

தமிழ்நாடு तमिलनाडु TAMILNADU

S & P FOUNDATION PRIVATE LIMITED CHENNAI-17

- 8 SEP 2026 FD 243115

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/CHI
Saidapet, Chennai-15. ☎: 9840173096

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 named as **"S&P LATTICE COURT".**

We, 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

NOTARY N. RAJENDIRAN, M.A., M.Ed., B.L., CHENNAI Reg. No. 81172010 Expiry Dt 05.02.2030 GOVERNMENT OF INDIA

For S&P Foundation Private Limited

Authorized Signatory

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:,

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:, the landowner and the promoter of the proposed project, respectively, do hereby solemnly declare, undertake and state as under:

1. That We/Promoter have/has a legal title to the land on which the development of the project is proposed, who possesses a legal title to the land on which the development of the proposed project is to be carried out and he has a legally valid authentication of title of such land along with an authenticated copy of the Sale Deed(s) as owner.

AND

M/s. S & P Foundation Private Limited (Promoter & S.Prabakar) has a legally valid authentication for development of the project along with an authenticated copy of the Sale deed & General power as a owner and promoter 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 us **31.12.2031.**

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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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

NOTARY N. RAJENDIRAN, M.A., M.Ed., B.L., CHENNAI Reg. No: 8117/2010 Dt 05.07.2030 GOVERNMENT OF INDIA

For S&P Foundation Private Limited

Authorized Signatory

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 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 S&P Foundation Private Limited

Authorized Signatory

Deponent(s)

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 30th day of September 2026.

NOTARY
N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
Expiry Dt. 05.07.2030
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033
Mobile : 98411 22650

Deponent(s)