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Official Property Record





தமிழ்நாடு தமில்நாடு TAMIL NADU

5578
15.5.17



39AB 495581
M.R. GUNDACHAR
STAMP VENDOR
HANUMANATHA FLATS,
No. 22, H.R. KOIL STREET,
TRIPPLICANE, CHENNAI-600 005.

Form B

See Rule 3(4)

Affidavit Cum Declaration

Affidavit Cum Declaration of Sidharth Foundations and Housing Limited, Rep by its Director Mr. Praneeth P Jain Hindu, Aged about 30 years, S/o Mr. Pravin M Kumar Jain, having office at No. 117, Citi Tower, 8th Floor, Sir Theyagaraya Road, T. Nagar, Chennai- 600 017, do hereby solemnly affirm and sincerely state as follows:

1. I have entered into GPA No. 282 of 2020, dated 10.01.2020 S.R.O Pammal in respect of lands situate at THARAPAKKAM ROAD, GERUGAMBAKKAM, CHENNAI COMPRISED IN S.NO. 446/1, 448/1A, 449/12B1, 450 & 451/2 OF GERUGAMBAKKAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION with the Land Owners, Mr D.Ramu & Mrs. Neelamabal Both 1 & 2 residing at No. 1/203, Thepachamman Koil Street, Polichalur, Chennai-600 074, who possess a legal title to the land on which the development of the proposed project is to be carried out.

For SIDHARTH FOUNDATIONS & HOUSING LTD.


Authorised Signatory
DEPONENT

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me on 31.07.2028.
4. That seventy per cent 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, as far as building is concerned.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That I 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 I the promoter shall take all the pending approvals on time from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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.

Verification

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

Verified by me at Chennai on this 28th day of March 2024.

For SIDHARTH FOUNDATIONS & HOUSING LTD.

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Our services go beyond



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Compliance & Special Services

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Smarter Tools, Stronger Decisions



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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real estate journey

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