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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 तमिलनाडु TAMILNADU

Ramaniyam Realtors LLP

26 FEB 2026

EG 380354

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/CH/
Saidapet, Chennai-15. C: 98

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

1. **Mr.RAMCHAND L.BHATIA,** Son of Lokumal Shivaldas Bhatia, aged about 80 years, residing at Villa No.10, Al Sami Street, Muroor, Near Abu Dhabi Autism Center, Abu Dhabi, United Arab Emirates.

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory

2.

a. **Mr.P.MUTHUKUMAARASAAMY,** Son of Mr.M.Pachaiannan, aged about 49 years,

b. **Mrs.A.CHANDRAPRABHA,** Wife of Mr.P.Muthukumaarasaamy, aged about 45 years, having **Income Tax PAN: BHFPC6598E, (Identification: Aadhaar No. 5237 0562 9086), b**oth residing at Flat No.002, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020,

3. **Ms.NANDITA MARKANDAN,** Wife of Mr.Rakesh Pulapaka, aged about 43 years, residing at 1803, Vista 2, Wadhwa The Address, Lbs Marg, Opp. R City Mall, Ghatkopar West, Mumbai – 400086

4. **Mr.T.M.VENKATESAN,** Son of Late Thiyagarajan, aged about 61 years, residing at Flat No.004, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020

5. **Mr.VENKATESH VISWANATHAN,** Son of Mr.Viswanathan, aged about 54 years, residing at Flat No.005, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020.

6. **Mr.VINOD DANIEL HENDERSON,** Son of Mr.H.G.Jayaraj Sam Gnanakan, aged about 50 years, residing at 27 Bellona Street, Woodbridge, Ontario, Canada, L4L 6P8.

7. **Mrs.PADMINI VENKATESH,** Wife of Mr.V.Venkatesh, aged about 58 years, residing at Flat No.102, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020

8.

a. **Mr. D.K.SANKARAN**, Son of Late D.K.Nambudripad, aged about 78 years, residing at Flat No.13, Fairfield, 112 Sipahimalani Road, Mumbai – 400020,

b. **Mrs. SAVITHRY VASUDEVAN**, daughter of Late D.K. Nambudripad, aged about 71 years, residing at Suvasini, DN31, Durga Nagar, Chittur Road, Palakkad, Kerala – 678013,

c. **Mrs.D.K.GOWRI**, daughter of Late D.K.Nambudripad, aged about 68 years, residing at Karthika, DN31A, Durga Nagar, Chittur Road, Palakkad, Kerala – 678013,

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9. **Mr.VIVEK SREEDHAR,** Son of Mr.Sreedhar Krishnaswamy, aged about 42 years, residing at Flat No.104, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020
10. **Mr.P.N.RAMESH,** Son of Mr.T.R.Nagraj, aged about 64 years, residing at 36B Venkateswara Nagar 16th Street, Kottivakkam, Chennai 600041.
11. **Mr.D.N.KRISHNAN,** Son of Mr.Narayanan, aged about 42 years, residing at Flat No.202, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600020,
12.
    a. **Mr.D.K.NARAYANAN,** Son of Late D.K.Nambudripad, aged about 75 years,
    b. **Mrs.K.B.ARIYA,** Wife of Mr.D.K.Narayanan, aged about 67 years, both residing at Flat No. 203, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai 600 020
13. **Mrs.Uma Kurur alias Mrs. D.N.UMA,** Wife of Mr.Sajiv Kurur, aged about 44 years, residing at #2119, 1st floor, 16th cross, 23rd main, HSR layout, Sector 1, Bengaluru, Karnataka, Pin – 560102.
14. **Mr.SHIVAKUMAR BALASUBRAMANIAN,** Son of Mr.Balasubramanian, aged about 60 years, residing at No.4, Baroness Place, Penarth, CF643UL U.K.
15. **M/s.TERTIAL TECHNICAL SERVICES (P) LIMITED,** a Company registered under Companies Act, represented by its Directors Mr.Nandakumar Venkatraman, Son of Mr. Venkatraman, aged about 66 years, and Mrs.Mali Nandakumar, Wife of Mr. Nandakumar Venkatraman, aged about 62 years, having its registered office at 1/75 B, Muthukadu, Kovelong, Chennai – 603112,
16. **Mrs.VAISHNAVI SOUNDARARAJAN,** Wife of Mr.K.Nagarajan, aged about 53 years, residing at Flat No.302, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020.
17.
    a. **Ms.SHIKA,** Daughter of Mr.Suresh Chand Chordia, aged about 30 years,
    b. **Mrs.SUNITA,** Wife of Mr.Suresh Chand Chordia, aged about 61 years, both residing at Flat No.303, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020,

For Ramaniyam Realtors LLP

Authorised Signatory

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18. **Mrs.PADMA RAMESH,** Wife of Mr.G.Ramesh, aged about 64 years, residing at Flat No.304, Raheja Villa, Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020,

OWNER 1 to 18 hereinafter respectively and collectively called as **OWNERS**

OWNERS represented by their Power Agent **M/s. RAMANIYAM REALTORS LLP,** having its office at New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600 020, represented by its Authorised Signatory **Mr.M.CHANDRU**, Son Sri T.Manivannan, aged about 59 years, Promoter of the proposed project **"RAMANIYAM ANANTIYA"** High Rise Building (HRB) consisting of Stilt floor + 9 floors Residential building with 30 dwelling units (Height 30.00 M) at Plot No.161, Old Door No.49, New Door No.107, Gandhi Nagar First Main Road along with Durgabai Deshmukh Road, Adyar, Chennai-600 020 comprised in old S.No : 49 /1 part, R.S No.40 (as per document) and T.S.No.40 as per patta, Ward No.1of Urur village, Velachery Taluk, Within the limit of Greater Chennai Corporation.

AND

M/s. RAMANIYAM REALTORS LLP, having its office at New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600 020, represented by its Authorised Signatory **Mr.SUNDAR S.V.K.**, Son of Late S.K.Viswanathan, aged about 58 years, hereinafter called as **PROMOTER**

We, the PROMOTER of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have entered into Joint Development Agreement with **OWNERS** who possess a legal title to the land on which the development of the proposed project is to be carried out

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory

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 **"RAMANIYAM ANANTIYA"** High Rise Building (HRB) consisting of Stilt floor + 9 floors Residential building with 30 dwelling units (Height 30.00 M) at Plot No.161, Old Door No.49, New Door No.107, Gandhi Nagar First Main Road along with Durgabai Deshmukh Road, Adyar, Chennai-600 020 comprised in old S.No : 49 /1 part, R.S No.40 (as per document) and T.S.No.40 as per patta, Ward No.1of Urur village, Velachery Taluk, Within the limit of Greater Chennai Corporation is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the Promoter is 31.12.2029.

4. That seventy percent of the amounts to be realised by the 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 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 the 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.

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

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

9. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this 29th day April 2026.

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory
Deponent

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

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.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- 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
/landlens/one

Verified RealEstate™

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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