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Certificate No.	:	**IN-TN25094883657179W**
Certificate Issued Date	:	27-Jun-2024 12:32 PM
Account Reference	:	NEWIMPACC (SV)/ tn8030804/ SEMBIAM/ TN-CN
Unique Doc. Reference	:	SUBIN-TNTN8030804405284743l4963W
Purchased by	:	Ramaniyam Real Estates PVT LTD
Description of Document	:	Article 5 Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Ramaniyam Real Estates PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	Ramaniyam Real Estates PVT LTD
Stamp Duty Amount(Rs.)	:	20 (Twenty only)

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

For RAMANIYAM REAL ESTATES P. LTD.

Authorised Signatory

HF 0009679514

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.
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27-Jun-2024 12:32 PM 27-Jun-2024 12:32 PM 27-Jun-2024 12:32 PM

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 Real Estates Pvt Ltd, represented by its Authorised Signatory Mr.S.V.K.Sundar, Promoter of the proposed project **"MANASA RAMANIYAM",** comprised in S.No.207 part as per document and T.S.No.91, Block No.17 as per Patta, Koyambedu Village, then Egmore Nungambakkam Taluk, presently Aminjikarai Taluk, situated at Block No.400,401,402 & 403, Second Avenue, Anna Nagar, Chennai-600 040.

We, Ramaniyam Real Estates Pvt Ltd, 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 Mrs.F.Maria Natchathiram and 35 others, who possess a legal title to the land 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 31st July 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.

For RAMANIYAM REAL ESTATES P. LTD.

Authorised Signatory

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.

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 REAL ESTATES P. LTD.

Authorised Signatory

Deponent

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 27th day of July 2024

For RAMANIYAM REAL ESTATES P. LTD.

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.



empowering your real estate decisions with smart tools

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

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We're honored to be part of your real estate journey

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