



INDIA NON JUDICIAL

Government of Puducherry

सत्यमेव जयते

e-Stamp

₹ 50

Certificate No. : IN-PY72750602722823V  
 Certificate Issued Date : 28-Aug-2023 03:13 PM  
 Account Reference : IMPACC (IV)/ py4000803/ THALATHERU/ PY-KA  
 Unique Doc. Reference : SUBIN-PYPY400080318961614246648V  
 Purchased by : J SEKAR  
 Description of Document : Article 4 Affidavit  
 Property Description : AFFIDAVIT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : J SEKAR  
 Second Party : THE PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY  
 Stamp Duty Paid By : J SEKAR  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)

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₹ 50

Please write or type below this line



JD 0035413960

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestanip.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 **Thiru.J.Sekar P/A of Thiru.Ramamoorthy Rajamohan**,  
435. Pillaiyar Kovil Street, Akkaraivattam, Karaikal, promoter of the proposed project .

I **Thiru.J.Sekar P/A of Thiru.Ramamoorthy Rajamohan**, 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

**Thiru.J.Sekar P/A of Thiru.Ramamoorthy Rajamohan**, 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.




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.

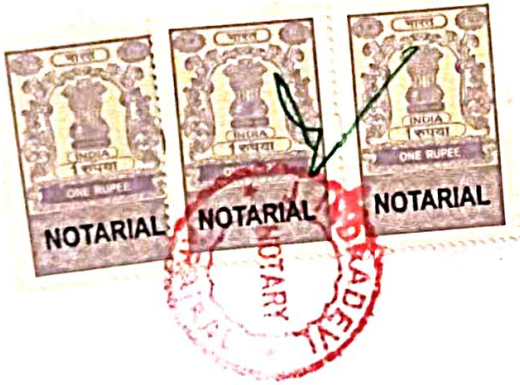
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DEPONENT

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 28th day of August 2023

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

Reg. Under N.C. No. 3824/2023  
Date: 28/08/2023