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

(Format for consent letter for maintaining and operating RERA designated bank accounts for a real estate project)

Consent letter for maintaining and operating RERA designated bank accounts for a real estate project

Date:30.09.2026

To

Tamil Nadu Real Estate Regulatory Authority
No.133, G-Block, 1st Avenue, Anna Nagar (East),
Chennai – 600102.

Sir,

1. **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
2. **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:,
3. **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:, have jointly filed an application with TNRERA for registration of the real estate project proposed construction of High-Rise Residential building consisting of **Block -1** (with 4 Towers): Extended Basement

For S&P Foundation Private Limited

Authorized Signatory

Floor+ Stilt Floor+ 12 Floors with 339 dwelling units, **Block -2**: Stilt Floor + 12 Floors with 69 dwelling units, **Block-3**(with 3 Towers) : Stilt Floor + 12 Floors with 195 dwelling units totally 603 dwelling units, **Block-4**: Ground Floor (Reception & Swimming pool) + 1st floor (Indoor games) + 2nd Floor (Gym)+ 3rd floor (Kids play area, Aerobics, Yoga, Library, Games room) + 4th floor (Association room). Name of the project – **S&P LATTICE COURT,** Comprised in S.No.348/1A2, 349/1, 361, 360/2B, 362/2, 552/1, 553 , 554/1B, 555/2, Ayanambakkam village , Poonamalle taluk , Tiruvallur district within the limit of Thiruverkadu Municipalit project. In compliance of section 3(1) of the Real Estate (regulation and Development) Act, 2016.

2. We are the owners of the project land and applied for registration of the above said real estate project with TNRERA.

3. In compliance of section 4(2) (I)(D) of the Act, following three bank accounts have been opened in the name of M/s. S&P FOUNDATION PRIVATE LIMITED, who is the one of the above real estate project in T.Nagar branch of Kotak Mahindra bank.

Sl.No	Name of the Account	Account No.
1	RERA Designated Collection Account (100%)	7200264542
2	RERA Designated Collection Account (70%)	7200264543
3	RERA Designated Collection Account (30%)	7200264544

For S&P Foundation Private Limited

Authorized Signatory

4. The amount realized from the allottees fro time to time will be first deposied in the 'RERA designated collection account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA designated Separate account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA designated Transaction account'.
5. We hereby convey our consent for maintaining and operating the aforesaid bank accounts by M/s. S&P FOUNDATION PRIVATE LIMITED.

Sl. No	Name and address of the Landowner/s	Mobile No.	e-mail ID	signature	Date
1	M/s.S&P Foundation Pvt Ltd, Authorized Signatory, Mr. S.ChellaKumar registered office at No.36, 2nd floor, Sudhama commercial building, Vijayaraghava road, T.Nagar, Chennai-600 017	9894792229	Chellakumar @sandp.co.in		
2	Mr. S. Prabakar residing at No. 4/211, Villa, No.6, MGR Road, Palavakkam, Chennai - 600 041	9840030333	prabu@sandp .co.in		

For S&P Foundation Private Limited

Authorized Signatory

3	Mrs.Vishwashree Reddy residing at No. 4/211, Villa, No.6, MGR Road, Palavakkam, Chennai - 600 041	9840668833	Vishwashreereddy@gmail.com		

For S&P Foundation Private Limited

Authorized Signatory

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.