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02/08/2022 Ratnam Heights LLP

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT ENTERED INTO AT CHENNAI ON THIS THE **03rd** DAY OF **AUGUST 2022**,

BETWEEN

1) Mr. S. NARAYANASWAMI (PAN AAXPN3029K; Aadhaar No. 8384 7206 9409; Mobile No. +91 9884443485), S/o. Mr. T. Swaminathan, aged about 65 years, residing at F-1, SPL Aisvarya Apartments, No 7/4, 1st Avenue, Ashok Nagar, Chennai-83, **2) Mrs. P. DEEPTHY** (PAN CKMPP4373B; Aadhaar No. 9606 3675 1562; Mobile No. +91 9710523611), D/o. S. Parthasarathy aged about 30 years, residing at No. 3/5, Sargov Flatts, 1st Main Road, Gandhi Nagar, Keelkattalai, Kancheepuram-117, **3) Mrs.**

(S. Narayanasami)

(P. Deepthy)

(Lalitha Chandrasekaran)

(T. Prakash)

(M. Samuel T. Jayakumar)

(S.Ramapriya)

(R.Adithya)

(S. Rangarajan)

(AL.S. Sathappan)

(M. Ranjanee)

(G. Swarnalatha)

(N. Ganesan)

(S.Kannan)

(K. Bharadwaj)

(Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

LALITHA CHANDRASEKARAN (PAN ADWPL4639B; Aadhaar No. 9836 5235 3653; Mobile No. +91 9444392493), W/o. (Late) N. Chandrasekaran, aged about 65 years, residing at No. 6/30, Kala Flats, Giri Street, West Mambalam, Chennai-33, **4) Mr. T. PRAKASH** (PAN AAAPP2857L; Aadhaar No. 3121 2944 6752; Mobile No. +91 9283170890), S/o. (Late) T.R. Thiagarajan, aged about 68 years, residing at PERIYAVA ILLAM, Plot 34, Bhagyalakshmi Nagar, Madambakkam, Chennai 73, **5) Mr. M. SAMUEL THOMAS JAYAKUMAR** (PAN ABPPJ9646P; Aadhaar No. 9838 7554 3002; Mobile No. +91 98411 55715), S/o. Mr. N. Mohan, aged about 59 years, residing at Apt No. 3 Saranga Apartments, No. 6 Gopalakrishna Road, T Nagar, Chennai 17, , **6) Mrs. S. RAMAPRIYA** (PAN AJAPR1689M; Aadhaar No. 3482 3168 1442; Mobile No. +9918148152917), W/o. Mr. Sundar Lakshmanan & D/o. Mr. Swaminathan, aged about 48 years, residing at D1 Palacio, 408, TTK Road, Alwarpet, Teynampet, Chennai-18, **7) Mr. R. ADITHYA** (PAN AHCPA7168E; Aadhaar No. 3027 5067 7370; Mobile No. +91 9444025905), S/o. Mr. S. Rangarajan, aged about 35 years, residing at 14, Kala Flats, 6 Giri Street, West Mambalam, Chennai-33, **8) Mr. S. RANGARAJAN** (PAN ADJPR0628K; Aadhaar No. 5522 3608 8059; Mobile No. +91 9171012905), S/o. (Late) M.V. Subramanian, aged about 66 years, residing at 14 Kala Flats, No. 6/30, Giri Street, West Mambalam, Chennai-33, **9) Mr. AL.S. SATHAPPAN** (PAN ASWPA5166B; Aadhaar No. 5511 1828 7280; Mobile No. +91 9443302668), S/o. Mr. AL. Sathappan, aged about 82 years, residing at Flat No.8 Kala Flats, No. 30 Giri Street, West Mambalam, Chennai-33, , **10) Dr. M. RANJANEE** (PAN APQPM9995R; Aadhaar No. 3963 2170 8652; Mobile No. +91 81976 67110), D/o. Mr. V. Muthu, aged about 42 years, residing at No. 09, Bharathi Street, Sri Venkatesh Nagar, Virugambakkam, Chennai-92, and **11) Mrs. G. SWARNALATHA** (PAN BBTPS2001J; Aadhaar No. 5590 7639 2323; Mobile No. +91 9894796121), W/o. Mr. N. Ganesan, aged about 55 years, **12) Mr. N. GANESAN** (PAN AFYPG1472R; Aadhaar No. 2572 4754 8663; Mobile No. +91 8825649964), S/o. (Late) P. Nilakantan, aged about 57 years, 11 & 12 both residing at Flat No. 11044 Tower 11 Prestige Bella Vista, Poonamalle High Road, Ayyappan Thangal, Kancheepuram, Tamil Nadu 600 056, **13) Mr. S. KANNAN** (PAN AKSPK7857R; Aadhaar No. 5521 0928 8256; Mobile No. +91 7358609781), S/o. Mr. Y. Srinivasan, aged about 63 years, residing at 12 Kala Flats, 6 Giri Street, West Mambalam, Chennai-33,

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

14) Mr. K. BHARADWAJ (PAN AADPB4206G; Aadhaar No. 9267 8477 1983; Mobile No. +91 9940674322), S/o. Mr. K.V. Krishnamachari, aged about 79 years, **15) Mr. PRAVEEN BHARADWAJ** (PAN AKJPB3793N; Aadhaar No. 7057 7154 0102; Mobile No. +91 9940674322), S/o. Mr. K. Bharadwaj, aged about 44 years, both residing at Flat No.13, Kala Flats, First Floor, 6/30, Giri Street, West Mambalam, Chennai-33, and **16) Mr. Kaushik Krishna R** (PAN IBSPK5240K; Aadhaar No. 4885 8003 8978; Mobile No. +91 9171012905), S/o. Mr. S. Rangarajan, aged about 31 years, residing at 14 Kala Flats, No. 6/30, Giri Street, West Mambalam, Chennai-33, hereinafter called the VENDORS/PARTIES OF THE FIRST PART,

AND

M/s. RATNAM HEIGHTS LLP (GSTIN No. 33ABAFR3429D1ZN), represented by its Partner **Mr. MANIKANDAN SIVARAJ** (PAN BEPPM3123L; Aadhar No. 481964360550), S/o. Mr. Sivaraj Kamatchi Chettiar, aged about 32 years, having office at No. 25A, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024, hereinafter called the PROMOTER/PARTY OF THE SECOND PART,

The terms PARTIES OF THE FIRST AND SECOND wherever occurs shall mean and include their heirs, executors, legal representatives, administrators, successors-in-interest and assigns WITNESSETH

WHEREAS the "A" schedule mentioned property to this Joint Venture Agreement is absolutely owned by the Vendors/Parties of the First Part herein, they having acquired the same, detailed as follows:

(i) **335.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. S. Narayanaswami – the 1st Vendor herein, he having purchased the same from Mrs. M. Vijayalakshmi, D/o. Mr. V. Mallikeswaran, by way of a sale deed dated 31st October 2013, registered as Doc. No. **3959/2013**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(S. Narayanasami)

(P. Deepthy)

(Lalitha Chandrasekaran)

(T. Prakash)

(M. Samuel T. Jayakumar)

(S.Ramapriya)

(R.Adithya)

(S. Rangarajan)

(AL.S. Sathappan)

(M. Ranjanee)

(G. Swarnalatha)

(N. Ganesan)

(S.Kannan)

(K. Bharadwaj)

(Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP

Designated Partner

(ii) **375.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, was originally owned by Mrs. S. Vasantha, W/o. Mr. V. Santhanam, who purchased the same from Mr. S. Jeyaraj, S/o. Mr. G. Swaminathan, by way of a sale deed dated 27th August 2010, registered as Doc. No. **2916/2010**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

WHEREAS the above named Mrs. Vasantha died intestate on 18/11/2016 (as evidenced by the Death Certificate dated 24/11/2016, vide Registration No. 2016/10/135/000338/0, issued by the office of the office of the Corporation of Chennai), leaving behind her husband Mr. V. Santhanam as her only legal heir (as evidenced by the Legal Heirship Certificate dated 21/03/2017, issued by the office of the the Tahsildar, Egmore – Nungambakkam Taluk).

WHEREAS the son and daughter of Mrs. Vasantha, predeceased her, Mr. Narasimhan, died on 11/02/2008 (as evidenced by the Death Certificate dated 13/02/2008, vide Registration No. COC/2008/10/149/000003/0, issued by office of the Corporation of Chennai) and Mrs. S. Vijayalakshmi died on 28/10/2009 (ad evidenced by the Death Certificate dated 03/12/2009, vide Registration No. 007/2009/02/00102, issued by office of the Corporation of Chennai).

WHEREAS the husband of (Late) Vasantha, viz., Mr. V. Santhanam, settled his share in the 375.75 Sq.ft., of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, in favour of her grand daughter Mrs. P. Deepthy – the 2nd Vendor herein, by way of a settlement deed dated 21st April 2017, registered as Doc. No. 1556/2017, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai

(iii) **347.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, was originally owned by Mr. N. Chandrasekaran, S/o. Mr. R. Natesan, who purchased the same from Mr. E. Raghava Pillai, S/o. Mr. Ella Pillai, duly represented by his power agent Mr. N. Madasamy, S/o. (Late) M. Natarajan, by way of a sale deed dated 24th February 1987, registered as

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

Doc. No. **681/1987**, in Book – 1, Volume – 1122, Pages from 109 to 116, at the office of the Sub Registrar, Kodambakkam, Chennai

WHEREAS the above named Mr. N. Chandrasekaran, died intestate on 17/03/2008 (ad evidenced by the Death Certificate dated 25/03/2008, vide Registration No. 2008/07/105/320, issued by the office of the Corporation of Chennai), leaving behind his wife Mrs. Lalitha Chandrasekaran – the 3rd Vendor herein, as his only legal heir (as evidenced by the Legal Heirship Certificate no: 1058/2008; dated 14/07/2008, issued by the office of the Tahsildar, Egmore – Nungambakkam Taluk).

(iv) **311.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. T. Prakash – the 4th Vendor herein, he having purchased the same from Mrs. Vidya Vaenkatesan, W/o. Mr. Manikantan Muthu, by way of a sale deed dated 30th December 2010, registered as Doc. No. **4443/2010**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(v) **519.60 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. M. Samuel Thomas Jayakumar – the 5th Vendor herein, he having purchased the same from Mr. E. Raghava Pillai, S/o. Mr. Ella Pillai, duly represented by his power agent Mr. N. Madasamy, S/o. (Late) M. Natarajan, by way of a sale deed dated 16th September 1987, registered as Doc. No. **3597/1987**, in Book – 1, Volume – 1161, Pages from 113 to 119, at the office of the Sub Registrar, Kodambakkam, Chennai.

(vi) **423.70 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, was originally owned by Mrs. S. Meera – mother of the 6th Vendor herein, she having purchased the same from Mr. E. Raghava Pillai, S/o. Mr. Ella Pillai, duly represented by his power agent Mr. N. Madasamy, S/o. (Late) M. Natarajan, by way of a sale deed dated 24th August 1987,

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

registered as Doc. No. **3277/1987**, in Book – 1, Volume – 1156, Pages from 107 to 112, at the office of the Sub Registrar, Kodambakkam, Chennai

Whereas, the above named Mrs. S. Meera, died intestate, i.e., without leaving any will or testament, on 07/08/2008 (as evidenced by the Death Certificate Registration dated 18/08/2008, vide Registration No. 2008/08/116/000349, issued by the office of the Corporation of Chennai), leaving behind her husband Mr. Swaminathan and a daughter Mrs. Ramapriya, as her only two legal heirs (as evidenced by the Legal Heirship Certificate no: 1315/2009 dated 19/06/2009, issued by the office of the Tahsildar, Mambalam Guindy Taluk).

Whereas, the above named Mr. Swaminathan, release and relinquished his undivided half share over the 423.70 Sq.ft., of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, together with flat pertaining to the same, in favour of his daughter Mrs. Ramapriya – the 6th Vendor herein, vide release deed dated 12/07/2022, registered as Doc. No. **3091/2022**, in Book – 1, at the office of the Sub Registrar, Kodambakkam.

(vii) **423.70 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. R. Adithya – the 7th Vendor herein and Mr. S. Rangarajan – the 8th Vendor herein, they having purchased the same from 1) Mr. N. Venkatesh, S/o. Mr. R. Narayanan and 2) Mrs. Nirmala Venkatesh, W/o. Mr. N. Venkatesh, by way of a sale deed dated 15th May 2012, registered as Doc. No. **1659/2012**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(viii) **335.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. AL.S. Sathappan - the 9th Vendor herein, he having purchased the same from Mr. M.D. Gunasekaran, S/o. Mr. R. Mangalam, by way of a sale deed dated 4th April 2005, registered as Doc. No. **1524/2005**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

(ix) **375.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Dr. M. Ranjanee – the 10th Vendor herein, she having purchased the same from Mr. T. Prakash, S/o. (Late) T.R. Thiagarajan, by way of a sale deed dated 31st December 2009, registered as Doc. No. **4120/2009**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(x) **347.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by 1) Mrs. G. Swarnalatha – the 11th Vendor herein and 2) Mr. N. Ganesan – the 12th Vendor herein, they having purchased the same from Mrs. Jasmine Jeyaraj, S/o. Mr. S. Jeyaraj, by way of a sale deed dated 2nd March 2011, registered as Doc. No. **715/2011**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(xi) **311.75 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, was originally owned by Mr. T.Y. Krishnan, S/o. Mr. Yagyameswaran, he having purchased the same from Mr. C.V. Raman, S/o. Mr. Venkatachari, by way of a sale deed dated 31st October 1991, registered as Doc. No. **4234/1991**, in Book – 1, Volume – 1453, Pages from 71 to 77, at the office of the Sub Registrar, Kodambakkam, Chennai.

WHEREAS, the above named Mr. T.Y. Krishnan, executed a Will dated 24th October 1994, in which he bequeathed the 311.75 Sq.ft., of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, in favour of Mr. S. Kannan – the 13th Vendor herein

WHEREAS, the above named Mr. T.Y. Krishnan died on 30th April 2011 (as evidenced by the Death Certificate dated 23/05/2011, vide Registration No. COC/2011/08/124/000041/0, issued by the office of the Corporation of Chennai).

(S. Narayanasami)

(P. Deepthy)

(Lalitha Chandrasekaran)

(T. Prakash)

(M. Samuel T. Jayakumar)

(S.Ramapriya)

(R.Adithya)

(S. Rangarajan)

(AL.S. Sathappan)

(M. Ranjanee)

(G. Swarnalatha)

(N. Ganesan)

(S.Kannan)

(K. Bharadwaj)

(Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP

Designated Partner

WHEREAS after the demise of the above named Mr. T.Y. Krishnan, the Will executed by him as stated above, was duly probated, vide Probate O.P. No. 195/2014, on the file of the High Court of Judicature at Madras, vide Oder dated 29th December 2014.

(xii) **547.60 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. S. Kannan – the 13th Vendor herein, he having purchased the same from Mr. Y. Ravi, S/o. Mr. C. Yuvarajan, by way of a sale deed dated 10th December 2001, registered as Doc. No. **3951/2001**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(xiii) **451.70 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. K. Bharadwaj - the 14th Vendor herein and Mr. Praveen Bharadwaj – the 15th Vendor herein, they having purchased the same from Mr. G. Sankarasubramaniam, S/o. Mr. P. Ganapathy Iyer, by way of a sale deed dated 15th September 2016, registered as Doc. No. **3765/2016**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

(xiv) **451.70 Sq.ft.,** of undivided share of land right, title and interest out of the total extent of 5560 Sq.ft., or thereabouts, is absolutely owned by Mr. Kaushik Krishna R - the 16th Vendor herein, he having got the same by way of a settlement deed executed by his mother Mrs. S. Lakshmi Rangarajan, vide settlement deed dated 3rd June 2022, registered as Doc. No. **2362/2022**, in Book – 1, at the office of the Sub Registrar, Kodambakkam, Chennai.

WHEREAS all the Vendors are the absolute lawful owners for the undivided share of the land owned by them, respectively, as stated above and their respective flats pertaining to the said undivided share of the land, thus all the Vendors are in possession and enjoyment of the "A" schedule property as its absolute lawful owners without creating any encumbrances thereon and without any hindrances from any quarters.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

WHEREAS the superstructure pertaining to the "A" schedule property had become old and due to increase in the height of the road, the ground floor level also gone low and the "A" schedule property is also not having car parking facility, considering all the above aspects, the Vendors/Parties of the First Part have jointly decided to demolish the existing superstructure in the "A" schedule property and to put up a new construction, consisting of First Floor, Second Floor and Third Floor, comprising Fifteen Flats – Five Flats in each Floor and the entire Stilt/Ground Floor for parking.

WHEREAS, with that view the Vendors/Parties of the First Part offered the "A" schedule property for joint development to the Contractor/Party of the Second Part and the Promoter/Party of the Second Part also accepted the said offer and both the Parties of the First and Second Part have agreed on the following terms and conditions.

1. The Promoter/Party of the Second Part agree to demolish the demolish the existing superstructure in the "A" schedule property and to put up a new construction, consisting of Ground, First, Second and, Third Floor, comprising Fifteen Flats – Five Flats in each Floor and the entire Stilt/Ground Floor for parking. Out of it two residential flats will be taken by the Promoter/Party of the Second Part and the remaining thirteen flats will be constructed and handed over to the Vendors/Party of the First Part and the Vendors/Party of the First Part agree to pay a sum of Rs. 11,714/- per Sq.ft., for the Additional Built Up Area excess from the Eligible Built Up Area to the Promoter/Party of the Second Part.

Thus, it is agreed between each of the Vendors and Promoter as follows:

Flat allotted to the 1st Vendor Mr. S. Narayanaswami:

The 1st Vendor - Mr. S. Narayanaswami, is now owning Flat No. 1, in the Ground Floor, which is measuring 420 Sq.ft., together with 335.75 Sq.ft., of undivided share of land in the "A" schedule property.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

Now, as per the present agreement Mr. S. Narayanaswami – the 1st Vendor herein, will be provided with Flat No. F2, in the First Floor, measuring 518 Sq.ft., (inclusive of common areas) together with the 228.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mr. S. Narayanaswami – the 1st Vendor herein, taken 23 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. S. Narayanaswami – the 1st Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 2,69,422/- (Rupees Two Lakh Sixty Nine Thousand Four Hundred and Twenty Two Only).

The above said sum of Rs. 2,69,422/- (Rupees Two Lakh Sixty Nine Thousand Four Hundred and Twenty Two Only) is to be paid by Mr. S. Narayanaswami - the 1st Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 53,884
2	Completion of Basement	10	₹ 26,942
3	Ground Floor Roof Completion	5	₹ 13,471
4	First Floor Roof Completion	5	₹ 13,471
5	Second Floor Completion	5	₹ 13,471
6	Third Floor Completion	10	₹ 26,942
7	Brickwork (All Floors)	25	₹ 67,356
8	Plastering, Electrical, Plumbing	15	₹ 40,413
9	Hand Over	5	₹ 13,471
		100	₹ **2,69,422**

(The above mentioned price is exclusive of GST)

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

Flat allotted to the 2nd Vendor Mrs. P. Deepthy:

The 2nd Vendor - Mrs. P. Deepthy, is now owning Flat No. 2, in the Ground Floor, which is measuring 470 Sq.ft., together with 375.75 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mrs. P. Deepthy – the 2nd Vendor herein, will be provided with Flat No. S4, in the Second Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mrs. P. Deepthy – the 2nd Vendor herein, taken 275 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mrs. P. Deepthy – the 2nd Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 32,21,350/- (Rupees Thirty Two Lakh Twenty One Thousand Three Hundred and Fifty Only).

The above said sum of Rs. 32,21,350/- (Rupees Thirty Two Lakh Twenty One Thousand Three Hundred and Fifty Only) is to be paid by Mrs. P. Deepthy – the 2nd Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 6,44,270
2	Completion of Basement	10	₹ 3,22,135
3	Ground Floor Roof Completion	5	₹ 1,61,068
4	First Floor Roof Completion	5	₹ 1,61,068
5	Second Floor Completion	5	₹ 1,61,068
6	Third Floor Completion	10	₹ 3,22,135
7	Brickwork (All Floors)	25	₹ 8,05,338
8	Plastering, Electrical, Plumbing	15	₹ 4,83,203

(S. Narayanasami)

(P. Deepthy)

(Lalitha Chandrasekaran)

(T. Prakash)

(M. Samuel T. Jayakumar)

(S.Ramapriya)

(R.Adithya)

(S. Rangarajan)

(AL.S. Sathappan)

(M. Ranjanee)

(G. Swarnalatha)

(N. Ganesan)

(S.Kannan)

(K. Bharadwaj)

(Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP

Designated Partner

9	Hand Over	5	₹ 1,61,068
		100	₹ **32,21,350**

(The above mentioned price is exclusive of GST)

Flat allotted to the 3rd Vendor Mrs. Lalitha Chandrasekaran:

The 3rd Vendor – Mrs. Lalitha Chandrasekaran, is now owning Flat No. 3, in the Ground Floor, which is measuring 435 Sq.ft., together with 347.75 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mrs. Lalitha Chandrasekaran – the 3rd Vendor herein, will be provided with Flat No. S5, in the Second Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mrs. Lalitha Chandrasekaran – the 3rd Vendor herein, taken 316 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mrs. Lalitha Chandrasekaran – the 3rd Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 37,01,624/- (Rupees Thirty Seven Lakh One Thousand Six Hundred and Twenty Four Only).

The above said sum of Rs. 37,01,624/- (Rupees Thirty Seven Lakh One Thousand Six Hundred and Twenty Four Only) is to be paid by Mrs. Lalitha Chandrasekaran – the 3rd Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 7,40,325
2	Completion of Basement	10	₹ 3,70,162
3	Ground Floor Roof Completion	5	₹ 1,85,081

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

4	First Floor Roof Completion	5	₹ 1,85,081
5	Second Floor Completion	5	₹ 1,85,081
6	Third Floor Completion	10	₹ 3,70,162
7	Brickwork (All Floors)	25	₹ 9,25,406
8	Plastering, Electrical, Plumbing	15	₹ 5,55,244
9	Hand Over	5	₹ 1,85,081
		100	₹ **37,01,624**

(The above mentioned price is exclusive of GST)

Flat allotted to the 4th Vendor Mr. T. Prakash:

The 4th Vendor – Mr. T. Prakash, is now owning Flat No. 4, in the Ground Floor, which is measuring 390 Sq.ft., together with 311.75 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mr. T. Prakash – the 4th Vendor herein, will be provided with Flat No. F3, in the First Floor, measuring 570 Sq.ft., (inclusive of common areas) together with the 251.09 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mr. T. Prakash – the 4th Vendor herein, taken 110 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. T. Prakash – the 4th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 12,88,540/- (Rupees Twelve Lakh Eighty Eight Thousand Five Hundred and Forty Only).

The above said sum of Rs. 12,88,540/- (Rupees Twelve Lakh Eighty Eight Thousand Five Hundred and Forty Only) is to be paid by Mr. T. Prakash – the 4th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 2,57,708

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
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2	Completion of Basement	10	₹ 1,28,854
3	Ground Floor Roof Completion	5	₹ 64,427
4	First Floor Roof Completion	5	₹ 64,427
5	Second Floor Completion	5	₹ 64,427
6	Third Floor Completion	10	₹ 1,28,854
7	Brickwork (All Floors)	25	₹ 3,22,135
8	Plastering, Electrical, Plumbing	15	₹ 1,93,281
9	Hand Over	5	₹ 64,427
		100	₹ **12,88,540**

(The above mentioned price is exclusive of GST)

Flat allotted to the 5th Vendor Mr. M. Samuel Thomas Jayakumar:

The 5th Vendor – Mr. M. Samuel Thomas Jayakumar, is now owning Flat No. 5, in the Ground Floor, which is measuring 650 Sq.ft., together with 519.60 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mr. M. Samuel Thomas Jayakumar – the 5th Vendor herein, will be provided with Flat No. F5, in the First Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mr. M. Samuel Thomas Jayakumar – the 5th Vendor herein, taken 62 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. M. Samuel Thomas Jayakumar – the 5th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 7,26,268/- (Rupees Seven Lakh Twenty Six Thousand Two Hundred and Sixty Eight Only).

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

The above said sum of Rs. 7,26,268/- (Rupees Seven Lakh Twenty Six Thousand Two Hundred and Sixty Eight Only) is to be paid by Mr. M. Samuel Thomas Jayakumar – the 5th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 1,45,254
2	Completion of Basement	10	₹ 72,627
3	Ground Floor Roof Completion	5	₹ 36,313
4	First Floor Roof Completion	5	₹ 36,313
5	Second Floor Completion	5	₹ 36,313
6	Third Floor Completion	10	₹ 72,627
7	Brickwork (All Floors)	25	₹ 1,81,567
8	Plastering, Electrical, Plumbing	15	₹ 1,08,940
9	Hand Over	5	₹ 36,313
		100	₹ **7,26,268**

(The above mentioned price is exclusive of GST)

Flat allotted to the 6th Vendor Mrs. Ramapriya:

The 6th Vendor – Mrs. Ramapriya, is now owning Flat No. 6, in the Ground Floor, which is measuring 530 Sq.ft., together with 423.70 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mrs. Ramapriya – the 6th Vendor herein, will be provided with Flat No. F4, in the First Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mrs. Ramapriya – the 6th Vendor herein, taken 204 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mrs. Ramapriya– the 6th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

comes to Rs. 23,89,656/- (Rupees Twenty Three Lakh Eighty Nine Thousand Six Hundred and Fifty Six Only).

The above said sum of Rs. 23,89,656/- (Rupees Twenty Three Lakh Eighty Nine Thousand Six Hundred and Fifty Six Only) is to be paid by Mrs. Ramapriya– the 6th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 4,77,931
2	Completion of Basement	10	₹ 2,38,966
3	Ground Floor Roof Completion	5	₹ 1,19,483
4	First Floor Roof Completion	5	₹ 1,19,483
5	Second Floor Completion	5	₹ 1,19,483
6	Third Floor Completion	10	₹ 2,38,966
7	Brickwork (All Floors)	25	₹ 5,97,414
8	Plastering, Electrical, Plumbing	15	₹ 3,58,448
9	Hand Over	5	₹ 1,19,483
		100	**₹ 23,89,656**

(The above mentioned price is exclusive of GST)

Flat allotted to the 7th Vendor Mr. R. Adithya and 8th Vendor Mr. S. Rangarajan:

The 7th Vendor Mr. R. Adithya and 8th Vendor Mr. S. Rangarajan, are now owning Flat No. 7, in the Ground Floor, which is measuring 530 Sq.ft., together with 423.70 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mr. R. Adithya – the 7th Vendor herein and Mr. S. Rangarajan – the 8th Vendor herein, will be provided with Flat No. T4, in the Third Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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Designated Partner

Thus, Mr. R. Adithya – the 7th Vendor herein and Mr. S. Rangarajan – the 8th Vendor herein, taken 204 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. R. Adithya – the 7th Vendor herein and Mr. S. Rangarajan – the 8th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 23,89,656/- (Rupees Twenty Three Lakh Eighty Nine Thousand Six Hundred and Fifty Six Only).

The above said sum of Rs. 23,89,656/- (Rupees Twenty Three Lakh Eighty Nine Thousand Six Hundred and Fifty Six Only) is to be paid by Mr. R. Adithya – the 7th Vendor herein and Mr. S. Rangarajan – the 8th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 4,77,931
2	Completion of Basement	10	₹ 2,38,966
3	Ground Floor Roof Completion	5	₹ 1,19,483
4	First Floor Roof Completion	5	₹ 1,19,483
5	Second Floor Completion	5	₹ 1,19,483
6	Third Floor Completion	10	₹ 2,38,966
7	Brickwork (All Floors)	25	₹ 5,97,414
8	Plastering, Electrical, Plumbing	15	₹ 3,58,448
9	Hand Over	5	₹ 1,19,483
		100	₹ **23,89,656**

(The above mentioned price is exclusive of GST)

Flat allotted to the 9th Vendor Mr. AL.S. Sathappan:

The 9th Vendor – Mr. AL.S. Sathappan, is now owning Flat No. 8, in the First Floor, which is measuring 420 Sq.ft., together with 335.75 Sq.ft., of undivided share of land in the "A" schedule property.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S.Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

Now, as per the present agreement Mr. AL.S. Sathappan – the 9th Vendor herein, will be provided with Flat No. S3, in the Second Floor, measuring 534 Sq.ft., (inclusive of common areas) together with the 235.23 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mr. AL.S. Sathappan – the 9th Vendor herein, taken 38 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. AL.S. Sathappan – the 9th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 4,45,132/- (Rupees Four Lakh Forty Five Thousand One Hundred and Thirty Two Only).

The above said sum of Rs. 4,45,132/- (Rupees Four Lakh Forty Five Thousand One Hundred and Thirty Two Only) is to be paid by Mr. AL.S. Sathappan – the 9th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 89,026
2	Completion of Basement	10	₹ 44,513
3	Ground Floor Roof Completion	5	₹ 22,257
4	First Floor Roof Completion	5	₹ 22,257
5	Second Floor Completion	5	₹ 22,257
6	Third Floor Completion	10	₹ 44,513
7	Brickwork (All Floors)	25	₹ 1,11,283
8	Plastering, Electrical, Plumbing	15	₹ 66,770
9	Hand Over	5	₹ 22,257
		100	₹ **4,45,132**

(The above mentioned price is exclusive of GST)

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

Flat allotted to the 10th Vendor Ms. M. Ranjanee:

The 10th Vendor – Ms. M. Ranjanee, is now owning Flat No. 9, in the First Floor, which is measuring 470 Sq.ft., together with 375.75 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Ms. M. Ranjanee – the 10th Vendor herein, will be provided with Flat No. S2, in the Second Floor, measuring 750 Sq.ft., (inclusive of common areas) together with the 330.38 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Ms. M. Ranjanee – the 10th Vendor herein, taken 196 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Ms. M. Ranjanee – the 10th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 22,95,944/- (Rupees Twenty Two Lakh Ninety Five Thousand Nine Hundred and Forty Four Only).

The above said sum of Rs. 22,95,944/- (Rupees Twenty Two Lakh Ninety Five Thousand Nine Hundred and Forty Four Only) is to be paid by Ms. M. Ranjanee – the 10th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 4,59,189
2	Completion of Basement	10	₹ 2,29,594
3	Ground Floor Roof Completion	5	₹ 1,14,797
4	First Floor Roof Completion	5	₹ 1,14,797
5	Second Floor Completion	5	₹ 1,14,797
6	Third Floor Completion	10	₹ 2,29,594
7	Brickwork (All Floors)	25	₹ 5,73,986
8	Plastering, Electrical, Plumbing	15	₹ 3,44,392

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
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9	Hand Over	5	₹ 1,14,797
		100	₹ **22,95,944**

(The above mentioned price is exclusive of GST)

Flat allotted to the 11th Vendor Mrs. G. Swarnalatha and 12th Vendor Mr. N. Ganesan:

The 11th Vendor – Mrs. G. Swarnalatha and 12th Vendor – Mr. N. Ganesan, are now owning Flat No. 10, in the First Floor, which is measuring 435 Sq.ft., together with 347.75 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mrs. G. Swarnalatha – the 11th Vendor herein and Mr. N. Ganesan – the 12th Vendor herein, will be provided with Flat No. T3, in the Third Floor, measuring 540 Sq.ft., (inclusive of common areas) together with the 237.87 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mrs. G. Swarnalatha – the 11th Vendor herein and Mr. N. Ganesan – the 12th Vendor herein, taken 27 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mrs. G. Swarnalatha – the 11th Vendor herein and Mr. N. Ganesan – the 12th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 3,16,278/- (Rupees Three Lakh Sixteen Thousand Two Hundred and Seventy Eight Only).

The above said sum of Rs. 3,16,278/- (Rupees Three Lakh Sixteen Thousand Two Hundred and Seventy Eight Only) is to be paid by Mrs. G. Swarnalatha – the 11th Vendor herein and Mr. N. Ganesan – the 12th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 63,256
2	Completion of Basement	10	₹ 31,628
3	Ground Floor Roof Completion	5	₹ 15,814

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
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4	First Floor Roof Completion	5	₹	15,814
5	Second Floor Completion	5	₹	15,814
6	Third Floor Completion	10	₹	31,628
7	Brickwork (All Floors)	25	₹	79,070
8	Plastering, Electrical, Plumbing	15	₹	47,442
9	Hand Over	5	₹	15,814
		100	₹	**3,16,278**

(The above mentioned price is exclusive of GST)

Flat allotted to the 13th Vendor Mr. S. Kannan:

The 13th Vendor – Mr. S. Kannan, is now owning Flat Nos. 11 and 12, in the First Floor, which are together measuring 1075 Sq.ft., together with 859.35 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mr. S. Kannan – the 13th Vendor herein, will be provided with Flat No. F1, in the First Floor, measuring 1460 Sq.ft., (inclusive of common areas) together with the 643.13 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mr. S. Kannan – the 14th Vendor herein, taken 192 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. S. Kannan – the 13th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 22,49,088/- (Rupees Twenty Two Lakh Forty Nine Thousand and Eighty Eight Only).

The above said sum of Rs. 22,49,088/- (Rupees Twenty Two Lakh Forty Nine Thousand and Eighty Eight Only) is to be paid by Mr. S. Kannan – the 13th Vendor herein to the Promoter/Party of the Second Part in the following manner:

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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S.No	Stage	Percentage	Amount
1	Advance	20	₹ 4,49,818
2	Completion of Basement	10	₹ 2,24,909
3	Ground Floor Roof Completion	5	₹ 1,12,454
4	First Floor Roof Completion	5	₹ 1,12,454
5	Second Floor Completion	5	₹ 1,12,454
6	Third Floor Completion	10	₹ 2,24,909
7	Brickwork (All Floors)	25	₹ 5,62,272
8	Plastering, Electrical, Plumbing	15	₹ 3,37,363
9	Hand Over	5	₹ 1,12,454
		100	₹ **22,49,088**

(The above mentioned price is exclusive of GST)

Flat allotted to the 14th Vendor Mr. K. Bharadwaj and 15th Vendor Mr. Praveen Bharadwaj:

The 14th Vendor - Mr. K. Bharadwaj and 15th Vendor - Mr. Praveen Bharadwaj, are now owning Flat No. 13, in the First Floor, which is measuring 565 Sq.ft., together with 451.70 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mr. K. Bharadwaj – the 14th Vendor herein and Mr. Praveen Bharadwaj – the 15th Vendor herein, will be provided with Flat No. T2, in the Third Floor, measuring 744 Sq.ft., (inclusive of common areas) together with the 327.73 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mr. K. Bharadwaj – the 14th Vendor herein and Mr. Praveen Bharadwaj – the 15th Vendor herein, taken 77 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. K. Bharadwaj – the 14th Vendor herein and Mr. Praveen Bharadwaj – the 15th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second Part which comes to Rs. 9,01,978/- (Rupees Nine Lakh One Thousand Nine Hundred and Seventy Eight Only).

For RATNAM HEIGHTS LLP
Designated Partner

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

The above said sum of Rs. 9,01,978/- (Rupees Nine Lakh One Thousand Nine Hundred and Seventy Eight Only) is to be paid by Mr. K. Bharadwaj – the 14th Vendor herein and Mr. Praveen Bharadwaj – the 15th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 1,80,396
2	Completion of Basement	10	₹ 90,198
3	Ground Floor Roof Completion	5	₹ 45,099
4	First Floor Roof Completion	5	₹ 45,099
5	Second Floor Completion	5	₹ 45,099
6	Third Floor Completion	10	₹ 90,198
7	Brickwork (All Floors)	25	₹ 2,25,495
8	Plastering, Electrical, Plumbing	15	₹ 1,35,297
9	Hand Over	5	₹ 45,099
		100	₹ **9,01,978**

(The above mentioned price is exclusive of GST)

Flat allotted to the 16th Vendor Mr. Kaushik Krishna R:

The 16th Vendor – Mr. Kaushik Krishna R, is now owning Flat No. 14, in the First Floor, which is measuring 565 Sq.ft., together with 451.70 Sq.ft., of undivided share of land in the "A" schedule property.

Now, as per the present agreement Mr. Kaushik Krishna R – the 16th Vendor herein, will be provided with Flat No. T5, in the Third Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Thus, Mr. Kaushik Krishna R– the 16th Vendor herein, taken 162 Sq.ft., of Additional Built Up Area over and above the Eligible Built Up Area. Thus Mr. Kaushik Krishna R– the 16th Vendor herein, agrees to pay a sum of Rs. 11,714/- per sq.ft., for the additional built up area to the Promoter/Party of the Second

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

Part which comes to Rs. 18,97,668/- (Rupees Eighteen Lakh Ninety Seven Thousand Six Hundred and Sixty Eight Only).

The above said sum of Rs. 18,97,668/- (Rupees Eighteen Lakh Ninety Seven Thousand Six Hundred and Sixty Eight Only) is to be paid by Mr. Kaushik Krishna R – the 16th Vendor herein to the Promoter/Party of the Second Part in the following manner:

S.No	Stage	Percentage	Amount
1	Advance	20	₹ 3,79,534
2	Completion of Basement	10	₹ 1,89,767
3	Ground Floor Roof Completion	5	₹ 94,883
4	First Floor Roof Completion	5	₹ 94,883
5	Second Floor Completion	5	₹ 94,883
6	Third Floor Completion	10	₹ 1,89,767
7	Brickwork (All Floors)	25	₹ 4,74,417
8	Plastering, Electrical, Plumbing	15	₹ 2,84,650
9	Hand Over	5	₹ 94,883
		100	₹ **18,97,668**

(The above mentioned price is exclusive of GST)

2. The Vendors/Parties of the First Part agree to pay the various installments required for construction of their respective Residential Flats according to the payment schedule as above, within 15 days from the date of demand made by the Promoter/Party of the Second Part.

3. The Vendors/Party of the First Part covenants to execute necessary documents for the demolition and reconstruction over the "A" schedule and conveying the 1132.74 Sq.ft., undivided share of land out of the "A" schedule property in favour of the Promoter/Party of the Second Part or its nominees or assigns in this regard, as and when required by the Promoter/Party of the Second Part, detailed as follows:-

- 557.65 Sq.ft., of undivided share of land pertaining to the Flat No. S1 - allotted to the Promoter/Party of the Second Part.

- 557.66 Sq.ft., of undivided share of land pertaining to the Flat No. T-1- allotted to the Promoter/Party of the Second Part

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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- 17.43 Sq.ft., of undivided share of land pertaining to the Flat No. S5 allotted to the 3rd Vendor – Mrs. Lalitha Chandrasekaran (It is agreed by the Promoter/Party of the Second Part to execute sale deed for the said 17.43 Sq.ft., of undivided share of land, in favour of the 3rd Vendor Mrs. Lalitha Chandrasekaran).

4. The Vendors/Parties of the First Part herein retain 4427.26 Sq.ft., of undivided share of land in total and the details as follows:-

- 1st Vendor Mr. S. Narayanswami retained 228.18 Sq.ft.,
- 2nd Vendor Mrs. P. Deepthy retained 365.18 Sq.ft.,
- 3rd Vendor Mrs. Lalitha Chandrasekaran retained 347.75 Sq.ft.,
- 4th Vendor Mr. T. Prakash retained 251.09 Sq.ft.,
- 5th Vendor Mr. M. Samuel Thomas Jayakumar retained 365.18 Sq.ft.,
- 6th Vendor Mrs. Ramapriya retained 365.18 Sq.ft.,
- 7th and 8th Vendors Mr. R. Adithya and Mr. S. Rangarajan retained 365.18 Sq.ft.,
- 9th Vendor Mr. AL.S. Sathappan retained 235.23 Sq.ft.,
- 10th Vendor Ms. M. Ranjanee retained 330.38 Sq.ft.,
- 11th and 12th Vendors Mrs. G. Swarnalatha and Mr. N. Ganesan retained 237.87 Sq.ft.,
- 13th Vendor Mr. S. Kannan retained 643.13 Sq.ft.,
- 14th and 15th Vendors Mr. K. Bharadwaj and Mr. Praveen Bharadwaj retained 327.73 Sq.ft.,
- 16th Vendor Mr. Kaushik Krishna R retained 365.18 Sq.ft.,

And the Vendors/Parties of the First Part herein agree to convey their respective undivided share of land, in favour of the Promoter/Party of the Second Part, detailed as follows:-

- 1st Vendor Mr. S. Narayanswami agrees to convey 107.57 Sq.ft.,
- 2nd Vendor Mrs. P. Deepthy agrees to convey 10.57 Sq.ft.,
- 4th Vendor Mr. T. Prakash agrees to convey 60.66 Sq.ft.,
- 5th Vendor Mr. M. Samuel Thomas Jayakumar agrees to convey 154.42 Sq.ft.,
- 6th Vendor Mrs. Ramapriya agree to convey 58.52 Sq.ft.,
- 7th and 8th Vendors Mr. R. Adithya and Mr. S. Rangarajan agree to convey 58.52 Sq.ft.,
- 9th Vendor Mr. AL.S. Sathappan agrees to convey 100.52 Sq.ft.,
- 10th Vendor Ms. M. Ranjanee agrees to convey 45.37 Sq.ft.,
- 11th and 12th Vendors Mrs. G. Swarnalatha and Mr. N. Ganesan agree to conveyed 109.88 Sq.ft.,
- 13th Vendor Mr. S. Kannan agrees to convey 216.22 Sq.ft.,

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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- 14th and 15th Vendors Mr. K. Bharadwaj and Mr. Praveen Bharadwaj agree to convey 123.97 Sq.ft.,
- 16th Vendor Mr. Kaushik Krishna R agrees to convey 86.52 Sq.ft.,

5. The Vendors/Parties of the First Part hereby confirm that they have not entered into any agreement pertaining to the "A" schedule mentioned property with any one so far and also assures the Promoter/Party of the Second Part that they will not enter into any agreement with anybody else pertaining to the "A" schedule mentioned property, detrimental to the interest of the Contractor/Party of the Second Part, pending this agreement.

6. The Vendors/Parties of the First Part covenant that they are the lawful owners of the "A" schedule property. The Vendors/Parties of the First Part herein assures the Promoter/Party of the Second Part that there are no encumbrances, lien, attachment, charge etc., over the said property and they further assures the Promoter/Party of the Second Part that in case of any defect in title or any obstruction in handing over the possession of the said property is found at a later date from the date of this agreement, the Promoter/Party of the Second Part is at liberty to rescind this agreement and the Vendors/Parties of the First Part hereby agrees to indemnify the Promoter/Party of the Second Part to compensate/to make good any loss or damages accrue to the Promoter/Party of the Second Part, due to such defect in title or disputes.

7. The Promoter/Party of the Second Part has agreed to construct the above mentioned thirteen flats for the Vendors/Parties of the First Part as per the "D" schedule specifications, within 15 months, with a grace period of 3 months, in all totally 18 months from the date of getting the building plan approval for the construction of superstructure in the "A" schedule property, subject to the FORCE MAJEURE Clause given hereunder.

FORCE MAJEURE:

Provided, however that in calculating the delay in completion of the construction for the above period during which the construction is suspended on account of strikes, war, riots, earthquakes, natural calamities or other acts or acts of God., Governmental regulations, restrictions or delay in obtaining building materials due to Governmental regulations, permits, orders or acts of Government Corporation or other authorities lawfully constituted shall be excluded.

8. The Promoter/Party of the Second Part undertakes to provide necessary amenities to the Vendors/Parties of the First Part, as per the "D" schedule and if any extra amenities are required, the Vendors/Parties of the First Part covenant to pay for the same exclusively.

9. The Promoter/Party of the Second Part agree to pay a sum of Rs. 15/- (Rupees Fifteen Only) per Sq.ft., for the existing flat area for the respective flats owning by the Vendors/Parties of the First Part, as

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

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rent per month, from the date of handing over possession of the "A" schedule property, to the date of handing over possession of the respective flats allotted to the Vendors/Parties of the First Part.

10. The Promoter/Party of the Second Part undertakes to meet all the costs and expenses for the construction of the building.

11. The Vendors/Parties of the First Part agree the bear the TNEB, Metro Water and Drainage connection deposits for their respective flats.

12. The Goods and Service Tax (GST), registration charges applicable to the flats allotted to the Vendors/Parties of the First Part are to be borne by the Vendors/Parties of the First Part.

13. The Promoter/Party of the Second Part undertakes to arrange for all materials, labor forces, at her own cost and also undertakes to indemnify the Vendors/Parties of the First Part from any claim, penalty from any authorities, workers, individuals, etc., pertaining to the construction of superstructure.

14. The Vendors/Parties of the First Part hereby expressly agree and permit the Promoter/Party of the Second Part to erect advertisement board in the "A" schedule property, on execution of this agreement.

SCHEDULE – "A"

(Whole Property)

All that piece and parcel of house site land, bearing Old Door No. 30, New Door No. 6, Giri Street, West Mambalam, Chennai – 600 033, comprised in Paimash Nos. 590 and 1209 (Part), T.S. No. 56/1, Block No. 54, situated at Puliyur Village, Egmore Taluk, Chennai District and the land being bounded on the:-

North by	:	House & Ground of Kanniah Naidu & Others;
South by	:	Common Passage leading to Giri Street;
East by	:	Vaigai Flats (Door No. 31);
West by	:	House & Ground of Thiruloga Seetharaman (Door No. 27,28,29);

Measuring

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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East to West on the Northern side	:	44 Feet;
East to West on the Southern side	:	37 Feet;
North to South on the Eastern side	:	136 Feet;
North to South on the Western side	:	139 Feet;

In all admeasuring an extent of 5560 Sq.ft., or thereabouts, situated within the Registration District of Chennai Central and Sub Registration District of Kodambakkam, Chennai.

SCHEDULE – "B"

(Flats allotted to the Vendors/Parties of the First Part)

Flat allotted to the 1st Vendor Mr. S. Narayanaswami:

Flat No. F2, in the First Floor, measuring 518 Sq.ft., (inclusive of common areas) together with the 228.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 2nd Vendor Mrs. P. Deepthy:

Flat No. S4, in the Second Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 3rd Vendor Mrs. Lalitha Chandrasekaran:

Flat No. S5, in the Second Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

(S. Narayanasami)

(P. Deepthy)

(Lalitha Chandrasekaran)

(T. Prakash)

(M. Samuel T. Jayakumar)

(S.Ramapriya)

(R.Adithya)

(S. Rangarajan)

(AL.S. Sathappan)

(M. Ranjanee)

(G. Swarnalatha)

(N. Ganesan)

(S.Kannan)

(K. Bharadwaj)

(Praveen Bharadwaj)

(Kaushik Krishna R)

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The 3rd Vendor retaining the existing 347.75 Sq.ft., of undivided share of land owned by her and the Promoter/Party of the Second Part agree to execute sale deed for the 17.43 Sq.ft., of undivided share of land in her favour, in all totally 365.18 Sq.ft., of undivided share of land.

Flat allotted to the 4th Vendor Mr. T. Prakash:

Flat No. F3, in the First Floor, measuring 570 Sq.ft., (inclusive of common areas) together with the 251.09 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 5th Vendor Mr. M. Samuel Thomas Jayakumar:

Flat No. F5, in the First Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 6th Vendor Mrs. Ramapriya:

Flat No. F4, in the First Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 7th Vendor Mr. R. Adithya and 8th Vendor Mr. S. Rangarajan:

Flat No. T4, in the Third Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
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Flat allotted to the 9th Vendor Mr. AL.S. Sathappan:

Flat No. S3, in the Second Floor, measuring 534 Sq.ft., (inclusive of common areas) together with the 235.23 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 10th Vendor Ms. M. Ranjanee:

Flat No. S2, in the Second Floor, measuring 750 Sq.ft., (inclusive of common areas) together with the 330.38 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 11th Vendor Mrs. G. Swarnalatha and 12th Vendor Mr. N. Ganesan:

Flat No. T3, in the Third Floor, measuring 540 Sq.ft., (inclusive of common areas) together with the 237.87 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 13th Vendor Mr. S. Kannan:

Flat No. F1, in the First Floor, measuring 1460 Sq.ft., (inclusive of common areas) together with the 643.13 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat allotted to the 14th Vendor Mr. K. Bharadwaj and 15th Vendor Mr. Praveen Bharadwaj:

Flat No. T2, in the Third Floor, measuring 744 Sq.ft., (inclusive of common areas) together with the 327.73 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

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(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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Flat allotted to the 16th Vendor Mr. Kaushik Krishna R:

Flat No. T5, in the Third Floor, measuring 829 Sq.ft., (inclusive of common areas) together with the 365.18 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

SCHEDULE – "C"

(Flats allotted to the Promoter/Party of the Second Part)

Flat No. S1, in the Second Floor, measuring 1265 Sq.ft., (inclusive of common areas) together with the 557.65 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

Flat No. T1, in the Third Floor, measuring 1265 Sq.ft., (inclusive of common areas) together with the 557.66 Sq.ft., of undivided share of land, together with covered car parking rights to park a car in the ground floor level.

SCHEDULE – "D"

(SPECIFICATIONS)

1) MIX USED FOR :

a.	P.C.C.	1:5:10, 1:4:8, 1:3:6
b.	R.C.C. – M20	1:1.5:3
c.	Brick work in foundation:	1:6
d.	Brick work in Superstructure:	1:5
e.	Ceiling Plastering:	1:2
f.	Wall Plastering:	1:4

2) FOUNDATION (varies based on Structural Requirements) :
Isolated Footing or Pile Foundation.

3) ROOF (varies based on Structural Requirements):

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
Designated Partner

R.C.C. roof slab 5" thick & Height 10'at top of the slab from the finished floor level

M20 Grade Concrete (Manual Mix or RMC)

In the roof slab 8mm / 10mm rod is to be used.

4) FLOORING:

For Flooring, KAJARIA / KAG / ANUJ Vitrified Tiles will be laid (Up to Rs.55/-)

Bath & Toilet wall tiles cost Rs.25 to 30/- and flooring tiles cost is Rs.30 to 35/-

Portico, Common passage, Parking, Staircase steps and landing area will be finished with Anti-Skid Tiles

5) JOINERIES:

Main doors of First Quality teakwood **Panel type door** shutters (customized)

Main door size will be a **7' x 3' 3"** teak wood

Main door shutters are **1"** thick polishing smoothly and fixed with 5" length brass hinges and screws

(i) All other door frames are of Second Quality Teakwood

(ii) Bath and Toilet doors will be of waterproof wooden frames

- **a)** All the Window and ventilator frames and shutters will be of U.P.V.C
- **b)** Shutters will be U.P.V.C single panel glazed type using pinhead glass with hinges
- **c)** All the doors and shutters will be Square or rectangular sizes only

(iii) M.S. Grills (Pin Type) will be fixed in the window area

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

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(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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6) CUPBOARDS:

One side loft and one Cupboard will be provided in the bedrooms and kitchen. (All these will be open type and 4' width)

All the cupboards are laid using limestone slab - 1" thick and finished smoothly

7) KITCHEN:

Platform will be finished with Galaxy Black Granite slab and Stainless Steel sink will be provided

Glazed tiles will be fixed over the platform to a height of 2'0" on top of Granite slab

8) TOILET:

PARRYWARE - Light colored wall mounted closet will be provided with necessary taps (Indian closet can be provided in the common bathroom (optional))

Toilet walls will be fixed with light coloured glazed tiles to a 7' height from floor level in bathroom.

9) PLUMBING:

Borewell will be installed with necessary pipeline & Pump.

ISI brand Concealed P.V.C. pipes will be laid

Parryware Fitting, Chromium Plated Taps and showers will be used for water lines and sewerage lines

Geyser point will be provided in the bathroom

10) ELECTRICAL:

Concealed wiring through P.V.C. conduits classic switches, approved quality **ORBIT** wires will be used

Points will be provided as below, **ANCHOR** make switches will be fixed
One A.C. point will be provided in all bedrooms and living area.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

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(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

For RATNAM HEIGHTS LLP
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11) Telephone and T.V. point will be provided in Hall and Master Bed Room.

12) Weathering course will be done with Brickbat concrete in lime mortar and finished with Heat reflective tiles on the top.

13) PAINTING:

ASIAN - Ceiling will be finished with 2 coats of lime wash paint

Walls will be finished with 2 coats of Tractor Emulsion in inside wall and Exterior Emulsion in outside wall over one coat of Primer

All doors and windows will be painted with enamel paint 2 coats over one coat of wood primer; Main door will be polished

14) WINDOW GRILLS:

M.S. Flat rod of size 20mm x 5mm (or) M.S. Square rods of size 12mm x 12mm will be used for window grills

This will be painted by 2 coats of enamel paint over metal primer

For MS work, 2.0kg (average) per sq.ft will be designed

15) UNDERGROUND & OVERHEAD TANK:

R.C.C. (4.5" THICK) and Brickwork (4.5") will be the retaining wall for the structures with the necessary steel reinforcements (as per design requirements)

16) BRICK WORK:

All the outer walls 9" thick ground molded well-burnt chamber bricks is to be used for construction

Inside partition walls are 4.5" thick

In the open terrace 4.5" thick parapet wall will be constructed with the 9" pillars

17) Basement level will be increased to a height of 2'6" from existing road level.

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

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(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik Krishna R)

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BRAND NAMES OF THE MATERIAL TO BE USED IN CONSTRUCTION

- Ultratech / JSW cement is to be used for Column and Roof slab concrete
- CHETTINAD / PENNA / MAHASAKTHI cement to be used for all other works
- JSW / I STEEL / ARS / KAMATCHI TMT BARS are to be used for all R.C.C works
- Good quality well burnt ground-molded bricks are to be used (CHEMICAL TESTING AND ANALYTICAL LABORATORY –DEPARTMENT OF INDUSTRIES AND COMMERCE GOVERNMENT OF TAMILNADU – Certificate No: 19030799)
- M20 GRADE CONCRETE using standard quality aggregates, sand and cement (MSME TESTING CENTRE- GOVERNMENT OF INDIA– Tested – Doc.No – CSC/7.1/CRF)
- ORBIT make electrical wire & ANCHOR ROMA make switches are to be used
- ISI UPVC Profiles are to be used
- PARRYWARE closets & Fittings will be used
- KAJARIA / KAG / ANUJ Vitrified Tiles are to be laid
- EMPEROR LIFT or equivalent to be used.

IN WITNESS WHEREOF THE PARTIES OF THE FIRST AND SECOND PART HEREIN HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR ABOVE WRITTEN.

For RATNAM HEIGHTS LLP

Designated Partner

PROMOTER/PARTY OF THE SECOND PART

(S. Narayanasami) (P. Deepthy) (Lalitha Chandrasekaran)

(T. Prakash) (M. Samuel T. Jayakumar) (S.Ramapriya)

(R.Adithya) (S. Rangarajan) (AL.S. Sathappan)

(M. Ranjanee) (G. Swarnalatha) (N. Ganesan)

(S.Kannan) (K. Bharadwaj) (Praveen Bharadwaj)

(Kaushik KrishnaR)

VENDORS/PARTIES OF THE FIRST PART

WITNESSES:

1. [K.SURAJ] S/O. KAMATCHI CHETTIAR,
25A. RANGARAJAPURAM MAIN ROAD, KODAMBAKKAM, CH-24.

2. (AKSHITHA SIVAKUMAR) D/O. R. SIVAKUMAR
FLAT 1, SRI DURGA AKSHADA APTS, NO. 38 STATE BANK COLONY,
PERAMBUR, CHENNAI — 600011

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

Verified RealEstate™

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

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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.