

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

M/s. Chaitanya Foundations 09 MAY 2025

DF 486465
S. KUMARAVELU
STAMP VENDOR
L No. 26/CH (S) 2010 dt 02-03-2011
No. M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.

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 Mr. /Ms. CHAITANYA FOUNDATIONS_promoter of the
project at NHRB(Central) - construction of Stilt Floor + 4 Floors + 5th
Floor Part (Height 18.30 m) Residential Building with 10 dwelling
units availing Premium FSI with TOD benefit at New Door No. 13,
Old Door No. 5, Nageswara Rao Road, Nungambakkam, Chennai –
600 034, comprised in R.S.No. 141, 142 & 143, New R.S.No. 142/4,
Block No. 21 of Nungambakkam village within the limit of Greater
Chennai Corporation– Reg.

We Ms. CHAITANYA FOUNDATIONS promoters of the proposed project do hereby solemnly
declare undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the
project is proposed
OR

For CHAITANYA FOUNDATIONS PVT. LTD.

v. m. x.
Director

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with 1) Mr. Deepak Swamy 2) Mrs. Priya Swamy who possess a legal title to the land 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.

2. That the said land is free from all encumbrances. OR possess such encumbrances as Nil including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me /promoter is On 31 August 2027)
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

For CHAITANYA FOUNDATIONS PVT. LTD.


Director

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 CHAITANYA FOUNDATIONS PVT. LTD.


Director

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 on 11 day Feb of 2026.

For CHAITANYA FOUNDATIONS PVT. LTD.

Deponent


Director