(Format for consent letter for maintaining and operating RERA designated bank accounts for a real estate project)

Consent letter for maintaining and operating RERA designated bank accounts for a real estate project

Date:30.09.2026

To

Tamil Nadu Real Estate Regulatory Authority
No.133, G-Block, 1st Avenue, Anna Nagar (East),
Chennai – 600102.

Sir,

1. **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
2. **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:,
3. **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:, have jointly filed an application with TNRERA for registration of the real estate project proposed construction of High-Rise Residential building consisting of **Block -1** (with 4 Towers): Extended Basement

For S&P Foundation Private Limited

Authorized Signatory

Floor+ Stilt Floor+ 12 Floors with 339 dwelling units, **Block -2**: Stilt Floor + 12 Floors with 69 dwelling units, **Block-3**(with 3 Towers) : Stilt Floor + 12 Floors with 195 dwelling units totally 603 dwelling units, **Block-4**: Ground Floor (Reception & Swimming pool) + 1st floor (Indoor games) + 2nd Floor (Gym)+ 3rd floor (Kids play area, Aerobics, Yoga, Library, Games room) + 4th floor (Association room). Name of the project – **S&P LATTICE COURT,** Comprised in S.No.348/1A2, 349/1, 361, 360/2B, 362/2, 552/1, 553 , 554/1B, 555/2, Ayanambakkam village , Poonamalle taluk , Tiruvallur district within the limit of Thiruverkadu Municipalit project. In compliance of section 3(1) of the Real Estate (regulation and Development) Act, 2016.

2. We are the owners of the project land and applied for registration of the above said real estate project with TNRERA.

3. In compliance of section 4(2) (I)(D) of the Act, following three bank accounts have been opened in the name of M/s. S&P FOUNDATION PRIVATE LIMITED, who is the one of the above real estate project in T.Nagar branch of Kotak Mahindra bank.

Sl.No	Name of the Account	Account No.
1	RERA Designated Collection Account (100%)	7200264542
2	RERA Designated Collection Account (70%)	7200264543
3	RERA Designated Collection Account (30%)	7200264544

For S&P Foundation Private Limited

Authorized Signatory

4. The amount realized from the allottees fro time to time will be first deposied in the 'RERA designated collection account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA designated Separate account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA designated Transaction account'.
5. We hereby convey our consent for maintaining and operating the aforesaid bank accounts by M/s. S&P FOUNDATION PRIVATE LIMITED.

Sl. No	Name and address of the Landowner/s	Mobile No.	e-mail ID	signature	Date
1	M/s.S&P Foundation Pvt Ltd, Authorized Signatory, Mr. S.ChellaKumar registered office at No.36, 2nd floor, Sudhama commercial building, Vijayaraghava road, T.Nagar, Chennai-600 017	9894792229	Chellakumar @sandp.co.in		
2	Mr. S. Prabakar residing at No. 4/211, Villa, No.6, MGR Road, Palavakkam, Chennai - 600 041	9840030333	prabu@sandp .co.in		

For S&P Foundation Private Limited

Authorized Signatory

3	Mrs.Vishwashree Reddy residing at No. 4/211, Villa, No.6, MGR Road, Palavakkam, Chennai - 600 041	9840668833	Vishwashreereddy@gmail.com		

For S&P Foundation Private Limited

Authorized Signatory