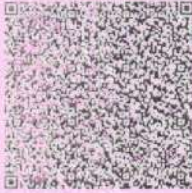


**INDIA NON JUDICIAL**  
**Government of Puducherry**

**e-Stamp**

Certificate No. : IN-PY73400973227005V  
Certificate Issued Date : 22-Sep-2023 12:06 PM  
Account Reference : IMPACC (IV)/ py4000503/ MADAGADI WARD/ PY-KA  
Unique Doc. Reference : SUBIN-PYPY400050319777412692180V  
Purchased by : P A SETHILKUMAR AND 3 OTHERS  
Description of Document : Article 4 Affidavit  
Property Description : AFFIDAVIT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : P A SETHILKUMAR AND 3 OTHERS  
Second Party : THE PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY  
Stamp Duty Paid By : P A SETHILKUMAR AND 3 OTHERS  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)



**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**



PA - Senthil Kumar  
*[Signature]*

**JD 0035470828**

*[Signature]*  
S. V. Santhya



### Affidavit cum Declaration

Affidavit cum Declaration of **1) Mr.PA.SENTHIL KUMAR** son of Pazhaniyappan, NO:91/1, Market Street, Karaikal. **2) Mr. RAJENDIRAN** son of Arumugam, NO: 09, Mela Street, Keezhakasakudy, Karaikal. **3) Mr.BALASUNDARAM**, son of Shanmugasundaram, NO:02, Middle Street,Thalatheru, Karaikal. **4) Mrs. SHANTHY** wife of Kumar, No.20, 15<sup>th</sup> Cross Street, Anna Nagar Extension, Nellithoppe Puducherry. promoters of the proposed project.

We, **1) Mr.PA.SENTHIL KUMAR** son of Pazhaniyappan, **2) Mr. RAJENDIRAN** son of Arumugam, **3) Mr.BALASUNDARAM**, son of Shanmugasundaram, **4) Mrs. SHANTHY** wife of Kumar, promoters of the project do hereby solemnly declare, undertake and state as under:-

1. That we promoters have a legal title to the land on which the development of the project is proposed

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, 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 **Three 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.

PA. Senthil Kumar

S.V. Santhya



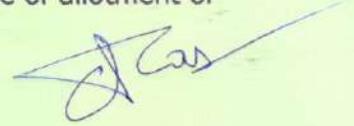
S.V. Santhya



(3)

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 thereunder.
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.

Pa. Senthilkumar



S.V. Santhya

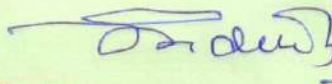

**Deponents**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

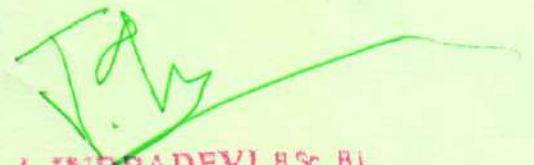
Verified by me at Karaikal on this      day of **September 2023**.

Pa. Senthilkumar



S.V. Santhya

**Deponents**



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

Reg. Under N.C. No. 4992/2023  
Date: 05/10/2023