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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FD 149715

Rajni Foundation Pvt Ltd
Ch

M. SELVAKUMAR
STAMP VENDOR
LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 017.

25 JUL 2026

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of 1) **Mrs.V.LAKSHMI**, [Aadhar No: 6930 2883 0575] wife of Mr.T.E.Venkataraman, Hindu, aged 80 years; 2) **Mrs.G.GAYATHRI**, [Aadhar No: 6999 0808 2950] wife of Mr.Raghunathan, Hindu, aged 51 years; 3) **Mr.SANKARA SUBBU** [Aadhar No: 6606 6344 5055] son of Mr.Manickavasagam, Hindu, aged 81 years; 4) **Mrs.REVATHY JAYARAMAN**, [Aadhar No: 6011 1248 5984] Wife of Mr.Jayaraman, Hindu, aged 65 years; 5) **Mrs.S.ULAGAVARSHINI**, [Aadhar No: 2301 5061 2565] wife of Mr.Shanmuga Sundaram, Hindu, aged 51 years;

1) V. Lekshmi
2) G. Gayathri
3)
4) Revathy Jayaraman
5)
6) S. Manickavasagam
7)
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10) F.N. Leela
11)
12)
13) S.R. Visalam
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15) M. Vaidehi
16)
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18) T.S. Vasanthi
19) K.S. Preeti
20) Shyamala
21) R.
22) V. Nirmala
23) S. Gowthi Sankari
24)
25) D. Ramesh
26)
27) R. Kavi Bharathi
28)
29)
30)
31) V. Meenakshi
32)
33)

For RAJNI FOUNDATIION PVT. LTD.

Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FD 149716

M. SELVAKUMAR
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LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 017.

25 JUL 2026

Rajni foundation pvt Ltd
Ch.

-2-

6) **Mr.MANICKAVASAGAM**, [Aadhar No: 5347 6441 1698] son of Mr.Sankara Subbu, Hindu, aged 49 years; 7) **Mr.R.SESHAN**, [Aadhar No: 6380 9461 5472] son of Mr.Ramasubramaniam, Hindu, aged 75 years; 8) **Mr.C.POORACHANDRAN**, [Aadhar No: 5868 2962 2515] son of Mr.Calla Piran, Hindu, aged 77 years; 9) **Mr.R.SURENDRAN**, [Aadhar No: 2404 0421 3426] son of Mr.S.Ramachandran, Hindu, aged 86 years; 10) **Mrs.T.N.KALA**, [Aadhar No: 8534 0753 7209] wife of Mr.S.Jayaraman, Hindu, aged 73 years; 11) **Mr.S.R.BALAJI** [Pan No: AVCPB2423R] son of Mr.S.D.Ramanarayanan, Hindu, aged 44 years; 12) **Mr.S.MANIKANDAN ARUMUGAM** [Aadhar No: 3282 7605 6557] son of

1) V. Lakshmi
2) U. Vijayalakshmi
3)
4) Revathy Jayaraman
5)
6) S. Manikavasagam
7) Seshan
8)
9)
10) T.N. Kala
11)
12)
13) S. R. Vishnu
14)
15) M. Vasudeva
16) B. Robert
17)
18) T.S. Vasudha
19) K.S. Preeti
20) Shyamala
21) R.
22) V. Nirmala.
23) S. Gomathi Sankari
24) S.
25) R.
26) D.
27) R. Krishnaveni
28)
29)
30)
31) V. Meerabai
32)
33)

for RAJNI FOUNDATIION PVT. LTD.

Director

Mr.Srinivasan, Hindu, aged 42 years; 13) **Mr.S.R.VISWAMURTHY**, [Aadhar No: 9205 4047 8515] son of Mr.S.D.Ramanarayanan, Hindu, aged 43 years; 14) **Mr.NAMMALWAR** [Aadhar No: 7497 6775 3039] son of Mr.Ethiraj, Hindu, aged 84 years; 15) **Mrs.VAIDEHI**, [Aadhar No: 3585 2442 4247] wife of Mr.Nammalwar, Hindu, aged 75 years; 16) **Mr.RAKESH RAMANATH**, [Aadhar No: 9181 7118 9785] son of Mr.Parthasarathy, Hindu, aged 41 years; 17) **Mr.K.S.ANANTHANARAYANAN** [Aadhar No. 6000 5553 3129] son of Mr.Subramanian, Hindu, aged 47 years; 18) **Mrs.VASANTHA**, [Aadhar No: 5713 4850 0969] wife of Mr.Subramanian, Hindu, aged 72 years; 19) **Mrs.PREETHI SUBRAMANIAN**, [Pan No: BKGPS3125M] daughter of Mr.Subramanian, Hindu, aged 38 years; 20) **Mrs.SHYAMALA** [Aadhar No: 9919 2554 3460] wife of Mr.Parthasarathy, Hindu, aged 74 years; 21) **Mrs.R.GAYATHRI**, [Aadhar No: 7982 9238 3867] wife of Mr.Madhan Kumar, Hindu, aged 51 years; 22) **Mrs.V.NIRMALA**, [Aadhar No: 7273 3713 2286] wife of Mr.Vasudevan, Hindu, aged 67 years; 23) **Mrs.GOMATHI SANKARI**, [Aadhar No: 6533 0927 3004] wife of Mr.Manikandan Arumugam, Hindu, aged 38 years; 24) **Mr.S.SENTHIL**, [Aadhar No: 2488 6499 2959] son of Mr.Srinivasan, Hindu, aged 46 years; 25) **Mr.DASARI RAMA PRIYAN**, [Aadhar No: 7742 1319 4977] son of Mr.Dasari Subba Rao, Hindu, aged 40 years; 26) **Mr.P.BALAKRISHNAN**, [Aadhar No: 8437 0260 5874] son of Mr.Pichaic Pillai, Hindu, aged 66 years; 27) **Mrs.R.KRISHNAVENI,** [Aadhar No. 8922 3549 6399] wife of Mr.V.Ramachandran, Hindu, aged 80 years; 28) **Mrs.LAKSHMI PRIYA THYAGARAJAN** [Aadhar No: 2056 1729 6774] wife of Mr.Viswanath, Hindu, aged 45 years; 29) **Mrs.MADHUMATHI THYAGARAJAN**, [Aadhar No: 7731 0911 4892] wife of Mr.Arvind Balasubramanian, Hindu, aged 42 years; 30) **Mr.SAI RATHINASABAPATHY** [Aadhar No: 8733 0261 6686] son of Mr.Rathinasabapathy, Hindu, aged 43 years; 31) **Mrs.V.MEERABAI RATHINASABAPATHY**, [Aadhar No: 9888 5697 9243] wife of Mr.Rathinasabapathy, Hindu, aged 81 years; 32) **Mr.N.MOHAN**, [Aadhar No: 7481 4359 9974] son of Mr.Nagaiyan, Hindu, aged 70 years; 33) **Mr.S.MUTHUSWAMY**, [Aadhar No: 5163 2730 4627] son of Mr.Subramaniam, Hindu, aged 44 years;

1) 2) 3) 4) 5) 6) 7) 8) 9) 10) 11) 12) 13) 14) 15) 16) 17) 18) 19) 20) 21) 22) 23) 24) 25) 26) 27) 28) 29) 30) 31) 32) 33)

For RAJNI FOUNDATIION PVT. LTD.

Director

all are residing at Block 'A' - Flat No. 1 to 6, Block 'B' - Flat No. 1 to 6, Block 'C' - Flat No. 1 to 6, Block 'D' - Flat No. 1 to 6, "Shanthi Flats", Door No. 1/1, Sivaji Street, T.Nagar, Chennai-600 017, represented by Power of Attorney Agent, **M/s.RAJNI FOUNDATIION PRIVATE LIMITED,** [PAN. AACCR9412Q] a Company. Registered under The Indian companies Act, 1956, Represented by its Director **Mr.G.RAVI,** [PAN. AEHPR280L & AADHAR No. 6354 6610 2913], S/o. Gopalakrishnan aged about 55 years, having its Office at "Rajni's Vedavillas", No.2, Damodaran Street, T.Nagar, Chennai – 600 017, duly registered under Sale Power Document No.3039 of 2025 dated 17-10-2025, Development Power Document No. 130 of 2025 dated 02-07-2025, 137 of 2025 dated 07-07-2025 and Adjudication Power Document Nos. 111, 112, 113 of 2025 dated 11-08-2025 in SRO Thiyagarayanagar, project naming **"RAJNI'S SHANTHI",** Survey No: T.S. No.5746, 7387, 9069, 9070 Block No 130 of T.Nagar Village, Door No. 1/1, Sivaji Street, T.Nagar, Chennai-600 017;

We, **M/s.Rajni Foundatiion Pvt Ltd., represented by its Director G.RAVI** the promoter of the proposed project does hereby solemnly declare, Undertake and state as under:

1. The above Land Owners Have entered into Memorandum of Agreement for development of the property subsequently given the Development Power of Attorney vide Nos. 130, 137 and 3039 also given Settlement for Sale of Undivided Share in favour of the Developers M/s.Rajni Foundatiion Private Limited., vide document Nos. 2157/2026 Dated 29-07-2026, 2201/2026 Dated 03-08-2026, 2386/2026 Dated 21-08-2026 and 2392/2026 Dated 24-08-2026 with **LAND OWNERS** 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 the project shall be completed by me / promoter is **on or before 10-05-2028.**
4. That seventy per cent of the amounts realised by me/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. For layout projects, it will be cost of development and the land cost.

1) V. Lakshmi
2) G. Jayalthi
3)
4) Revathy Jayaraman
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6) L. Manikandarajan
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10) T. N. Kala
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18) T. S. Vasan
19) K. S. Preeti
20) Shyamala
21) R.
22) V. Nirmala
23) S. Gomathi Sankari
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27) R. Krishnaveni
28) C. V. D. M
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31) V. Meerabai
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33)

For RAJNI FOUNDATIION PVT. LTD.

Director

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 layout Projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all Respects as per the layout approved by the competent authority.
6. That I / promoter shall get the accounts audited within six month after the end of every financial year by a chartered accountant I 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 I /promoter shall take all the pending approvals on time, form the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing materials has been concealed by us there from.

Verified by me at **CHENNAI** on this **09th day** of **OCTOBER, 2026**.

1) V. Lakshmi
2)
3)
4) Revathy Jayaraman
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6) S. Manikandan
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13) S. R. Vishnu
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15) M. Vandana
16)
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18) J. S. Varan
19) K. S. Preeti
20) Shyamala
21) R.
22) V. Nirmala
23) S. Gowthami Sankari
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25) R.
26)
27) R. Krishnaveni
28) P. M.
29)
30)
31) V. Meenakshi
32)
33)

For RAJNI FOUNDATIION PVT. LTD.

Director

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

Verified RealEstate
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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.