Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Consent Letter for maintaining and operating bank account for a Real Estate Project

21.05.2026

1. **Mr RAMCHAND L BHATIA,** 2. **Mr.P.MUTHUKUMAARASAAMY, 3. Mrs.A.CHANDRAPRABHA, 4. Ms.NANDITA MARKANDAN, 5. Mr.T.M.VENKATESAN, 6. Mr.VENKATESH VISWANATHAN, 7. Mr.VINOD DANIEL HENDERSON, 8. Mrs.PADMINI VENKATESH, 9. Mr. D.K.SANKARAN,** 10. **Mrs. SAVITHRY VASUDEVAN,** 11. **Mrs.D.K.GOWRI,** 12. **Mr.VIVEK SREEDHAR, 13. Mr.P.N.RAMESH, 14. Mr.D.N.KRISHNAN, 15. Mr.D.K.NARAYANAN, 16. Mrs.K.B.ARIYA, 17. Mrs.Uma Kurur alias Mrs. D.N.UMA, 18. Mr.SHIVAKUMAR BALASUBRAMANIAN, 19. M/s.TERTIAL TECHNICAL SERVICES (P) LIMITED,** represented by its Directors Mr.Nandakumar Venkatraman and Mrs.Mali Nandakumar, 20. **Mrs.VAISHNAVI SOUNDARARAJAN, 21. Ms.SHIKA, 22. Mrs.SUNITA, 23. Mrs.PADMA RAMESH,** residing at Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020,

Mobile: 9841269564
Email id: legal@ramaniyam.com

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
CHENNAI 600102.

Sir,

We, **1. Mr RAMCHAND L BHATIA,** 2. **Mr.P.MUTHUKUMAARASAAMY, 3. Mrs.A.CHANDRAPRABHA, 4. Ms.NANDITA MARKANDAN, 5. Mr.T.M.VENKATESAN, 6. Mr.VENKATESH VISWANATHAN, 7. Mr.VINOD DANIEL HENDERSON, 8. Mrs.PADMINI VENKATESH, 9. Mr. D.K.SANKARAN,** 10. **Mrs. SAVITHRY VASUDEVAN,** 11. **Mrs.D.K.GOWRI,** 12. **Mr.VIVEK SREEDHAR, 13. Mr.P.N.RAMESH, 14. Mr.D.N.KRISHNAN, 15. Mr.D.K.NARAYANAN, 16. Mrs.K.B.ARIYA, 17. Mrs.Uma Kurur alias Mrs. D.N.UMA, 18. Mr.SHIVAKUMAR BALASUBRAMANIAN, 19. M/s.TERTIAL TECHNICAL SERVICES (P) LIMITED,** represented by its Directors Mr.Nandakumar Venkatraman and Mrs.Mali Nandakumar, 20. **Mrs.VAISHNAVI SOUNDARARAJAN, 21. Ms.SHIKA, 22. Mrs.SUNITA, 23. Mrs.PADMA RAMESH,** residing at Door No.49, Plot No.161, First Main Road, Gandhi Nagar, Adyar, Chennai-600 020 along with **M/s. RAMANIYAM REALTORS LLP,** having its office at New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600 020 have jointly filed an application with TNRERA for

registration of real estate 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.

2. We the land owners have entered into a Joint Development Agreement with the promoter for developing the above said real estate project.

3. In compliance of Section 4(2) (l)(D) of the Act,

   RERA DESIGNATED COLLECTION ACCOUNT (100%) – 400000600024

   RERA DESIGNATED SEPARATE ACCOUNT (70%) – 400000600025

   RERA DESIGNATED TRANSACTION ACCOUNT (30%) – 400000600023

   Have been opened in the name of M/s RAMANIYAM REALTORS LLP, the Promoter of the above real estate project in RBL Bank , T.Nagar Branch.

4. The 70% of the amount realized for the above real estate project from the allotees will be deposited in the aforesaid account including the sale amount of my undivided share relinquished in favour of the Promoter.

5. I hereby convey our consent for the maintaining and operating the aforesaid account by M/s Ramaniyam Realtors LLP.

Ramc Land Lakarasi

1. **Mr RAMCHAND L BHATIA**, 2. **Mr.P.MUTHUKUMAARASAAMY,**

L.A. Chandra

3. Mrs.A.CHANDRAPRABHA, 4. Ms.NANDITA MARKANDAN,

T.M. Venkatesan

5. Mr.T.M.VENKATESAN, 6. Mr.VENKATESH VISWANATHAN,

Padmini Venkatesh

7. Mr.VINOD DANIEL HENDERSON, 8. Mrs.PADMINI VENKATESH,

9. **Mr. D.K.SANKARAN**, 10. **Mrs. SAVITHRY VASUDEVAN**, 11. **Mrs.D.K.GOWRI**,

12. **Mr.VIVEK SREEDHAR**, 13. **Mr.P.N.RAMESH**, 14. **Mr.D.N.KRISHNAN**,

15. **Mr.D.K.NARAYANAN**, 16. **Mrs.K.B.ARIYA**, 17. **Mrs.Uma Kurur alias Mrs. D.N.UMA**,

18. **Mr.SHIVAKUMAR BALASUBRAMANIAN**, 19. **M/s.TERTIAL TECHNICAL SERVICES (P) LIMITED,** represented by its Directors Mr.Nandakumar Venkatraman and Mrs.Mali Nandakumar,

20. **Mrs.VAISHNAVI SOUNDARARAJAN**,

21. **Ms.SHIKA**, 22. **Mrs.SUNITA**, 23. **Mrs.PADMA RAMESH**

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.