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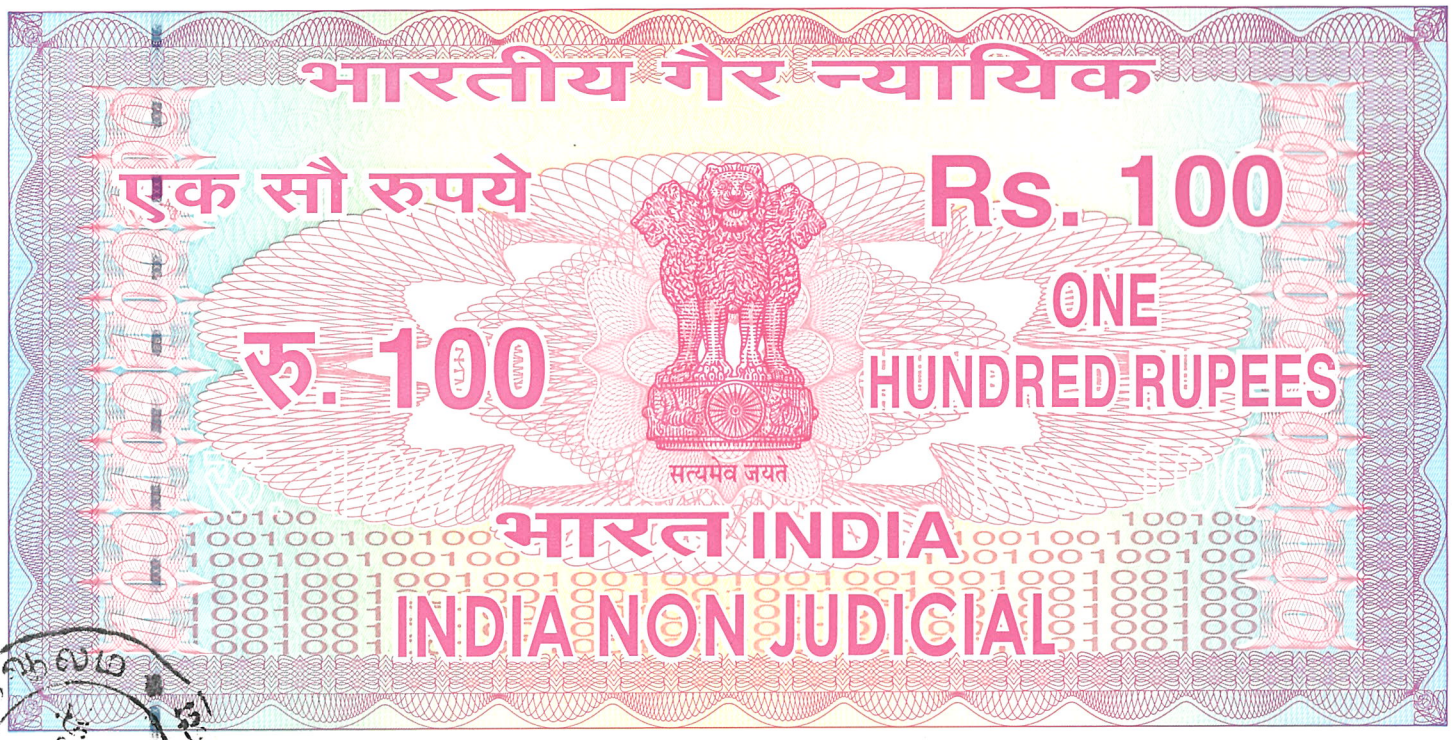
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தமிழ்நாடு तमिलनाडु TAMILNADU

16/8/2024 Sapthrishi Buildcon LLP

EF 018839

V. RAJENDRAN, B.A.,
L.No. 44/B3/97
No.54/420, PANTHEON ROAD.
EGMORE, CHENNAI-600 008

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

M/s. SAPTHRISHI BUILDCON LLP, a Limited Liability Partnership firm registered under the LLP Act and represented by it partner Mr.Vikram Aggarwal, having registered office at Radisson Blu Hotel, M Floor, No. 2 Ethiraj Salai, Egmore, Chenani-600008, is promoter of the proposed building comprised comprising of Stilt floor part (parking) / Ground floor part (Lobby, gym, Transformer room, Store room, Meter room) + Ist floor to 7 floors at

For SAPTHRISHI BUILDCON LLP

Partner / Authorised Signatory

Old no.10, New door no.19. Padmavathiyar Salai, Jeypore Colony, Gopalapuram, Chennai 600 086 comprised in T.S.No.67/83, Block No.04 of Mylapore Village within the limits of Greater Chennai Corporation..

I Vikram Aggarwal is partner of the M/s. SAPTHRISHI BUILDCON LLP, the promoter for the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter does have a legal title to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 15 April 2033.

4. That seventy per cent of the amounts realised by 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in

For SAPTHRISHI BUILDCON LLP

Partner / Authorised Signatory

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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

For SAPTHRISHI BUILDCON LLP

Partner / 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 us at Chennai on this 28th day of April,2025

For SAPTHRISHI BUILDCON LLP

Partner / Authorised 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

Verified RealEstate™

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

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