INDIA NON JUDICIAL

Government of Tamil Nadu

सत्यमेव जयते

e-Stamp

Certificate No.	:	**IN-TN26728834065339W**
Certificate Issued Date	:	06-Jul-2024 02:22 PM
Account Reference	:	NEWIMPACC (SV)/ tn8020804/ THIRUVAROOR/ TN-NG
Unique Doc. Reference	:	SUBIN-TNTN802080443155422935623W
Purchased by	:	SHAMSATHBEGAM
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHAMSATHBEGAM
Second Party	:	TNRERA
Stamp Duty Paid By	:	SHAMSATHBEGAM
Stamp Duty Amount(Rs.)	:	20 (Twenty only)

Please write or type below this line IN-TN26728834065339W

FORM B

[Seerule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

HF 0010393899

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.

AffidavitcumDeclaration

Affidavit cum Declaration of **Mr./Ms. S.SHAMSATHBEGAM** promoter of the proposed project **VK HABULAMMA NAGAR** at Thiruvidaivasal Village Panchayath, Koradachery Panchayath union, Koothanallur Taluk, Thiruvarur District.**Survey No 69/7A,7B,7C,7D AND 69/11;**

I, **S.SHAMSATHBEGAM** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That IS. **S.SHAMSATHBEGAM** / promoter have / has a legal title to the land on which the development of the project is proposed
   OR
   Haveenteredintojointdevelopmentagreement/collaborationagreement /developmentagreementoranyotheragreementwith NILL who possess a legal title to the land on which the development of theproposed 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. Thatthesaidlandisfreefromallencumbrances. OR
   PossesssuchencumbrancesasNill including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **PROJECT COMPLETED**.

4. That seventy per cent of the amounts realized 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 thatpurpose, as faras building is concerned. For layout projects, it will be cost of development an the land cost.

S. Shamsath Begam

S. Shamsath Begam

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.

6. That I , **S.SAMSATHBEGAM**/ promoter shall get the accounts audited within six months after theend 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 projectand the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That Is. **S.SHAMSATHBEGAM** / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I **S.SHAMSATHBEGAM** / 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.

Deponent

S. Shamsath Begam

Verification

ThecontentsofmyaboveAffidavitcumDeclarationaretrueandcorrectand nothing material has been concealed by me therefrom.

Verified by me at Thiruvarur on this 06 day of July 2024.

Deponent

S. Shamsath Begam