_ for \_\_\_\_\_ Rupees \_\_\_\_\_ in favour of Free Pudukchery Need Growth *Regulerd Annu*  
drawn on \_\_\_\_\_ Bank, \_\_\_\_\_ Branch, \_\_\_\_\_ [Pudukchery / Karaikal / Mahe / Yanam] or through online payment DD (give details of online payment such as date paid, transaction number, etc) as the case may be calculated as per sub-rule (3) of rule 3;
- (ix). Any other information the applicant may like to furnish.

2. [I/We] enclose the following documents, namely:-

- (i). authenticated copy of the PAN card and Aadhaar card of the promoter; *Yes*
- (ii). annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and the auditor's report of the promoter for the immediately preceding three financial years and where annual report is not available, the audited profit and loss account, balance sheet, cash flow statement and the auditor's report of the promoter for the immediately preceding three financial years;
- Yes*  
*Yes*

- (iii). authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for chain of title with authentication of such title;
- (iv). details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land from an advocate having experience of atleast ten years or no encumbrance certificate from the revenue authority not below the rank of tahshildar, as the case may be;
- (v). where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which the project is proposed to be developed;
- (vi). an authenticated copy of the approvals obtained from the planning authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals obtained from the planning authority for each of such phases;
- (vii). the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the planning authority;
- (viii). the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;
- (ix). the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;
- (x). proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (xi). the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any or details of the number, type and area of plots for sale in the project or both, as the case may be;
- (xii). the number and areas of garage for sale in the project;

By  
[Signature]

- (xiii). the number of open parking areas and number of covered parking areas available in the real estate project;
- (xiv). the names and addresses of his real estate agents, if any, for the proposed project;
- (xv). the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xvi). a declaration in Form 'B'.

3. [I/We] enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made thereunder, namely:-

(i)

(ii)

(iii)

....

4. [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my /our] knowledge and belief and nothing material has been concealed by [me/us] therefrom.

Dated:

Place:

Yours faithfully,



Signature and seal of the applicant(s)