सत्यमेव जयते

INDIA NON JUDICIAL

Government of Puducherry

e-Stamp

Certificate No.	:	IN-PY98941929295621Y
Certificate Issued Date	:	07-May-2026 04:39 PM
Account Reference	:	IMPACC (IV)/ py4000803/ THALATHERU/ PY-KA
Unique Doc. Reference	:	SUBIN-PYPY400080350659465122659Y
Purchased by	:	STEPHEN HEMANT KUMAR AND RAMARAJAN
Description of Document	:	Article 4 Affidavit
Property Description	:	AFFIDAVIT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	STEPHEN HEMANT KUMAR AND RAMARAJAN
Second Party	:	CHAIRMAN TNRERA
Stamp Duty Paid By	:	STEPHEN HEMANT KUMAR AND RAMARAJAN
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

Please write or type below this line

C. Ramaraj.

NOTARIAL REGISTER
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Page No 37 Serial 119

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Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

FORM'B'

[See rule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. by Mr. **A. Stephen Hamant Kumar and C. Ramarajan** promoter of the proposed project comprised in Survey No. Survey Nos 97/7A, 97/7B1A, 97/7B2A & 97/7B2B of Agarakondagai Village, Nagapattinam Taluk, Nagapattinam District. Thirumarugal Panjayath Block Limit.

I, **A. Stephen Hamant Kumar and C. Ramarajan** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/ promoter have / has a legal title to the land on which the development of the project is proposed
   OR
   Have entered into joint development agreement/collaboration agreement /development agreement or any other agreement with who possess 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 project is enclosed herewith.

2. That the said land is free from all encumbrances

   OR
   Possess such encumbrances as - including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The project is completed/ will be completed by Completed.

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the landcost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

1.

Deponent

2. C. R

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I / promoter shall get the accounts audited within six months after theend 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the projectand the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / promoter 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

C. R...

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 Nagapattinam on this 06th June 2026.

1. Deponent

2. C. R...