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Athulyam

26.02.2024

To
The Scrutiny officer
RERA

Sub: **Current owenrs Details – Bharat Flats, 14/12, 44th Street, Nanganallur, Chennai 600 061**

We, M/s. Athulyam Enterprises Pvt Ltd, Chennai 600028 PAN NO. **AASCA7467J** GST NO.**33AASCA7467J1Z3** have executed a GPA Ref Document No. 117/2023 dt 06.01.2023 to Demolish Existing 12 apartments and to develop New 18 apartments at Bharat Flats, 14/12, 44th Street Nanganallur, Chennai 600061.

We wish to bring it to your notice that out of 18 flats, the existing current owners retain 12 apartments and give us the right to sell 6 apartments only, as per the details given below:

| | | | | |
|---|---|---|---|---|
| 1. | First Floor | - | Flat No. 1B | 76.14 Sq Mtr |
| 2. | Second Floor | - | Flat No.2 B | 76.14 Sq Mtr |
| 3. | Fourth Floor | - | Flat No. 4B | 119.85 Sq mtr |
| 4. | Fifth Floor | - | Flat No. 5A | 82.16 Sq mtr |
| 5. | Firth Floor | - | Flat No. 5 B | 119.85 Sq Mtr |
| 6. | Fifth Floor | - | Flat NO. 5C | 121.89 Sq Mtr |

Since, we are not selling the current owners new flats, we are not attaching their pan, Aadhar and their IT returns details requested.

Thanking you

Your faithfully ,

For ATHULYAM ENTERPRISES PVT LTD.,

R. KRISHNAN
DIRECTOR

ATHULYAM ENTERPRISES PRIVATE LIMITED CHENNAI

**ATHULYAM ENTERPRISES PRIVATE LIMITED**
**Registered Office:** Flat No. 9, IV Floor, "Parsn Srinithi", 5/10, Thiruveedhi Amman Koil Street, R.K.Nagar, Mandaveli, Chennai-600 028.
**Corporate Office:** G1, B Block, Vetrivel Pandian Flats, 7/9, 3rd Main Road, Nanganallur, Chennai - 600 061.
**athulyamenterprises@gmail.com**




தமிழ்நாடு तमिलनाडु TAMILNADU

ATHULYAM ENTERPRISES PVT LTD

EP 437827

002960

24 JAN 2025

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061,
L.No: 4255 / 21 / 95

**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 **M/s. Athulyam Enterprises Pvt Ltd.,** Promoter of the proposed project. **BHARATH FLATS ,** Plot No. C-38A, New Door No.12, Old Door No. 14, Nanganallur 43rd Street & 44th Street, Nangnanallur, Chennai 600 061.

I/We, Athulyam Enterprisespvt Ltd., promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That I/We promoter have / has a legal title to the land on which the development of the project is proposed

For ATHULYAM ENTERPRISES PRIVATE LIMITED

Director

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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 shall be completed by me/us promoter is**. 31.12.2025**

4. That seventy per cent of the amounts realized by me/us 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 I/We 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 ATHULYAM ENTERPRISES PRIVATE LIMITED

Director

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

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

9. That I/We 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 ATHULYAM ENTERPRISES PRIVATE LIMITED

Director

Deponent

**Verification**

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

Verified by me at on this 27th day of Jan 2025

For ATHULYAM ENTERPRISES PRIVATE LIMITED

Director

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

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.



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

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