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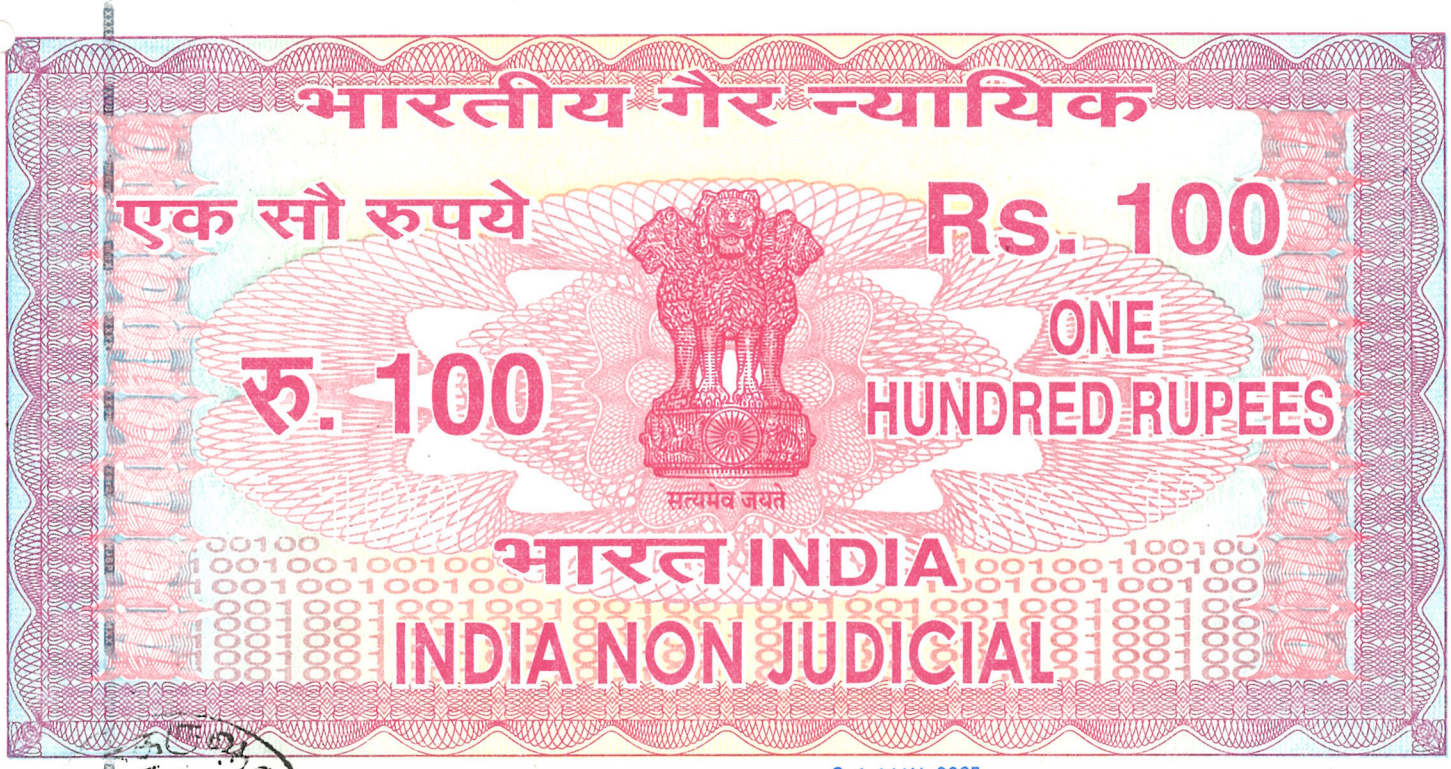
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தமிழ்நாடு तमिलनाडु TAMILNADU

21 MAY 2025

DF 459680

Rajparis Civil Constructions
Chennai – 600 018

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

TRIPARTITE AGREEMENT

This Tripartite Agreement is made and entered into on this 22nd day of May, 2025,

BETWEEN

1. **M/s. RAJPARIS CIVIL CONSTRUCTIONS**, a partnership firm (PAN: ABDFR0543F, GSTIN: 33ABDFR0543F1ZN), represented by its partner **Mr.Satchidanandam Rajkumar** (Aadhaar: 3211 1814 9849, PAN: AQRPR9245F), son of R.Satchidanandam, aged about 69 years, having its registered office at No. 560-562, 7th Floor, E-Century Plaza, Anna Salai, Chennai – 600018, (hereinafter referred to as the "**First Part**", which term shall, unless repugnant to the context or meaning thereof, include its partners, their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns);

For RAJPARIS CIVIL CONSTRUCTIONS

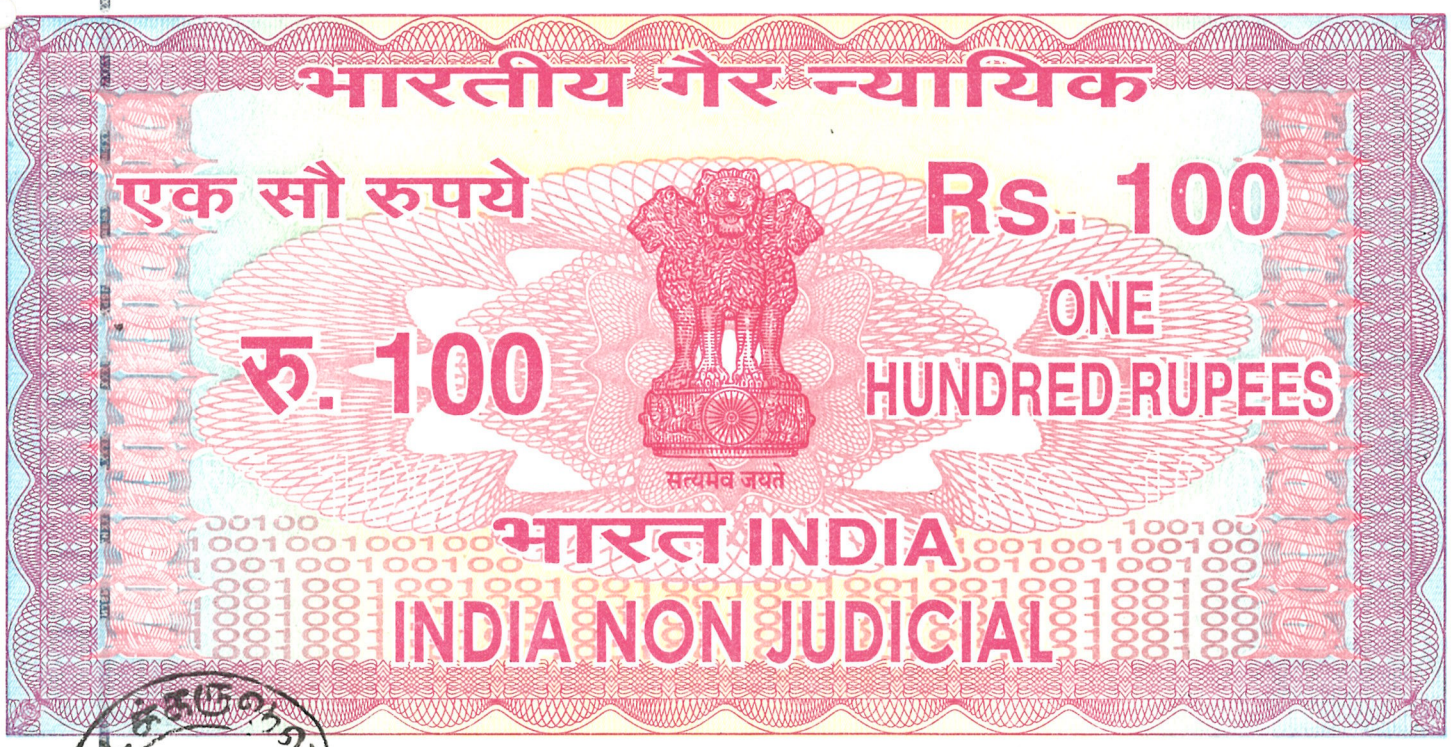
Partner

For Rajparis Re-Development And Constructions

Partner

For RAJPARIS FLAT OWNERS ASSOCIATION-KOSAPE

President



தமிழ்நாடு TAMILNADU

21 MAY 2025

DF 459683

Rajparis Civil Constructions
Chennai – 600 018

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

AND

2. **M/s. RAJPARIS RE-DEVELOPMENT AND CONSTRUCTIONS**, a partnership firm (PAN: AATFR4784M), represented by its partner **Mr.R.Jeyakumar** (Aadhaar: 5571 1383 4869, PAN: AAFPJ7769Q), son of Late Ramaswamy, aged about 70 years, having its registered office at No. 560-562, 7th Floor, E-Century Plaza, Anna Salai, Chennai– 600018, (hereinafter referred to as the "**Second Part**", which term shall, unless repugnant to the context or meaning thereof, include its partners, their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns);

For RAJPARIS CIVIL CONSTRUCTIONS

Partner

For **Rajparis Re-Development And Constructions**

Partner

For RAJPARIS FLAT OWNERS ASSOCIATION-KOSAPET

President

AND

3. **THE OWNERS' ASSOCIATION OF RAJPARIS FLAT OWNERS ASSOCIATION – KOSAPET**, a society registered under the Tamil Nadu Societies Registration Act, 1975, bearing Registration No. SRG/Chennai Central/117/2024 dated 30-Apr-2024, having its registered office at No. 82, Padavattamman Kovil Street, Kosapet, Perambur Taluk, Chennai District – 600012, represented herein by its President **Mr. M. Yaswanth Kumar** (Aadhaar: 8278 9689 1788), residing at No. 82/6, Padavattamman Kovil Street, Kosapet, Perambur Taluk, Chennai District – 600012, acting on behalf of all the flat owners/members of the Association, (hereinafter collectively referred to as the "**Association**" or "**Owners**").

RECITALS

WHEREAS, the First Part entered into a Development Agreement dated 23rd June 2024 with the Rajparis Kosapet Welfare Association, represented by its then President Mr. Yeswant H, for the demolition and redevelopment of the property described in *Schedule A* hereto, which was duly approved in the Annual General Meeting of the Association held in June 2024;

AND WHEREAS, for operational and administrative reasons, the First Part has proposed that the redevelopment of the said property be undertaken by the Second Part under the same terms and conditions as contained in the original Development Agreement;

AND WHEREAS, a formal communication to this effect was issued to the Association, seeking its consent for such transfer;

AND WHEREAS, the Association, including its President and members, has consented to the said transfer, based on the following understandings:

1. That all the terms and conditions contained in the original Development Agreement executed with the First Part shall be fully complied with by the Second Part;
2. That, for administrative convenience and based on CMDA-approved plans and owners' preferences, the Second Part shall execute a fresh Development Agreement with revised figures, which have been reviewed and approved by the Association;

For RAJPARIS CIVIL CONSTRUCTIONS

Partner

For Rajparis Re-Development And Constructions

Partner

For RAJPARIS FLAT OWNERS ASSOCIATION-KOSAPET

President

3. That the General Power of Attorney (GPA) granted in favour of **Mr. R. Jeyakumar** (on behalf of the First Part) shall remain valid and in force, and **Mr. Jeyakumar** shall coordinate with the Second Part for all acts related to conveyance of UDS and other matters mentioned therein, for the effective execution of the redevelopment project;

4. That the First Part has neither received nor shall receive any monetary consideration from either the Second Part or the Association now or in the future. However, if any expenses were incurred by the First Part in connection with the project, the same may be reimbursed by the Association. It is hereby clarified that no dues are payable by the Second Part or the Association to the First Part;

5. That all financial transactions pertaining to the redevelopment shall be routed solely through the Second Part, which shall assume full and exclusive responsibility for the execution and completion of the redevelopment project.

Having agreed to the conditions and terms and the parties hereto put it in writing for better understanding

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. **Redevelopment by the Second Part:**
   The demolition and redevelopment of the Schedule-A property shall be carried out by the Second Part, and the Association has consented to the said proposal. The Association further agrees to execute a fresh Development Agreement with the Second Part to facilitate the redevelopment. All the terms and conditions contained in the original Development Agreement executed with the First Part shall be fully complied with by the Second Part.
2. **Fresh Agreement with Revised Figures:**
   For administrative convenience, and based on CMDA-approved plans and individual preferences of the owners, the Second Part shall execute a revised Development Agreement. The updated figures therein shall be those reviewed and approved by the Association.
3. **Validity of Power of Attorney:**
   The General Power of Attorney (GPA) executed in favour of Mr. R. Jeyakumar (on behalf of the First Part) shall continue to remain valid and in full force. Mr. Jeyakumar shall coordinate with the Second Part to carry out all actions related to the conveyance of UDS and any other activities described in the said Power of Attorney, essential for the execution of the redevelopment.

For RAJPARIS CIVIL CONSTRUCTIONS

Partner

For Rajparis Re-Development And Constructions

Partner

For RAJPARIS FLAT OWNERS ASSOCIATION-KOSA

Preside

4. **No Monetary Consideration:**

   The First Part hereby confirms that it has not received nor shall receive any monetary consideration, either from the Second Part or the Association, at present or in the future. However, the Association may reimburse the First Part for any project-related expenses already incurred. It is further clarified that no dues are payable by either the Second Part or the Association to the First Part.

5. **Exclusive Financial Responsibility of the Second Part:**

   All financial transactions related to the redevelopment shall be routed solely through the Second Part, which shall assume full and exclusive responsibility for the execution and completion of the project.

6. **Conduct of Work by the Second Part:**

   From the date of execution of this Agreement, the Second Part shall exclusively undertake and be responsible for all aspects of redevelopment and reconstruction of the property. This includes obtaining statutory approvals, executing agreements, managing finances, appointing contractors, coordinating with consultants, and liaising with all relevant stakeholders.

7. **Internal Arrangement – No Consideration:**

   It is expressly acknowledged that this arrangement is internal, between related entities with common ownership, and has been entered into purely for administrative convenience. No consideration shall be paid or received in this regard.

8. **Representations and Warranties of the First Part:**

   The First Part represents and warrants that:

   a. It has full legal authority to enter into and effect this arrangement;

   b. The GPA in favour of Mr. R. Jeyakumar is valid, effective, and has not been revoked;

   c. There are no encumbrances, claims, or disputes pertaining to the development rights being transferred herein.

9. **Governing Law and Jurisdiction:**

   This Agreement shall be governed by and construed in accordance with the laws of India. The Courts situated in Chennai, Tamil Nadu shall have exclusive jurisdiction over all disputes, suits, or proceedings arising out of or in connection with this Agreement.

For RAJPARIS CIVIL CONSTRUCTIONS

Partner

For **Rajparis Re-Development And Constructions**

Partner

For RAJPARIS FLAT OWNERS ASSOCIATION-KOSAPET

President

10. **Dispute Resolution:**

Any disputes or differences arising out of or in connection with this Agreement shall first be attempted to be resolved amicably through mutual discussions between the parties. If such resolution is not reached within 30 (thirty) days, the dispute shall be referred to arbitration under the provisions of the **Arbitration and Conciliation Act, 1996**, as amended from time to time. The seat and venue of arbitration shall be **Chennai**, and the proceedings shall be conducted in **English**. The award passed by the arbitral tribunal shall be final and binding on the parties.

11. **Entire Agreement:**

This Agreement constitutes the entire agreement between the parties in respect of the subject matter hereof and supersedes all prior and contemporaneous oral or written agreements, understandings, and discussions among the parties.

12. **Binding Effect:**

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective partners, heirs, executors, administrators, legal representatives, successors, and permitted assigns.

SCHEDULE A

(Description of Property)

All that piece and parcel of land situated at Old No. 82, New No. 38, Padavattamman Kovil Street, Kosapet, Chennai – 600012, forming part of O.S. No. 2386, R.S. No. 2751/1, Purasawalkam Part-2, Block No. 40, Ward No. 1, C.C. No. 6550, measuring a total extent of **3 Grounds and 501 Square Feet**, bounded on:

- **North by** : No. 39, Thiruvenkata Mudaliar's House
- **South by** : No. 37, Srinivasan's House
- **East by** : Padavattamman Kovil Street
- **West by** : Chellappa Mudali Street

The said property is situated within the Registration Sub-District of **Purasawalkam** and the Registration District of **Chennai-Central**.

For RAJPARIS CIVIL CONSTRUCTIONS

Partner

For Rajparis Re-Development And Constructions

Partner

For RAJPARIS FLAT OWNERS ASSOCIATION-KOSAPET

M. Jaswanth

President

IN WITNESS WHEREOF, the parties hereto have executed this Tripartite Agreement on the day, month, and year first above written.

SIGNED AND DELIVERED BY:

For and on behalf of

M/s. RAJPARIS CIVIL CONSTRUCTIONS

(First Part)

Signature: _____

Name: Mr. S. Rajkumar

Designation: Partner

For and on behalf of

M/s. RAJPARIS RE-DEVELOPMENT AND CONSTRUCTIONS

(Second Part)

Signature: _____

Name: Mr. R. Jeyakumar

Designation: Partner

For and on behalf of

RAJPARIS KOSAPET WELFARE ASSOCIATION

(Association/Third Part)

Signature: _____

Name: Mr. M. Yaswanth Kumar

Designation: President

WITNESSES:

1. V.S. ANVRADHA KUMARI. Age 58. W/o. E. MANI.
V.S. Anvradha K

2.

For RAJPARIS FLAT OWNERS ASSOCIATION-KOSAPET

M. Yaswanth

President

For RAJPARIS CIVIL CONSTRUCTIONS

Partner

For Rajparis Re-Development And Constructions

Partner

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.