Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

S & P FOUNDATION PRIVATE LIMITED CHENNAI-17

- 8 SEP 2026 FD 243115

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/CHI
Saidapet, Chennai-15. ☎: 9840173096

**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. S & P Foundation Private Limited** the promoter of the proposed Residential project named as **"S&P LATTICE COURT".**

We, M/s. S&P FOUNDATION PRIVATE LIMITED (CIN No.: U45201TN2004PTC052428 / Permanent Account No.: AAICS0224K), a private limited company registered under the Companies Act, 1956, having its registered office at No.36, 2nd floor, Sudhama commercial building, Vijayaraghava road, T.Nagar, Chennai- 600 017, represented by its Authorized Signatory, Mr. S.ChellaKumar, son of S.Subbiah, aged about 48 years duly authorized under a Resolution of Board of Directors dated: 30.04.2026

**For S&P Foundation Private Limited**

**Authorized Signatory**

**Mr. S. PRABAKAR** (Permanent Account No.: AHJPP0120C & Aadhaar No.: 8315 9307 0592) son of Mr. S.V. Shriramulu, aged about 44 years, residing at No. 4/211, Villa No.6, MGR Road, Palavakkam, Chennai - 600 041:,

**Mrs. VISHWASHREE REDDY** [PAN: BASPV3992H & Aadhaar No.: 9173 4498 5212] wife of Mr. S. Prabakar aged about 36 years, residing at No. 4/211, Villa No.6, MGR Road, Palavakkam, Chennai - 600 041:, the landowner and the promoter of the proposed project, respectively, do hereby solemnly declare, undertake and state as under:

1. That We/Promoter have/has a legal title to the land on which the development of the project is proposed, who possesses a legal title to the land on which the development of the proposed project is to be carried out and he has a legally valid authentication of title of such land along with an authenticated copy of the Sale Deed(s) as owner.

AND

**M/s. S & P Foundation Private Limited (Promoter & S.Prabakar)** has a legally valid authentication for development of the project along with an authenticated copy of the Sale deed & General power as a owner and promoter for development of the project is enclosed herewith:- Enclosed

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

3. That the time period within which the project shall be completed by us **31.12.2031.**

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 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

**For S&P Foundation Private Limited**

**Authorized Signatory**

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.

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 S&P Foundation Private Limited**

**Authorized Signatory**

Deponent(s)

**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 Chennai on this 30th day of September 2026.

Deponent(s)

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.