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தமிழ்நாடு தமிழ்நாடு TAMILNADU

Brigade enterprises limited - ch 4r

CW 564322

J. CHELLAM

STAMP VENDOR - L.C.No:33/1651/ஆ 3/9L

Anna Salai, Chennai-6. Ph. 044-2441458

Mob.: 9382156978 9804542844

FORM - B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of

1. **M/s. Brigade Enterprises Limited**, having its Registered Office at No.29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram – Rajajinagar, Bangalore – 560 055, and Regional office at No.5/142, Rajiv Gandhi Salai, (OMR), Perungudi, Chennai – 600 096, India, represented by its Authorised Signatory Mr.R.Thirumanan, the Promoter of the proposed project,

The Proposed Project is "**BRIGADE MORGAN HEIGHTS**"- proposed construction of High Rise Residential Group Development Building by M/s. Brigade Enterprises Ltd having its office at No. 5/142, Rajiv Gandhi Salai, OMR, Perungudi, Chennai – 600 096, the Project consisting of 4 Blocks consisting of Block - 1: Stilt+3 Floors (Parking) and 4th to 24th Floor Residential Building (626 Dwelling Units), Block - 2: Stilt + 3 Floors (Parking) and 4th to 18th Floor Residential Building (360 Dwelling Units), Block - 3: Stilt + 2 Floors (Parking) and 3rd to 13th Floor Residential Building (264 Dwelling Units) - Totally 1250 Dwelling Units and Block - 4: Club House - Ground + 4 Floors +5th floor part-, Multi-Purpose Hall, Badminton Court, Creche, Clinic, Games room, Saloon, Convenience Store, Pharmacy, Gym and Swimming Pool and Clock Tower with 30m Height, Comprised in S.Nos:453, 495/2c, 496, 497 & 498, Sholinganallur - Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District within the limits of St.Thomas Mount panchayat Union.

For **BRIGADE ENTERPRISES LTD.**

Authorized Signatory.

I, **R.Thirumanan**, Authorised Signatory of M/s.Brigrade Enterprises Limited, Promoter of the proposed project do hereby solemnly declare undertake and state as under:

- (1) That we, M/s.Brigrade Enterprises Ltd., have entered into Joint Development Agreement dated 16.06.2022 with a Company M/s. Morgan Asia Private Limited who possess a legal title to the Land on which the development of the proposes project is to be carried out.
- (2) That the land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by the Promoter is Residential, : **30.06.2030.**
- (4) That seventy (70%) percent of the amounts realized by us 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.
- (6) That we shall get the accounts audited within six (6) 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 account 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 shall take all the pending approvals on time, from the competent authority.
- (8) That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (9) That we 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 **BRIGADE ENTERPRISES LTD.**



Authorized Signatory.
DEPONENT

Verification

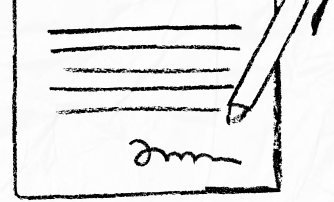
That the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Chennai on this 04th February 2025.

For **BRIGADE ENTERPRISES LTD.**



Authorized Signatory.
DEPONENT



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.



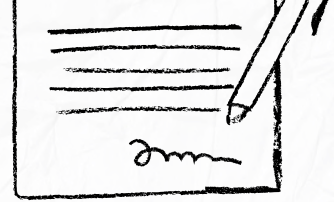
NRI & Investment Services

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



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

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