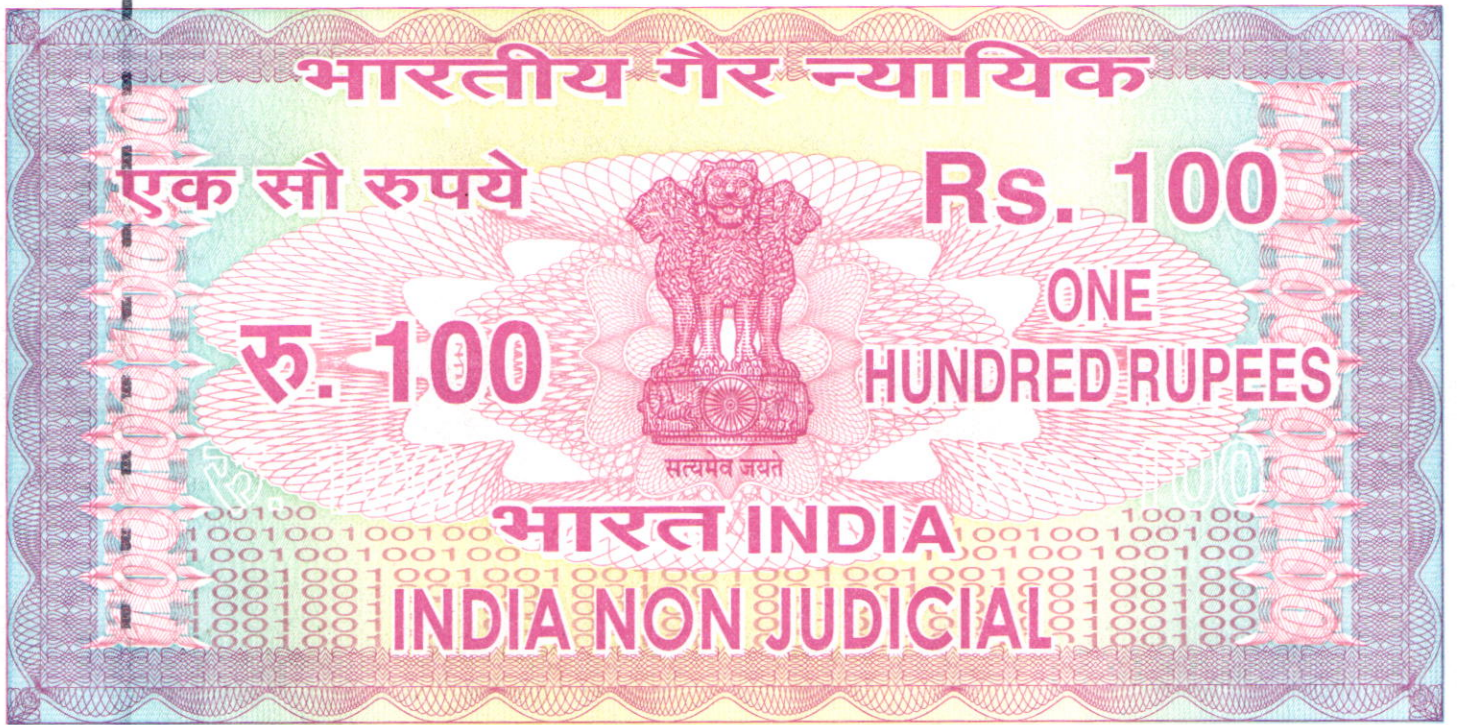




தமிழ்நாடு தமிழ்நாடு TAMILNADU 10 MAR 2026

M/s CASAGRAN ASTUTE PVT LTD
CHENNAI

EU 506637

K SANKAR (S.V)
L No: 1481/94
Sagar, Chennai-17



FORM 'B'
[See rule 7 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. CASAGRAN ASTUTE PVT LTD** promoter of the proposed project **CASAGRAN ESTIA** Proposed Construction of Basement Floor + Ground Floor + 4 Floors + 5th Floor (Part) (Height - 18.15m) Residential Building with 173 Dwelling Units Availing Premium FSI with Swimming Pool, Kids Play Rooms, Gym, AV Room and Indoor Games Room

For CASAGRAN ASTUTE PVT. LTD.


Authorised Signatory

at Vengampakkam and Nedunkundram, Chennai Comprised In Old.S.Nos. 31/3D, 31/3E, 32, 33/4, 33/5, New S.Nos.31/3D, 31/3E1, 32, 33/4A, 33/4B, 33/4C, 33/5A & 33/5B of Vengambakkam Village within The Limits St.Thomas Mount Panchayat Union and Old.S.Nos. 577/1 & 577/1A (Document), S.No.577/39 (Patta) of Nedunkundram Village within The Limits of Kattankulathur Panchayat Union.

We, **M/s. CASAGRAND ASTUTE PVT LTD** promoter 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 31/03/2029
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For **CASAGRAND ASTUTE PVT. LTD.**


Authorised Signatory

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.
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 CASAGRAN ASTUTE PVT. LTD.

Authorised Signatory

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 March, 2026.

For CASAGRAN ASTUTE PVT. LTD.

Authorised Signatory

Deponent