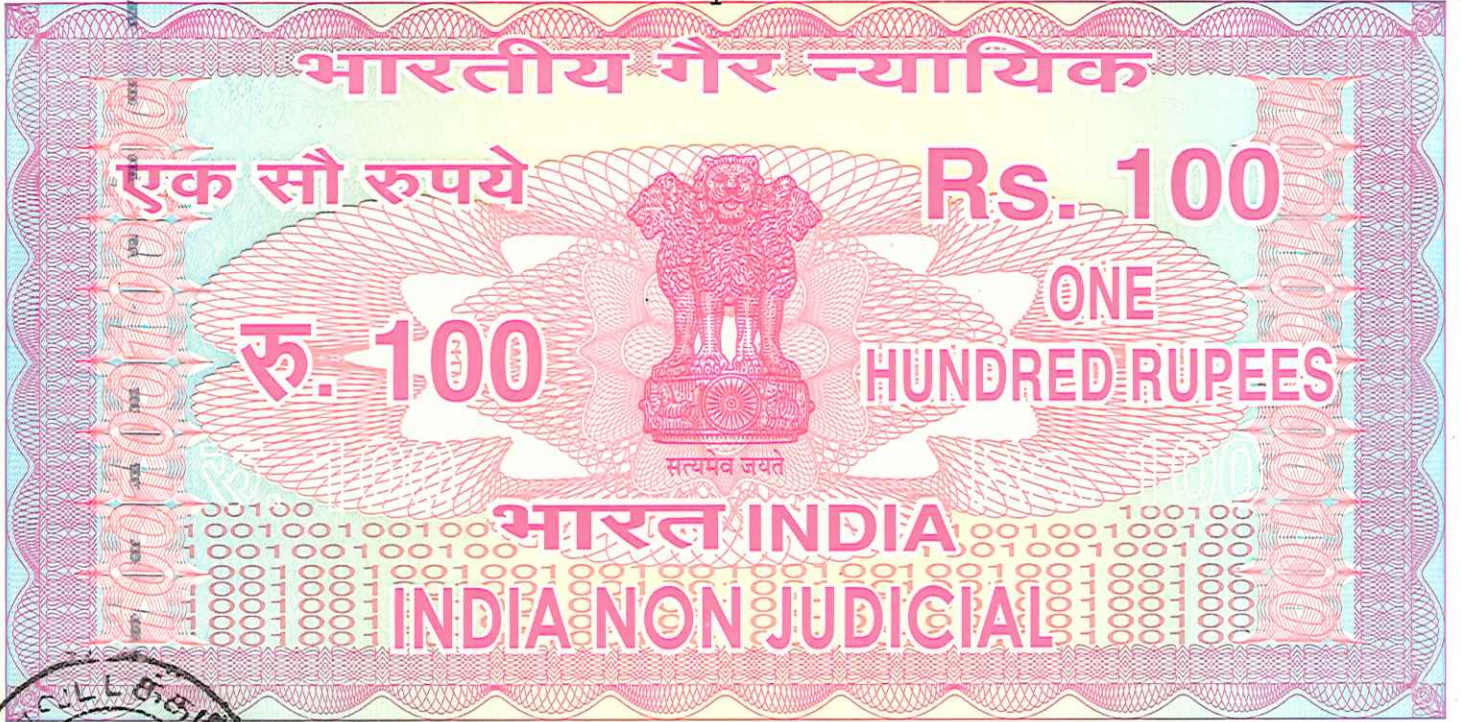




27 SEP 2025

EG 017296

M. KAILASH CHAND
 STAMP VENDOR - L.No.14727/C/01
 Saidapet, Chennai-45, Q: 9840173098

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 M/s.Ramaniyam Real Estates (P) Limited, represented by its Authorised Signatory Mr.Sundar S.V.K., Promoter of the proposed project "RAMANIYAM REGAL" consisting 16 dwelling units, Door Nos. 66 & 68, Royapettah High Road, Mylapore Chennai 600014 comprised in R.S.No.423/1 & R.S.No.423/2, Block No.8 of Mylapore Village, Mylapore Taluk, within the limits of Greater Chennai Corporation.

For Ramaniyam Real Estates Pvt. Ltd.

Authorised Signatory

We, M/s.Ramaniyam Real Estates (P) Limited, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That the promoter has entered into Joint Development Agreement with Mr.K.S.Kalyanaraman, Mr.K.S.Seetharaman, Mrs.Vasanth Seetharaman, Mrs.Gayathri Venkatesh, Mrs.Priya Seetharaman, Mr.Amarachelvam and Mrs.Kalavathi Amarachelvam

The said Mr.K.S.Kalyanaraman, Mr.K.S.Seetharaman, Mrs.Vasanth Seetharaman, Mrs.Gayathri Venkatesh, Mrs.Priya Seetharaman, Mr.Amarachelvam and Mrs.Kalavathi Amarachelvam, 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 "**RAMANIYAM REGAL**" consisting 16 dwelling units, Door Nos. 66 & 68, Royapettah High Road, Mylapore Chennai 600014 comprised in R.S.No.423/1 & R.S.No.423/2, Block No.8 of Mylapore Village, Mylapore Taluk, within the limits of Greater Chennai Corporation. 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 23rd November 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 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.
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

For Ramaniyam Real Estates Pvt. Ltd.



Authorised Signatory

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 Pvt. 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 24th day of January 2026.

For Ramaniyam Real Estates Pvt. Ltd.



Authorised Signatory
Deponent

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 Mr./Ms. _____ promoter of the proposed project
comprised in Survey No. _____, _____ Village, _____ District for the
Block/Wing/Tower _____;

I, _____ promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development
of the project is proposed
OR
Have entered into joint development agreement /collaboration agreement
/development agreement or any other agreement with _____
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.
OR
Possess such encumbrances as _____ including details of any
rights, title, interest or name of any party in or over such land, along with
details.
3. The project is completed / will be completed by _____.
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.

Deponent