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20/5/2025 Skanda realty Tiruchencode

V. SARAVANA KUMAR
STAMP VENDOR
3(4), Mariamman Kovil St.,
Machampalayam, CBE - 24.
L.No : 928 / B1 / 2021-7

-1-

FORM „B" [See rule 3(4)]

"AFFIDAVIT CUM DECLARATION OF PROMOTER(S) OF THE LAYOUT "MY VILLAGE"

We, **M/s SKANDA REALTY**, a Partnership Firm, represented by its Managing Partner Mr.Arunkumar s/o Ganesan, having office at No. 23/2, Anjaneyar Kovil Street, Thiruchengode, Suriyampalayam, Namakkal – 637 211, the promoters of the proposed layout "MY VILLAGE" do hereby solemnly declare, undertake and state as under:

For SKANDA REALTY

MANAGING PARTNER

1. That the promoters is the absolute owner of Lands S.F.No. 108/6B1B, 109/4 AND 109/5, Samayanallur Village, Madurai District, Tamil Nadu State an extent admeasuring 1.28 acres of 5071 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 project has been completed by the promoters on 20.05.2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For SKANDA REALTY

MANAGING PARTNER

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

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 on this the 21st day of May 2025

For SKANDA REALTY
MANAGING PARTNER

DEPONENT

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 on this the 21st day of May 2025

For SKANDA REALTY
MANAGING PARTNER

DEPONENT



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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