



INDIA NON JUDICIAL
Government of Puducherry

e-Stamp

Certificate No. : IN-PY43686903088142S
Certificate Issued Date : 26-Dec-2020 11:24 AM
Account Reference : IMPACC (IV) PY4000803/ THALATHERU/ PY-KA
Unique Doc. Reference : SUBIN-PYPY400080372263741226229S
Purchased by : R ANANDI AND 6 OTHERS
Description of Document : Article 4 Affidavit
Property Description : 30, KEEZHAMANAI, R.S.172/3F/3A/4 Pt, 174/6B/1/A Pt, EXT.63A-37Ca(OR)6337 Sq.Mt. VAITHEESWARAR NAGAR
Consideration Price (Rs.) : 0
(Zero)
First Party : R ANANDI AND 6 OTHERS
Second Party : PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : R ANANDI AND 6 OTHERS
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 PROMOTERS OR ANY PERSON AUTHORIZED BY THE PROMOTERS

Deputy R
Deputy
Sundaram
J. Jayaraj

IRS 0003185453



Stamp of the Government of Puducherry should be verified at www.e-stamp.puducherry.gov.in or using e-Stamp Mobile App of Stock Holding Corporation of India and as available on the website. Mobile App renders it invalid if the users of the certificate do not scan the QR code.

Affidavit -Cum - Declaration

Affidavit - Cum - Declaration of 01. R. Anandy ,02. R. Raja Thanigainayagam, 03. R. Vetri Selvan ,04. R. Senthil Vinayagam , 05.S. Sundarakannu , 06.S. Karthika Lakshmi & 07. S. Ram Surendar (promoter of the proposed project)

We, 01. R. Anandy ,02. R. Raja Thanigainayagam, 03.R. Vetri Selvan ,04. R. Senthil Vinayagam , 05.S. Sundarakannu ,06.S. Karthika Lakshmi & 07. S. Ram Surendar promoter of the project " Vaitheswarar Nagar" do hereby solemnly declare, undertake and state as under:-

1. That we have a Legal title to the lands on which the development of the project is proposed

and

a legally valid authentication of title of such lands 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 lands are free from all Encumbrances.

or

That details of encumbrances and 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 us is **two years.**

4. That seventy per cent of the amounts realised by us 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.

5. That the amounts from the separate account, to cover the cost of the project, will be withdrawn by us in proportion to the percentage of completion of the project.

6. That the amounts from the separate account will be withdrawn by us 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.



1. Anandy R.
2. Raja Thanigainayagam
3. Vetri Selvan
4. Senthil Vinayagam
5. Sundarakannu S. Ram
6. Karthika Lakshmi
7. Surendar

DEPONENTS

7. That we 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 we will take all the pending Approvals on time, from the Competent Authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the Rules and Regulations made there under.
10. That we will not discriminate against any allottee at the time of allotment of any Apartment, Plot or Building, as the case may be.

1. *Devi R*
2. *Devi R*
3. *Devi R*
4. *Devi R*
5. *S. Sundararaman*
6. *S. Sundararaman*
7. *S. Sundararaman*

DEPONENTS

VERIFICATION

The contents of our above Affidavit- Cum- Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Karaikal on this the 28th Day of December' 2020.

1. *Devi R*
2. *Devi R*
3. *Devi R*
4. *Devi R*
5. *S. Sundararaman*
6. *S. Sundararaman*
7. *S. Sundararaman*

DEPONENTS



Reg. Under N.C. No. *4359/2020*
Date: *28-12-2020*



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