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# INDIA NON JUDICIAL

## Government of Tamil Nadu

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**e-Stamp**

| | | |
|---|---|---|
| **Certificate No.** | : | **IN-TN32545256045083W** |
| Certificate Issued Date | : | 13-Aug-2024 09:52 AM |
| Account Reference | : | NEWIMPACC (SV)/ tn8030804/ SEMBIAM/ TN-CN |
| Unique Doc. Reference | : | SUBIN-TNTN803080452299088372084W |
| Purchased by | : | Ramaniyam Realtors LLP |
| Description of Document | : | Article 5 Agreement |
| Property Description | : | Not Applicable |
| Consideration Price (Rs.) | : | 0 (Zero) |
| First Party | : | Ramaniyam Realtors LLP |
| Second Party | : | Not Applicable |
| Stamp Duty Paid By | : | Ramaniyam Realtors LLP |
| Stamp Duty Amount(Rs.) | : | 20 (Twenty only) |

P. JACINTHA
Govt. Authorized Stamp Vendor
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Cell : 9283256363, 9080658607
Chennai

IN-TN32545256045083W

**FORM 'B' [See rule 3(4)]**

Please write or type below this line

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of M/s.Ramaniyam Realtors LLP., represented by its Authorised Signatory Mr.S.V.K.Sundar, Promoter of the proposed project **"RAMANIYAM PURNA KRISHNA".**

**For Ramaniyam Realtors LLP**

**Authorised Signatory** 0010659897

VOID VOID VOID

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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SKIL

For Ramaniyam Realtors LLP

Authorised Signatory

We, Ramaniyam Realtors LLP., the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter have entered into Joint Development Agreement with and 1.Annapurna Krishnan and 2.K.K.Raja, who possess a legal title to the land comprised in S.Nos.217/1, now T.S.No.97, T.S.No.98/1 and T.S.No.98/2, Block No.35 of Virigambakkam Village, Plot No. 15 & 16, New Door No.26 New Bangaru Colony, 2nd Street, K.K.Nagar, Chennai – 600 078 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.

3. That the time period within which the project shall be completed by the Promoter is August 2032.

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 scheduled 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.

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

For Ramaniyam Realtors LLP

Authorised Signatory

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, plot or building, as the case may be, on any grounds.

For Ramaniyam Realtors LLP

Authorised Signatory

**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 at Chennai on this 23rd day of October 2024

For Ramaniyam Realtors LLP

Authorised Signatory
Deponent



## our services doesn't just end there

### Buying & Selling Services

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

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

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

### NRI & Investment Services

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

### Compliance & Special Services

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

## Ownership, Compliance & Legal Verification

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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