



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Puducherry

e-Stamp

Certificate No. : IN-PY70096515144596V
Certificate Issued Date : 17-May-2023 01:29 PM
Account Reference : NONACC (BK)/ pypbgbk02/ KARAİKAL/ PY-KA
Unique Doc. Reference : SUBIN-PYPYPBGBK0215650678484826V
Purchased by : ABDUL KADHAR
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ABDUL KADHAR
Second Party : THE PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : ABDUL KADHAR
Stamp Duty Amount(Rs.) : 50
(Fifty 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



Abdul Kadhar

JD 0035257708

Statutory Alert:

1. The users of e-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.

(2)

Affidavit cum Declaration

Affidavit cum Declaration of **MOHAMED ABDUL KADER MARECAR S/O IBRAMSA MARECAR, NO: 63, LEMAR STREET, KARAIKAL-609602, PUDUCHERRY STATE,** promoters of the proposed project.

I, **MOHAMED ABDUL KADER MARECAR S/O IBRAMSA MARECAR** promoters of the project do hereby solemnly declare, undertake and state as under:-

1. That I 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.

Mohamed Abdul Kader Maricar



(3)

7. That I 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 I 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 Act and the rules and regulations made thereunder.
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.

J. Indradevi

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 ^{9th} day of **June 2023**.



J. Indradevi

Deponents



J. Indradevi

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

Reg. Under N.C. No. 2382/2023

Date: 09/06/2023