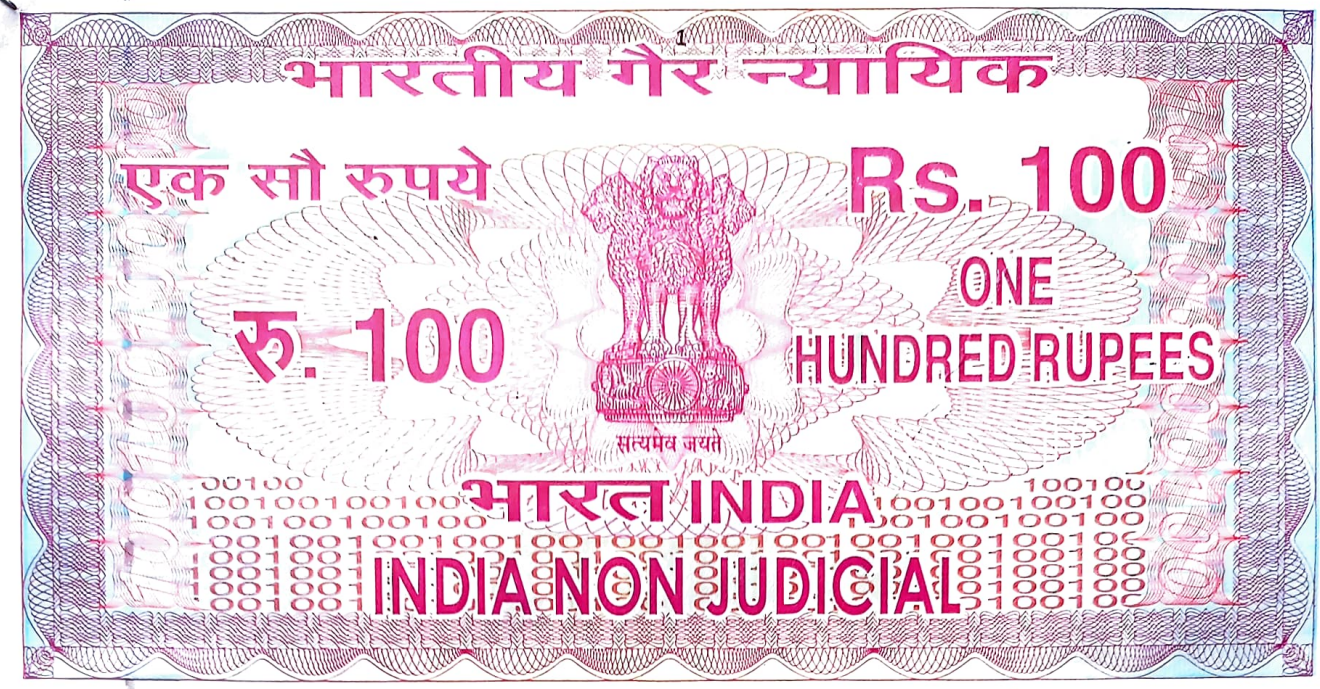


தமிழ்நாடு तमिलनाडु TAMILNADU

DU 060925

01.08.2024

Skanda Realty
Namakkal

N. SUMATHI
STAMP VENDOR
SARAVANAMPATTY
COIMBATORE - 641 035
Ref. No: 5409/B1/2013

FORM „B" [See rule 3(4)]

AFFIDAVIT CUM DECLARATION OF PROMOTER OF THE LAYOUT
"THE ELITE ENCLAVE- PHASE II"

We **M/s Skanda Realty**, having address at 23-2, Anjaneyar Kovil Street, Thiruchengode, Namakkal District, Tamilnadu – 637 211, represented by its Authorised Partner G.Arunkumar the promoters of the proposed layout "**THE ELITE ENCLAVE – PHASE II**" do hereby solemnly declare, undertake and state as under:

FOR M/s SKANDA REALTY

(G.ARUNKUMAR)
AUTHORISED PARTNER

SKANDA REALTY NAMAKKAL

1. That the promoters are the absolute owner of Lands S.F.No. 327/1A, Idikarai Town Panchayat/ Village, Annur Taluk, Coimbatore District , Tamil Nadu State , admeasuring 1.832 acres/ 7415 Sq.Mtrs 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 project is enclosed herewith.

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

3. That the time period within which the project has been completed by promoter on 01.08.2024

4. That seventy per cent of the amounts realised by 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 that purpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

6. That promoter shall get the accounts audited within six months after the end 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 project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

FOR M/s SKANDA REALTY

(G.ARUNKUMAR)
AUTHORISED PARTNER

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

9. The 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

Dated at Thiruchengode, Namakkal on this the 1st Day of August 2024

FOR M/s SKANDA REALTY

SKANDA REALTY NAMAKKAL

(G.ARUNKUMAR)
AUTHORISED PARTNER
(DEPONENTS)

VERIFICATION

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

Dated at Thiruchengode, Namakkal on this the 1st Day of August 2024

FOR M/s SKANDA REALTY

SKANDA REALTY NAMAKKAL

(G.ARUNKUMAR)
AUTHORISED PARTNER
(DEPONENTS)