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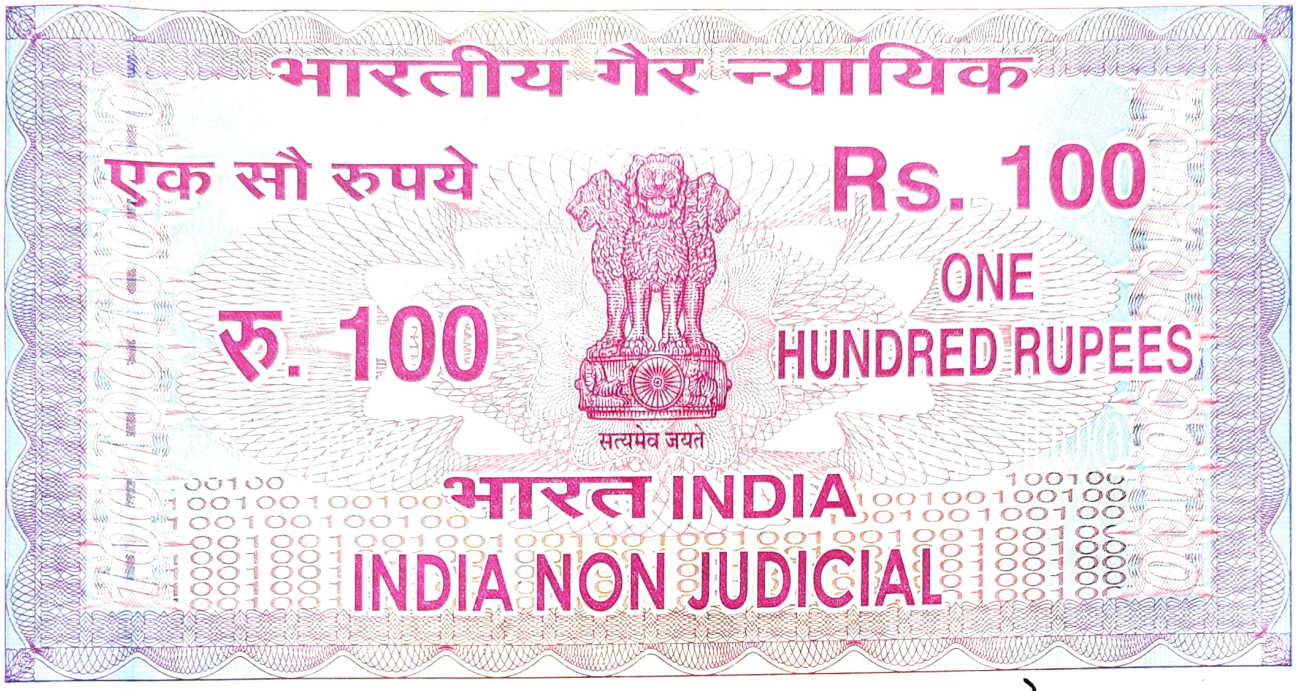
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU 04 APR 2026

RATNAM HEIGHTS LLP

EU 582121

S. KUMARAVELU
STAMP VENDOR
L No: 26/CH (S) 2010 dt 02-3-2011
No: M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.

AFFIDAVIT-CUM-DECLARATION

We, the undersigned:

M/s. RATNAM HEIGHTS LLP (GSTIN No. 33ABAFR3429D1ZN), represented by its Partner Mr. MANIKANDAN SIVARAJ (PAN BEPPM3123L; Aadhar No. 481964360550), S/o. Mr. Sivaraj Kamatchi Chettiar, aged 35 years, having office at No. 25A, Rangarajapuram Main Road, Kodambakkam, Chennai - 600 024,

do hereby solemnly affirm and sincerely declare as follows:

1. We are the applicants/promoters/developers of the project Construction of 15 Flats - Single Block - Stilt floor + 3 floors of the project **"KALA FLATS"**, proposed to be developed in the lands comprised in New Town Survey No. 56/7, Old Town Survey No. 56/1 in Block No. 54, situated at Old No. 30/1 to 14, New No. 6/1 to 14, Giri Street, West Mambalam, Puliyur Village, Egmore Taluk, Chennai District, Tamil Nadu State - 600 033, Tamil Nadu, State (hereinafter referred to as the **"Project Property"**).

For RATNAM HEIGHTS LLP

Designated Partner

2. We further declare that, as per the General Power of Attorney (GPOA) executed by the landowners, the extent is **105.24 Sq. Mtrs.** (i.e., 1,132.74 Sq. Ft.), whereas, as per the Joint Development Agreement (JDA), the extent is **103.61 Sq. Mtrs.** (i.e., 1,115.32 Sq. Ft.). Accordingly, a difference in extent of **1.62 Sq. Mtrs.** (i.e., 17.42 Sq. Ft.) arises due to the variation in the extent after approval. The said additional extent of **1.62 Sq. Mtrs.** shall be transferred to Mr. R. Venkatesh, who has been allotted Flat No. S5, by way of a Supplementary Joint Development Agreement (Supplementary JDA).

3. We hereby affirm that the above declaration is made voluntarily and that the particulars stated herein are true and correct to the best of our knowledge, information and belief.

4. We further undertake to be responsible for the correctness of the above declaration and to indemnify and keep indemnified the concerned authorities, purchasers/allottees and other stakeholders against any loss, claim or liability arising solely on account of any incorrect declaration or representation made by us in respect of the project extent.

For RATNAM HEIGHTS LLP

Designated Partner

DEPONENTS

VERIFICATION

We, the above-named deponents, do hereby verify that the contents of paragraphs 1 to 6 of this Affidavit-cum-Declaration are true and correct to the best of our knowledge, information and belief, and that nothing material has been concealed therefrom.

Verified at **Chennai on this 17th day of August 2026**

For RATNAM HEIGHTS LLP

Designated Partner

DEPONENTS

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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