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தமிழ்நாடு தமிழ்நாடு TAMILNADU Pushkav Properties (P) Ltd

29 MAY 2023

CW 958126
K.R.V. RAJES KUMAR
STAMP VENDOR
L No: 54/B3/2000
Shop No: 27, TNHB Shopping Complex
Thirumangalam, Chennai - 600 101.

JOINT DEVELOPMENT AGREEMENT

This JOINT DEVELOPMENT AGREEMENT is executed at Chennai on this the 7th day of June, 2023 entered into between

(1) Mr. **S. BALAKUMAR**, S/o. Late Mr. T. Shanmugam, {PAN ABJPB6028P & Aadhaar No.4576 3925 1630} Indian, Hindu aged about 73 years, residing at Flat C, Plot No.2048, H-Block 5th Street, 12th Main Road, Anna Nagar, Chennai – 600 040, hereinafter referred to as FIRST OF THE PARTIES OF THE FIRST PART/ OWNERS;

(2) Mrs. **P. THANGAMMAL**, W/o. Mr. N. Prabhakaran, {PAN No. AWYPT6973D & Aadhar No. 5034 9507 9882} Indian, Hindu, aged 66 years residing at No. 8, New Denial Thomas Nagar, VOC Nagar, Thanjavur – 613 007, hereinafter referred to as SECOND OF THE PARTIES OF THE FIRST PART/ OWNERS;

For PUSHKAR PROPERTIES PVT. LTD.

Director

(3) Mr. **M. CHIDAMBARAM,** S/o. Late Mr. A. R. Muthiah, {PAN AMGPC0311G & Aadhaar No. 5488 1132 4552}, Hindu aged about 60 years, residing at No. 24/1, Thiagarajan Chettiar Street, Sekkalai, Karaikudi – 630 002, hereinafter referred to as THIRD OF THE PARTIES OF THE FIRST PART/ OWNERS;

Mr. Vijayalakshmi

(4) Mrs. **NK. VIJAYALAKSHMI** W/o. Mr. M. Nagappan, {PAN AABPV7819F, Aadhar No. 6831 1061 5158}, Indian, Hindu, aged 60 years and residing at Plot No. 2728, 7th Street, Old Y Block, 12th Main Road, Anna Nagar, Chennai – 600 040, hereinafter called FOURTH OF THE PARTIES OF THE FIRST PART/ OWNERS;

(5) **Mr. P. KRISHNAN**, S/o. Mr. S. Padmanabhan, {PAN AAFPK0463Q & Aadhar No. 4257 8855 7780}, Indian, Hindu,56 years, residing at Flat No. 2-B, Balaji Venkatadri Apartments, New No. 23, Venkatraman Street, T. Nagar, Chennai – 600 017, Hereinafter called the FIFTH OF THE PARTIES OF THE FIRST PART/ OWNERS;

(6) **Mrs. K. S. RAMA,** W/o. Mr. P. Krishnan, {PAN ADJPR4445E & Aadhar No. 6161 6074 9691}, Indian, Hindu, aged 51 years, residing at Flat No. 2-B, Balaji Venkatadri Apartments, New No. 23, Venkatraman Street, T. Nagar, Chennai – 600 017, hereinafter called the SIXTH OF THE PARTIES OF THE FIRST PART/ OWNERS;

hereinafter all of the above are collectively called as "**PARTIES OF THE FIRST PART/ OWNERS**" which term shall wherever the context, admits or so requires mean and include their respective heirs, legal representatives, nominees, administrators, executors and assigns of the ONE PART:

AND

M/s. PUSHKAR PROPERTIES PRIVATE LIMITED, having its registered office at "ETHIRAJ HOUSE", F-205, First Street, Anna Nagar East, Chennai – 600 102, represented herein by its Director, **Mr. P. KRUTHIVAS**, S/o. Mr. E. Panneerselvam, {PAN

For PUSHKAR PROPERTIES PVT. LTD.

Director

× P. Thangammal

× M. Vijayalakshmi

AAOPK5158K & Aadhaar No. 2468 7327 6362} hereinafter called the **PARTY OF THE SECOND PART/PROMOTER**, which term shall wherever the context admits or so requires mean and include its successors-in-interest, legal representatives, nominees and assigns of the OTHER PART:

(i) WHEREAS the OWNERS are the absolute, undisputed and joint owners of the property being All that piece and parcel of land and building bearing Flat bearing No. E- 1 to 6, in Block No. E, 56th Street, Ashok Nagar, Chennai - 600 083, each flat measuring an extent of 565 sq. ft. constructed on the total land measuring an extent of 2 grounds and 2019 sq. ft. {6819 sq. ft. or 633.50 sq.mt. as per Patta}, comprised in T. S. No. 2, Block No. 72, (old Survey No. 220/5 part) situated at KODAMBAKKAM (Part 2) Mambalam Taluk, Chennai District, lying within the Registration District of Chennai Central and Sub Registration District of Ashok Nagar more fully described in the schedule A hereunder;

(ii) WHEREAS the FIRST OWNER Mr. S. Balakumar purchased property being Residential Flat No. E-1, part of the schedule A mentioned property vide Sale deed dated 25/11/1999 registered as document No. 2038 of 1998 on the file of SRO Ashok Nagar;

(iii) WHEREAS the SECOND OWNER Mrs. P. Thangammal, became entitled to the Flat bearing No. E-2, part of the schedule A mentioned property vide Settlement deed dated 25/05/2023 registered as document No.1701 of 2023 on the file of SRO Ashok Nagar;

(iv) WHEREAS the THIRD OWNER, Mr. M. Chidambaram became entitled to the flat bearing No. E-3, part of the schedule A mentioned property vide Settlement deed dated 22/05/2017 registered as document No. 1387 of 2017 on the file of SRO, Ashok Nagar;

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(v) WHEREAS the FOURTH OWNER Mrs. NK. Vijayalakshmi purchased the Flat No.E-4, part of schedule A mentioned property, vide a Sale deed dated 18/02/2019 registered as Document No. 475 of 2019 on the file of SRO Ashok Nagar;

(vi) WHEREAS the FIFTH OWNER Mr. P. Krishnan purchased the flat No. E-5 part of schedule A mentioned property, vide a sale deed dated 30/06/1999 registered as Document No. 1301 of 1999 on the file of SRO Ashok Nagar;

(vii) WHEREAS the SIXTH OWNER Mrs. K. S. Rama purchased the flat No. E-6 part of schedule A mentioned property, vide a sale deed dated 02/08/2000 registered as Document No. 1511 of 2000 on the file of SRO Ashok Nagar;

(viii) WHEREAS the OWNERS are the absolute joint owners of the Schedule A mentioned Property and are in absolute possession and enjoyment of the same right from the date of their purchase/ entitlement till date;

(ix) WHEREAS the OWNERS herein have decided to develop residential building flats, in the Schedule A mentioned property;

(x) WHEREAS the PROMOTER is in the business of real estate development, inter-alia development of multi-purpose buildings such as independent residential villas, duplex houses, apartments/ flats with amenities, commercial complexes, etc.

(xi) WHEREAS in pursuance of the above, the OWNERS herein have approached the PROMOTER for joint development of the Schedule A mentioned property and for construction of flats in the schedule A mentioned property;

(xii) WHEREAS the OWNERS herein further represent that except the OWNERS no one else has any right, title, claim, share demand, interest, in the Schedule A mentioned property;

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Director

P. Thangammal

NK Vijayalakshmi

(xiii) WHEREAS the OWNERS herein further represent that they are having good and marketable title over the schedule A mentioned property and that the same is not subject to any mortgage, charge, lien, Court attachment or lispendens whatsoever;

(xiv) WHEREAS believing in and in good faith of the said representations made by the OWNERS, the PROMOTER has accepted the offer of the OWNERS and agreed to develop the Schedule A Property;

(xv) WHEREAS for the aforesaid purpose the OWNERS have decided to entrust to the PROMOTER the entire construction of residential building flats in and over Schedule A land;

(xvi) WHEREAS based on the specific assurances and confirmation by the OWNERS and after mutual discussions, the OWNERS and PROMOTER have finalized the terms of this Development Agreement and have decided to reduce the same in to writing in order to avoid any ambiguity or disputes in future:

NOW THIS AGREEMENT FOR JOINT DEVELOPMENT WITNESSETH:

(01) The OWNERS hereby assign, grant and entrust to the PROMOTER, the sole, exclusive and irrevocable rights, authorities, and powers to develop the Schedule "A" mentioned property and to put up constructions thereon at PROMOTER'S cost, more particularly, construction of Residential nature of buildings/ Group of residential Apartments etc., with the specifications which is detailed in schedule - H. The cost, expenses, and charges of making such development and putting up such constructions including the cost of preparation, submission and obtaining of due sanction and approval of the plan of construction and any other requisite permissions from competent, statutory Authorities which are necessary to be obtained from such authorities for the concerned nature of construction shall be borne by the PROMOTER.

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M. Vijayalakshmi

(02) The OWNERS jointly agree to convey an extent of 2/5th undivided share of land from and out of the schedule A mentioned property, more fully described in the schedule-C hereunder to and in favour of the allottees, nominees of the PROMOTER.

(03) That the OWNERS shall convey an undivided share of land as detailed in the schedule - C hereunder and grant the irrevocable rights of development to the DEVELOPER to enter, to have and hold the Schedule "A" property with absolute rights, authorities, and powers to construct the proposed BUILDING COMPLEX, the PROMOTER shall pay a sum of Rs.3,88,50,000/- (Rupees Three Crore Eighty-Eight Lakhs and Fifty Thousand only) which shall be apportioned by value of the super built up area as detailed in the schedule - F hereunder.

(04) The PROMOTER agrees to pay a monetary consideration of Rs.1,00,000/- (Rupees One Lakh only) to the OWNERS vide cheque bearing nos. 553742 , 553743, 553744, 553748, 553746, and 553747 dated 07.06.2023 drawn on Canara Bank, drawn in favour of the OWNERS paid at the time of execution of these presents;

(05) The PROMOTER agrees to pay a sum of Rs.30,000/- (Rupees Thirty Thousand only) to each of the OWNERS, by Cheque, towards rental compensation on or before 15th of every English calendar month, from the date of handing over of the vacant possession or on execution of this agreement whichever is later, to 15 days from date of intimation sent by the PROMOTER to the OWNERS or the date of handing over of the schedule-D mentioned properties after completion of the same in all respects whichever is earlier. It is made clear that this rental compensation shall be paid only for the period of

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construction and in case of construction work is stopped due to any unforeseen circumstances beyond the control of the PROMOTER or due to any force majeure conditions, the rental compensation shall not be paid by the PROMOTER for that period.

(06) The PROMOTER agrees to pay the deposits and charges payable to the water & sewerage board, electricity board, etc., for the flats constructed over the schedule A mentioned property and allotted to the OWNERS, for rest of the flats which are to be sold by the PROMOTER from their share or sold either by the PROMOTER or by the OWNERS from the OWNERS' share, the same shall be paid by the allottee/ purchaser/ nominee.

(07) The PROMOTER agrees to pay the Goods and Service Tax charges for all the Apartments allotted to the share of the OWNERS. Any TDS deducted on account of sale of undivided share of land shall be to the account of the OWNERS. The OWNERS shall reimburse the PROMOTER for any amounts deducted by the ALLOTTEES on paying the sale consideration immediately to the PROMOTER against producing the TDS certificate.

(08) The OWNERS have on this day assign and grant all rights, authorities, and powers in respect of the Schedule "A" Property to the PROMOTER. The PROMOTER and all its authorized personnel will be entitled to freely enter upon the schedule "A" property, have free ingress and egress to the same for the purposes of carrying out and fulfilling the construction in all respects and also to perform any primary or ancillary deeds, things, and actions on the schedule "A" property. The PROMOTER will be entitled to engage workers, contractors, watchmen, supervisors etc., for this project. Any plan, permit, sanction, authorization relating to the project obtained in the name of the OWNERS shall jointly ensure for the benefit of the PROMOTER. The PROMOTER shall have an inherent right in the same as these are being prepared, submitted, and processed by the PROMOTER at their cost.

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(09) It is agreed between the parties herein that the PROMOTER shall from the date of signing this Agreement would be entitled to advertise for rent, lease, sale, negotiate for sale, book the building proposed to be constructed, enter into agreements for sale and execute sale deeds in respect the construction to be carried out over the Schedule A property and allotted to the share of the PROMOTER together with the proportionate undivided share of land.

(10) The OWNERS shall vacate, and handover vacant possession of the schedule A mentioned property to the PROMOTER on obtaining all the approvals or within 30 days from the date of an intimation sent by the PROMOTER. Any delay in handing over the vacant possession shall be a staid breach of this agreement by the OWNERS.

(11) The OWNERS shall pay property tax, water charges and tax, Electricity consumption charges to the respective authorities up to the date of the execution of this agreement or up to date of handing over the possession, whichever is later. The PROMOTER shall pay all taxes and other dues from the date of execution of this agreement or from the date of handing over the possession, whichever is later, till the date of completion of the construction and handing over of possession of the residential flats described in Schedule - D hereunder.

(12) The PROMOTER accepts to carry out the development of the entire extent i.e. Schedule "A" Property. The PROMOTER has the exclusive right to nominate persons for purchase of Schedule "C & E" Property (Super built up area, including common areas) and also the exclusive right to develop the Schedule "A" Property by constructing building(s) thereon. The PROMOTER shall demolish the existing building standing on the Schedule A mentioned property in accordance with approved demolition plans, permits, sanctions from the concerned authorities and shall retain whatever salvage value that is obtained from the demolition of the building.

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× NK. Vijayalakshmi

(13) The PROMOTER shall at their cost construct a Building Complex with the permissible super built up Area including the common areas as per the applicable Development Control Regulations, and as approved by statutory authorities according to the standard specifications as described in schedule - H, subject to technical feasibility. The scheme of construction shall be at the discretion of the PROMOTER in consultation with the OWNERS. However, for various reasons and to meet compliances and directions of the CMDA, certain alterations and modifications may be required and the same shall be done by the PROMOTER.

(14) The OWNERS further agree that interest earned out of the deposits/ bank guarantees that may be provided by the PROMOTER for the Infrastructure Development Charges, CMDA / DTCP Security Deposit or other statutory deposits, paid by the PROMOTER shall not be claimed by the OWNERS in any manner.

(15) The OWNERS have agreed and permitted the PROMOTER to construct for themselves or their nominees proportionate to the undivided share of Land as detailed in Schedule C hereunder, the super built up area inclusive of shares in common area, along with car parks in the stilt floor are as detailed in the schedule - E hereunder. Further the PROMOTER shall sell the flats to be constructed, more fully described in the schedule-E hereunder, proportionate to undivided share described in Schedule–C mentioned hereunder which has been agreed to be conveyed along with built up area, for any consideration to be determined by the PROMOTER, and authorize the PROMOTER to receive and appropriate for themselves all such consideration or moneys from the buyers of such flats etc.

(16) The name of the proposed apartment building shall be "**TULASI**" a Project by Pushkar Properties. The PROMOTER is expressly permitted to display, at all times, the name upon the building in a location and in the style and format of the PROMOTER's

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choice. The OWNERS shall have no right to change or alter the name or style to the life of the entire building.

(17) The OWNERS shall execute and register one or more General Powers of Attorney, simultaneous to the execution of this Agreement, which shall remain in force till the existence of this Agreement, authorizing the PROMOTER or its nominee to do the following acts, deeds, matters and things in connection with the Schedule Property;

(a) To develop the Schedule A mentioned Property and for that purpose to obtain all permissions, consents, No Objection Certificate/s, sanctions, approvals as may be necessary for the development and/or construction on the Schedule A mentioned Property from CMDA / DTCP, The Real Estate (Regulation And Development) (RERA), Corporation of Chennai, Municipality, CMWSSB, TNEB, TNHB, Tahsildar, Revenue Authorities etc., and all other authorities / departments concerned including the Local Authority and the Panchayat;

(b) To execute all papers, applications, plans and to appear before the authorities concerned and to procure any such sanction, if required and to do all such things as may be necessary for the development of the Schedule A mentioned Property including filing necessary forms/ applications with the RERA Authority for registration of the Project under RERA.

(c) To make and execute application/s for CMDA, electricity, water, sewerage/ drainage, traffic permission, permission from Fire Department / Brigade, licenses for elevators, tube well, permission from airport authorities etc. or before any other "Competent Authority" including but not limited to any agency, legislative, judicial or executive authority, department, ministry, public or statutory person, whether autonomous or not, as may be necessary for the development of the Schedule A mentioned Property and to receive refund of the deposits from such authorities.

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(d) To enter into agreement for sale, sale deed, ratification deed, rectification deed or any other deeds with third parties with respect to the sale, either in full or in parts or as undivided shares; to negotiate with the parties and to fix the consideration thereof with respect to Schedule – C & E mentioned Properties;

(e) To execute necessary contracts; to receive the advance amount, entire sale consideration thereof and give effectual receipt for the same; to draw up the sale deed; to sign and execute the same and admit execution and to receive the sale consideration thereof; to hand over possession to the purchasers and to do all acts incidental to complete the sale;

(f) To mortgage, raise finance or create charge in respect of the Schedule - C & E mentioned Property attributable to the PROMOTER's Share or any part thereof in favour of bank(s)/financial institutions /NBFC /third party and in such manner as the Attorney thinks fit and proper and for such purpose to execute necessary, deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge.

(18) The OWNERS represent and warrant that as and when required by the PROMOTER, the OWNERS shall obtain and provide "Life Certificate" as per the statutory requirement and provide the same to the PROMOTER.

(19) The OWNERS agree and understand that all the above said power of attorneys are irrevocable as the same are coupled with interest as created by the terms of this Agreement and in view of huge investments to be made by the PROMOTER in carrying out the development on the basis of the said powers and terms of this Agreement.

(20) The PROMOTER shall commence the construction within 30 days from the date of getting Plan Sanction from C.M.D.A/ Corporation or 30 days after the date of handing over of the vacant possession of the schedule A mentioned property, whichever is later, and

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agrees to complete the construction in all respects and handover possession of the residential flats described in Schedule-D hereunder to the OWNERS within 15 months from the date of commencement of construction of the project, subject to force majeure conditions and getting sewerage, water, electricity connections which are beyond the control of the PROMOTER.

(21) It is mutually agreed between the parties that the entire scheme envisaged in this agreement is based on the present development control rules. In the event of any change in the policy of the Government or any amendments made in the development control rules and its relevant acts, guidelines, circulars, notifications introduced after the execution of this agreement, the PROMOTER reserves his right to review the terms of this project with due consideration to the revised policy and cost. After reviewing if the project is feasible the PROMOTER shall proceed accordingly, in case if the project is not feasible, then the PROMOTER shall offer fresh terms and conditions in accordance with the revised policy and rules, on mutual agreement between the parties further proceedings may be decided.

(22) The PARTIES herein agree and understand that the financial and other terms and conditions were determined and decided based on the guideline value of the property as per Sub Registrar office records and other values relating to the stamp duty, registration fees and other charges for approval/ permit etc. In case of any change in the above values by more than 15% of the existing values, the PROMOTER shall offer fresh terms and conditions in accordance with the revised values, on mutual agreement between the parties further proceedings may be decided.

(23) It is mutually agreed between the parties hereto that the PROMOTER shall be at liberty to select Architects, Engineers, Designers, Contractors, Sub-contractors, Project

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Managers and PMC's from time to time who will be of repute and would have sufficient experience.

(24) The PROMOTER is entitled to carry out the construction work either by themselves or through other well-known building contractors or sub-contractors or agents and shall be entitled to give such contractors, whole of the construction or any part or parts of the work, provided the same does not relieve the PROMOTER from their accountability under this Agreement.

(25) Both the parties hereby agree to the General Specifications mentioned in Schedule - H in this Agreement with regard to the construction of Flats. However, if the OWNERS desirous of making any change in the specification shall inform the PROMOTER, who will decide on the technical feasibility of the change. If technically feasible the PROMOTER shall give the estimated cost for the change, on mutually agreeable terms the same shall be carried out by the PROMOTER.

(26) The PROMOTER hereby covenants that the proposed building shall be constructed as per the approved plan. The PROMOTER further undertakes that in the event of there being any deviation, which has not been done at the instance of the OWNERS, the PROMOTER shall indemnify the OWNERS for any such loss that may arise from such deviation. However, in the event of any change being necessitated due to structural, technical, or other reasons, it shall be open to the PROMOTER to make such alterations, or changes after getting necessary approvals.

(27) The PROMOTER shall be responsible and liable for the payment of any wages or compensation or other money payable to any workman, agent of the PROMOTER for any work, dispute, accident, or injury to such persons in the course of the proposed development on the Schedule "A" property. The PROMOTER shall be solely responsible

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and liable to pay any compensation for any injury sustained by any worker during construction and the PROMOTER agrees to indemnify the OWNERS in the event of the OWNERS being made liable to pay any compensation to any injured worker, irrespective of any plea or question raised under the Workmen Compensation Act, 1933.

(28) The PROMOTER shall be liable and or responsible for any claim and/ or demand arising out of the construction/ development of the Project, and It is agreed that the OWNERS shall be liable and or responsible for any claim and/ or demand arising out of the Ownership/ title to the Schedule A Property.

(29) The OWNERS shall in no way be held liable or responsible for any claim, dispute or liability that may arise between the PROMOTER and the nominees or other third parties, except if such claim or dispute or liability relates to an act of omission on the part of the OWNERS.

(30) The OWNERS agree that the PROMOTER shall have the first charge/ lien on the Schedule "B" Property for the recovery of all its dues payable by the OWNERS under this Agreement and such other payments as may be demanded by the PROMOTER from time to time. The PROMOTER shall withhold the handing over of the possession of the completed flats until all the dues are cleared. Further the OWNERS agree that in the event of the OWNERS failure to pay such dues as afore stated, the PROMOTER will be entitled to enforce the charge/ lien by selling OWNERS share of the Apartments to recover and receive the outstanding dues out of the sale proceeds thereof.

(31) The OWNERS assures the PROMOTER that Schedule A property is not subject to any mortgage, charge, lien settlement or other encumbrance. The OWNERS further assure the PROMOTER that the property is not the subject matter of any pending proceedings, attachment of Court or any Revenue or Civil Authorities or of any claim for

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maintenance of any other adverse claim whatsoever or any notification issued by the Central or State Governments under the Land Acquisition Act, and is within the Ceiling limits prescribed by the Tamilnadu Urban land Ceiling and Regulation Act 1978 and that the said property is not subject to any prior agreement to sell.

(32) The OWNERS explicitly agree that in case of any rival claims from any third parties against or challenging the title/ Ownership/ possession/ interest arises, the PROMOTER shall be entitled to arrive at fair terms of settlement with consultation of OWNERS as deem fit by the PROMOTER in the given circumstances considering the security and protection of the investments made/ to be made by the PROMOTER and in the overall success/ completion of the project and delivery of constructed area as agreed etc., and such decisions of fair settlement taken by the PROMOTER shall bind the OWNERS and the OWNERS shall be obligated to honour the said terms of settlement as decided by the PROMOTER. At the option and discretion of the PROMOTER, the PROMOTER can also decide to honour the said terms of settlement utilizing the OWNERS's share. This clause is provided to ensure that any impediments/ hurdles caused by any third parties having legal claims over the property or against the OWNERS, should not vitiate/ jeopardize and prejudice the interest and investment of the PROMOTER and the successful completion of the project.

(33) The OWNERS have today handed over all the original documents as detailed in the schedule - G hereunder, pertaining to the schedule A mentioned property to the PROMOTER. After completion of the entire project the PROMOTER shall return the same to the Flat Owners, who shall retain all original title documents and deeds with them on trust and shall produce the same for inspection whenever requested by the co-OWNERS in reasonable hours on prior intimation for inspection.

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N.K.Vijayalakshmi

(34) The parties agree and understand that the car parking will be allotted proportionate to the OWNERS' Built-up Area and PROMOTER's Built-up Area. The car parks shall be allotted on mutual agreement between the OWNERS, PROMOTER, and the allottees/ purchasers of the flats. The PARTIES agrees and understands that the position, shape, size, and extent of the car park may not match exactly as per the approved plan, the same would be as per the practical convenience of the all the OWNERS and PROMOTER's allottees or nominees.

(35) It is expressly agreed that the OWNERS shall have right, title and interest only in the Flats agreed to be constructed for the OWNERS, and shall have no right, claim, interest, or title on any of the other Flat to be built by the PROMOTER for themselves or for their nominee (s).

(36) It is mutually agreed between the parties hereto that the OWNERS shall not interfere with the PROMOTER during the period of construction. However, the OWNERS shall have the right of inspection either by themselves or through their agents during the progress of construction, without creating any hindrance to the construction progress and subject to personal risk of the OWNERS.

(37) If the OWNERS request the PROMOTER to market their portion of allocation to prospective Purchaser/s, for the flats marketed by the PROMOTER, the Owner shall pay 2% of the basic revenue from the sale of the Units together with applicable GST to the PROMOTER, which amount shall be paid by the OWNERS to the PROMOTER upon receipt of the full agreed consideration from the purchaser. The PROMOTER shall raise a separate invoice in this regard.

(38) The OWNERS shall pay a sum of Rs.3/- per square feet per month towards maintenance of the flat to be constructed from the date of completion of the construction

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Director

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M. Vijayalakshmi

by the PROMOTER. Further, a sum of Rs. 1,00,000/- (Rupees One Lakh only) shall be paid by the OWNERS to the PROMOTER before handing over of their respective flats, towards corpus fund for maintenance which shall be handed over to the association to be formed by the owners of the flat by the PROMOTER.

(39) The Parties herein mutually agree that the OWNERS and the PROMOTER and/or their respective nominee/s shall use the apartments to be constructed on the Schedule "A" property only for residential purposes and shall not at any time carry on in the said premises any trade or business, (apart from professional consultancy) or use it for storage of anything which is offensive in nature, hazardous or inflammable or is likely to be nuisance or danger, or diminish the value or the utility of the other portions of the Building complex in occupation of other ALLOTTEES or their successors in title or to the occupiers of any neighboring property. In the event of such default the defaulting Parties shall be liable to indemnify the other aggrieved parties being the ALLOTTEES of other portions of the building for any loss, damage that they may suffer or be put to on account of the defaulting parties' breach of the obligations contained in this clause.

(40) The OWNERS and the PROMOTER and/ or their respective nominee/s hereby agree to the General norms of living in Apartments, sharing common facilities and shall abide by the rules and regulations of the Society or Association that would be formed jointly by all the OWNERS of the flats.

(41) As a matter of necessity the OWNERS hereby covenant and agrees to own and enjoy absolutely the said Flat/ Apartment allotted to them in common with the owner of the other Flats/ Apartments in the said building and all persons lawfully entitled thereto and to use the septic tanks, if any, all sewers and water courses now in or upon or hereafter to be erected and installed in Schedule "A" property or any part thereof in common with the said owners and other persons and to permit freely to run and pass

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Director

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water and soil through and along the same or any of them and subject to the Rules and Regulations, bye - laws and terms of the Society/ Association, to be formed by and between the owners of the said Flats. The PROMOTER will not be responsible in the matter of framing any such rules etc., or for formation of any Society/ Company/ Association for the mutual benefit and convenient enjoyment of such owner.

(42) The OWNERS hereby covenant and assure the PROMOTER that he/ she/ they will become a member of the Society/ Association to be formed by and consisting of the owners of the other Flats/ Apartments for the purpose of attending to, safeguarding and Maintaining all matters of common interest like repairs, and white Washing of common portions of the said Flats, Compound walls and other common amenities including septic tank, if any, shall Pay his share of construction in respect of all costs and expenses of repairing, replacing and maintaining the common amenities like Roads, pathways, staircases, landing, open areas, garden, sewers, drains, plumbing, pump sets, water lines, general lighting, external Colour washing, watchmen and servants to the building and all other common outgoings like taxes, rents, rates, charges, levies, Salaries and such other items whatsoever that may be determined From time to time by the said Society/ Association.

(43) The OWNERS hereby covenant that the plan elevation or outer colour scheme of the flats to be built for him/ her and others shall not be altered or permitted or suffered to be altered nor shall any building or structure be constructed or put up in any part of the Schedule "A" property without the consent in writing of the Co-Owners of the Flats/ Apartments in the said building.

(44) The OWNERS covenant and undertake that he/ she/ they shall not at any time carry on or suffer to be carried on in the property hereby constructed without the consent in writing of the co-owners of the other Flats/ Apartments and shall not create any noise,

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offensive, hazardous or Dangerous trade or pursuit or any trade or pursuit which may or become in any way nuisance, annoyance or danger to the owners or occupants of the other Flat/ Apartment or the owner/ occupants of any neighboring properties which may tend to depreciate the value of the said Flat/ Apartment any part thereof or permit the same to be used for an immoral or illegal purposes or any other purposes other than as a Residential Flat/ Apartment.

(45) The OWNERS or their nominees shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown from the said premises or in the compound or any portion thereof except at the allotted places.

(46) The OWNERS covenant and agree to give the owners of the other Flats/ Apartments the necessary vertical, horizontal, subjacent, and lateral support, and protection for his/ her/ them Flat/ Apartment and shall not obstruct the rights of other co-owners, their tenants, members, licensees, guests and servants for entry and use of all common roads, passages, staircases, etc.

(47) It is hereby agreed and declared that the walls, floors and ceilings, separating the Flats/ Apartments to be built for the OWNERS from the remaining Flats/ Apartments shall be deemed to be partial walls, floors and ceiling shall be used, maintained and repaired accordingly and that the spouts, septic tanks, overhead tanks, fall pipes and water pipes which serve the Flats/ Apartments shall jointly be maintained and repaired and the cost thereof borne by the owners and occupiers jointly for the time being of the same, provided always that the OWNERS and his successors-in-title shall not by virtue of this agreement or the Sale deed to be hereafter executed acquire any right or light or air which would prejudice the enjoyment of the same by the owners of the other Apartments/ Flats.

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(48) The OWNERS agree that the above terms and conditions shall be deemed as covenants, terms and conditions accepted and agreed between all the co-owners jointly and are enforceable by every co-owner against any one or more or all other co-owners.

(49) All the provisions contained herein and the obligations arising hereunder in respect of the Apartment / Building / Building Complex shall equally be applicable to and enforceable against any and all ALLOTTEES, occupiers, tenants, licensees and/ or subsequent purchasers/ assignees of the Apartment, as the said obligations go along with the Apartment for all intents and purposes In the event of any sale from the portion retained by the OWNERS, a similar condition/ restrictive covenant shall be incorporated in any/ every such deed or document conveying such rights.

(50) This agreement may be executed in counter parts, all of which shall constitute one agreement between the parties.

(51) In the event any one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, void or unenforceable in any respect, by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included in this Agreement and this Agreement shall be carried out as nearly as possible according to its original terms and intent.

(52) This agreement constitutes the entire understanding of the Parties and supersedes and cancels all prior agreements, arrangements/ or understandings whether written or oral between the Parties hereto.

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× M.K. Vijayalakshmi

(53) Any notice and other communication provided for in this Agreement shall be in writing and sent to the other Party by registered post with acknowledgement due, at the address mentioned in the Preamble or by email provided by the PARTIES. Any change in address of any party shall forthwith be communicated to the other party.

(54) No waiver or variation of this Agreement shall be effective unless in writing and signed by or on behalf of both parties. Any failure to enforce any clause or right granted in this Agreement shall not constitute a waiver of that clause or right or any other clause or right granted in or by this Agreement.

(55) The terms defined in this Agreement include the plural as well as the singular and the derivatives of such terms and words importing a gender includes every gender.

(56) The Parties agree to resolve any dispute or difference arising out of or in connection with this Agreement, in the spirit of good faith, by negotiation between the appropriate people from each party. Failing resolution, within 10 working days, the Parties shall agree to resolve the controversy by final and binding arbitration in accordance with the rules framed under the Arbitration and Conciliation Act, 1996, as amended from time to time with Parties mutually appointing an independent arbitrator. The venue of arbitration shall be at Chennai, India. The arbitration shall be conducted in English language. The costs of arbitration shall be borne equally between the Parties. Nothing in this clause shall prevent a party from taking urgent action for interlocutory relief.

56) This Agreement and the Power of Attorney's, to be executed in terms of this Agreement shall be in full force until all the transactions as contemplated herein are fully completed. In all other aspects the provisions of the Transfer of Property, Act, Contracts Act and the Specific Relief Act shall apply.

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SCHEDULE – A
(ENTIRE PROPERTY)

All that piece and parcel of land and building bearing Flat bearing No. E–1 to 6, in Block No. E, 56th Street, Ashok Nagar, Chennai – 600 083, each flat measuring an extent of 565 sq. ft. constructed on the total land measuring an extent of 2 grounds and 2019 sq. ft. {6819 sq. ft. or 633.50 sq.mt. as per Patta}, comprised in T. S. No. 2, Block No. 72, (old Survey No. 220/5 part) situated at KODAMBAKKAM (Part 2) Mambalam Taluk, Chennai district, lying within the registration district of Chennai central and sub registration district of Ashok Nagar, Land bounded on the

North by : 56th Street;

South by : Private Land;

East by : Block D TNHB Flats;

West by : 54th Street;

SCHEDULE – B
(UNDIVIDED SHARE OF LAND RETAINED BY THE OWNERS)

3/5th or 4091.40 sq. ft. undivided share of land from and out of the land described in the schedule A above in the proportion as detailed hereunder:

OWNER	UDS – SQ.FT.
FIRST	681.90
SECOND	681.90
THIRD	681.90
FOURTH	681.90
FIFTH	681.90
SIXTH	681.90

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SCHEDULE – C
(UNDIVIDED SHARE OF LAND AGREED TO BE CONVEYED)

2/5th or 2727.60 sq. ft. undivided share of land from and out of the land described in the schedule A above.

SCHEDULE – D
(Flat allocated to the OWNERS)

S. No.	Flat No.	Floor	SBU area	UDS area	No. of Car Park	Allotted to
01	1A	First	1855	681.90	1	1st OWNER
02	1B	First	1855	681.90	1	2nd OWNER
03	2A	Second	1855	681.90	1	3rd OWNER
04	2B	Second	1855	681.90	1	4th OWNER
05	3A	Third	1855	681.90	1	5th OWNER
06	3B	Third	1855	681.90	1	6th OWNER

SCHEDULE – E
(Flat allocated to the PROMOTER)

S. No.	Flat No.	Floor	SBU area	UDS area	No. of Car Park	Allotted to
01	4A	Four	1855	681.90	1	PROMOTER
02	4B	Four	1855	681.90	1	
03	5A	Five	1855	681.90	1	
04	5B	Five	1855	681.90	1	

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SCHEDULE – F
(APPORTIONMENT OF CONSIDERATION)

A.	Cost of construction of one flat with total super built up area of 1855 sq. ft. allotted to the first owner.	Rs.64,75,000/-
B.	Cost of construction of one flat with total super built up area of 1855 sq. ft. allotted to the second owner.	Rs.64,75,000/-
C.	Cost of construction of one flat with total super built up area of 1855 sq. ft. allotted to the third owner.	Rs.64,75,000/-
D.	Cost of construction of one flat with total super built up area of 1855 sq. ft. allotted to the fourth owner.	Rs.64,75,000/-
E.	Cost of construction of one flat with total super built up area of 1855 sq. ft. allotted to the fifth owner.	Rs.64,75,000/-
F.	Cost of construction of one flat with total super built up area of 1855 sq. ft. allotted to the sixth owner.	Rs.64,75,000/-
G.	Cash consideration payable to each Owner - Rs.1,00,000/-	Rs. 6,00,000/-
G.	Rental compensation agreed to be paid to each owner – Rs.4,50,000/-	Rs.27,00,000/-
	Total Consideration	Rs.4,21,50,000/-

SCHEDULE – G
(LIST OF DEEDS AND DOCUMENTS)

S. No.	Details of the deeds and documents
Flat No. E – 1	
1)	Sale deed dated 25/11/1988 Registered as document No. 2038 of 1988 on the file of SRO Ashok Nagar.
2)	Rectification deed dated 10/11/2014 registered as Document No. 591 of 2014 – SRO Ashok Nagar.
Flat No. E – 2	
3)	Certified copy of the Sale deed dated 17/10/1995 registered as Document No. 5677 of 1995 – SRO Kodambakkam.
4)	Non traceable certificate issued by Police along with other documents related to missing document process.
5)	Settlement deed dated 25.05.2023 registered as document No. 1701 of 2023 on the file of SRO Ashok Nagar.

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Flat No. E – 3	
6)	Sale deed dated 03/01/1997 registered as Document No. 29 of 1997 on the file of SRO Ashok Nagar.
7)	Power of Attorney dated 03/04/2017 registered as Document No. 1230 of 2017 on the file of Joint II SRO Karaikudi.
8)	Settlement deed dated 22/05/2017 registered as document No. 1387 of 2017 on the file of SRO Ashok Nagar.
Flat No. E – 4	
9)	Sale deed dated 28/08/2006 registered as Document No. 2479 of 2006 on the file of SRO Ashok Nagar.
10)	Power of Attorney deed dated 10/04/1985 registered as document No. 158 of 1985 on the file of SRO T. Nagar.
11)	Sale deed dated 11/09/2006 registered as Document No. 2612 of 2006 on the file of SRO Ashok Nagar.
12)	General Power of attorney dated 08/12/2009 registered as Document No. 1009 of 2009 on the file of SRO Ashok Nagar – 2 pages.
13)	Sale deed dated 13/05/2010 registered as Document No. 966 of 2010 on the file of SRO Ashok Nagar.
14)	Sale deed dated 08/02/2019 registered as Document No. 475 of 2019 on the file of SRO Ashok Nagar.
Flat No. E – 5	
15)	Sale deed dated 06/04/1999 registered as Document No. 725 of 1999 on the file of SRO Ashok Nagar.
16)	Sale deed dated 30/06/1999 registered as Document No. 1301 of 1999 on the file of SRO Ashok Nagar.
Flat No. E – 6	
17)	Sale deed dated 22/10/1983 registered a Document No. 2958 of 1983 on the file of SRO Kodambakkam.
18)	Sale deed dated 22/02/1985 registered as Document No. 516 of 1985 on the file of SRO Kodambakkam.
19)	Sale deed dated 23/05/1996 registered as Document No. 2730 of 1996 on the file of SRO Kodambakkam.
20)	Sale deed dated 02/08/2000 registered as Document No. 1511 of 2000 on the file of SRO Ashok Nagar.
Common for all flats	
21)	Orientation sketch issued by TNHB
22)	TSLR online copy

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SCHEDULE – H
(GENERAL SPECIFICATIONS)

1. **PRE-FOUNDATION**
   a. Geotechnical Investigation (Soil Test)
      i. Conducting Soil Investigation to determine the STP - Value for the proposed construction.
      ii. Derivation of a Soil Test Report with suitable recommendations for the foundation based on the soil investigation.
   b. Ground Water Investigation (Bore Well)
      i. Divining the bore well using scientific methodology and executing the same
      ii. Water Test Analysis to determine the TDS (Total Dissolvable Solids).
      iii. Derivations of a report to understand the TDS values (Total Dissolved Solids) and to determine the LPH discharge (Liters per hour).
2. **FOUNDATION**
   a. Earthquake resistant R.C.C. framed structure with suitable foundations based on the geotechnical investigation report. In compliance with IS 1893 - 2016, IS 456 - 2005.
   b. Anti-Termite treatment in compliance with IS 6313 – 2001
   c. Basement height (From existing road level to car park flooring level) shall be 2'6" feet.
   d. Basement filling with filling soil, topped and consolidated with 6" inches of M. Sand and 6" inches of P.C.C with a mix ratio of 1:4:8.
3. **SUPER STRUCTURE**
   a. Car parking height shall be 10' feet. Internal floors height shall be 10'.0" feet.
   b. All external walls shall be of 9" inches thickness built using first quality wire cut bricks / aerocon blocks in compliance with IS 1077 - 1992 with a cement mortar ratio of 1:5.

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c. All internal walls shall be of 41/2" inches thick built using first quality wire cut bricks / aerocon blocks in compliance with IS 1077 - 1992 with a cement mortar ratio of 1:4 and with an additional reinforcement at every fourth layer using 8mm rods.

d. All Internal walls shall be cement plastered with sponge finish of 15mm thickness using a mix ratio of 1:4, and all ceilings shall be cement plastered with sponge finish of 12mm thickness using a mix ratio of 1:3.

e. All external walls shall be cement plastered with rough finish of 20mm thickness using a mix ratio of 1:5.

4. **DOORS & FITTINGS**

a. Main Door:

i. Main door size shall be 8' feet * 4' feet.

ii. Main door with teak wood frame of section 12" inches * 2 1/2" inches with wooden architrave of section 75 mm * 10 mm on the front side and 40 mm * 10 mm on the inner side with melamine matt finish.

iii. Main door with 43 mm solid panel shutter with natural coloured matching veneer laminate finish. Teak wood lipping on all edges of the shutter with the same natural walnut matt finish.

iv. Yale / Dorset/ Fort biometric locks with 3 modes of access - Fingerprint, pin code & mechanical key overdrive for the main door.

v. Yale / Dorset/ Fort 5" inches SS matt heavy duty ball bearing hinges 4 No's for the main door.

vi. Yale / Dorset/ Fort door viewer 1 No.

vii. Yale / Dorset/ Fort SS matt door guard 1 No.

viii. Yale / Dorset/ Fort magnetic door catcher 1 No.

ix. 18" inches SS matt tower bolt 1 No.

x. 8" inches SS matt tower bolt 1 No.

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b. **Bedroom Doors:**

i. Bedroom door size shall be 7' feet * 3' feet.

ii. Bedroom door with solid steam beech wood frame of section 6" inches * 21/2" inches with wooden architraves of section 40 mm * 10 mm on both sides with melamine matt finish.

iii. Bedroom door with 36 mm tubular core infill shutter with matching laminate finish. Matching color PVC edge banding of 1.5 mm thickness for all four sides.

iv. Yale / Dorset mortise lock body with handles for the bedroom doors.

v. Yale / Dorset 4" inches SS matt heavy duty ball bearing hinges 3 No's for the bedroom doors.

vi. Yale / Dorset magnetic door catcher 1 No.

vii. 8" inches SS matt tower bolt 1 No.

c. **Bathroom Doors:**

i. Bathroom door size shall be 7' feet * 2' feet ½" inches.

ii. Bathroom door with solid steam beech wood frame of section 4" inches * 21/2" inches with wooden architraves of section 40 mm * 10 mm on both sides with melamine matt finish.

iii. Bathroom door with 36 mm tubular core infill shutter with matching laminate finish. Matching color PVC edge banding of 1.5 mm thickness for all four sides.

iv. Yale / Dorset mortise keyless body with handles for the bathroom doors.

v. Yale / Dorset 4" inches SS matt heavy duty ball bearing hinges 3 No's for the bathroom doors.

vi. 4" inches SS matt baby latch 1 No

d. **Kitchen Service Doors:**

i. Kitchen Service door size shall be 7' feet * 3' feet.

ii. Kitchen Service door with solid steam beech wood frame of section 4"

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inches * 21/2" inches with wooden architraves of section 40 mm * 10 mm on both sides with melamine matt finish.

iii. Kitchen Service door with 36 mm tubular core infill shutter with matching laminate finish. Matching color PVC edge banding of 1.5 mm thickness for all four sides.

iv. Yale / Dorset mortise cylinder lock body with handles for the bedroom doors.

v. Yale / Dorset 4" inches SS matt heavy duty ball bearing hinges 3 no's for the service door.

vi. 8" inches SS matt tower bolt 1 No.

5. WINDOWS & FRENCH DOORS:

a. Windows:

i. Windows shall be of FENESTA / SAINT GOBAIN UPVC frames with 4mm thick Saint Gobain glazed openable shutters.

ii. Ventilators in the toilets shall be of FENESTA / SAINT GOBAIN UPVC frames with adjustable glass louvers.

iii. Windows and Ventilators shall be provided with M.S. Square 12mm Grills.

b. French Doors:

i. French doors shall be of FENESTA / SAINT GOBAIN UPVC frames with 5mm thick Saint Gobain glazed sliding shutters.

6. PLUMBING & SANITARY:

a. Inner Plumbing:

i. Bathroom and kitchen water lines with FINOLEX CPVC pipes.

ii. Overhead tanks to bathroom and kitchen water lines with FINOLEX UPVC pipes

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b. Outer Plumbing:

i. Outer waste line, soiline, rainwater harvesting lines shall be with 4" inch and 6" inch dia of 4 kg / SQ.CM pressure with necessary specials of FINOLEX PVC pipes.

c. Sanitary & CP Fittings:

i. All toilets shall have concealed wall hung closets with soft closing seat covers from JAQUAR / KOHLER / PARRYWARE.

ii. Health Faucet from JAQUAR / KOHLER / PARRYWARE.

iii. All toilets shall have white wash basin with necessary fittings from JAQUAR / KOHLER / PARRYWARE.

iv. All toilets shall have Opel prime series thermostatic shower mixer with 3way diverters from JAQUAR / KOHLER / PARRYWARE.

v. Overhead shower and Arm from JAQUAR / KOHLER / PARRYWARE.

vi. Toilets shall be provided with glass shower enclosures where ever from JAQUAR / KOHLER / PARRYWARE wherever feasible.

7. FLOORING & WALL TILES:

a. Living, Dining and Bedrooms shall have First quality vitrified tiles from SOMANY / RAK / KAJARIA of 4' feet * 2' feet tiles with 4" inch height skirting (rate of Rs.100 per sq. ft.).

b. Tiles in Living, Dining & Bedroom will be laid with 3mm spacer with Bal Endura/ Laticrete grout

c. Bathrooms shall have First quality wall tiles of 2' feet * 1' feet glazed / matt from SOMANY / RAK / KAJARIA and flooring shall have matching first quality anti-skid tiles (rate of Rs. 100 per sq. ft.).

d. Bathroom flooring shall have 3mm spacer with matching epoxy grout.

8. KITCHEN COUNTER & WALL TILES:

a. Kitchen counters shall have 20mm thick black / brown polished granite top with bull nosing and exposed edges.

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b. Matching wall tiles of up to 2' feet from the countertop shall be provided.

c. Double bowl CARYSIL Vivaldi - N200 quartz sink champagne ivory color shall be provided.

9. **ELECTRICAL:**

a. Wiring shall be of concealed type for three phase power supply with PANASONIC / LEGRAND / SCHNEIDER PVC conduit pipes of required diameter. Wires for 6 amps shall be 3/20 rated, wires for lights shall be 1/18 rated and wires for 16 amps shall be 7/20 rated.

b. Wiring shall be Fire Retardant Low Smoke (FRLS) PANASONIC / LEGRAND / SCHNEIDER copper insulated make.

c. All switch boards shall have metal boxes of required size with full modular switches of PANASONIC / LEGRAND / SCHNEIDER range.

d. Each apartment shall have a distribution board from PANASONIC / LEGRAND / SCHNEIDER with 2 No's ELCB, 20 amps MCB for AC, 16 amps MCB and 10 amps MCB for all other circuits.

e. Each apartment shall have one energy meter located on the main board on the ground floor along with one common energy meter for common facilities.

f. Detailed list of electrical points in each apartment as follows:

S. No	Description	No's
1.	**Living**	
	a. Light Point	2
	b. Chandelier Point	1
	c. Fan Point	2
	d. Split AC Point	1
	e. Calling Bell Point	1
	f. Video Door Point	1
	g. T.V. Point (includes 5 amps plug point – 3 No's)	1
	h. Telephone Point (includes 5 amps plug point 1 No)	1

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	i. Foyer light Point (If foyer applicable in plan)	1
	j. EPABX intercom point	1
	k. 5 amps plug point for charging in the switch board	3
	l. Balcony light Point (if balcony applicable in plan)	1
2.	**Dinning**	
	a. Light Point	2
	b. Fan Point	1
	c. Split AC Point	1
	d. 5 amps plug point for charging in the switch board	1
	e. Dining balcony light Point (if balcony applicable in plan)	1
3.	**Master Bedroom**	
	a. Light Point	2
	b. Fan Point	1
	c. Split AC Point	1
	d. 2 way switches for light & fan point	1
	e. T.V. Point (includes 5 amps plug point - 3 No's)	1
	f. Telephone Point	1
	g. Balcony light Point (if balcony applicable in plan)	1
	h. 5 amps plug point for charging in the switch board	1
4.	**Bedroom**	
	a. Light Point	2
	b. Fan Point	1
	c. Split AC Point	1
	d. Balcony light Point (if balcony applicable in plan)	1
	e. 5 amps plug point for charging in the switch board	3
5.	**Toilets**	
	a. Light Point	1
	b. Mirror light Point	1
	c. Exhaust Point	1

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	d. Geyser Point	1
	e. Shaver Point	1
6.	**Kitchen**	
	a. Light Point	1
	b. Fan Point	1
	c. Exhaust / Chimney Point (5 amps switch & socket)	1
	d. Mixie Point (15 amps switch & socket)	1
	e. Wet Grinder Point (15 amps switch & socket)	1
	f. Fridge Point (15 amps switch & socket)	1
	g. Aqua Guard Point	1
7.	**Kitchen Service**	
	a. Light Point	1
	b. Washing Machine Point (15 amps switch & socket)	1
	c. Dish Washer Point (15 amps switch & socket)	1
8.	**Pooja**	
	a. Light Point	1
	b. Plug Point (5 amps switch & socket)	1

10. EPABX, T.V. DISH & CABLE, CCTV:

a. Telephone cable 4 pair shall be provided with instrument to each apartment from a common junction point along with the EPABX system located in a suitable place on the ground floor.

b. SATWAVE dish with multi-channel service provider facility along with CAT-6 concealed cable to T.V. points in each apartment.

c. CCTV surveillance cameras shall be provided to cover all common areas and facilities.

11. PAINTING:

a. Internal walls and ceiling shall be finished with 2 coats BIRLA wall care putty. One coat of ICI primer. Two coats of premium emulsion from ICI DULUX.

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b. M.S. Grills shall be painted with one coat of zinc chromate primer and finished two coats of synthetic enamel paint from ICI.

c. External walls shall have one coat of cement based textured finish. One coat of exterior primer from ICI and two coats of weather shield max from ICI.

12. **ELEVATOR:**

a. 8 Passengers 1 no of pre coated steel - teak & airline finish with V3FF & ARD from JOHNSON / OTIS ELEVATORS.

b. Lift license certification for the first three years shall be provided along with lift insurance for one year.

13. **POWER BACKUP:**

a. Standby power back up from KIRLOSKAR GREEN for the entire apartment complex including all points in the apartment excluding A.C. and geyser, including common areas and elevator.

b. The power back up comes with sound proof installation and exhaust outlet up to the terrace level as per environmental control norms.

c. Automatic controller for on & off for the power back up shall be provided in the main E.B. board.

14. **COMMON AMENITIES:**

a. Common area staircase steps and landings shall have elegant granite flooring with recessed side skirtings in leather/ lappato/ satin finish. Color as per the architect's recommendation in sync to the lobby design.

b. Staircase handrails shall be MS powder coated matt finish with wooden top finish.

c. 5' feet height compound wall with 41/2" inch brick work using wire cut bricks with concrete pillars every 8' feet and plinth beam running in the bottom. Entry gates and compound wall designs as per the architect's design.

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d. 3' feet 6" inch height parapet wall with 9" inch thick brick work using wire cut bricks in the terrace.

e. Traditional weathering course with lime and brick batter and traditional Kerala tiles / THERMOTEK Tiles for the terrace.

f. Car parking, driveways around the building wherever necessary with 50mm thick flagstone interlocking concrete paver blocks.

g. Rainwater harvesting with collection chambers and filtration chambers connecting to the open well / bore well at site in order to replenish the groundwater level for the entire apartment complex as per the government norms.

h. One servant quarter along with one common toilet with bath facilities for the drivers and servants in the ground floor.

i. Letter boxes and name board for occupants along with the numbering of the apartments near the lobby area in the ground floor.

j. Adequate light points for the compound wall, gate pillars, around the building, terrace and the staircase area shall be provided.

k. Adequate capacity pressure pump from GRUNDFOS to ensure evenized pressure in all tap and shower points in the apartment shall be provided.

l. Main EB cable, telephone lines, internet lines shall be connected from the outside to the apartment complex via underground PVC pipes.

m. Construction of R.C.C. underground sump with minimum capacity of 18000 liters. Sump shall be provided with white tiles for the inner flooring and wall.

n. Construction of R.C.C. overhead tank with a minimum capacity of 8000 liters. Overhead tank shall be provided with white tiles for the inner flooring and wall.

o. Automated water level controllers & indicators for the overhead tank.

p. Provision of electric motors of 1 HP and 1.5 HP capacity Jet / Submersible / Monoblock for underground sump and bore well respectively with a dedicated pump room.

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P. Thangammal

M.K. Vijayalakshmi

q. Waterproofing for all toilets, terrace, and balconies where ever applicable shall be from FOSROC with 5 years guarantee letter.

r. Pest control measures for all stages of construction by PCI (Pest Control of India) with guarantee letter.

s. BBQ counter with S.S. Sink shall be provided.

t. HORMANN SHAKTI Weather Proof Steel doors for lift machine room & terrace.

u. Elegant landscape wherever applicable.

v. Air-Conditioned lobby with furniture as per architect recommendation.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES:

1] T.A. [illegible]jan
T.R. Rangarajan
S/o T.R. Ranganathan,
16138, V Block,
12th St, Anna Nagar,
Chennai 600040.

Mr. S. BALAKUMAR, Mrs. P. THANGAMMAL

Mr. M. CHIDAMBARAM Mrs. NK. VIJAYALAKSHMI

2] B. Mani

Mr. P. KRISHNAN Mrs. K. S. RAMA

B. MANIMEGALAI
W/o S. Balakumar
2048 Jyothi Apartment
12th Main Road Annanagar
Chennai - 600 040.

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