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RE REGULATORY RECORD

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Verified RealEstate™
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தமிழ்நாடு तमिलनाडु TAMILNADU

KG HK Developers Private Limited

V SUMATHI ED 593762
STAMP VENDOR
REG No: 47/21/2[illegible]3/96 dtd 27-5-1996
No: 13/1, RANDAPPA STREET,
KRISHNAMPET, CHENNAI-600 085.
Cell: 62483[illegible]373.

AREA SHARING ARRANGEMNT

THIS AREA SHARING ARRANGEMENT IS MADE AND EXECUTED ON 14:08.2025 at Chennai in duplicate for the proposed Project at Door No. 12/17/1, New Beach Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600041.

BY AND BETWEEN

Mr. Vaz Samuel Santosh Gnanam (Overseas Citizen of India No A399571, Passport No N7363527 & PAN ALBPV3242P) S/o. Mr. Arul Selvaraj Gunaseelan Gnanam, Hindu, aged about 46 years residing at No.15/1, Maitland Cresent , Colombo, 07, Sri Lanka, hereinafter called the **LAND OWNER** which term wherever the context so admits, shall mean and includes his respective legal representatives, executors, administrators and assignees of the First Part.

NOTARY PUBLIC OF INDIA
R.NEDUMARAN
Regd No: 10[illegible]15
Area City of Chennai
Exp. Dt. 24.02.30

For KG HK DEVELOPERS PRIVATE LIMITED

Managing Director / Director

DR. VAZ SAMUEL
SANTOSH GNANAM

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AND

M/s KG HK Developers Private Limited [PAN AAKCK5828P & CIN: U68100TN2023 PTC164501], a Company Registered under Companies Act 2013, having its Registered Office at Ground Floor, Marble Arch, 5, Bishop Wallers Avenue East, Mylapore Chennai - 600004, represented by its Managing Director, Mr.Haresh Kishor, (Aadhar No. 2528 9440 7050), S/o. Kishorkumar Gokaldas, aged about 39 years, hereinafter referred as the **"DEVELOPER"** which term shall mean and include wherever contexts so permits their executors, legal representatives , successors-in-interest and assigns and the party of the Second Part.

WHEREAS the **LAND OWNER** became owner of all that piece and parcel of property measuring an extent of 5 Grounds 330 Sq. Ft. (12,330 Sq. Ft.) bearing Plot No. 24, and Door No. 12/17/1, New Beach Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600041, comprised in Survey No. 214/2, Paimash Nos. 1360B, 1361A and 1362A as per TSLR Old Survey No. 214/2A1A1A1A1A, T.S. No. 27, situated at block No. 67, Thiruvanmiyur Village, Velacheri Taluk, Chennai District Vide Deed of Settlement dated 20.05.2010 (Doc No 3537/2010) and Release Deed dated 15.02.2022 (Doc No 2091/2022) registered at SRO- Joint I, Saidapet, more fully described in the Schedule hereunder and hereinafter called the Schedule Property .

WHEREAS the **LAND OWNER** entered in to a Joint development agreement with the **DEVELOPER** on 05.07.2024 to develop the property at Door No. 12/17/1, New Beach Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600041 described in the Schedule on the terms and conditions set out in the said "Joint Development Agreement" clearly mentioning the area sharing ratio between the **LAND OWNER** and the **DEVELOPER** in the said Project.

WHEREAS the **DEVELOPER** informed the **LAND OWNER** that building plan for the proposed project stands sanctioned by the CMDA vide Planning Permission bearing No OL-01844 dated 30.05.2025 and Building permit bearing No CEBA/WDCN13/00308/2025 dated 25.07.2025 for the construction of 10 Nos of flats consisting of Stilt + 5 floors totally measuring 20368.07 sft of saleable area consisting 10 Nos of flats which includes super built-up area, Common area, services and utilities on the schedule property.

DR. VAZ SAMUEL
SANTOSH GNANAM

For KG HK DEVELOPERS PRIVATE LIMITED

Managing Director / Director

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WHEREAS the following will be area sharing details between the **LAND OWNER** and the Developer in the proposed Project in the Schedule mentioned Property

a. Land owner's Saleable area is 15,829 sft.

b. Developer Saleable area is 6,752 sft.

c. Total Salable area 22,581 Sft.

All other matters relating to the area sharing will be discussed and finalized by the **LAND OWNER** and the **DEVELOPER**, as and when the Project progresses

SCHEDULE OF PROPERTY

All that piece and parcel of property measuring an extent of 5 Grounds 330 Sq. Ft. (12,330 Sq. Ft.) bearing Plot No. 24 and Door No. 12/17/1, New Beach Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600041, comprised in Survey No. 214/2, Paimash Nos. 1360B, 1361A and 1362A as per TSLR Old Survey No. 214/2A1A1A1A1A, T.S. No. 27, situated at block No. 67, Thiruvanmiyur Village, Velacheri Taluk, Chennai District and being bounded on the:

North by : 40 Feet Road
South by : Land belong to Ramapandiya Nadar
East by : Plot No. 23
West by : Plot No. 25

The Properties situated within the Registration District of Chennai south and Sub Registration District of Joint I, Saidapet.

NOTARY PUBLIC R.NEDUMARAN Regd No: 10937/15 Area City of Chennai Exp. Dt. 24.02.36 OF INDIA

ANNEXTURE -1 (Land owner share of flats)

Sl.No.	Floor	Flat No.	Saleable Area (In Sq.ft)	UDS area (Sq. Ft.)
1	First Floor	102	2592	1416
2	Second Floor	201	2389	1304
3	Second Floor	202	2504	1367
4	Third Floor	301	2004	1094
5	Four Floor	401	2066	1128
6	Fifth Floor	501	2084	1138
7	Fifth Floor	502	2190	1196

DR. VPC SAMUEL SANTOSH
GNANAM

For KG HK DEVELOPERS PRIVATE LIMITED

Managing Director / Director

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ANNEXTURE -2 (Developer share of flats)

Sl.No.	Floor	Flat No.	Saleable Area (In Sq.ft)	UDS (Sq. Ft.)
1	First Floor	101	2447	1336
2	Third Floor	302	2108	1151
3	Fourth Floor	402	2197	1200

IN WITNESS WHEREOF THE **LAND OWNER** AND THE **DEVELOPER** HAVE SIGNED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESES:

WITNESS:

DR. VAZ SAMUEL SANTOSH
CINANAM

(Land Owner)

For KG HK DEVELOPERS PRIVATE LIMITED

Managing Director / Director

(Developer)

NOTARY PUBLIC
R.NEDUMARAN,
Regd No: 10997/15
Area City of Channai
Exp. Dt. 24.02.36
GOVT OF INDIA

R. NEDUMARAN, B.Sc.,B.Ed.,B.L.,
ADVOCATE, NOTARY PUBLIC
COMMISSIONER OF OATHS
No: A-11, Venkatesan Salai,
Periyar Nagar, Chennai - 600 082.
Cell No: 9444200508 / 9884[illegible]

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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

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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.