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06 JUN 2026

FD 015634
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.

மாவட்டக்குற்றவியல் நடுவர் சென்னை-600035
நடு
20-2025

AFFIDAVIT CUM DECLARATION
(FORM B)

Affidavit cum declaration of

Mrs. PARVATHY RAMAN (PAN: BBMPP-2822-D) (AADHAAR No: 9560 4820 6982), wife of Mr T.S. Raman, aged about 84 years, residing at Golden Chime, Flat No.3 3rd floor, No.5 Chandrabagh Avenue First Street, Mylapore Chennai - 600 004 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 26.04.2017 registered as document No. 4062/2017 and General Power of Attorney dated 27.10.2022 registered as document No. 15925/2022; (Owner of Flat No. H-46/1)

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavendiran
Authorised Signatory.

2. **Mrs. VASUMATHY SWAMY alias VASUMATHY SAMY** (PAN: AKFPV-6944-B) (AADHAAR No.8128 2534 1638) (PASSPORT No.510990273), wife of late A.V. Duraiswamy, aged about 74 years, residing at No.H 46/2, Geethanjali Colony, L B Road, Thiruvanmiyur, Chennai-600 041 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years **vide General Power of Attorney dated 27.10.2022 registered as document No. 16023/2022; (Owner of Flat No. H-46/2)**

3. **Mrs. VIJAYA AMUDACHARY** (PAN: ABSPV9398K) (Aadhar ID: 4079 0814 7958), wife of Mr V. Amudachary, aged about 75 years, residing at "Desikakripa", No. 66/2B, De Silva Road, Off. Luz Church Road, Mylapore, Chennai - 600 004 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 18.05.2017 registered as document No. 4801/2017 and General Power of Attorney dated 20.10.2022 registered as document No. 15751/2022; **(Owner of Flat No. H-46/3)**

4. **Mr M. ULAGAPPAN** (PAN: AEKPU-1716-M) (AADHAAR No.7643 1886 0552), son of Mr U. Meyyappan, aged about 27 years, residing at No.2/400, First Main Road, Shanmuga Nagar, Mannivakkam, Chennai-600 048 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its uthorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 10.09.2023 registered as document No. 6965/2023; **(Owner of Flat No. H-46/4)**

5. **Mr. SURESH KRISHN** [I.D. Proof. Permanent Account Number AARPS2234B / Aadhar No. 8629 1958 2703] S/o. Mr. Krishnasamy aged 57 years residing at "Aananda", M-33, 3rd Main Road, Besant Nagar, Chennai - 600 090; **(Owner of Flat No. H-46/5)**

6. **N. KARPAGAMBAL** (PAN: AGBPK6944L), wife of Mr. Murugappan, aged about 75 years, residing at No. H-46/6, Geethanjali Colony, L.B. Road, Thiruvanmiyur, Chennai - 600 041 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 06.04.2017 registered as document No. 3263/2017 and General Power of Attorney dated 07.10.2022 registered as document No. 15116/2022; **(Owner of Flat No. H-46/6)**

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavan

Authorised Signatory

7. **GOPAL KRISHNA RAJAGOPAL alias GOPALAKRISHNA RAJAGOPALAN** (PAN: ALRPG7457R) (OCI No.: A1130876), son of late C. Rajagopalan Nair, aged about 59 years, residing at No.2, Paradise Drive, Scarsdale, New York, 10583, USA duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 31.01.2026 registered as document No. ADJ/76/2026; **(Owner of Flat No. H-47/1)**

8. **Mrs. S. KALAVATHY** (PAN: AAFPK-0405-L) (AADHAAR No.2809 9417 8695), wife of Mr R.S. Vasudevan and daughter of late K. Sivaraman and Mrs. S. Lalitha, aged about 59 years, residing at F-202, Pawittra Apartments, 12, Vasundhra Enclave, East Delhi, Delhi -110 096 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 02.11.2022 registered as document No. 16310/2022; **(Owner of Flat No. H-47/2)**

9. **Mrs. J. MALARVIZHI** (PAN: AJXPM-2272-Q) (AADHAAR No: 8875 5681 8786) (Passport No: M6860755), daughter of late L. Jayagururaj and late Mrs. J. Rajalakshmi and wife of Mr. Eswaramoorthy G., aged about 55 years, having permanent address at and now staying at 21, Blackwell House, The Embankment, Nash Mills Wharf, Hemel Hempstead, HP3 9FX, United Kingdom, duly represented by its Power of **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 04.11.2022 registered as document No. 332/2022) and;
Mr J. EZHIL MARAN alias JAYAGURURAJ EZHIL MARAN alias EZHILMARAN L J (PAN: AADPE-1286-F) (AADHAAR No: 6825 7649 6534), son of late L. Jayagururaj and late Mrs. J. Rajalakshmi, aged about 52 years, residing at Villa No.19A, Vijay Raja Spruce, Kaayar Road, Thaiyur, Kancheepuram, Pincode: 603 103 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 21.11.2022 registered as document No. 17435/2022; **(Owner of Flat No. H-47/3)**

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragaven

Authorised Signatory

10. **Mrs. KALAVATHI ESWARAN** (Aadhar No: 8712 9703 2917), wife of Mr. S.K. Eswaran, aged about 79 years, residing at No. 8C, Sai Skanda, Rettai Pillaiyar Kovil Street, Vijaya Nagar, Velachery, Chennai - 600 042 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 06.04.2017 registered as document No. 3261/2017 and General Power of Attorney dated 20.10.2022 registered as document No. 15738/2022; **(Owner of Flat No. H-47/4)**

11. **Mr M. ULAGAPPAN (PAN: AEKPU-1716-M)** (AADHAAR No.7643 1886 0552), son of Mr. U. Meyyappan, aged about 30 years, residing at No.2/400, First Main Road, Shanmuga Nagar, Mannivakkam, Chennai - 600 048 duly represented by its Power of **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 11.08.2023 registered as document No. 12085/2023; and

Mrs. S. SIVAGAMI alias S. SIVAKAMI (PAN: ABDPS-3893-H) (AADHAAR No.3002 6934 6355), wife of late E. Somasundaram, aged about 67 years, residing at No.32, Unitech Palm Villas, Malrojapuram, Nallambakkam, Chennai - 600 048 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 27.07.223 registered as document No. 11278/2023; **(Owner of Flat No. H-47/5)**

12. **Mr. R. VENKATASUBRAMANIAN** (PAN: ACFPV9317G), son of late O.S. Ramamurthy, aged about 57 years, residing at No. B1110, Pranava's BSR Gitaar, 92/3, Railway Station Road, Panathur, Bangalore - 560 103 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 28.04.2017 registered as document No. 4191/2017 and General Power of Attorney dated 06.10.2022 registered as document No. 15023/2022; **(Owner of Flat No. H-47/6)**

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavendiran

Authorised Signatory

13. **M/s. ISHA HOMES (INDIA) PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having their Registered Office at Old No.55, New No.74, First Avenue, Indira Nagar, Adyar, Chennai 600 020, represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years; **(Owner of Flat No. H-48/1)**

14. **Mrs. MINALOCHANI NAGARAJAN (PAN: AAFPN0836N)**, wife of Mr R. Nagarajan, aged about 74 years, residing at No. B3, Dolphin Bay, Kalakshetra Road, Thiruvanmiyur, Chennai - 600 041 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 25.04.2017 registered as document No. 4013/2017 and General Power of Attorney dated 27.10.2022 registered as document No. 15930/2022; **(Owner of Flat No. H-48/2)**

15. **Dr. NIRMALA SATYANATHAN** (PAN: IEXPS4106G) (OCIC No. A3112823, wife of Dr. Boniface Satyanathan, aged about 71 years, earlier residing at No.112/3 (H-48/3), West Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai-600 041 and now staying at 32 Garibaldi Drive, Brampton, Ontario, L6X 4Y7, CANADA duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 18.05.2017 registered as document No. 4800/2017 and General Power of Attorney dated 19.10.2022 registered as document No. 320/2022; **(Owner of Flat No. H-48/3)**

16. **Mrs. BRINDA MENON** (PAN: ARJPM6567E), wife of Mr. Shree Kumar Menon and daughter of Mr Kanooth Sivadasan Nair, aged about 44 years, residing at No. 507, Mansarovar, Mount Pleasant Road, Near Chief Minister Bunglow, Mumbai - 400 006 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 30.03.2017 registered as document No. 3018/2017 and General Power of Attorney dated 22.09.2022 registered as document No. 14420/2022; **(Owner of Flat No. H-48/4)**

17. **Mr. T.G. VENKATESH** (PAN: ABZPV5484F), son of late T.S. Ganesan, aged about 79 years, residing at Plot No. 32, No. IA, 6th Street, Vaishnavi Nagar, Chennai - 600 109 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 06.04.2017 registered as document No. 3262/2017 and General Power of Attorney dated 06.10.2022 registered as document No. 15030/2022; **(Owner of Flat No. H-48/5)**

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavendiran

Authorised Signatory

18. **M/s. ISHA HOMES (INDIA) PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having their Registered Office at Old No.55, New No.74, First Avenue, Indira Nagar, Adyar, Chennai 600 020, represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years; **(Owner of Flat No. H-48/6)**

19. **M/s. ISHA HOMES (INDIA) PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having their Registered Office at Old No.55, New No.74, First Avenue, Indira Nagar, Adyar, Chennai 600 020, represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years; **(Owner of Flat No. H-49/1)**

20. **Mr. A.L. SOMAYAJI** (PAN: AAMPS7826G) (Aadhar ID: 5100 8354 4500) son of Late Ayyalu Somayaji, aged about 82 years, residing at No. 29/2, Valmeeki Street, Thiruvanmiyur, Chennai - 600 041 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 10.11.2017 registered as document No. 11854/2017 and General Power of Attorney dated 04.08.2023 registered as document No. 11806/2023; **(Owner of Flat No. H-49/2)**

21. **Mrs. Meenakshi Kumar**, daughter of late C.L. Ramakrishnan, aged about 62 years, residing at Flat No.5, Guha's Padmakshi Apartments, No. 28, Thiruvalluvar Salai, Thiruvanmiyur, Chennai - 600 041 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 17.06.2026 registered as document No. 7455/2026; **(Owner of Flat No. H-49/3)**

22. **Mr. V. PERUMAL** (PAN: AALPP8762F) (Aadhar ID: 4953 0559 5746), son of Mr. Veluswamy, aged about 71 years; and **Mrs. KALA PERUMAL @ B. KALAISELVI (Aadhar ID: 413377045610)**, wife of Mr. V. Perumal, aged about 65 years, both residing at Flat B1, II Floor, Casa Grande Aldea, Bharathiyar Nagar Main Road, Okkiam Thuraipakkam, Chennai - 600 087 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 10.11.2017 registered as document No. 11855/2017 and General Power of Attorney dated 04.08.2023 registered as document No. 11805/2023; **(Owner of Flat No. H-49/4)**

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavendiran

Authorised Signatory

23. **Mrs. R. MEENAKSHI** (PAN: CNSPR3448A), wife of Mr V. Rangharajan, aged about 61 years, and; **Mr V. RANGHARAJAN** (PAN: AKEPR6970N), son of Mr G. Venkatachary, aged about 65 years, both residing at Old No. 519, New No. 2, 2nd Street, Kamaraj Nagar West, Thiruvanmiyur, Chennai - 600 041 duly represented by its Power of Attorney **M/s. Isha Homes India Pvt Ltd** represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years vide General Power of Attorney dated 27.06.2019 registered as document No. 7312/2019 and General Power of Attorney dated 21.09.2022 registered as document No. 14307/2022; **(Owner of Flat No. H-49/5)**

24. **M/s. ISHA HOMES (INDIA) PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having their Registered Office at Old No.55, New No.74, First Avenue, Indira Nagar, Adyar, Chennai 600 020, represented herein by its Authorized Signatory, **Mr. R. RAGAVENDIRAN** (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years; **(Owner of Flat No. H-49/6)**

Promoter of the Residential Apartment proposed project In the Residential Apartment named **"ISHA'S GEETHANJALI"** comprised in **Extended Double Basement Floor (Parking) + Stilt floor (Parking) + 1st floor to 11 floors of Residential building with 74 Dwelling Units at Door No.H46, H47, H48, H49, L.B. Road, Thiruvanmiyur, Chennai - 600041 comprised in Old S. No.40/1 (part), 40/2B(part), T.S. No.71, Block No.11 of Thiruvanmiyur Village within the limits of Greater Chennai Corporation.**

We, **M/s. Isha Homes (India) Pvt Ltd & Others** promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That We, **M/s. Isha Homes (India) Pvt Ltd & Others** has a legal title to the land on which the development of the project is proposed 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.
3. That the project will be complete on **03.02.2031.**
4. That seventy percent of the amounts realized by proprietor 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. **NA**

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavendiran

Authorised Signatory

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. **NA**

6. That We 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. **NA**

7. That We shall take all the pending approvals on time, from the competent authorities.

8. That We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We 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 ISHA HOMES (INDIA) PVT. LTD.

R. Rajavel

Authorised Signatory.

Deponent

Verification

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

Verified by us at **Chennai** on this **01st day of July, 2026.**

ISHA HOMES (INDIA) PVT. LTD.

R. Rajavel

Authorised Signatory.

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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
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- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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