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தமிழ்நாடு तमिलनाडु TAMIL NADU

27 MAY 2023

AKSHAYA ESTATES REALTY LLP

19AC 877490

I. JACINTHA
Vendor-Lic No.20540/B4/B7/92
No.3, Suseela Nagar, Kodungaiyur,
Chennai-600 051

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT IS MADE AND EXECUTED ON THIS THE 7TH DAY OF MAY TWO THOUSAND AND TWENTY-FOUR (07.05.2024); BETWEEN

[1] Mr. K.V. ANAND, [PAN: AIVPK5850D] [AADHAR No: 874407385766], son of Mr. K.S. Mani aged about 57 years and

[2] Mrs. KANCHANA ANAND, [PAN: AEVPA2853C] [AADHAR No: 692369018622], wife of Mr. K.V. Anand, aged about 57 years, both presently residing at No.61B, Sobha Emerald Phase-1, Behind Jakkur Flying Club, Sobha Suburbia, Jakkur, Bangalore North, Karnataka – 560064, hereinafter collectively referred to as the **Owners** which expression shall, wherever the context so requires or admits, mean and include their respective, legal heirs, representatives, agents, successors in interest and permitted assigns **OF THE FIRST PART;**

For Akshaya Estates Realty LLP

Designated Partner

1)

2) Kanchana

AND

M/s. AKSHAYA ESTATES REALTY LLP, [PAN No.ABYFA7909D] a firm incorporated under the Limited Liability Partnership Act, 2008, with its registered office at Door No. 22/2, Second Street Nehru Nagar, Adyar, Chennai – 600 020, represented by its Designated Partner Mr. N. Kanaga Sabapathy (Aadhaar No: 7237 7571 5919), son of Mr. K. Narayanaperumal, aged about 53 years, hereinafter referred to as the **Developer** which expression wherever the context so requires, shall mean and include its successors-in-interest and assigns **OF THE SECOND PART;**

(The Owner and the Developer are jointly hereinafter referred to as **Parties,** and individually as "**Party"** as the case may be)

The Capitalized terms unless otherwise redefined in this Supplemental Agreement shall have and carry the same meaning as defined in the Joint Development Agreement dated 22.05.2023 entered between the Parties (hereinafter referred to as **"JDA"**).

WITNESSES AS FOLLOWS:

I. WHEREAS the Owners and the Developer under the JDA agreed to jointly develop the Schedule A Property and share the Constructed Area in the manner agreed under the terms of the JDA.

II. WHEREAS as per the obligations under the JDA, the Developer applied for approval of residential apartment over the said land, and obtained the Planning Permit No. CMDA/PP/NHRB/C/0633/2023, dated 09.02.2024 from Chennai Metropolitan Development Authority and Building Permit vide W.D.C. No. CEBA/WDCN10/00116/2024, dated 21.03.2024, of the Town Planning Section-Works, Greater Chennai Corporation, the Developer shall construct the building as per approved building plan of CMDA/GCC, in the name and style of "AVANTHIKA" and for better use and enjoyment of both parties entered into this Supplementary Agreement for allocation of share to get their share, hence the parties execute this Supplementary Agreement.

III. WHEREAS the total Constructed Area achieved is 14605 square feet as per the Approved Plan details of which are provided to the Owners by the Developer.

IV. WHEREAS the Owners in terms of Clause 3 is allocated the following Units along with proportionate undivided share of land out of the Schedule A Property towards Owners' Allocation which is more fully described as Schedule B herein below, and collectively referred to as **Owners' Allocation**.

For Akshaya Estates Realty LLP

Designated Partner

Owners' Allocation (5 Nos. Apartments) as follows;

Floor	Flat	Rounded Saleable Area (Sqft)	% OF Undivided Share	UDS Area (Sqft)	SPACE ALLOCATED FOR CAR PARKING	
					Semi-Covered	Open
First	1A	1462	10.01	543.76	1	
Second	2A	1462	10.01	543.76	1	
Fourth	4A	1462	10.01	543.76	1	
Fourth	4B	1459	9.99	542.64	1	
Fifth	5B	1459	9.99	542.64	1	
Total		7304	50.01	2716.56	5	

V. WHEREAS the Developer in terms of Clause 3 is allocated the following Units along with proportionate undivided share of land out of the Schedule Property towards Developer's Allocation hereinafter collectively referred to as **Developer's Allocation** which is more fully described as Schedule C herein below and be it specifically mentioned here that, the Developer is at liberty to sell, keep or otherwise dispose off, transfer, allotment, enter in to an agreement to sale or can adopt any procedure to convey the undivided impartible proportionate interest in the balance flats to any person or intending purchaser;

Developer's Share (5 Nos. Apartment) as follows;

Floor	Flat	Rounded Saleable Area (Sqft)	% OF Undivided Share	UDS Area (Sqft)	SPACE ALLOCATED FOR CAR PARKING	
					Semi-Covered	Open
First	1B	1459	9.99	542.64		1
Second	2B	1459	9.99	542.64	1	
Third	3A	1462	10.01	543.76	1	
Third	3B	1459	9.99	542.64	1	
Fifth	5A	1462	10.01	543.76	1	
Total		7301	49.99	2715.44	4	1

1)

For Akshaya Estates Realty LLP

Designated Partner

2)

VI. NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1) The total Construction Area achieved is 14605 square feet as per Approved Plan details of which are provided to the Owner by the Developer.

2) All references to the Owners' Allocation in the JDA and hereinafter shall mean and denote the Schedule B Property to this Supplementary Agreement and similarly all references to the Developer's Allocation in the JDA and hereinafter shall mean and denote the Schedule C Property to this Supplementary Agreement

3) That the Developer shall hand over the possession of the Owners' Allocation as per the JDA with the Owners.

4) That neither party shall have right to raise any objection or obstruction to each other party in the free use and enjoyment of respective Allocation of the Other Party.

5) That both the parties shall use and enjoy their respective share and may sell the same to any other third party for which the other party shall not raise any objection, claim or obstruction for the same.

6) The other terms of the JDA shall remain the same and binding between the Parties. Per Clause 2.7 of JDA, the Developer shall pay the Owners for the differential area of 509.67 square feet at the rate of average selling price of the Units in the Project after adjusting the Maintenance and corpus fund and additional alteration pertaining to the Owners retained units.

7) The Parties hereto agree that all the terms and conditions of the JDA specifically including Clauses in this agreement shall continue to be binding on the Parties hereto, including the Arbitration Agreement superseding all the negotiations, correspondences whatsoever, save those that are agreed otherwise in this Supplementary Agreement.

SCHEDULE A
SCHEDULE OF PROPERTY

WHEREAS all the piece and parcel of land and building in Virugambakkam Village, Mambalam-Guindy Taluk, Chennai District comprised in Old Survey Nos.179/2 and 175, New Survey Nos.175/1C and 179/1C, T.S.No.69, Block No.16, measuring 2 grounds 632 Sq.ft (5432 sq.ft) bearing plot Nos. 85 and 86, Door No.17, A.V.M. Avenue Fourth Street, Virugambakkam.

1)

2)

For Akshaya Estates Realty LLP

Designated Partner

North By: 30 ft Road, (4th Street)
South By: Plot No. 83, 84
East By: Plot No. 87
West By: 30 Feet Road (8th street)

Situated within the Sub registration District of Virugambakkam, Registration District Chennai South.

SCHEDULE B

(Owners' Allocation)

Floor	Flat	Rounded Saleable Area (Sqft)	% OF Undivided Share	UDS Area (Sqft)	SPACE ALLOCATED FOR CAR PARKING	
					Semi-Covered	Open
First	1A	1462	10.01	543.76	1	
Second	2A	1462	10.01	543.76	1	
Fourth	4A	1462	10.01	543.76	1	
Fourth	4B	1459	9.99	542.64	1	
Fifth	5B	1459	9.99	542.64	1	
Total		7304	50.01	2716.56	5	

SCHEDULE C

(Developer's Allocation)

Floor	Flat	Rounded Saleable Area (Sqft)	% OF Undivided Share	UDS Area (Sqft)	SPACE ALLOCATED FOR CAR PARKING	
					Semi-Covered	Open
First	1B	1459	9.99	542.64		1
Second	2B	1459	9.99	542.64	1	
Third	3A	1462	10.01	543.76	1	
Third	3B	1459	9.99	542.64	1	
Fifth	5A	1462	10.01	543.76	1	
Total		7301	49.99	2715.44	4	1

For Akshaya Estates Realty LLP

Designated Partner

1)

2)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE, AFFIXED THEIR RESPECTIVE HANDS AND SIGNATURE TO THIS SUPPLEMENTARY AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING:

1)

2)

OWNERS

For Akshaya Estates Realty LLP

Designated Partner

DEVELOPER

WITNESS:

1.

MUKUND RANGANATHAN
S/o P.K.RANGANATHAN
57, R.K.NAGAR MAIN ROAD,
THIRUVANMIYUR, CHENNAI-41.

2.

DIVYA PARTHASARATHI
NO. 2, DR. RADHAKRISHNA
PURAM, GREENWAYS ROAD.
CHENNAI - 600028.

For Akshaya Estates Realty LLP

Designated Partner

1)

2)

STILT + 5 FLOORS



AREA DETAILS (EXCLUDING WALLS)

ROOM	FLAT - A
LIVING	285.13 SQ.FT
DINING	97.30 SQ.FT
BALCONY	45.42 SQ.FT
KITCHEN	152.74 SQ.FT
M.BED	159.73 SQ.FT
BED 1	124.86 SQ.FT
BED 2	156.08 SQ.FT
M.TOILET	40.79 SQ.FT
C.TOILET	40.79 SQ.FT
TOILET 2	42.19 SQ.FT
TOTAL	1145.03 SQ.FT

AREA DETAILS (EXCLUDING WALLS)

ROOM	FLAT - B
LIVING	202.25 SQ.FT
DINING	122.49 SQ.FT
FAMILY	99.45 SQ.FT
BALCONY	45.75 SQ.FT
KITCHEN	123.89 SQ.FT
M.BED	149.29 SQ.FT
BED 1	158.23 SQ.FT
BED 2	110.00 SQ.FT
M.TOILET	40.79 SQ.FT
TOILET 1	41.76 SQ.FT
TOILET 2	48.43 SQ.FT
TOTAL	1134.69 SQ.FT

TYPICAL FLOOR PLAN
(1to 5 th Floor)

PROPOSED RESIDENTIAL BUILDING AT
AVM AVENUE, VIRUGAMBAKKAM,CHENNAI.

MAIN DOOR - 3'-6" X 7'-0"
BED DOOR - 3'-0" X 7'-0"
TOILET DOOR- 2'-6" X 7'-0"

FLAT	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY
A	1281 SQ.FT	1141 SQ.FT	45 SQ.FT
B	1276 SQ.FT	1139 SQ.FT	45 SQ.FT

DATE: 08-08-2023

For Akshaya Estates Realty LLP

Designated Partner



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.



empowering your real estate decisions with smart tools

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

Verified RealEstate™

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

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Chennai, India

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