Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD




தமிழ்நாடு तमिलनाडु TAMILNADU

DC 190646

10 MAY 2024

R. LAKSHMANAN
STAMP VENDOR
LC No 8/772/B3/96
No 261 E V R ROAD
AMINJIKARAI CHENNAI 29

**Form B**

**[See Rule 3(4)]**

**Affidavit cum Declaration**

We (1) M/s. **HAPPY-SPACE TOWNSHIP LLP**, (PAN: AAPFH2769G), (LLP.No.ABC-3835) a Limited Liability partnership firm duly registered under the provisions of the Incorporated under the Limited Liability partnership Act, 2008 having its office at No. Level-5 'Diamond Dune' 323, Poonamallee High Road, Aminjikarai, Chennai – 600029 and is represented by **Mr. S. ABDUL RAHMAN**, (Aadhar Card No.4392 0016 7269) S/o Mr.Sharfudeen, aged about 31 years, residing at 11/19, Ramaiya Street, Shenoy Nagar, Chennai- 600 030 and (2) M/s. **NXG HOMES INDIA PRIVATE LIMITED**, (PAN:AADCN9807A) a company incorporated under the companies Act 2013, having its registered office at Level-2, Diamond Dune, No.323, Poonamallee High Road, Aminjikarai, Chennai-600029., represented by **Mr.A.ABUL KASIM NAINA**, (Aadhar Card No.8844 7148 7338), S/o. late A. Abubacker aged about 37 years.

For NXG HOMES INDIA PRIVATE LIMITED

Authorised Signatory

For Happy-Space Township LLP

Authorised Signatory

We are the promoters for the project **"BLISS"** do hereby solemnly state and affirm as follows: -

1. We Submit that we are the promoter of the residential layout and the said project is in **Survey No. 453/2, 498/3, 499, 500, 503/1, 503/2, 505/1B, 505/2, 700/1A, 700/1B, 700/2, 700/3, 738, 739, 745/1B, 745/2A, 745/3, 746/1, 746/2, 747/2A and 747/2B of Nemam-B Village, Poonamallee Taluk, Tiruvallur District, Tamilnadu State.**
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter – September 2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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, as for 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

For HNG HOMES INDIA PRIVATE LIMITED

Authorised Signatory

For Happy Space Township LLP

Authorised Signatory

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 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.

For NXG HOMES INDIA PRIVATE LIMITED

Authorised Signatory

For Happy-Space Township LLP

Authorised Signatory

Deponent

**Verification**

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

Verified by me at Chennai on this 17th day of July 2024.

For NXG HOMES INDIA PRIVATE LIMITED

Authorised Signatory

For Happy-Space Township LLP

Authorised Signatory

Deponent

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.