Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Bhaggyam

Bhaggyam Constructions
No : 2, Sarangapani Street,
T.Nagar, Chennai - 600 017.
P: +91 44 2834 4770, 2834 4730
E: general@bhaggyam.com
W: www.bhaggyam.com
GSTIN : 33ADQPR7079D1Z4

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Bhaggyam Constructions
Project Name	:	Bhaggyam Cricket Villa
Project Registration No.	:	TN/29/Building/008/2024
Project Registration Date	:	10/01/2024
Project Completion Date	:	31/08/2026
Quarter Ending	:	March Year 2025

RERA Separate Bank A/c Details

Bank Name	:	Canara Bank
Bank Branch	:	T.Nagar-II
Bank A/c No.	:	120024107964

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	9,83,25,915
Amount withdrawn from the RERA A/c from the date of opening	:	9,83,25,915
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	5	905
	b) UDS Registered	4	724

For BHAGGYAM CONSTRUCTIONS

Proprietor

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	Flat 1	yes	yes
2.	Flat 2	yes	yes
3.	Flat 5	yes	yes
4.	Flat 6	Yes	yes
5.	Flat 3	yes	No

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	100% completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.6,23,71,000
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

C. Latest Colour Photo

For BHAGGYAM CONSTRUCTIONS

V Rao

Proprietor



BHAGGYAM CONSTRUCTIONS
T. NAGAR
CHENNAI
600 017



BHAGGYAM CONSTRUCTIONS
T. NAGAR
CHENNAI
600 017



BHAGGYAM CONSTRUCTIONS
T.NAGAR
CHENNAI
600 017



BHAGGYAM CONSTRUCTIONS
600 017





BHAGGYAM CONSTRUCTIONS





BHAGGYAM CONSTRUCTIONS
T.NAGAR
CHENNAI





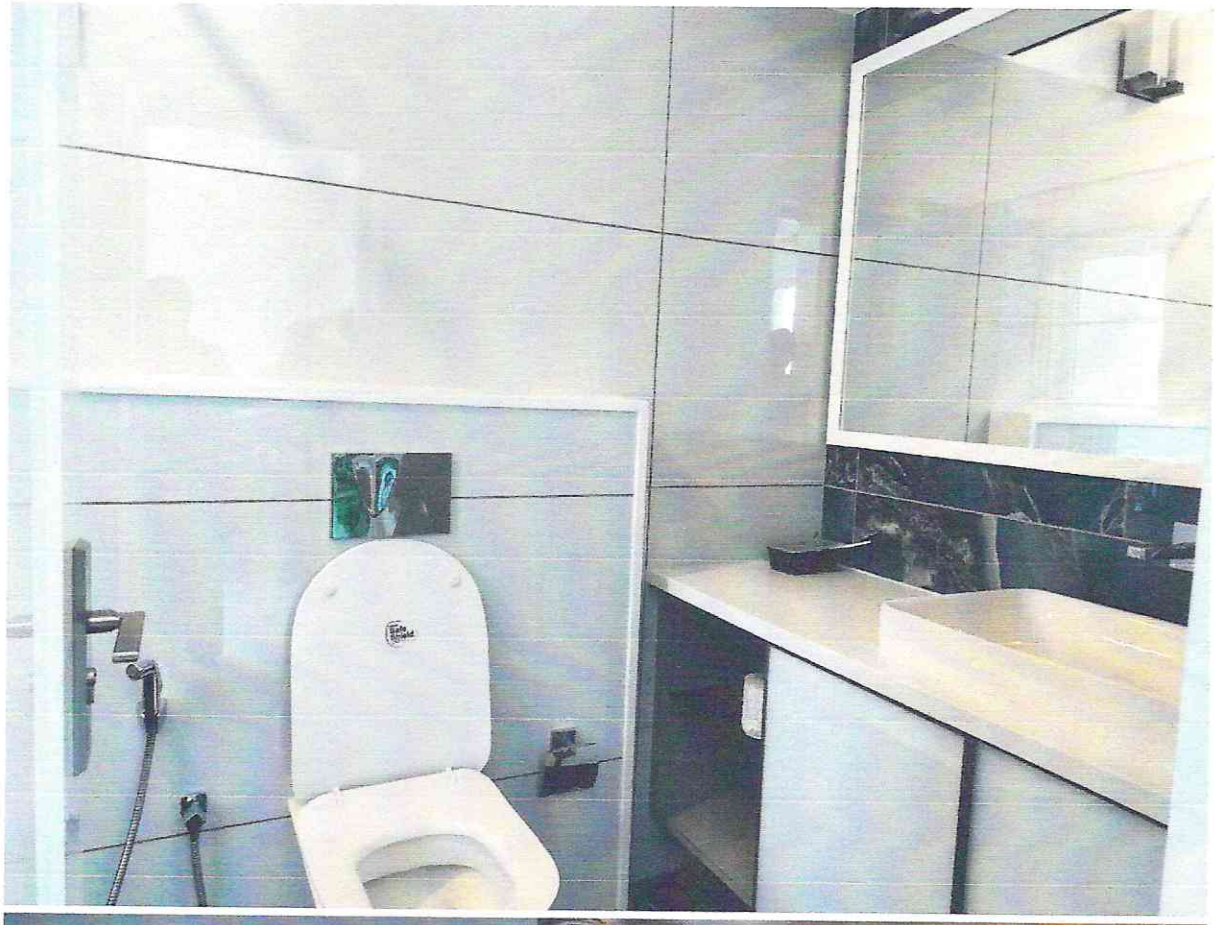
BHAGGYAM CONSTRUCTIONS



BHAGYAM CONSTRUCTIONS





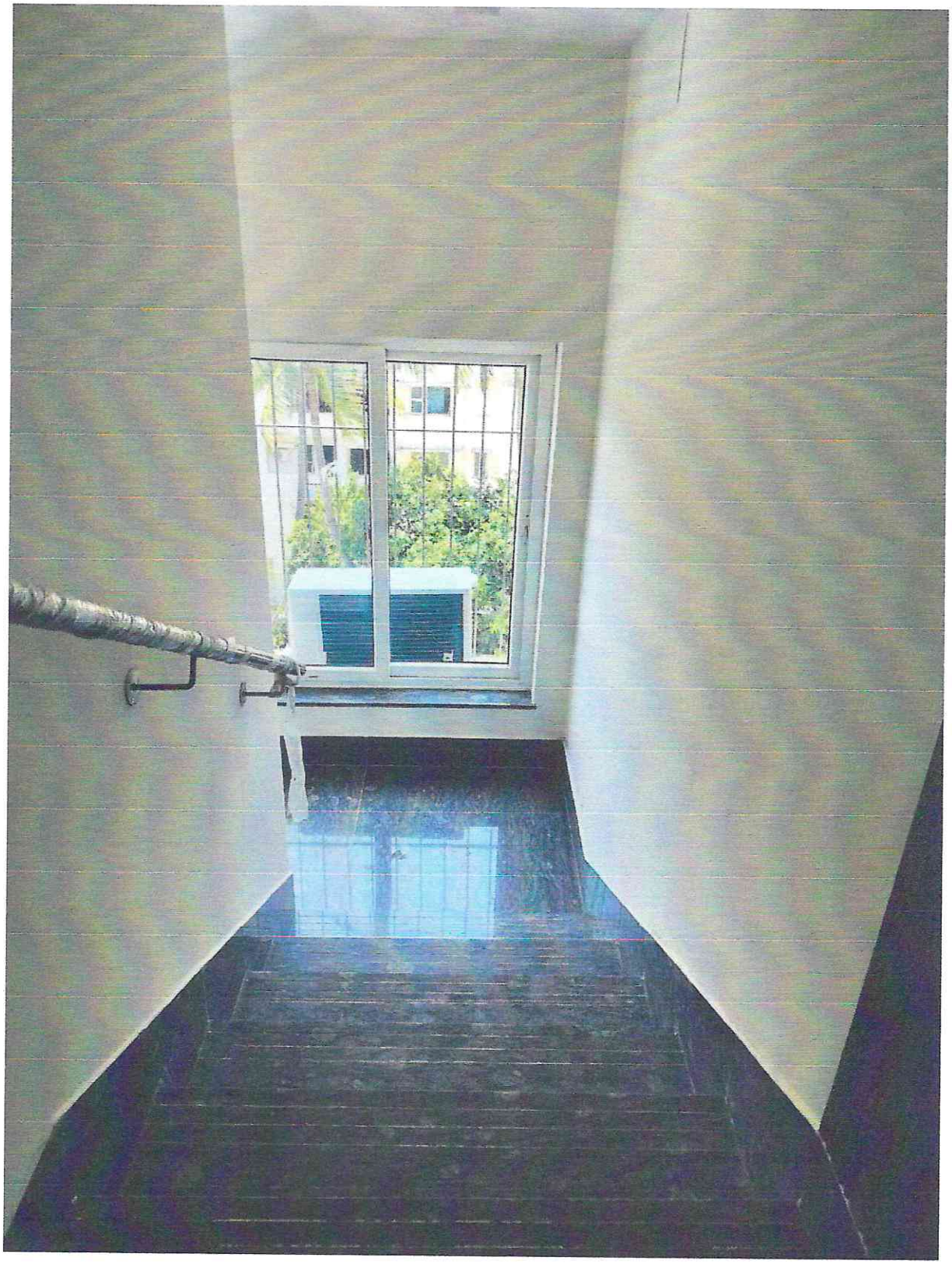




SHANGGYAM CONSTRUCTIONS
T NAGAR
CHENNAI
017



BHAGGYAM CONSTRUCTIONS
T.NAGAR
CHENNAI

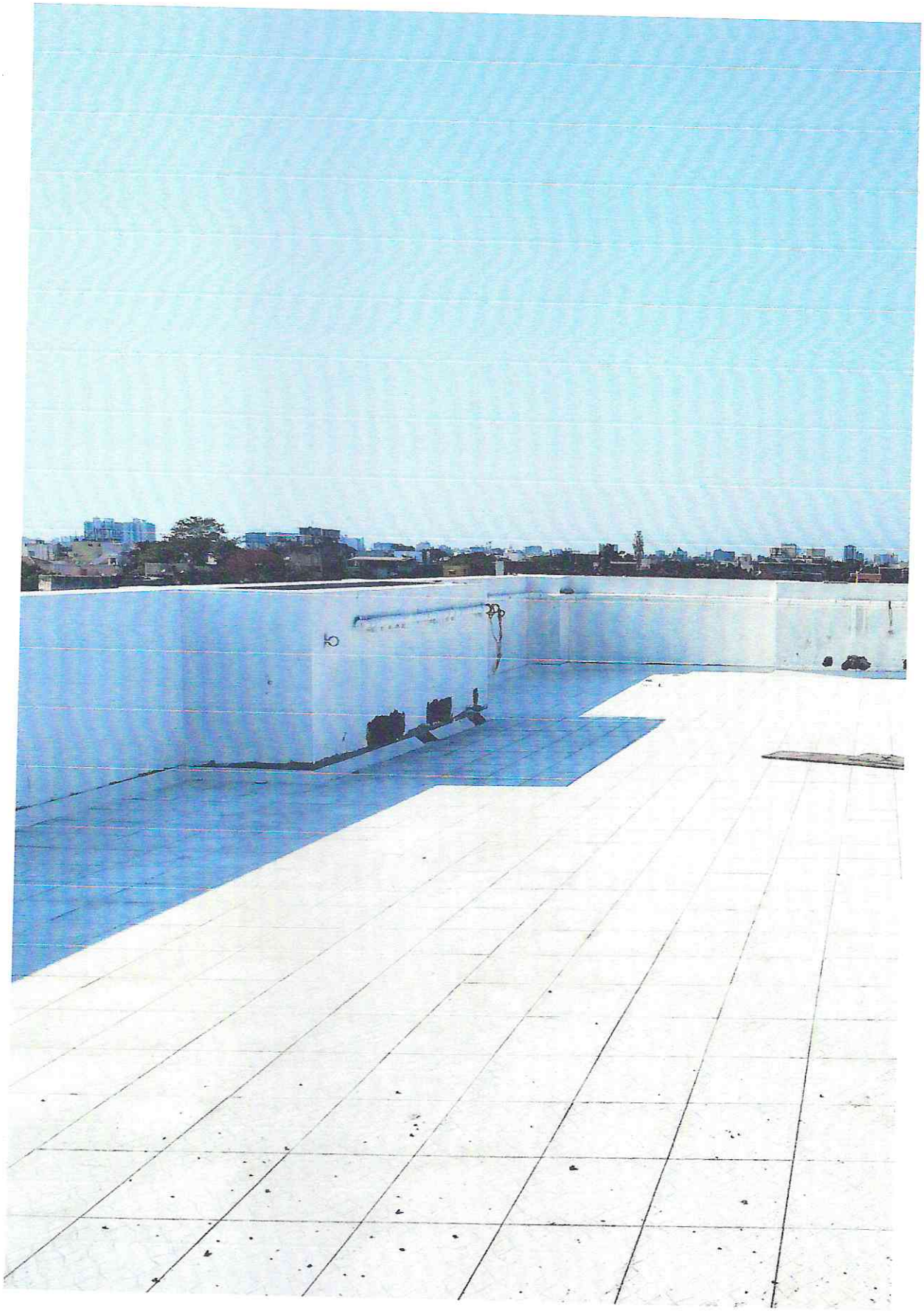


BHAGGYAM CONSTRUCTIONS
T.NAGAR
CHENNAI
600 017





BHAGGYAM CONSTRUCTIONS



BHAGGYAM CONSTRUCTIONS
T NAGAR
CHENNAI
600 017

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0173/2024 **Dated: 14.08.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing Premium FSI at Plot No.13, New Door No. 8, Old Door No.7, Anna Avenue, Kasturi Bai Nagar, Adyar, Chennai- 600 020 in T.S.No.46/9, Block No.16 of Pallipattu Village within the limits of Greater Chennai Corporation – Completion Certificate Issued – Reg.

Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No. OL-PP/NHRB/0010/2023 dated 10.01.2023 Permit No. OL-00131 in letter No. CMDA/PP/NHRB/S/0584/2022 dated 10.01.2023.
3. TNRERA letter No.TNRERA/11262/2023 dated 10.01.2024 with Registration No. TN/29/Building/008/2024 dated 10.01.2024.
4. Completion Certificate Application received from M/s. Bhaggyam constructions, Rep by its Proprietor Thiru. V.Ramaswami vide No. CMDA/CC/NHRB/S/0173/2024 dated 02.05.2024.
5. This office DC Advice letter even No. dated 26.07.2024.
6. Applicant letter dated 31.07.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0025934 dated 30.07.2024.

*****

This is to certify that M/s. Bhaggyam constructions, Rep by its Proprietor Thiru. V.Ramaswami has completed the construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing Premium FSI at Plot No.13, New Door No. 8, Old Door No.7, Anna Avenue, Kasturi Bai Nagar, Adyar, Chennai- 600 020 in T.S.No.46/9, Block No.16 of Pallipattu Village within the limits of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C. No. EC/South-I/280/2024 dated 14.08.2024.**

p.t.o.

3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

14/08/2024

for MEMBER-SECRETARY

14/08/24

Copy to:

1. M/s.Bhaggyam Constructions Private Limited,
   Represented by its Proprietor
   Thiru.V.Ramaswami,
   Door No.2, Sarangapani Street, T.Nagar,
   Chennai – 600 017.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (TNRERA letter No.TNRERA/11262/2023 dated 10.01.2024 with Registration No. TN/29/Building/008/2024 dated 10.01.2024)

3. The Deputy Financial Analyst
   Finance Division, CMDA. (For Refund of Security Deposit for Building and Display Board)

4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

(i) The Original Cash Receipt No. CMDA/PP/CH/9503/2022 dated 03.01.2023 for the Security Deposit has been surrendered for refund by the applicant.

(ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicants are to be furnished.

S.RETHINASAMY
142/1, K.K.ponurangan salai,Om sakthi nagar,
valasaravakkam,
Chennai-87.

FORM-4A

ARCHITECT 'S CERTIFICATE

Date: 31.03.2025

To
Bhaggyam Constructions,
Represented by its Managing Director V. Ramaswami
No 2, Sarangapani Street,
T.Nagar, Chennai 600 017.

Subject: Certificate of Completion of Construction Work of the Project BHAGGYAM CRICKET VILLA (TNRERA Registration Number TN/29/Building/008/2024 dated 10/01/2024) situated in the Plot No.13, New Door No.8, Old Door No.7, Anna Avenue, Kasturi Bai Nagar, Adyar, Chennai – 600020 comprised in T.S.No.46/9, Block No.16 of Pallipattu Village, demarcated by its boundaries (Location of Site: Latitude-13°0'13.1364" N; Longitude-80° 15'19.4292" E) measuring 685.04 sq.mts. area being developed by Bhaggyam Constructions.

Sir,

I Thiru. S.Rethinasamy Reg No: RA/Gr.I/19/06/1215 as Engineer have undertaken assignment as architect of certifying completion of Construction Work of BHAGGYAM CRICKET VILLA (TNRERA Registration Number TN/29/Building/008/2024 dated 10/01/2024) situated in the Plot No.13, New Door No.8, Old Door No.7, Anna Avenue, Kasturi Bai Nagar, Adyar, Chennai – 600020 comprised in T.S.No.46/9, Block No.16 of Pallipattu Village, demarcated by its boundaries (Location of Site: Latitude-13°0'13.1364" N; Longitude-80° 15'19.4292" E) measuring 685.04 sq.mts. area being developed by Bhaggyam Constructions.

Following technical professionals are appointed by Bhaggyam Constructions Pvt. Ltd.

(i) M/s/Thiru/Tmt. S.Rethinasamy Reg No: RA/Gr.I/19/06/1215 as Architect/Engineer
(ii) M/s/Thiru/Tmt. N.Chandru Reg No: SE/GR-I/19/04/090 as Structural Consultant
(iii) M/s/Thiru/Tmt. A.Pazhanivelan Reg No: CE/2020/02/768 as Site Supervisor/Clerk of Works

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that of BHAGGYAM CRICKET VILLA situated in the Plot No.13, New Door No.8, Old Door No.7, Anna Avenue, Kasturi Bai Nagar, Adyar, Chennai – 600020 has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The BHAGGYAM CRICKET VILLA is granted completion certificate bearing number CMDA/CC/NHRB/S/0173/2024. Dated 14.08.2024 by Chennai Metropolitan Development Authority.

Yours Faithfully,

S. Rethy

S. RETHINASAMY, B.E. CIVIL,
Registered Engineer Grade I
CMDA Reg No.: RE/GR-I/19/06/215
GCC No: RE101342019
142/1, K.K.P. [illegible], Om Sakthi Nagar,
Valasaravakkam, Chennai - 600 087.
Email: s.[illegible]@gmail.com
Mob: 9840153012

N. CHANDRU. ME, MIE
STRUCTURAL ENGINEER
A20, 100 FEET ROAD
HINDU COLONY, NANGANALLUR,
CHENNAI-600061

Email: chandrun23@gmail.com
Mobile: 9841757884

31.03.2025

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY

I Thiru. N Chandru Reg No: SE/GR-I/19/04/090 as Structural Consultant have undertaken assignment as Structural Engineer for the detailed design and construction of the BHAGGYAM CRICKET VILLA building comprised of Stilt + 5 floors situated in the Plot No.13, New Door No.8, Old Door No.7, Anna Avenue, Kasturi Bai Nagar, Adayar, Chennai - 600020 comprised in T.S.No.46/9, Block No.16 of Pallipattu Village.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

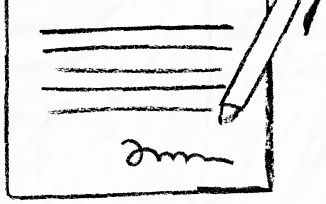
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

N. Chandru

N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. No: SE/GR-I/19/04/090
GCC REG No : RSE 101062019
A20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai - 600 061.
Mail : chandrun23@gmail.com
Mobile : 9840767580

Signature, Name and seal
of the Registered Structural Engineer



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

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

Property Development & Approvals

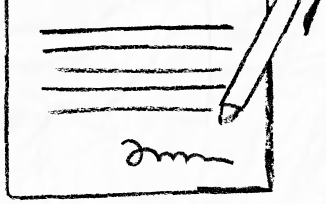
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions with smart tools

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate