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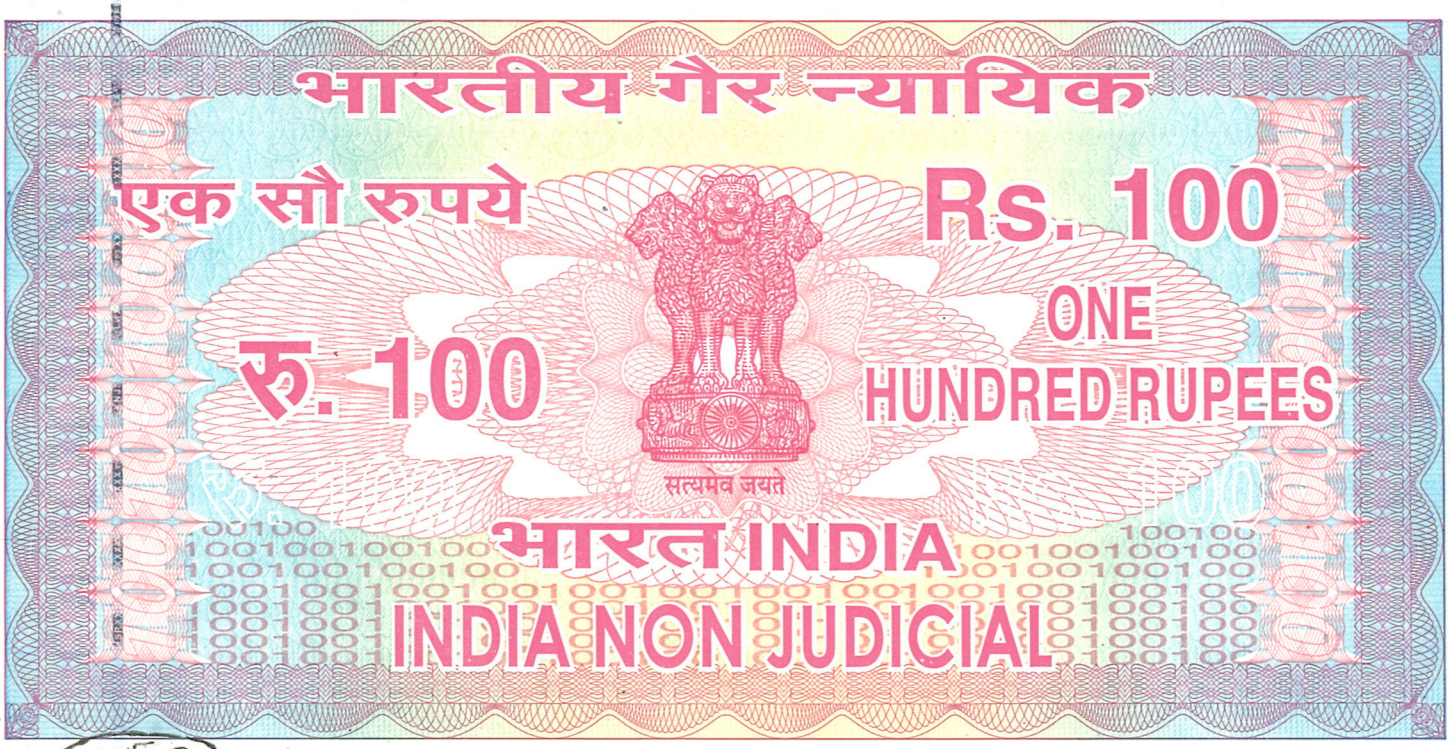
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU 03 JUN 2024 DC 189964

Sagas Constructions
Chennai.

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/S Sagas Constructions represented by its Proprietor **Mr. L. SANTHAKUMAR** is developer Mrs.S.LAKSHMI KALYANI , Mr.JUTURU SHIVAPRASAD , Ms.M.KARPAGAM , Mr.LUCAS DANIEL RAJ NOEL, Mr.L.NOEL BALASAMY, Mr.R.SUNDAR, Mr.R.VELAN, Mr.R.GANESH AND Mrs.R.SELAVAKUMARI are the land owners of the proposed project at the residential land situated Plot No.27 & 28, Old No.2 & 3, New No. 3 & 5, 2nd Street, Bakthavatchalam Nagar, Adyar, Chennai – 600 020, Comprised in T.S.No.36 & 37, Block No.15, of Pallipattu Village within the Limits of Greater Chennai CorporationMeasuring an extent of 642.50 square mtr;

We promoter & Land owner of the proposed project does hereby solemnly declare undertake and state as under:

1. That promoter who possesses a legal title to the land 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.

For SAGAS CONSTRUCTIONS

Proprietor

R. Selvakumari

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

3. That the time period within which the project shall be complete by the promoter is **31.12.2028 (54 months)**

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allotees, 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the 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 party.

6. Cular 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 promoters 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, plot or building, as the case may be, on any grounds.

For SAGAS CONSTRUCTIONS

Proprietor

Deponent

:3:

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 me at_____on this_____day of_____.

For SAGAS CONSTRUCTIONS

Proprietor

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

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

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