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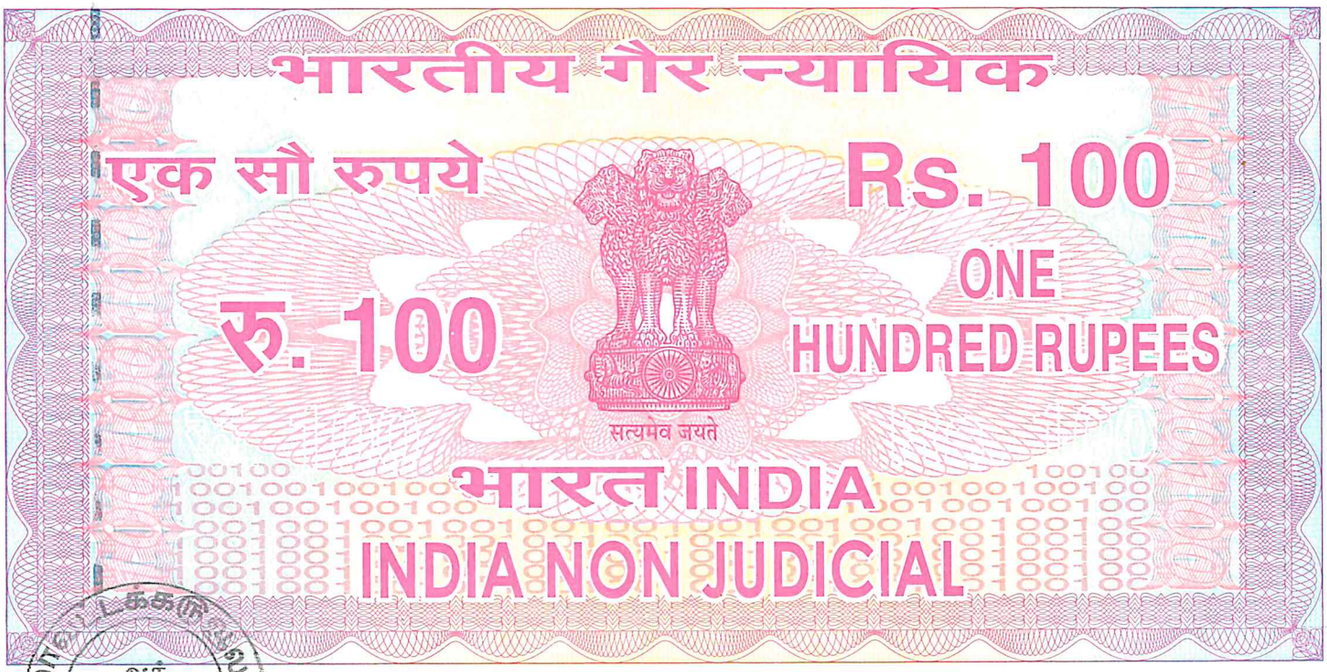
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU 26 DEC 2024 DK 072118

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/93
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

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] Mrs.VATSALA RAJAGOPALAN, wife of Mr.Rajagopalan, aged about 84 years, Aadhaar No.598567659221 and [1-b] Mrs.ARUNA RAJAGOPALAN alias R. ARUNA, wife of Mr.Kannan, aged about 56 years, Aadhaar No.932251680708, both having permanent residence at New No.7, Old No.16, Viswesvarapuram, Mylapore, Chennai-600 004, currently residing at Flat No.5, 1st Floor, Eastern side, Jayariha, No.1, Desika Road, Mylapore, Chennai-600 004, hereinafter called the FIRST LAND OWNERS and Ms. ANITA also known as ANITA RAJAGOPALAN,

R. Vatsala

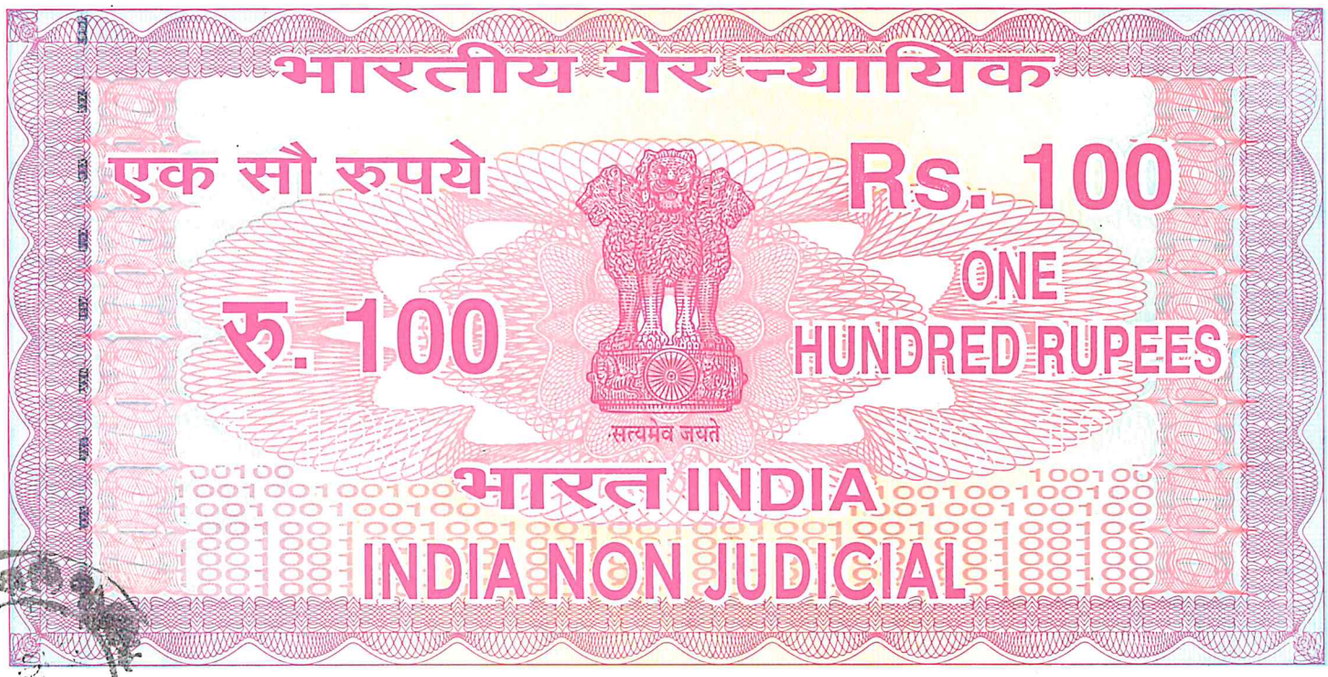
R. Aruna

R. Vatsala
(GPA. Holder)

For Bhaggyam Constructions Pvt Ltd

V Kalai

Director



தமிழ்நாடு तमिलनाडु TAMILNADU 15 NOV 2024 DH 863591

R. RAGUPATHI
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Bhaggyam Constructions Pvt Ltd
Chennai

daughter of Late Padmanabhan, aged about 54 years, residing at 412, Cardinal LN, Bedminster, NJ 07921 – 1913, USA, Represented herein by her Power agent Mrs.VATSALA RAJAGOPALAN, wife of Mr.Rajagopalan, aged about 84 years, Aadhaar No.598567659221, residing at Flat No.5, 1st Floor, Eastern side, Jayariha, No.1, Desika Road, Mylapore, Chennai-600 004 vide General Power of Attorney dated 18/11/2023, Adjudicated as No. 2072/ADJ/2024, in the office of the Sub -Registrar, Mylapore hereinafter called the SECOND LAND OWNER. The term "FIRST LAND OWNERS" and "SECOND LAND OWNER", hereinafter jointly called the "LAND OWNERS", which term shall mean and include themselves, their respective legal heirs, administrators, executors, assigns. 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

R. Vatsala.
R. Ananth

For Bhaggyam Constructions Pvt Ltd.

R. Vatsala.
(GPA Holder)

VK
Director

Managing Director, Mr.V.Ramaswami, son of Late S.R. Vaidyanathan, aged about 71 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 + 4 floors + 5 floors (PT) (height 18.30 m) residential building with 9 dwelling units availing premium FSI at Plot no.11, old door no.15 & 16, new door no.5 & 7, Visweswarapuram street, Mylapore, Chennai-600004 comprised in r.s.no.1648/26 & 1648/12, block no.34 of Mylapore village within the limits of Greater Chennai Corporation. Division 123, Zone -9
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 2027.**
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.

R. Vatsala

R. Ramaswami

R. Vatsala
(GPA Holder)

For Bhaggyam Constructions Pvt Ltd

Director

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

1) R. Vatsala.

2) R. Ammu

3) R. Vatsala.

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 **31st day of December 2024**.

R. Vatsala.

R. Ammu

R. Vatsala.
(GPA Holder)

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

Verified RealEstate™

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

3/350/2 Mettukuppam,
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Chennai, India

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+91 9996 12 9996
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