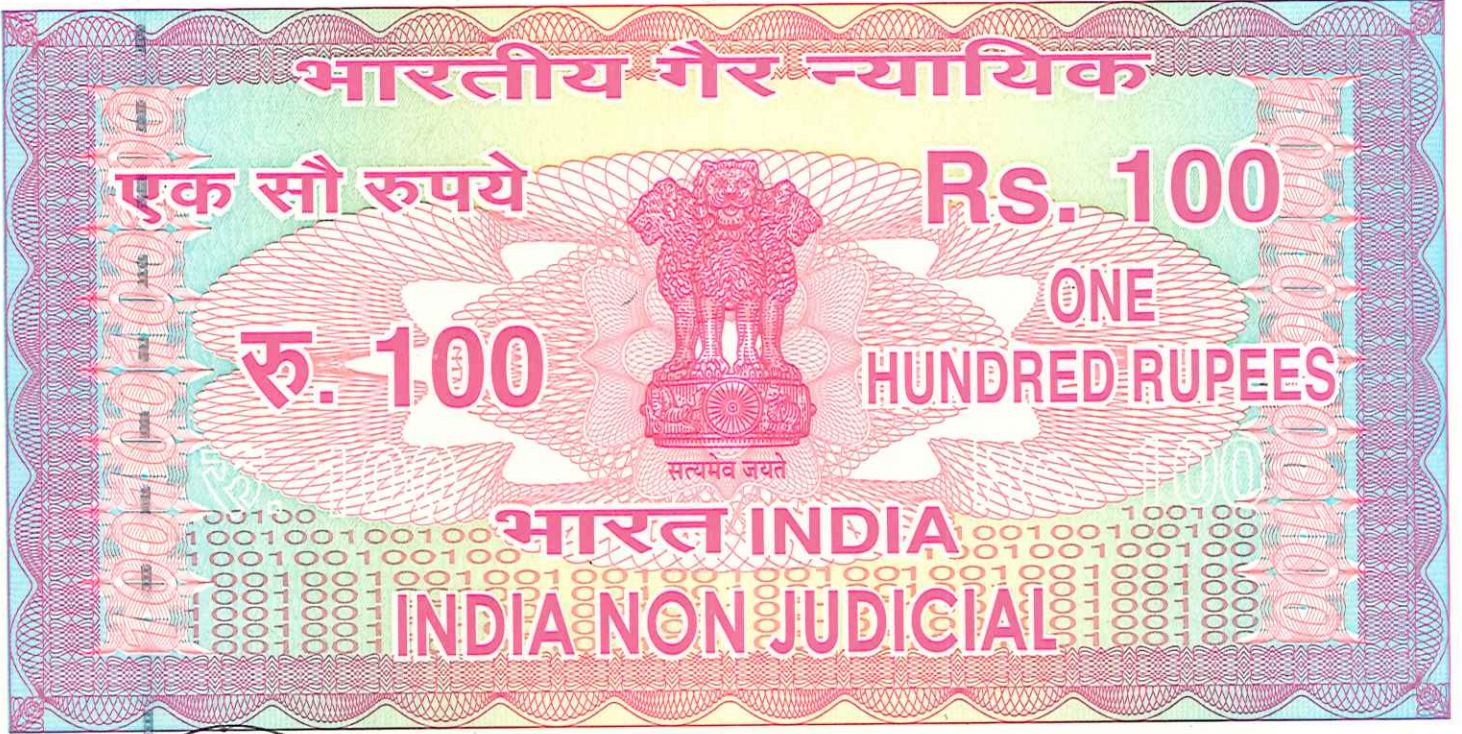




தமிழ்நாடு தமில்நாடு TAMILNADU



16 FEB 2026

EG 324187

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/IC/M
Saidapet, Chennai-45. ☎: 9840173000

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

For RAMANI REALTORS PVT. LIMITED

[Signature]
DIRECTOR

For Ramaniyam Realtors LLP

[Signature]
Authorised Signatory

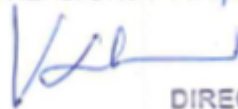
2. **M/s.RAMANIYAM REALTORS LLP**, having its office at New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600 020 represented by its Authorised Signatory **Mr.SUNDAR S.V.K.**, Promoter of the proposed project "**RAMANIYAM SAI ARANYA**" comprising of 3 Blocks with Combined extended Double 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



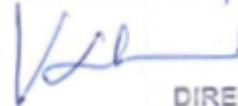
Authorised Signatory

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 RAMANI REALTORS PVT. LIMITED



DIRECTOR

For Ramaniyam Realtors LLP



Authorised Signatory

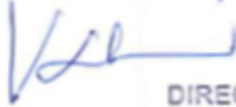
Deponent

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 RAMANI REALTORS PVT. LIMITED



DIRECTOR

For Ramaniyam Realtors LLP



Authorised Signatory
Deponent