

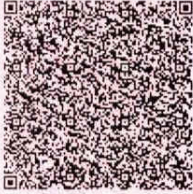


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Puducherry

e-Stamp

Certificate No. : IN-PY44106138085093T
Certificate Issued Date : 12-Jan-2021 12:13 PM
Account Reference : IMPACC (IV)/ py4000803/ THALATHERU/ PY-KA
Unique Doc. Reference : SUBIN-PYPY400080372970382528614T
Purchased by : MOHAMED ISMAIL
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : MOHAMED ISMAIL
Second Party : PUDUCHERRY REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : MOHAMED ISMAIL
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**



RS 0003207141

1. The authenticity of this Stamp Certificate should be verified at www.shclstamp.com or using e-Stamp Mobile App or Stock Holding
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The responsibility of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mohamed Ismail s/o Mohamed Thavuth, No.155, main Road, Ambagarathur, Karaikal. P/A of Koraisabesam, PathamuthuJoharan, Ramanathan and Rahamathukani Karaikal District u.t. of puducherry. promoter of the proposed project

I, Mohamed Ismail P/A. of **Koraisabegam, Pathamuthu Joharan, Ramanathan and Rahamathukani** promoter of the project do hereby solemnly declare, undertake and state as under:-

1. That I 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 me is **two years**.

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

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 That the amounts from the separate account will be withdrawn by me 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

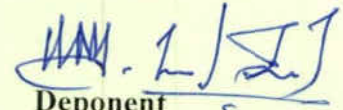
7. That I will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will be verified during the audit that the amounts collected for 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.

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.


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 Karaikal on this 13th day of January 2021.


Deponent




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

Reg. Under N.C. No. 151/2021
Date: 12-01-2021