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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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TAMILNADU

5 JUL 2024

Royal Agency

EF 280416

R. LAKSHMANAN
STAMP VENDOR
L.C.No 6/772/B3/96
No 261, E.V.R. ROAD
AMINJIKARAI, CHENNAI

AFFIDAVIT OF M/s ROYAL AGENCY

I, Mr. Prayul K. Jain (PAN: AOCPP7874H), Son of Kamlesh Kumar, aged about 38 years, being the authorised signatory of M/s. ROYAL AGENCY (PAN: AARFR0228G) having its office at No.15, Vasu Street, Kilpauk, Chennai – 600 010, for the purpose of your application before TNRERA - Rera Approval for development and construction of residential flats for sale with UDS to prospective purchasers relating to the project "MP GREENBAY" situated at Plot Nos. 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12, measuring an extent of 1482.73 Sq. Mtr (i.e) 15960 Sq. ft, comprised in Survey Nos. 60/1A1, 64/3A, New Patta No. 1746 as per Patta new Sub-Division Survey Nos. 60/1A1A, 64/3A1, Moonramkattalai Village, Kundrathur Taluk, Kancheepuram District, do hereby solemnly affirm and sincerely state as follows:

With reference to your request letter dated 11.07.2024 for issuing NOC for TNRERA – Rera approval for development and construction of Residential flats for sale with UDS to prospective purchasers relating to the property mentioned herein above, we declare that

1. We have no objection to execute and sign any Sale Agreements and sale deed/s relating to the above mentioned property by M/s MP DEVELOPERS against the condition that until repayment of the Loan amount of Rs. 14,00,00,000/- (Rupees Fourteen Crore Only) shall pay interest at the rate of 0.75% on 5th of every succeeding month till the Principal amount is paid in full

For ROYAL AGENCY

Prayul
Partner

2. NOC will be issued for each sale of flat along with UDS in favour of intending purchasers
3. That below mentioned documents has been deposited with us against the loan amount of Rs.14,00,00,000/- (Rupees Fourteen Crore Only) granted to M/s MP DEVELOPERS.

Project Name : MP GREENBAY

LIST OF DOCUMENTS

S.No	Nature of document	Document No	Date	Remarks
1	General power of Attorney	8718/2023	02.05.2023	Original
2	Sale Deed	8018/2023	24.04.2023	Original
3	Sale Agreement cancellation	6980/2023	08.04.2023	Original
4	General Power of Attorney	7619/2023	08.04.2023	Original
5	Sale Agreement	6725/2022	04.04.2022	Original
6	Sale deed	6721/2022	04.04.2022	Original
7	Sale Deed	6723/2022	04.04.2022	Original
8	Sale Agreement cancellation	6719/2022	04.04.2022	Original
9	Sale Agreement	17747/2021	27.09.2021	Original
10	Settlement Deed	15836/2012	28.12.2012	Original
11	Sale Deed	2356/1974	12.09.1974	Original
12	Mortgage Deed	18218/2023	13.09.2023	Original

For M/s Royal Agency

For ROYAL AGENCY

Pragy

Partner

Authorised Signatory



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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