



सत्यमेव जयते

INDIA NON JUDICIAL Government of Puducherry

e-Stamp



Certificate No.	:	IN-PY54053862269312U
Certificate Issued Date	:	10-Jan-2022 12:41 PM
Account Reference	:	IMPACC (IV)/ py4000403/ MAHE/ PY-M
Unique Doc. Reference	:	SUBIN-PYPY400040389831973049994U
Purchased by	:	PRAKASHAN K K AND TWO OTHERS
Description of Document	:	Article 4 Affidavit
Property Description	:	AFFIDAVIT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PRAKASHAN K K AND TWO OTHERS
Second Party	:	PRERA
Stamp Duty Paid By	:	PRAKASHAN K K AND TWO OTHERS
Stamp Duty Amount(Rs.)	:	20 (Twenty only)



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FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of 1) Kottappurath Sujith, S/o.K.Balakrishnan, aged 49 years, Business, residing at Sree Sadan, Mahe, Puducherry

[Signature]
K. SUJITH

[Signature]
K. K. PRAKASHAN

[Signature]
P.K. SAHICEE

KC 0026903987

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stamp.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.



2) K.K.Prakashan, S/o. Chathukutty, aged 52 years, residing at Souparnika,Thazhe Kuniyil, Chokli, Nidumbram, Thalassery and

3) Palkkandy Kottoth Saheed, S/o. Khader, aged 54 years, Business, residing at Safa Kottoth, Kodyeri, Paral, Thalassery, through his Power Of Attorney Mr.Kottappurath Sujith

We , 1) Palkkandy Kottoth Saheed, , 2) Kodappurath Sujith, and 3) K.K.Prakashan, the owners of the project land do hereby solemnly declare, undertake and state as under:-

1. That we ,the land owners have 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 (French Riviera Apartment Project,Chalakkara,Mahe) is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project will be completed by the promoter is 31st December 2023.

4. That seventy per cent of the amounts realised by the promoter 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 the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account will be withdrawn by the promoter 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 the promoter 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.

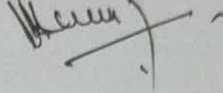
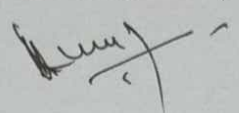
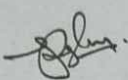
K. SUJITH

K.K. PRAKASHAN

P.K. SAHEED

8. That we, the land owners 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 the land owners will not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be.

Deponents (Landowners)


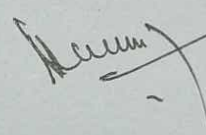
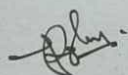
- 1) Palkkandy Kottoth Saheed, (through PoA) 
- 2) K. H. Appurath Sujith, 
- 3) K.K. Prakashan, 

Verification

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


Verified by us at Mahe on this 10th day of January 2022.

Deponents (Landowners)

- 1) Palkkandy Kottoth Saheed (through PoA) 
- 2) K. H. Appurath Sujith 
- 3) K.K. Prakashan 



Litnik Deponents solemnly affirm and signed before me on this the 10th day of January 2022 at Mahe


M.D. THOMAS
 ADVOCATE & NOTARY
 MAHE

This document is entered in
 Serial No. 13.... In the Notary
 Register on 10.01.2022.



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Puducherry

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Certificate No. : IN-PY54040436395901U
Certificate Issued Date : 10-Jan-2022 10:47 AM
Account Reference : IMPACC (IV)/ py4000403/ MAHE/ PY-1
Unique Doc. Reference : SUBIN-PYPY400040389815378566269U
Purchased by : RASHEED P K
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : RASHEED P K
Second Party : PRERA
Stamp Duty Paid By : RASHEED P K
Stamp Duty Amount(Rs.) : 20
(Twenty only)



-----Please write or type below this line-----

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr.Rasheed P.K duly authorised by the promoter (M/s. Mesco Builders, Mahe) of the proposed project, vide its Partnership Deed dated 6th February 2019;

Rasheed.P.K
(Deponent)

KC 0026903006

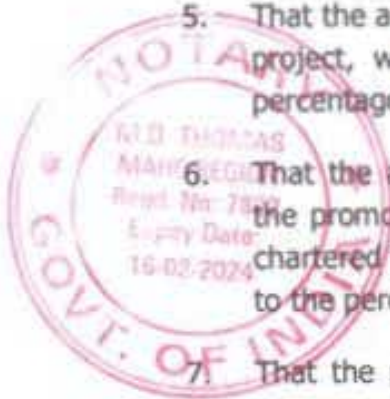
M.D. THOMAS
ADVOCATE & NOTARY
MAHE

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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.

I, Rasheed P.K, duly authorised by the promoter of the project do hereby solemnly declare, undertake and state as under:-

1. That Land Owners (1)Mr.Palikkandy Kottoth Saheed, (2)K.K.Parakashan,and (3) Kottapurath Sujith 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.
3. That the time period within which the project will be completed by the promoter is 30th December 2023 .
4. That seventy per cent of the amounts realised by the promoter 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 the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account will be withdrawn by the promoter 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 the promoter 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 the promoter] will take all the pending approvals on time, from the competent authorities.




M.D. THOMAS
ADVOCATE & NOTARY
MAHE


Rasheed-PK
(Deponent)


9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


Rasheed. PK
(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 Mahe on this 10th day of January .


Rasheed. PK
(Deponent)



Litani deponent solemnly affirmed and signed before me on the 10th day of January 2022 at Mahe


M.D. THOMAS
ADVOCATE & NOTARY
MAHE

This document is entered in
Serial No. 12... In the Notary
Register on 10.01.2022.