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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

EG 324187

16 FEB 2026

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/M
Saidapet, Chennai-15. ☎: 9840173000

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

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

1. **M/s. RAMANI REALTORS PRIVATE LIMITED,** having its office at No.5, Second Street, Lakshmipuram, Royapettah, Chennai 600 014, represented by its Director **Mr.V.SUBRAMANIAN** and .

For RAMANI REALTORS PVT. LIMITED

DIRECTOR

For Ramaniyam Realtors LLP

Authorised Signatory

2. **M/s.RAMANIYAM REALTORS LLP**, having its office at New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600 020represented by its Authorised Signatory **Mr.SUNDAR S.V.K.**, Promoter of the proposed project **"RAMANIYAM SAI ARANYA"** comprising of 3 Blocks with Combined extended Double Basement floor (meant for parking) + Combined Stilt Floor (Meant for Parking & Block -1 Shop) consisting of Block – A: 1st & 2nd Floor shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units: Block B: 1st Floor Club House & 8 Dwelling units + 2nd to 16 Floors with 195 Dwelling units, Block C: 1st to 16 Floors with 239 Dwelling units (Totally 488 Dwelling units) Abutting proposed 80 Feet New Link Road, on the Eastern side & Perumal Koil Street, on Western Side, comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A, 23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram Village, Maduravoyal Taluk, Chennai District, Greater Chennai Corporation Limit,

Parties 1 & 2 hereinafter respective and collectively called as **PROMOTER**

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

1. That we have entered into the Joint Development Agreement for the development of High Rise Residential building of group development comprising of 3 Blocks with Combined extended Double Basement floor (meant for parking) + Combined Stilt Floor (Meant for Parking & Block -1 Shop) consisting of Block – A: 1st & 2nd Floor shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units: Block B: 1st Floor Club House & 8 Dwelling units + 2nd to 16 Floors with 195 Dwelling units, Block C: 1st to 16 Floors with 239 Dwelling units (Totally 488 Dwelling units) abutting proposed 80 Feet New Link Road, on the Eastern side & Perumal Koil Street, on Western Side, comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A, 23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram Village, Maduravoyal Taluk, Chennai District, Greater Chennai Corporation Limit with Mr.Rajkumar Manradiyar, who possess a legal title to the land on which the development of the proposed project is to be carried out

For RAMANI REALTORS PVT. LIMITED

DIRECTOR

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 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 24th August, 2033.
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.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.

For RAMANI REALTORS PVT. LIMITED

DIRECTOR

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

For RAMANI REALTORS PVT. LIMITED

DIRECTOR

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 23rd day February 2026.

For Ramaniyam Realtors LLP

For RAMANI REALTORS PVT. LIMITED

DIRECTOR

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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