



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Puducherry

## e-Stamp

Certificate No.	: IN-PY48026698955603T
Certificate Issued Date	: 08-Jul-2021 01:20 PM
Account Reference	: SELFPRINT (PU)/ py-sell/ PUDUCHERRY/ PY-PU
Unique Doc. Reference	: SUBIN-PYPY-SELF79450342225026T
Purchased by	: P MAHENDRAKUMAR
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: P MAHENDRAKUMAR
Second Party	: PPA
Stamp Duty Paid By	: P MAHENDRAKUMAR
Stamp Duty Amount(Rs.)	: 50 (Fifty only)

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**SELF PRINTED CERTIFICATE  
TO BE VERIFIED BY THE RECIPIENT**

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

**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**

*P. Mahendrakumar*

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobila 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.

Affidavit Cum Declaration of Mr. P. MAHENDRAKUMAR, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated \_\_\_\_\_

I, P. MAHENDRAKUMAR promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed.

OR

P. MAHENDRAKUMAR have 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 or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me is

✓ 3 years.

4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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.



✓ P. Mahendrakumar

7. That I 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

*P. Maheshankar*

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 8<sup>th</sup> day of July, 2021.

*P. Maheshankar*

DEPONENT



SIGNED BEFORE ME

*R. Ilangovalan*  
**R. ILANGOVALAN, B.A., B.L.**  
ADVOCATE, NOTARY PUBLIC  
(GOVT OF INDIA)  
PAVAZHA NAGAR, PUDUCHERRY-5

8/7/2021