



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Puducherry

e-Stamp

Certificate No. : IN-PY51561120363823T
Certificate Issued Date : 25-Oct-2021 10:36 AM
Account Reference : IMPACC (IV)/ py4000803/ THALATHERU/ PY-KA
Unique Doc. Reference : SUBIN-PYPY400080385371317030207T
Purchased by : M GOWTHAMAN PA J THIRUMAGAL
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : M GOWTHAMAN PA J THIRUMAGAL
Second Party : THE PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : M GOWTHAMAN PA J THIRUMAGAL
Stamp Duty Amount(Rs.) : 50
(Fifty only)



.....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



M. Gowthaman

0005323322



Affidavit Cum Declaration of M.Gowthaman P/A J.Thirumagal. Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16.11.2021.....

I M.Gowthaman P/A J.Thirumagal. 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

M.Gowthaman P/A J.Thirumagal. 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 TWO 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
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.

M. Gowdan
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 *16th* on this *Nov* day of *2021*

M. Gowdan
DEPONENT



J. Indradevi

J. INDRADEVI, B.Sc., B.L.,
Advocate & Notary
No.15, Nehru Street
KARAIKAL - 609 602

Reg. Under N.C. No. *6579/2021*
Date : *16/11/2021*