Verified RealEstate™

RE REGULATORY RECORD

RERA Document

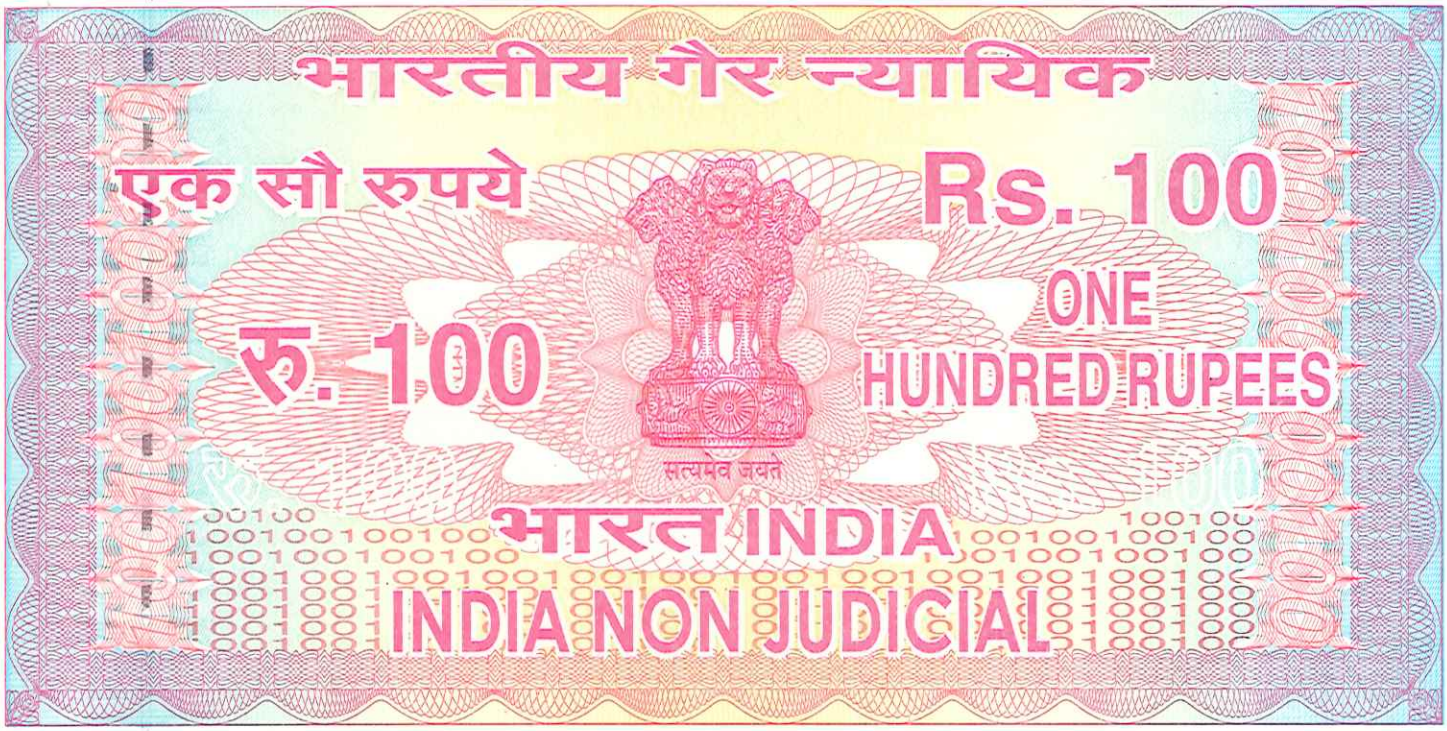
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

25 MAR 2026

EU 544945

M. KAILASH CHAND
STAMP VENDOR - L.Sc.11727/CH
Dist. Chennai-45. Ph: 98401 73886

Ramaniyam Realtors LLP

AFFIDAVIT

I, **SUNDAR S.V.K.,** Authorised Signatory of RAMANIYAM REALTORS LLP, having its registered office at 14/67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600 020, sincerely state as follows:

For Ramaniyam Realtors LLP

Authorised Signatory

We are developing a High Rise Residential Building (HRB) consisting of Stilt floor + 9 floors 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.

Out of 30 flats, we have allotted 21 flats to the land owners in lieu of the land contributed by them and the balance 9 flats are allotted to our share will be sold by us.

We wish to confirm that 70% of the amount to be received from the sale of 9 flats will be deposited in the RERA designated Separate Account and the said amount will used only for the construction of the proposed project as per our business projection.

We further wish to confirm that no portion of the amount shall be used towards land cost.

The foregoing facts are true.

This Affidavit is Irrevocable.

PLACE: CHENNAI
DATE: 26.05.2026

For Ramaniyam Realtors LLP

Authorised Signatory

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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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.