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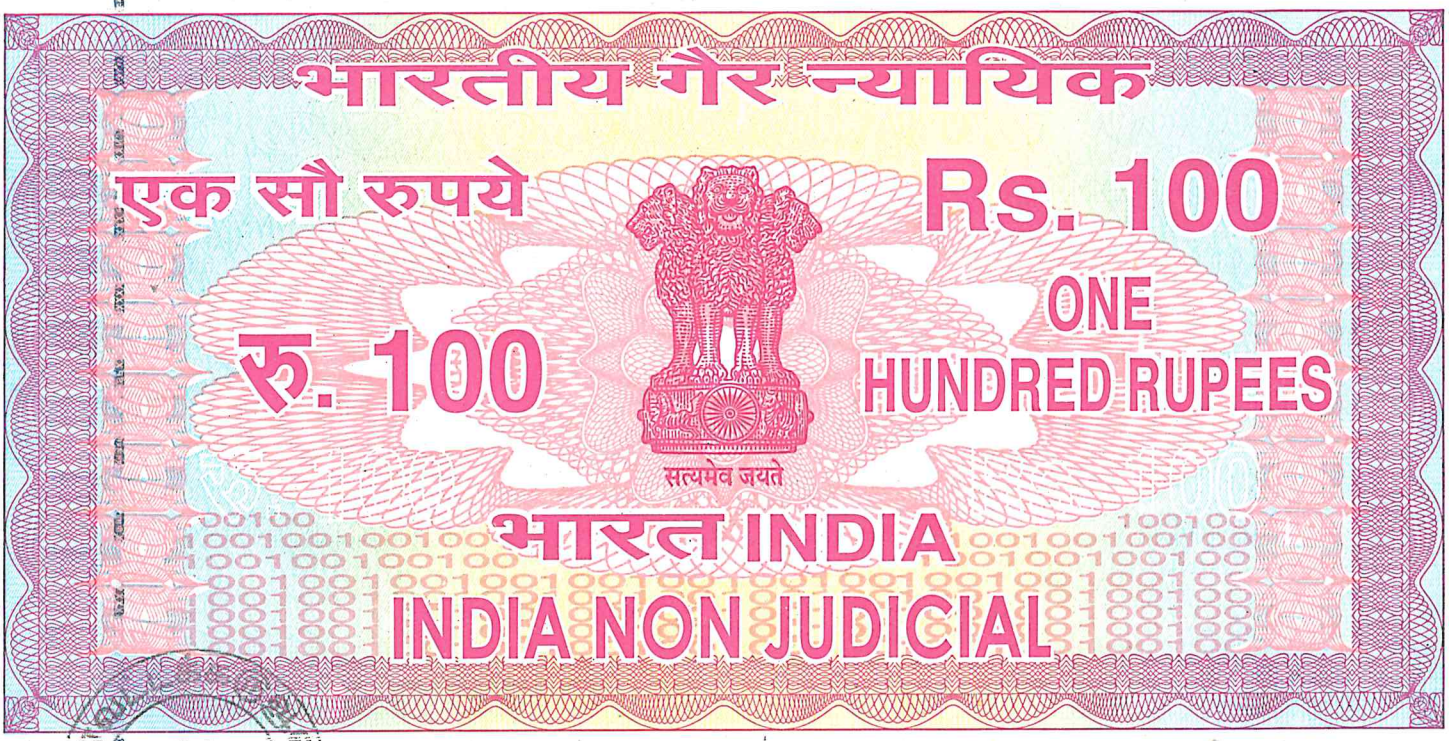
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
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தமிழ்நாடு तमिलनाडु TAMILNADU

18 APR 2024

DB 525656

R. SHANMUGAVALLI
STAMP VENDOR L/No.1090/B4/CH(C) 20
62 / 107, Rama Street, Nungambakka
Chennai - 600 034. Mobile: 9445361

**M/s. Bhaggyam Homes LLP**
**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 Mrs.K.P.PADMAVATHY alias K.P.PADMAVATHI AMMA, wife of Late K.R. Padmanabha Rao, aged about 90 years, having Income Tax P.A.No.AAHPP0514B, [2] Mr.K. YESHWANTH, son of Late. K.R. Padmanabha Rao, aged about 71 years, having Income Tax P.A.No.AAAPY2206L, [3] Mr.K.P. MOHAN, son of Late. K.R. Padmanabha Rao, aged about 69 years, having Income Tax P.A.No.AAPPM0460R,

For BHAGGYAM HOMES LLP

R. Rahul

Partner

[4]Mr.K.P.KRISHNAPRASAD, son of Late. K.R. Padmanabha Rao, aged about 64 years, having Income Tax P.A.No.AAIPK7521N, [5] Mr.K.P. RAJAGOPAL, son of Late. K.R. Padmanabha Rao, aged about 62 years, having Income Tax P.A.No.AAJPR4348B, [6] Mr.K.P. DIVAKER, son of Late. K.R. Padmanabha Rao, aged about 61 years, having Income Tax P.A.No.AAJPD1803B, [7] Mr.K.P. SUDHAKAR, son of Late. K.R. Padmanabha Rao, aged about 58 years, having Income Tax P.A.No.ABHPS2420C, Aadhaar No.948421527556 all residing at Old No.16, New No.27, Thirumalai Pillai Road, Thyagaraya Nagar, Chennai - 600 017, and [8] Mrs.SWATHILAKSHMI DEEPAK, wife of Mr.Deepak Rao Ballakur and daughter of Late K.P.Raghupathy, aged about 42 years, having Income Tax P.A.No.BIKPS7694M, Aadhaar No.421739404837, M/s. BHAGGYAM HOMES LLP a Company, incorporated under the Companies Act, 1956, having Income Tax P.A.No: AAZFB9934H, having its Registered Office at No.2, Sarangapani Street, T. Nagar, Chennai – 600 017, represented herein by its Patner, Mr.Rahul R son of Late V.Ramaswami, aged about 31 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 the residential building at Plot B, new Giri road comprised in T.S.No.4790/1part, 4790/2, 4790/3 and 4790/4, block no.109 of T.nagar village within the limits of greater Chennai corporation zone :9, Division: 117.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by us/promoter is **December 2027.**
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.
6. That we / promoter shall take all the pending approvals on time, from the competent authorities.

For BHAGGYAM HOMES LLP

R. Rahul

Partner

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 HOMES LLP

R. Rahul

Partner

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 **24th day of June 2024**.

For BHAGGYAM HOMES LLP

R. Rahul

Partner

Deponent

# Our services go beyond

## 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.

# Smarter Tools, Stronger Decisions

## 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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# Verified RealEstate™

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

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