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5 MAY 2025
Chennai-600 005
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தமிழ்நாடு तमिलनाडु TAMILNADU

5568

10 MAY 2025

S. RAGUNATH
CH-100

ED 134004

S. SARASWATHI
STAMP VENDOR
LC No: 9228/அ/85 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 9176650088

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. BGR DEVELOPERS** rep by its Partner **Thiru. S.RAGUNATH** promoter of the proposed project Residential Layout project name "**KING'S GARDEN**" to be set up at Survey No. 108/1 of Arasankalani Village, St.Thomas Mount Panchayat Union, Tambaram Taluk, Chengalpattu District.

We, **M/s. BGR DEVELOPERS rep by its Partner Thiru. S.RAGUNATH,** promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

for BGR DEVELOPERS

Partner.

1. That I / promoter have / has a legal title to the land on which the development of the project isproposedon which the development of the proposed project is to be carriedoutand 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 encumbrancesincluding details of any rights, title, interest or name of any party in or over such land, along with details.

3. The above said project is completed.

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 landcost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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

For BGR DEVELOPERS

Partner.

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

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 BGR DEVELOPERS

Deponent 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 **12 May 2025.**

For BGR DEVELOPERS

Deponent Partner.



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.



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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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