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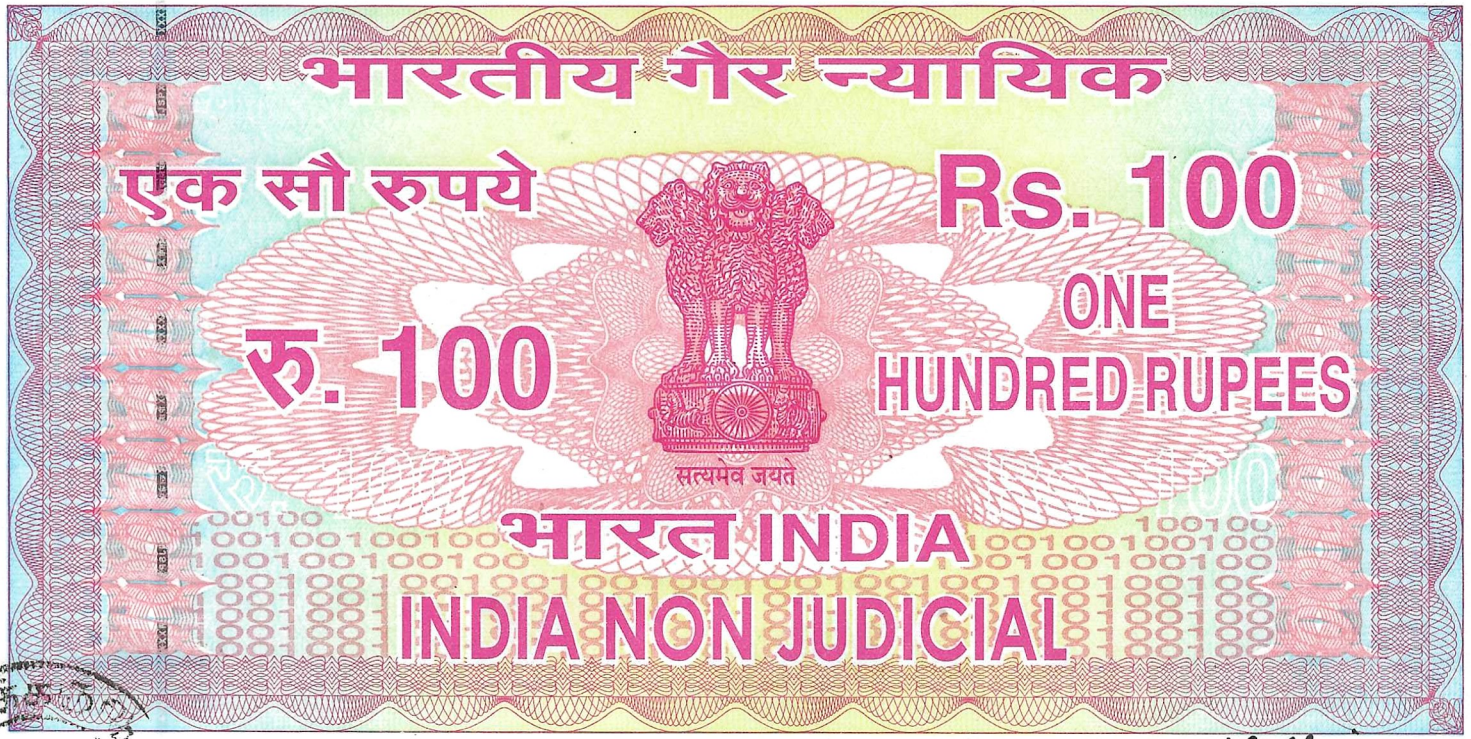
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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தமிழ்நாடு तमिलनाडु TAMILNADU

Sagar Grandhi Constructions

DK 694360

VIDHYASRI. De
Stamp Vendor
L. No. 1347/B2/CH(S)/2021-23 Dt. 26-02
Flat No. 1, Door No. 3/357 2nd Floo
Kuppam Beach Road, Eswar Nivas
Kottivakkam, Chennai - 600 041.

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. Sagar Grandhi Constructions rep by its Managing Partner Thiru. Grandhi Bharath Venkatesh and Tmt. Lavanya Chevala** promoter of the Proposed construction of Stilt Floor + 5 Floors (Height – 18.30 m) Residential Building with 20 Dwelling Units Availing Premium FSI at Plot No. 23, 1st Cross Street, Classic Retreat, Sholinganallur, Chennai – 600 119, Comprised in S.No. 590/1A8 of Sholinganallur Village within the limit of Greater Chennai Corporation; **Project Name:- "Sagar Prime Sagar Grandhi Constructions"**

We, **M/s. Sagar Grandhi Constructions rep by its Managing Partner Thiru. Grandhi Bharath Venkatesh and Tmt. Lavanya Chevala** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Ch. Lavanya

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **30.12.2029**.

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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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

Ch. Lavanya

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

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

9. That I / 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.

Ch. Lavanya

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

Deponent

**Verification**

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 14th **day of** ~~04~~ April **2025.**

Ch. Lavanya

Deponent

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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### Property Development & Approvals

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### Compliance & Special Services

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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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

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