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தமிழ்நாடு तमिलनाडु TAMIL NADU

19/12/23

SPR CONSTRUCTION PVT. LTD.
No, 57, Narayana Mudali Street,
Sowcarpet, Chennai - 600 079.

26AC 920944

C. Balasubramanian.

C.BALASUBRAMANIAN
S.V.L. No.3006/@2/95
PERIAMET, CHENNAI - 600 003.
Cell : 9840847510, 7871981980

மாவட்ட இணை சார்பதிவாளர் சென்னை-600 003
19 JUL 07-2023

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of promoter M/s. SPR Construction Private Limited, represented by Mr. Chetan Bohra, Director of the proposed project **'SPR City Market of India Phase I (Block 6) (Commercial Market)'**, located at No.1, Stephenson Road, Perambur, Chennai – 600 012, comprised in R.S. 220/1 (part) of Block 11, R.S. No. 221/2 (part), 222/1 (part) and 222/2 (part) of Block No.12, Perambur Town, Division-73, Zone -VI of Greater Chennai Corporation.

We, M/s. SPR Construction Private Limited, represented by Mr. Chetan Bohra, Director of the proposed project do hereby solemnly declare, undertake and state as under:

1. Have entered into joint development agreement with M/s. Binny Limited who possess a legal title to the land on which the development of the proposed 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.

For SPR CONSTRUCTION PVT. LTD.

Authorised Signatory

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

3. That the time period within which the project shall be completed by us is 31st December 2025.

4. That 70% 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we 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.

SPR CONSTRUCTION PVT. LTD.

For SPR CONSTRUCTION PVT. LTD.

Authorised Signatory

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 at Chennai on this 16 April, 2024.

For SPR CONSTRUCTION PVT. LTD.

Authorised Signatory

Deponent



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.



empowering your real estate decisions with smart tools

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

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