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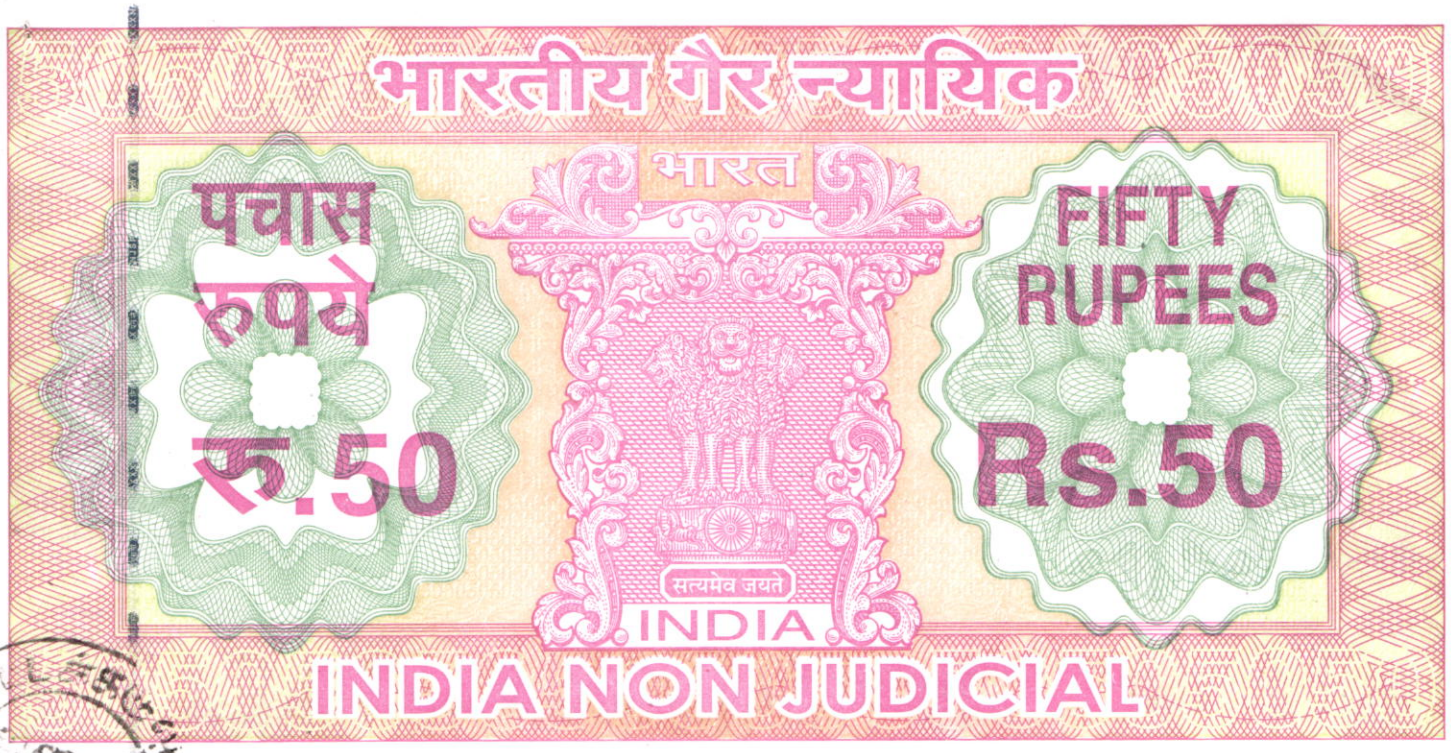
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தமிழ்நாடு तमिलनाडु TAMILNADU

M/s. CASAGRAND PREMIER BUILDER LIMITED Chennai

22 FEB 2024

BK 531282

S. KUMARAVELU
STAMP VENDOR
L No: 26/CH (S) 2010 dt 02-03-2011
No: M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.

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. CASAGRAND PREMIER BUILDER LIMITED** promoter and **M/s. JG SHELTERS (MADRAS) LLP** Land Owner of the proposed project for **CASAGRAND ESTILO** Comprised in Old S.No.40/1 & 40/2, T.S.No. 129 in Block : 13 Ward : A of Issa Pallavaram Village and Old S.No. 396/5 (As per TSLR Old S.No. 396/1, 396/2 & 396/3 Part), New. T.S.No.1/2 (Part) in Block : 1, Ward : E of Zamin Pallavaram Village within the Limit of Tambaram Municipal Corporation.

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

For JG SHELTERS (MADRAS) LLP

1. 2. N. Sujatha.

Designated Partner

COMMISSIONER OF OATHS
V. SILLI, B.A., B.L.
ADVOCATE
ROC 105/2021
Sl. No. 22
CITY OF CHENNAI

We, **M/s. CASAGRAND PREMIER BUILDER LIMITED** promoter and **M/s. JG SHELTERS (MADRAS) LLP** Land Owner of the proposed project do hereby solemnly declare, undertake and state as under:

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

   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.

3. That the time period within which the project shall be completed by me/promoter is 04/10/2026 & Planning permit expires on 03/04/2032

4. 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, 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.

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

COMMISSIONER OF OATHS
K DHILL BABU
ADVOCATE
CITY OF CHENNAI

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

For JG SHELTERS (MADRAS) LLP

N. Sujatha.
Designated Partner

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.

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

For JG SHELTERS (MADRAS) LLP

(1) Deponent

(2) N Sujatha.

Designated Partner

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 02nd day of May 2024.

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

For JG SHELTERS (MADRAS) LLP

(1) Deponent

(2) N.Sujatha.

Designated Partner

COMMISSIONER OF OATHS
V. DILLI, B.A.B.L.
ADVOCATE
R.O.C. 18596/2021/F2
Sl. No. 22
CITY OF CHENNAI

V. DILLI, B.A.,B.L.,
ADVOCATE & COMMISSIONER OF OATHS
1/10A, Subramaniyar Koil Street,
Kandamapuram, Vanagaram,
CHENNAI-95, Cell: 9384704471



our services doesn't just end there

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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

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

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+91 9996 12 9996
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