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RE REGULATORY RECORD

RERA Document

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

25 APR 2025

EF 955670

Sidharth Foundations and Housing Ltd
Chennai

R. SHANMUGAVALLI
STAMP VENDOR L/No. 1690/B4/CH(C) 2021-9
62 / 107, Rama Street, Nungambakkam,
Chennai - 600 034. Mobile: 9445361496

FORM 'B'
[See rule 3(4)]
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
Affidavit cum Declaration

Affidavit cum Declaration of Sidharth Foundations and Housing Limited, Rep by its Director Praneeth P Jain, Hindu, Aged about 31 Years, S/o Pravin Kumar Jain having office at Door No.610A&612 Block A, Chaitanya Imperial,7th Floor, Annasalai, Teynampet,Chennai-600 018,do hereby solemnly affirm and sincerely state as follows

Sidharth Foundations and Housing Limited, Rep by its Director Praneeth P Jain, promoter of the proposed project comprised All that piece and parcel of dry land situated at Kanathur Reddikuppam Village, Thiruporur Taluk, Chengalpattu District [Previously Kancheepuram District], comprised in S.No.69/9D1A1 measuring an extent of 39 cents (Hectare 0- 15.80 Ares) and S.No.70/2A1 measuring an extent of 52.36 Cents (Hectare 0-21.20 Ares) totally admeasuring 91.39 cents (Hectare 0-37 Ares) comprising of 93 Units Stilt +5 floors -1 block

Nandini Balaji

Director

Deponent

भारतीय गैर न्यायिक

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INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 25 APR 2025 EF 955668

Sidharth Foundations and Housing Ltd, Chennai

R. SHANMUGAVALLI
STAMP VENDOR L/No.1090/B4/CH(C) 2021-9
62 / 107, Rama Street, Nungambakkam,
Chennai - 600 034. Mobile: 9445361498

Sidharth Foundations and Housing Limited Rep by its Director Praneeth P Jain promoter of the proposed project hereinafter called and referred to as the promoter do hereby solemnly declare, undertake and state as under:

That I Have entered into joint development agreement dated 19/06/2023 with Land owners namely

1) **Mrs. NANDHINI BALAJI** aged about 55 Years, (Aadhar No. 5865 1420 8803) Wife of M.Balaji, daughter of Late. Dr.V.B.S.Rajan, residing at S-42, Heritage Shankara Apartments, No.62, Spurtank Road, Chetpet, Chennai-600 031

Nandhini Balaji

Handwritten Rajan

Handwritten Rajan

For SIDHARTH FOUNDATIONS AND HOUSING LIMITED

Director

Deponent

(2) Mr.SENTHIL KUMARAN RAJAN aged about 50 years, (Aadhar No. 5980 3814 2744) Son of Dr.V.B.S.Rajan, having permanently residing at "6528 Spruce Drive, Bloomfield Hills, MI - 48301, U.S.A Rep by Mrs.Nivedhitha Rajan aged about 48 Years, (Aadhar Card No. 8873 5328 3438) Wife of Mr.Kartheesan, daughter of Late. Dr.V.B.S.Rajan, residing at New No 17, Old No. 8, Rackkiappan street, Mylapore, Chennai- 600 004 vide General Power of Attorney dated 30.04.2025 executed at 6528 Spruce Drive , Bloomfield Hills M I -48301,U.S.A and Adjudicated as Adjudication Document No ADJ/158/2025,dated 21.05.2025 Book IV,SRO Thiruporur.

(3) Mrs. NIVEDHITHA RAJAN aged about 48 Years, (Aadhar Card No. 8873 5328 3438) Wife of Mr.Kartheesan, daughter of Late. Dr.V.B.S.Rajan, residing at New No 17, Old No. 8, Rackkiappan street, Mylapore, Chennai- 600 004

who possess a legal title to the land by virtue of Settlement Deed dated 09.09.2023 registered as Document No.21971 of 2023,Book 1 in the S R O Tiruporur 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.

1. That the said land is free from all encumbrances.

2. The project will be completed by 31.12.2028

3. That seventy per cent of the amounts realised by the 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.

For SIDHARTH FOUNDATIONS AND HOUSING LIMITED

Director

Deponent

4. 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.

5. That the 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.

6. That the promoter shall take all the pending approvals on time, from the competent authorities.

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

8. That 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 SIDHARTH FOUNDATIONS AND HOUSING LIMITED

Deponent

Director

1) Nandhini Balaji

2) Nandhitha Rajan

3) Nandhitha Rajan

Verification

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

For SIDHARTH FOUNDATIONS AND HOUSING LIMITED

Verified by me at Chennai on this 24th day of May 2025

Deponent Director

1) Nandhini Balaji

2) Nandhitha Rajan

3) Nandhitha Rajan

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

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