



தமிழ்நாடு தமில்நாடு TAMILNADU

23 FEB 2026

CASA GRANDE AXIOM PRIVATE LIMITED

EU 726606
JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/07/92
Cell : 9283256363, 9080658607
Chennai.

Affidavit Cum Declaration

By

M/s. CASA GRANDE AXIOM PRIVATE LIMITED [PAN:AAGCC6446F], a private limited company incorporated under the provisions of the Companies Act, 2013, having its Registered Office at NPL Devi, 5th Floor, New No.111, Old No.59, L.B. Road, Thiruvannamipur, Chennai – 600 041, duly represented by its Authorized Signatory **Mr. Surendar B** [Aadhaar No.7377 1629 5420], son of Mr. Rajagopal Bhaskar aged about 29 years, (by virtue of a Board Resolution dated 25.07.2024); hereinafter called and referred to as the “DECLARANT /PROMOTOR”.

for Casa Grande Axiom Private Limited

Authorized Signatory
Declarant/Promoter



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23 FEB 2026



CASA GRANDE AXIOM PRIVATE LIMITED

EU 726607
I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai,

TO AND IN FAVOUR OF

THE CHAIRPERSON, TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
(TNRERA), having its Registered Office at No.133, G-Block, 1st Avenue, Anna Nagar (East),
Chennai – 600 102.

for Casa Grande Axiom Private Limited

Authorized Signatory
Declarant/Promoter

We, are the absolute owner and legally entitled developer/Promoter of the property totally measuring **6 Acre 29.5 cents** [i.e. **274212.68 Sq.Ft. or 25474.98 Sq.Mt.,**] or thereabouts comprised in the below mentioned Survey numbers, Situated at Thaiyur - B Village, Thiruporur Taluk, Chengalpattu District.

Sl. No	Survey Numbers as per document	Present subdivision Survey Nos. as per Patta	Extent in cents	Patta Number
1	1009/12A	-	4	8306
2	1009/12B	-	5	
3	1009/12C	1009/12C1	0.5	
		1009/12C3	1.23	7833
		1009/12C2	3.27	8307
4	1009/13A	1009/13A1	23	7832
		1009/13A2	3	8307
		1009/13A3	6	8306
5	1009/12D	-	10	7833
6	1009/12E	-	10	
7	1009/12F	-	10	
8	1009/13B	-	5	7871
9	1009/13C	-	17	7832
10	1009/14	-	34.5	7872
11	1010/2	-	22	
12	1009/17A	-	49	7831
13	1009/17B	-	20	
14	1010/3	-	28	
15	1010/1	-	47	7834
16	1011/1	-	49	7873
17	1011/2	-	32	
18	1011/3	-	46	
19	1439/2C	-	22	7835
20	1439/2D	-	23	
21	1439/3A Part,	1439/3A1	80	7982
22	1439/3B	-	79	7882
Total		-	629.5 cents	

for Casa Grande Axiom Private Limited

Authorized Signatory
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1. That the Scheduled Property has been purchased through valid registered sale deed(s) and the title of the schedule property is clear, marketable and free from encumbrances.
2. That as per the revenue records including Patta, Chitta, Adangal, Field Measurement Book (FMB) and other relevant revenue documents issued by the competent Revenue Authorities in favor of Casa Grande Axiom Private Limited.
3. That the Scheduled Property is not classified as "Anadheenam Land/ Poramboke/Government land" in the revenue records or any other statutory records.
4. That the Schedule property is not covered under or any other Government land or Govt. project proposal.
5. That this declaration is made for the purpose of submission before the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** in connection with registration of the real estate project under the provisions of the Real Estate (Regulation and Development) Act, 2016.
6. The mentioned TNRERA/PBF/0075/2026 application is pending for the approval from your side, and the same declaration is given to proceed with the approval.
7. That the above statements of this affidavit are true and correct to the best of my knowledge, belief and information and nothing material has been concealed therefrom.

SCHEDULE OF PROPERTY

[Total Property]

All that piece and parcel of lands totally measuring an extent of **6 Acre 29.5 cents** [i.e. **274212.68 Sq.Ft. or 25474.98 Sq.Mt.,**] or **thereabouts** comprised in the below mentioned Survey numbers, Situated at Thaiyur - B Village, Thiruporur Taluk, Chengalpattu District.

Sl. No	Survey Numbers as per document	Present subdivision Survey Nos. as per Patta	Extent in cents	Patta Number
1	1009/12A		4	8306
2	1009/12B		5	
3	1009/12C	1009/12C1	0.5	
		1009/12C3	1.23	7833
		1009/12C2	3.27	8307
4	1009/13A	1009/13A1	23	7832
		1009/13A2	3	8307

for Casa Grande Axiom Private Limited


**Authorized Signatory
Declarant/Promoter**

		1009/13A3	6	8306
5	1009/12D		10	7833
6	1009/12E		10	
7	1009/12F		10	
8	1009/13B		5	7871
9	1009/13C		17	7832
10	1009/14		34.5	7872
11	1010/2		22	
12	1009/17A		49	7831
13	1009/17B		20	
14	1010/3		28	
15	1010/1		47	7834
16	1011/1		49	7873
17	1011/2		32	
18	1011/3		46	
19	1439/2C		22	7835
20	1439/2D		23	
21	1439/3A Part,	1439/3A1	80	7982
22	1439/3B		79	7882
Total			629.5 cents	

BOUNDED ON THE:

North by : Survey Nos. 1439/2B, 1439/1, 1005/2, 1009/1, 1009/11, 1009/15 and 1009/16.

South by : Survey Nos. 1442 & 1012.

East by : Survey Nos. 995/3B, 995/3C, 995/4, 995/5A, 1013/1B & 1012, and 10 Mt. Wide Exiting Road.

Date: 04.03.2026

Place: Chennai

for Casa Grande Axiom Private Limited


Authorized Signatory
Declarant/Promoter