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29 OCT 2024

DH 402019

S&P FOUNDATION PRIVATE LIMITED CHENNAI-20

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ✆: 98401730

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, "**S&P New Haven Ribbon Walk**".

We, **M/s. S & P Foundation Private Limited,** a company incorporated under the Companies Act 1956, having office at CITI TOWER, 4th Floor, Door No.7, 3rd Cross Street, Kasturibai Nagar, Adyar, Chennai 600 020, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
N. RAJENDIRAN, M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt. 05.07.2025
GOVERNMENT OF INDIA

For S & P Foundation Private Limited

Managing Director

1. That We / promoter have / has a legal title to the land on which the development of the project is proposed. And that we are the Land Owner and promoter of the project and the title to the land is registered as Doc. No. 10874/2024 dated 16-03-2024, at SRO – Guduvancheri, 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 Sale Deed of the landowner, 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 the promoter on or before **31st December 2027**.

4. That seventy per cent of the amounts realised by us/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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

NOTARY
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GOVERNMENT OF INDIA

For S & P Foundation Private Limited

Managing Director

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

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

9. That We / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, Villa or building, as the case may be, on any grounds.

For S & P Foundation Private Limited

Managing Director

Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Chennai on this, the 7th day of November 2024.

For S & P Foundation Private Limited

Managing Director

Deponent

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033
Mobile : 93411 22850



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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

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Vastu & Property Management Tools

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

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