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सत्यमेव जयते

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AV 935829

m/s. Omshakthy Realties Pvt. Ltd.,
Chennai - 32

V.BEDHARAJAN
Stamp Vendor
L.No: 12144/B1/96
Ekkattuthangal, Ch-32
Mobile No: 9710019475

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of P.S.SIVAKUMAR, Authorised Signatory, of M/s.OMSHAKTHY REALTIES PRIVATE LIMITED of the proposed Project.

I, P.S.SIVAKUMAR, Authorised Signatory, of M/s.OMSHAKTHY REALTIES PRIVATE LIMITED of the proposed project do hereby solemnly declare, undertake and state as under:

For OMSHAKTHY REALTIES PVT. LTD.

Authorised Signatory

NOTARY
N. RAJENDIRAN,
M.A.,M.E.d.,B.L.,
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU DH 230400

23 SEP 2024 M/s. Omshakthy Realties Pvt. Ltd.

Chennai - 32

V.BEDHARAJAN
Stamp Vendor
L.No: 12144/B1/96
Ekkattuthangal, Ch-32
Mobile No: 9710019474

-2-

1. That I/Promoter have/has legal title to the lands on which the development of the project is proposed layout in Sy.No. 544/1A, 545/1A, 1B, 2, 546/1A, 1B, 2, 3, 547/1, 2, 549/1, 2, 550, 551/1, 2, 3, 553/1A, 1B, 2B, 3B, 554/1, 2, 3, 4A, 4B1, 4B2, 555/1, 2, 3A, 3B, 556/2, 8A, 8B, 559/1, 2, 560/1A, 1B, 2, 561/3B, 4A, 4B, 5, 6, 562, 563/1, 2, 3 & 4 of Varadharajapuram Village, Kundrathur Taluk & Panchayath Union, Kanchipuram District, CMDA Approved No.PPD.LO.No.1/0243/2024, Dt.08.03.2025.

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.

For OMSHAKTHY REALTIES PVT. LTD.

Authorised Signatory

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

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

OR

Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along with details

3. That the project will be completed on or before 30.09.2025 by me/promoter.
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.
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 I/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 I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/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.

For OMSHAKTHY REALTIES PVT. LTD.

Authorised Signatory

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No: 6117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

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Verification

The contents of may be Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Chennai on this 01st day of July, 2025

For OMSHAKTHY REALTIES PVT. LTD.

Authorised Signatory

Deponent

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8447/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street
West Mambalam, Chennai - 600 033
Mobile : 98411 22650

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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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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