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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 तमिलनाडु TAMILNADU

21 NOV 2024

DH 870814

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROA
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

ஆகஸ்ட் 30-2024 சென்னை-600035

Bhaggyam Constructions Pvt Ltd
Chennai

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 [1-a] Mr. RAMAN KASI VISHWANATHAN, son of Mr.K.T. Raman, aged about 70 years, having Canadian Passport Number HN144499, Overseas Citizen of India Card Number A2496778, e-P.A.No. FXDPR6578H, and,[1-b] Mrs. THANGAMANI KASI VISHWANATHAN, wife of Mr.R.K. Vishwana-than, aged about 66 years, having Canadian Passport Number HN142980, Overseas Citizen of India Card Number A2496752, both residing at 731 Dolly Bird Lane, Mississauga, Ontario, CANADA, L5W 1C7, [2] Mr. V. ARAVIND, son of Mr.P. Venkataraman, aged about 54 years, hav-ing Income Tax P.A.No. AAAPA6513G, Aadhaar No. 3909 6756 3730, re-siding at BC6, Whispering Heights, 132, St. Mary's Road, Alwarpet. Chen-nai 600018, [3-a] Mr.J.T.L. XAVIER, son of Mr.Joseph Pillai, aged about 71

1a) 1b) 2 3a) 3b) 4) 5) 6a) 6b) 7)

For Bhaggyam Constructions Pvt Ltd

V. Ravi

Director

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एक सौ रुपये

Rs. 100

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DH 870813

30-2024

21 NOV 2024

Bhaggyam Constructions Pvt Ltd
Chennai

R. RACUPATHI
STAMP VENDOR, L/No. 03/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN
No. 79/91, VALLUVARKOTTAM HIGH RO
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445714247

years, having Income Tax P.A.No. AAEPX9542Q, Aadhaar No.837265453263 and,[3-b] Mr. RITHIN XAVIER, son of Mr.J.T.L. Xavier, aged about 37 years, having Income Tax P.A.No. AJYPA5169M, Aadhaar No. N/A, both residing at 2/4,10th Trust Cross Street, Mandavelipakkam, Chennai - 600028, [4] Mr. N. GANAPATHY SUBRAMANIAM, son of ate Mr. S. Natarajan, aged about 63 years, having Income Tax P.A.No. AGZPG5009N Aadhaar No 5075 9211 2009, currently residing at 171, Adarsh Vista, Basavanagar, Vibhutipura, Bangalore 560037,[5] Mr. S. BALASUBRAMANIAN, son of Mr. P. ethuraman, aged about 63 years, having Income Tax P.A.No. ACJPB5307J, Aadhaar No. 7350 6394 7933, residing at Flat 5, Anugraha Apts, Old 26, New 51, 4th Trust Cross St, Mandaveli, Chennai 600028, [6-a] Mr. G.S. NATHAN, son of Mr. S. Ganapathy, aged about 59 years, having Income Tax P.A.No. ABTPN7973M, Aadhaar No. 8078 8580 3685 and,[6-] Mrs. LATHA NATHAN, wife of Mr. G.S. Nathan, aged about 55 years, hav-ing Income Tax P.A.No. AANPL6267H, Aadhaar No. 9856 7799 1451, both residing at F1, Prathyeka Apts., No 12, First Trust Link St., Mandaveli, Chennai 60028, [7] Mr.V.K. RAMAN, son of Mr. V.A. Krishnaswami, aged about 70 years, hav-ing Income Tax P.A.No. AAAPR2831E,

1a) 3a) Rithin Xavier 5) 7)

1b) 3b) Rithin Xavier

2) 4) Ganapathy 6a) Latha

For Bhaggyam Constructions Pvt.

V. Rasu

Dire

Aadhaar No. 5053 5264 5461, re-siding at Flat 4B, Raghava, 41-C, Beach Road, Kalakshetra Colony, Besant Nagar, Chennai 600090 and M/s. BHAGGYAM CONSTRUCTIONS PVT. LTD., a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No.AACCM2898P, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Managing Director, Mr.V.Ramaswami, son of Late S.R. Vaidyanathan, aged about 70 years, do hereby solemnly declare, undertake and state as under:

1. That we / promoter have / has a legal title to the land on which the development of " " stilt floor + 5 floors (height 18.30 m) residential building with 10 dwelling units availing premium FSI at that piece and parcel of property situated at Old No.54, then No.26, currently New No.51, IV Trust Cross Street, Mandavelipakkam, Chennai-600 028, bearing Plot No.24, comprised in R..SNo.4311/22, Block No.97, Mylapore(PART 2) Village and Taluk, Chennai District, within the limits of greater Chennai corporation. division 126, zone -09.
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by us/promoter is **December 2026.**
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 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That we / promoter shall take all the pending approvals on time, from the competent authorities.

1a) 1b) 2) 3a) 3b) Bithin Xavier 4) 5) 6a) 6b) 7)

For Bhaggyam Constructions Pvt Ltd

V. Ramaswami

Director

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

1a)
1b)
2)
3a)
3b) Rithin Xavier
4)
5)
6a)
6b) Karthik
7)

For Bhaggyam Constructions Pvt Ltd

Director

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Chennai on this **21st day of November 2024**.

1a)
1b)
2)
3a)
3b) Rithin Xavier
4)
5)
6a)
6b) Karthik
7)

For Bhaggyam Constructions Pvt Ltd

Director



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

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

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OMR Thoraipakkam,
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