File No. 148/1/PRERA/REP(P)/KKL/2021

PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY
O/o OF THE TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF PUDUCHERRY

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

1. This registration is granted under section 5 to the following project under layout registration number **148/1/PRERA/REP(P)/KKL/2021:**
Vaitheeswarar Nagarat R.S.No.172/3F/3A/4PT, 172/3F/3A/5, 174/6B/1/APT,
Keezhamanai Revenue Village,
Neravy Commune, Karaikal. keezhamanai, karaikal, karaikal, Puducherry to:

Mr./Ms. R.Anandy & 6 others, No.1/1, Veerasamy Naicker St, Karaikal, Karaikal, Puducherry 609602 to develop 21 residential plots in the above cited layout as per the regularization of the individual plots from the Karaikal Planning Authority vide Permit No.59/1937/KPA/NRVY/RUL/639/2018 dated 15/12/2020.

2. This registration is granted subject to the following conditions, namely:-

(i). The promoter shall enter into an agreement for sale with the allottees as prescribed in the Puducherry Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2017

(ii). The promoter shall execute and register a conveyance deed in favour of the allottee as per section 17 of the Real Estate (Regulation and Development) Act, 2016.

(iii). The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016.

(iv). The registration shall be valid for a period one year commencing from 19-01-2021 and ending with 18-01-2022 unless extended by the Authority in accordance with the Real Estate (Regulation and Development) Act, 2016 and the Puducherry Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2017 made thereunder;

(v). The promoter shall comply with the section 11 to 18 of the Real Estate (Regulation and Development) Act, 2016 along with the other provisions of the Act and the Puducherry Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2017 and regulations made thereunder;

(vi). The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Real Estate (Regulation and Development) Act, 2016 and the Puducherry Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2017 and regulations made thereunder.

KUMAR MAHESH
Digitally signed by KUMAR MAHESH
Date: 2021.01.19 17:32:39 +05'30'

(Interim Regulatory Authority)
Puducherry Real Estate Regulatory Authority

Dated: 19-01-2021
Place: Puducherry

Note: Real Estate Act, 2016 and Rules notified by Government of Puducherry can be had from https://prera.py.gov.in

Address for Communication:
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