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Chennai, India

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தமிழ்நாடு तमिलनाडु TAMILNADU 03 JAN 2025 DK 194975

மாவட்ட ஆவண் அக் 25-2024 சென்னை-600034

Chaitanya Foundation Pvt Ltd
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/31, VALLUVARKOTTAM HIGH R
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

**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 **Mr. /Ms. CHAITANYA FOUNDATIONS (P) LTD Rep Director Mr. V. Manu Reddy GPOA for Mrs. Lalitha Kumara Mangalam** promoter **of the project at: NHRB (South) - proposed construction of Stilt floor + 5 floors (Height – 18.30m) Residential Building with 15 dwelling units Availing Premium FSI with TOD Benefit at S.No.121 (Document) and R.S.No.121/10 (Patta), Block 20 of Nungambakkam Village New Door No.13, Old Door No.6, Jaganathan Road, Nungambakkam, Chennai 600034, Comprised in Old S.No.121 (Document) and R.S.No.121/10 (Patta), Block 20 of Nungambakkam Village S.No.121 (Document) and R.S.No.121/10 (Patta), Block 20 of Nungambakkam Village,**

We **Ms. CHAITANYA FOUNDATIONS (P) Ltd promoters** 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

For CHAITANYA FOUNDATIONS PVT. LTD.

V.MX.
Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU 03 JAN 2025 DK 194974

அக் 25-2024

Chaitanya Foundation Pvt Ltd
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4[illegible]/98
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with **Mrs. LALITHA KUMARA MANGALAM** who possess a legal title to the land on which the development of the proposed project is to be carried out

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. 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.

For CHAITANYA FOUNDATIONS PVT. LTD.

Director

3. That the time period within which the project shall be completed by me /promoter is **36 Months (28 January 2025 to 31 January 2028)**

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.

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.

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 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 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 CHAITANYA FOUNDATIONS PVT. LTD.

Director

Deponent

**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 on 28-day January of 2025.

Deponent

For CHAITANYA FOUNDATIONS PVT. LTD.

Director



## 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

Verified RealEstate™

We're honored to be part of your real estate journey

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