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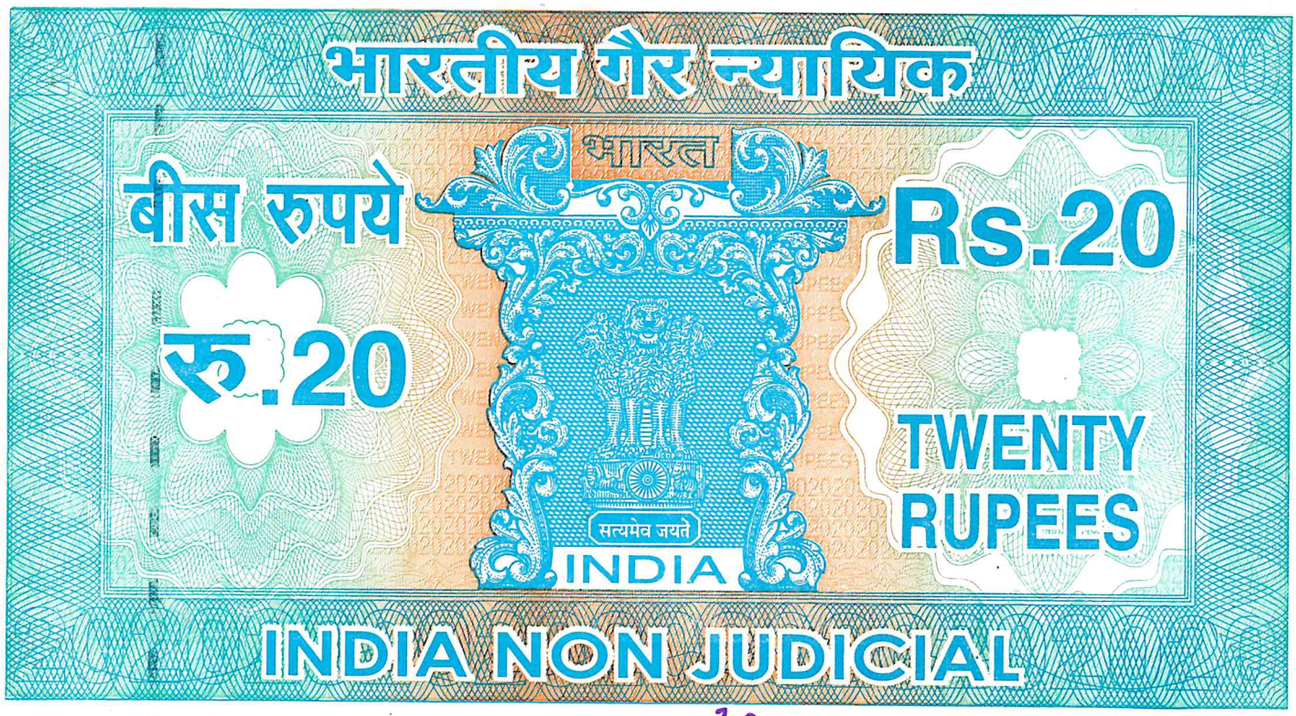
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMIL NADU 18 DEC 2023 25AC 814210

R.SHANMUGAVALLI
STAMP VENDOR L/No.1090/84/CH(C) 2021
62 / 107, Rama Street, Nungambakkan
Chennai - 600 034. Mobile: 9445386149

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] Mr.P.B. SANTHANA KRISHNAN, son of Mr.P.B. Vijayaraghavan, aged about 70 years, having Income Tax P.A.No.APFPS3781N, Aadhaar No.888152211647, residing at Old No.18, New No.44, Venkataraman Street, T Nagar, Chennai 600 017 [2]Mr.P.B. SAMPATH KUMAR, son of Mr.P.B. Vijayaraghavan, aged about 69 years, having Income Tax P.A.No.APSPS5588D, Aadhaar No.842529826441, residing at Old No.18, New No.44, Venkataraman street, T Nagar, Chennai 600 017 [3] Mr.P.B. SRINIVASAN, son of

1) 5)

2)

3)

4)

For Bhaggyam Constructions Pvt Ltd

Director

Mr.P.B.Vijayaraghavan, aged about 60 years, having Income Tax P.A.No.AASPS5228G, Aadhaar No.832732468183, residing at Old No.18, New No.44, Venkataraman street, T Nagar, Chennai 600 017 [4] Mrs. USHA SURESH, wife of Mr.B. Suresh Iyengar, aged about 66 years, having Income Tax P.A.No.AAJPU6663L, Aadhaar No.461853561241, residing at Old No.18, New No.44, Venkataraman street, T Nagar, Chennai 600 017 [5] Mr. S. VENKATESAN, son of Mr. Sowmyanarayanan, aged about 65 years, having Income Tax P.A.No.ACGPV3344L, Aadhaar No.424120697382, residing at Old No.18, New No.44, Venkataraman Street; T Nagar, Chennai 600 017, collectively the LANDOWNERS, 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 68 years, do hereby solemnly declare, undertake and state as under:

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 plot no. 5 & 6, old door no. 17, 18/1, 18/2, 18/3 and 18/4, new door no. 42, 44/1, 44/2, 44/3 and 44/4, venkataraman street, T.nagar, Chennai – 600 017, comprised in old s.no. 68, paimash no. 627 a & 647 a, T.S. No: 4871/2, 4871/3, 4871/4, Block no. 113 of T.nagar village within the limits of greater Chennai corporation. division - 136, zone -10.

1. That the said land is free from all encumbrances.
2. That the time within which the project shall be completed by us/promoter is **December 2026.**
3. That seventy per cent of the amounts realized 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.
4. 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.
5. 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.

1)

2)

3)

4) Usha Suresh

5)

For Bhaggyam Constructions Pvt Ltd

Director

6. That we / promoter shall take all the pending approvals on time, from the competent authorities.
7. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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.
9. That we / Promoter will enter into an agreement for sale and construction agreement as per the format notified by the Government of Tamil Nadu.

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 **11th day of January 2024**.

For Bhaggyam Constructions Pvt Ltd

Director

Deponent

1)

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3)

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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

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