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To

Tamil Nadu Real Estate Regulatory Authority,

No.14, First Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008.

Respected Sir,

Sub: List of Amenities Provided in Our Project **RLD ALTIMA** Proposed Construction of High Rise (Affordable Residential Houses) Group Development Consists of Combined extended Basement Floors with Block-01 (Tower A) and Block - 02. Block-01 - (Tower A) 315 dwelling units (Stilt to 35th Floor) Block-02 Club House: Ground Floor + First Floor with Swimming Pool @Ground level, Comprised in S. No's. 585/1A2A1, 586/1A, 586/2A, 586/2B, 586/2C, 587, 595/1B1A, 596/1A, 598/1 AT Padur Village, Thiruporur Taluk, Chengalpattu District, Tamil Nadu.

The Following amenities will be provided in our project.

LEGEND	AMENITIES
	OUTDOOR AMENITIES
	EXCLUSIVE SPORTS COURT
1	Multi-Purpose Court
2	Futsal/Tennis Court
3	Half Basket Ball Court
4	Pickle Ball Court
5	Box Cricket
6	Children's Bicycle/Scooter Lane
	OTHER SPORTS & WELLBEING
7	3000mm Walkway
8	2500MM Wide Leisure Walk / Jogging Path
9	Meditation/Yoga Lawn

For ROYAL LAND & DEVELOPERS PVT. LTD.

Director

ROYAL LAND & DEVELOPERS PRIVATE LIMITED
New No. 6, Old No. 23, Western Wing, Krishnama Road, 1st Floor, Nungambakkam, Chennai - 600 034.
Mobile : +91 99621 10860 Email : support@rldsweethomez.com CIN : U70101TN 2004PTC055007
Website : www.rldsweethomez.com

10	Pit Stop With Trellis
11	Outdoor Trampoline Play
12	Outdoor Gym
13	Walking & Running Path
14	Roller Blade Skating
15	Jungle Theme Adventure Play
	SWIMMING POOL
16	Sunken Lounge
17	Semi Floating Chaise Deck
18	20M Main Lap Pool
19	Sunken Bar
20	Family Pool
21	Tree Mound
22	Pool Deck
23	Poolside Pavilion
24	Changing Room (M/F)
25	Shower Rooms (M/F)
	ENTERTAINMENT
26	Promenade with Perches - Plaza
27	Community Seating / Amphitheatre
28	BBQ Dining Area
	FEATURES
29	Entrance Plaza With Security Cabin
30	Entrance Feature Structural Elements
31	Foxtail Palm Avenue
32	Visitors Car Parking
33	Conocarpus Screen Wall
34	Canna Garden
35	Hanging Garden
36	Entrance Iconic Sculpture
37	Frangipani Circle- Special Paving
38	Thuja Garden
39	Tropical Garden
40	Vertical Garden

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41	Grass Cell on Fire Enging Lane
42	Relaxation Nook with Cube Seaters
43	Mini Rock Garden
44	Youth Gathering Plaza
45	Youth Pavilion
46	Scented Garden
47	Knoll Garden with Relaxation Deck
48	Patio Garden with Bamboo Groove Seating
49	Patio Garden with Therapeutic Plant
50	Plumeria Court
51	Parterre Garden
52	Tree Bosque
53	Trellis with Creepers to Lawn Area
54	Leisure Seating Alley
55	Parents Seating Plaza
56	Aromatic Bed
57	Healing/Outdoor Reading Garden
58	Hammock Garden
59	Contemplation Nook with Water Body
60	Elderly Seating Alcove
61	Community Garden
62	Fruit Orchards
63	Garden Pavilion
64	Tranquil Plaza
65	Colour Planting Bed
66	Open / Party Lawn
67	Flag Hoisting Area
68	Seating Gallery
69	Tropical Flower Bed
70	Reflexology Park
71	Pet Zone
CLUBHOUSE AMENITIES	
ENTERTAINMENT & CONVENIENCE	
72	Welcome Lounge *
73	Pre- Function Area *

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74	Seating Pods *
75	Coffee Shop *
76	Admin and Meeting Room *
77	AV Room *
78	Banquet Area *
79	Leisure seating and relaxation *
80	Gentle Yoga or Tai chi for elders *
81	Auditory Sensory Walk *
82	Terrace Farming *
83	Reflexology Path *
84	Meditation Deck *
85	Outdoor chess *
86	Terrace Exercise / Zumba Classes *
87	Live Music or Acoustic Jam *
88	Picnic on Terrace *
89	Stargazing *
90	Karaoke Party *
INDOOR GAMES	
91	Foosball Area *
92	Table Tennis *
93	Billiards *
94	Board Games *
95	Dart Board *
SPORTS FITNESS & WELLBEING	
96	Gymnasium *
97	Interactive Gym *
98	Cross Fit Corner *
99	Zumbo / Aerobics/ Yoga *
100	Cool Down Room *
INDOOR	
KIDS	
101	Floor Chess Game
102	Floor snake and ladder
103	Obstacle Room

For ROYAL LAND & DEVELOPERS PVT. LTD.

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104	Neon Game Room
105	Gymnastics
106	Aerial Yoga
107	Podcast Studio
108	Music Room
109	Hobby Room
110	Makers Lab
111	Painting Room
112	Kids Lounge
113	Art Studio
114	Pottery Studio
115	Conference & Meeting Room
FACILITIES	
116	Seating POD with Wifi Zone
117	Common Restroom

Note:

1. (*) Star Marked Amenities will be handed over along with Block I
2. Other Amenities will be handed over in Phased manner.

Thank You

Yours Sincerely,

For ROYAL LAND & DEVELOPERS PVT. LTD.

Director

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Club House and Building being common amenities and common areas, we shall convey the UDS relating to the club House handover to Association of Allottees at free of cost within 3 Months from the date of Completion of the project as per section 17(1) of the act. read with Rule 10 of the Rules.

Thanking you,

Yours Sincerely,

For ROYAL LAND & DEVELOPERS PVT. LTD.

Director

ROYAL LAND & DEVELOPERS PRIVATE LIMITED
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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு 6 तमिलनाडु TAMILNADU 18 MAR 2025 EC 638899

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/89
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

Royal Land & Developers Pvt Ltd
Chennai

DECLARATION AFFIDAVIT

I, **Mr. B.VIKRAM KUMAR BAGMAR** (PAN. **AAFPB8939E**, AADHAAR No.**8575 1709 1485**) son of Mr. Bhawarlal, aged 49 years, having his office at New No.6, Old No.23, Western Wing, 1st Floor, Krishnama Road, Nungambakkam, Chennai-600 034.

WHEREAS one **M/s.MADRAS NEEDLES LIMITED.,** represented by its Director **Mr.S.GANESH** have appointed me as Power Agent for lands measuring an extent of 27 Cents in Survey No.587, 1.07 Acres in Survey No.586/1, 40 Cents in Survey No.596, 38 Cents in Survey No.598-Part, 80 Cents in Survey No.595/1B and 1.22 Acres in Survey No.585/1A2A, totally measuring to an extent of 4.14 Acres at Padur Village, Thiruporur Taluk, Chengalpet District, through a GPA deeds dated 05.07.2023 & 31.07.2023, registered as document Nos.16498/2023, 16500/2023 & 18798/2023, SRO Thiruporur;

NOTARY P. JAYARAMAN CITY OF CHENNAI G.O.M/S. No. 103/2023 GOVT. OF TAMIL NADU

WHEREAS one **M/s.ALTEK BEISSEL NEEDLES LIMITED.,** represented by its Director **Mr.S.GANESH** have appointed me as Power Agent for lands measuring an extent of 2.33 Acres in Survey No.586/2A, 1.14 Acres in Survey No.586/2B and 91 Cents in Survey No.586/2C, totally measuring to an extent of 4.38 Acres at Padur Village, Thiruporur Taluk, Chengalpattu District, through a GPA deeds dated 05.07.2023, registered as document No.16499/2023, SRO Thiruporur;

WHEREAS the said **M/s.MADRAS NEEDLES LIMITED.,** and **M/s.ALTEK BEISSEL NEEDLES LIMITED.,** represented by its Director **Mr.S.GANESH** have entered into a Sale Agreement dated 12.09.2022 & 27.07.2023, registered as document Nos.20331/2022, 20332/2022 & 18492/2023, SRO Thiruporur, with **M/s. ROYAL LAND & DEVELOPERS PRIVATE LIMITED** for the above said lands Measuring an Extent of 8.52 Acres.

WHEREAS the said **M/s. ROYAL LAND & DEVELOPERS PRIVATE LIMITED,** is developing the above mentioned land, which measure a Total of 30069.00 Sq.mt., Comprised in S.Nos.585/1A2A1, 586/1A, 586/2A, 586/2B, 586/2C, 587, 595/1B1A, 596/1A & 598/1 at Padur Village, Thiruporur Taluk, Chengalpattu District by constructing a High Rise Apartments consisting of 315 Dwelling Units.

WHEREAS I have no objection to the booking amount paid by customers in the RERA account bearing No.**925020008508278, Axis Bank**, in favour of **M/s. ROYAL LAND & DEVELOPERS PRIVATE LIMITED.**

IN WITNESS WHEREOF THE DEPONENT ON THIS 18TH DAY OF MARCH 2025

DEPONENT

NOTARY ★ INDIA ★ P. JAYARAMAN CITY OF CHENNAI G.O.M/S. No. 103/2023 ★ GOVT. OF TAMIL NADU

P. JAYARAMAN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
EGMORE COURT ADVOCATES
ASSOCIATION, CH-600 008.
Cell: 94440 11605



our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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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

Verified RealEstate™

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

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