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08 NOV 2023

BAASHYAAM VENTURES PVT LTD.

A. DHANALAKSHI.
Stamp Vendor
L.No.20028/B4/B/B71/8
164, Amman Koil Street,
Chennai-600 001.

FORM 'B'

Affidavit cum

Declaration

Affidavit cum Declaration of **M/s.BAASHYAAM VENTURES PVT. LTD AND M/s.BAASHYAAM REALITY PVT. LTD,** a Company incorporated under the Companies Act, 1956, having its Registered Office at No. 87, G.N.Chetty Road, T.Nagar, Chennai-600 017, promoter of the proposed project **"ENCHANTED"** for the proposed construction of High Rise Group development building with Extended Double Basement floor (Meant for parking) + Combined Stilt Floor (Part) (meant for parking)/ Ground Floor (Part) (Shops & Creche) over & above 6 Towers with Combined first floor for Podium & Club House use (Swimming pool along with dressing room, Gym, Indoor games, Badminton Court, Mini Theatre, Guest room, Kitchen, Multi-purpose hall and Dining) and Residential use (at Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: Nil Dwelling units, Tower-05 & 06: 6 Dwelling units) with 21 Dwelling units + Combined 2nd Floor (Tower-01: 5 Dwelling units, Tower-02: 5 units, Tower-03: 5 units, Tower-04: Nil Dwelling Units, Tower-05 & 06: 8 Dwelling units) with 23 dwelling units + Combined 3rd Floor (Tower-01: 5

Baashyaam Ventures Pvt. Ltd. Chennai 600 017

for BAASHYAAM REALITY PVT. LTD.

Authorised Signatory

Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling Units, Tower-05 & 06: 8 Dwelling units) with 28 Dwelling units + Combined 4th Floor (Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling units, Tower-05 & 06: 8 Dwelling units) with 28 Dwelling units + 5th Floor to 33rd Floor (at Tower-01 to 04 with Height 106.80m and 145 Dwelling units in each Tower) and 5th Floor to 32nd Floor (at Tower-05 & 06 with Height 106.90m and 224 Dwelling units in each Tower) totally (Tower-01 to 3: 165 Dwelling units in each Tower, Tower-04: 155 Dwelling units, Tower-05 & 06: 254 Dwelling units) 904 Dwelling units, at Plot-A Abutting Neelangarai – Thoraipakkam Link Road, Okkiyam Thoraipakkam, Chennai – 600 097 comprised in Survey Nos.406/79A (Part) & 406/80A (Part) of Okkiyam Thoraipakkam Village;

We, **M/s.BAASHYAAM VENTURES PVT. LTD AND M/s.BAASHYAAM REALITY PVT. LTD** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/s.BAASHYAAM VENTURES PVT. LTD AND M/s.BAASHYAAM REALITY PVT. LTD** promoter have a legal title to the land on which the development of the project is proposed

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

3. That the time period within which the project shall be completed by promoter is 09.09.2032.

4. That seventy per cent of the amounts realised 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 that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 **M/s.BAASHYAAM VENTURES PVT. LTD AND M/s.BAASHYAAM REALITY PVT. LTD** 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 **M/s.BAASHYAAM VENTURES PVT. LTD AND M/s.BAASHYAAM REALITY PVT. LTD** promoter shall take all the pending approvals on time, from the competent authorities.

8. That **M/s.BAASHYAAM VENTURES PVT. LTD AND M/s.BAASHYAAM REALITY PVT. LTD** promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Baashyaam Ventures Pvt. Ltd. Chennai 600 017

For BAASHYAAM REALITY PVT. LTD.

Authorised Signatory

9. That **M/s.BAASHYAAM VENTURES PVT. LTD AND M/s.BAASHYAAM REALITY PVT. LTD** 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
Authorized Signatory of

M/s.BAASHYAAM VENTURES PVT. LTD

M/s.BAASHYAAM REALITY PVT. LTD

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me therefrom.

Verified by me at Chennai on this 22nd day of January 2025.

Deponent

Authorized Signatory of

Baashyaam Ventures Pvt. Ltd. Chennai 600 017

M/s.BAASHYAAM VENTURES PVT. LTD

For BAASHYAAM REALITY PVT. LTD.

Authorised Signatory

M/s.BAASHYAAM REALITY PVT. LTD

Our services go beyond

Buying & Selling Services

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

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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

NRI & Investment Services

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

Compliance & Special Services

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

Smarter Tools, Stronger Decisions

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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We're honored to be part of your
real estate journey

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