Verified RealEstate™

RE REGULATORY RECORD

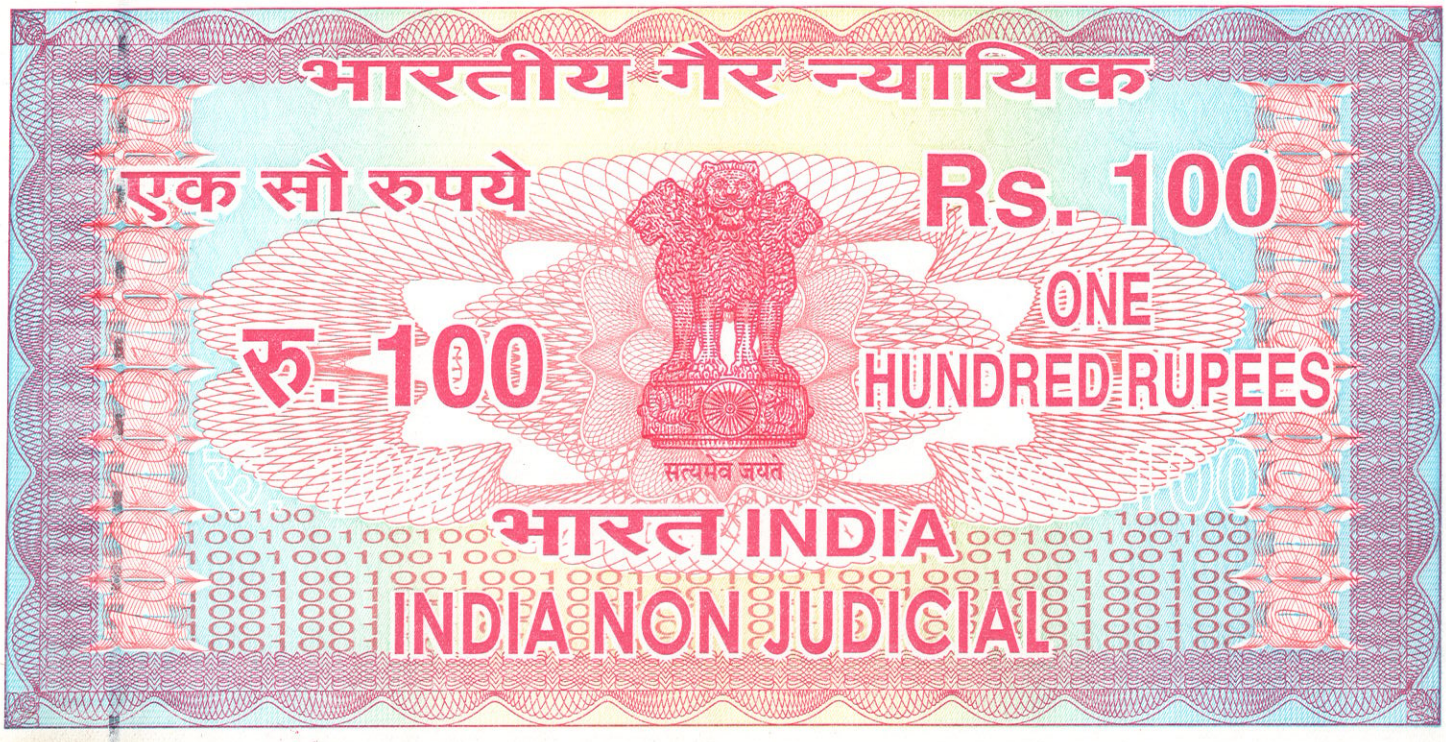
RERA Document

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



तमिलनाडु TAMILNADU

EU 924518

17 MAR 2026

SIR JOHN DE MONTE TRUST
&
SSPDL LIMITED

K. SUNDAR, Stamp Vendo
L.C.No. 47/5440/B-3/2000
216, F-Block, First Street,
Anna Nagar East, Chennai-102

[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. **SIR JOHN DE MONTE TRUST & SSPDL LIMITED.**, Promoters of the Project, comprised in Survey No: **3676 (Part),** Plot Nos; 35, 36 & 37, Door Nos: 19, 21 & 23, De Monte Colony Street, De Monte Colony, Alwarpet, **Mylapore** Village, **Chennai** District in **Block No: 73**

I, **PRAKASH CHALLA., MANAGING DIRECTOR OF SSPDL LIMITED & POWER HOLDER OF SIR JOHN DE MONTE TRUST.**, and the Developer of the Project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land, on which the development of the Project is proposed
or
have entered into a Lease Agreement with M/s. **SSPDL LIMITED** only for Leasing of Land and developing the Project on its own, on which the development of the Project is carried out
and
a Legally valid authentication of Title of such Land, in the form of Will & Testament, along with a copy of probation by the Hon'ble Supreme Court and Registered Lease Deed, between the Promoter & Developer, are enclosed herewith.
2. That the Land is free from all encumbrances
Or
Possess such encumbrances as ___Nil_____ including details of any rights, title, interest or name of any Party in or over such land, along with details.
3. The Project is completed / will be completed by ; Project has been completed
4. That seventy percent 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.

NOTARY
N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 6117/2016
Expiry Dt. 05.07.2030
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033

For SIR JOHN DE MONTE TRUST

PoA HOLDER

For SSPDL LIMITED

Managing Director



தமிழ்நாடு तमिलनाडु TAMILNADU EU 924517

SIR JOHN DE MONTE TRUST & SSPDL LIMITED

17 MAR 2026

K. SUNDARI, Stamp Vendo L.C.No. 17/04-05/S-3/2000 216, Peters Road, Royapettah, Anna Nagar East, Chennai-102

3. 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 the 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 utilized 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 & 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.

NOTARY N. RAJENDIRAN, M.A.,M.Ed.,B.L., CHENNAI Reg. No. 8117/2010 Expiry Dt. 05.07.2030 GOVERNMENT OF INDIA

For SIR JOHN DE MONTE TRUST

PoA HOLDER

For SSPDL LIMITED

Managing Director

DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and no material has been concealed by me, therefrom.

Verified by me at **Chennai** on this **17th day of March 2026**.

For SIR JOHN DE MONTE TRUST

PoA HOLDER

For SSPDL LIMITED

Managing Director

DEPONENT

N. RAJENDIRAN, M.A.,M.Ed.,B.L., MS No: 1293/1991 ADVOCATE & NOTARY PUBLIC GOVERNMENT OF INDIA No. 1, Jothiramalingam II Cross Street, West Mambalam, Chennai - 600 033 Mobile : 98411 22650

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.