



सत्यमेव जयते

INDIA NON JUDICIAL

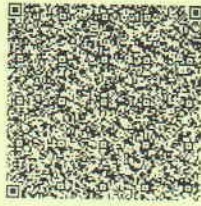
Government of Puducherry

₹50

e-Stamp

Certificate No.	: IN-PY74365393439682V
Certificate Issued Date	: 24-Oct-2023 02:02 PM
Account Reference	: SELFPRINT (PU)/ py-self/ PUDUCHERRY/ PY-PU
Unique Doc. Reference	: SUBIN-PYPY-SELF20923649599019V
Purchased by	: m KUPPAN
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: M KUPPAN
Second Party	: P RERA
Stamp Duty Paid By	: M KUPPAN
Stamp Duty Amount(Rs.)	: 50 (Fifty only)

₹50 ₹50 ₹50 ₹50



SELF-PRINTED CERTIFICATE TO BE VERIFIED BY THE RECIPIENT AT WWW.SHCILESTAMP.COM

Please write or type below this line

M. Kuppan



1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. For more details on this Certificate and as available on the website / Mobile App renders it invalid. In case of any discrepancy please inform the Competent Authority.

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

Affidavit Cum Declaration of Thiru. M. KUPPAN s/o Munusamy (Aadhar No. 7469 8285 7902) (PAN – AIYPM3159J) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26.10.2023.

I, Thiru. M. KUPPAN . 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 We have a legal title to the land on which the development of the project is proposed.

OR

I, Thiru. M. KUPPAN . 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 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 FIVE 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.



M. Kuppan

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 we shall get the accounts audited year by a chartered accountant in practice, duly certified and signed by such chartered audit that the amounts collected for a project and the withdrawal has been percentage of completion of the project.
8. That we will 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 will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

M. Luvu

DEPONENT

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

Verified by me at Puducherry on this 26th day of October, 2023

M. Luvu

SIGNED BEFORE ME

K. Santhanakrishnan
K. SANTHANAKRISHNAN, B.A., LL.B., B.Ed
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
Reg.No. 5826/08
No.26, Second Cross Street,
Thilagar Nagar, Pondicherry-605 009

