



सत्यमेव जयते

INDIA NON JUDICIAL

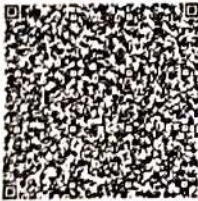
Government of Puducherry

₹50

e-Stamp

Certificate No. : IN-PY70451776583200V
 Certificate Issued Date : 03-Jun-2023 12:29 PM
 Account Reference : IMPACC (IV)/ py4000803/ THALATHERU/ PY-KA
 Unique Doc. Reference : SUBIN-PYPY400080316112396820573V
 Purchased by : K KARUNAGARAN PA L BALAKRISHNAN
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : K KARUNAGARAN PA L BALAKRISHNAN
 Second Party : THE PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY
 Stamp Duty Paid By : K KARUNAGARAN PA L BALAKRISHNAN
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)

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₹50

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IN-PY70451776583200V



By Lu-

JD 0035284222

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcltestamp.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

Affidavit Cum Declaration of **K.KARUNAGARAN P/A of Thiru.L.BALAKRISHNAN**
58. Yadaval Street, Poovam, Karaikal, promoter of the proposed project .

I **K.KARUNAGARAN P/A of Thiru.L.BALAKRISHNAN** 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

K.KARUNAGARAN P/A of Thiru.L.BALAKRISHNAN , 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 and 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 THREE 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.



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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.

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 Karikal on this 3rd day of June 2023

DEPONENT

K. L.



J. Indradevi
J. INDRADEVI, B.Sc. B.L.
Advocate & Notary (Govt of India)
No.15, Nehru Street, Karikal - 609 602

Reg. Under N.C. No. 2297/2023
Date: 03/06/2023