INDIA NON JUDICIAL

Government of Tamil Nadu

सत्यमेव जयते

e-Stamp

Certificate No.	:	**IN-TN82912493176853X**
Certificate Issued Date	:	07-Jun-2025 12:56 PM
Account Reference	:	NEWIMPACC (SV)/ tn8020804/ THIRUVAROOR/ TN-NG
Unique Doc. Reference	:	SUBIN-TNTN802080431912066605423X
Purchased by	:	S AGORASIVAN
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	S AGORASIVAN
Second Party	:	TN RERA
Stamp Duty Paid By	:	S AGORASIVAN
Stamp Duty Amount(Rs.)	:	100 (One Hundred 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 PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.S.AGORASIVAN** and Mrs.**R.SATHYAPRIYA** promoter of the proposed project comprised in **Ward No.2, Block No.41, TS No.2412/35, 2446/2A, 2446/2B, 2446/9**, at Thiruvarur Municipality, Thiruvarur District.

G 0012368494

G. GOPALAKRISHNAN, B.Sc., B.L.,
ADVOCATE / NOTARY,
74/1, Karaikkattu St, Tiruvarur - 610 001.
Tamilnadu, India.
N.C.No.304/2021 Valid up to 16.4.2026

NOTARY PUBLIC, G. GOPALAKRISHNAN, G.O.MS.No: 304 / 2021, Valid Upto: 16.4.2026, Thiruvarur-610 001, GOVT. OF INDIA

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.

We **Mr.S.AGORASIVAN and Mrs.R.SATHYAPRIYA** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title to the land on which the development of the project is proposed (Sale Deed)
   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.

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 land cost 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.

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.

NOTARY PUBLIC
G. GOPALAKRISHNAN
G.O.MS.No: 304 / 2021
Valid Upto: 16.4.2026
Thiruvarur-610001.
GOVT. OF TAMILNADU

G. GOPALAKRISHNAN, B.Sc.,B.L.,
ADVOCATE / NOTARY,
74/1, Karaikkattu St, Tiruvarur-610 001,
Tamilnadu, India. Cell : 94433 25929
N.C.No: 304/2021 Valid up to 16.4.2026

Deponent

6. That We / promoter 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

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

9. That We / 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.

A. Sahu

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 Thiruvarur on this 10th day of June 2025





A. Sahu

Deponent

Signed before me

10/6/2025

G. GOPALAKRISHNAN, B.Sc., B.L.,
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