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தமிழ்நாடு तमिलनाडु TAMILNADU

10 SEP 2024

Chaitanya Foundations.

DH 291952

S. KUMARAVELU

STAMP VENDOR

L No. 26/CH (S) 2010 dt 02-03-2011

No. M-10/22, Aishwarya Colony,

Indira Nagar, Adyar, Chennai - 600 020.

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**_promoter of the project at **NHRB(Central) - construction of Stilt Floor + 4 Floors + 5th Floor Part (Height 18.30 m) Residential Building with 9 dwelling units availing Premium FSI with TOD benefit at New Door No. 13, Old Door No. 5, Nageswara Rao Road, Nungambakkam, Chennai – 600 034, comprised in R.S..No. 141, 142 & 143, New R.S..No. 142/4, Block No. 21 of Nungambakkam village within the limit of Greater Chennai Corporation– Reg.**

We **Ms. CHAITANYA FOUNDATIONS** 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

   OR

   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with1) **Mr. Deepak Swamy 2) Mrs. Priya Swamy** who possess a legal title to the land on which the development of the proposed project is to be carried out

   AND

For CHAITANYA FOUNDATIONS PVT. LTD.

Director

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.

3. That the time period within which the project shall be completed by me /promoter is **36 Months (10 August 2024 to 31 August 2027)**

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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Verification

Director

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 10 day September of 2024.

For CHAITANYA FOUNDATIONS PVT. LTD.
Deponent

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

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