



सत्यमेव जयते

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Unique Doc. Reference : SUBIN-PYPY-SELF15602766174274V
Purchased by : PREMKUMAR SHANKAR
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHRI GUHAN VENTURES LLP
Second Party : PRERA
Stamp Duty Paid By : SHRI GUHAN VENTURES LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

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For SHRI GUHAN VENTURES LLP

Partner

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
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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 of Mr. BHAGYASRI, as Partner and duly authorised by the promoter" SHRI GUHAN VENTURES LLP" of the proposed project, vide its authorization dated 05.04.2023

I, Mrs. BHAGYASRI, promoter of the project "SKANDHAA AVENUE EXTENSION" do hereby solemnly declare, undertake and state as under: -

1. That We have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project will be completed by me is 18 Months.
4. That seventy per cent of the amounts realised by 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 / development of the land and the land cost and will be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, will be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account will be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.

For SHRI GUHAN VENTURES LLP


Partner

8. That the promoter will take all the pending approvals on time, from the competent authorities.
9. That the promoter furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For SHRI GUHAN VENTURES LLP

Deponent
Partner

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 16th Day of May 2023.

Deponent

For SHRI GUHAN VENTURES LLP

Partner