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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

EY 989144

9 FEB 2026

M/s. DAC DEVELOPERS PRIVATE LIMITED
CHENNAI - 600 102

A. POONGAVANAM (S.V.)
15191 / B / 84-1/ dt. 9-4-85
TAMBARAM, CHENNAI - 45.
Phone : 22263213

JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement entered into at Chennai on this 02nd Day of MARCH 2026

BETWEEN

1. **Mr.G.BALACHANDAR**, **(PAN: AQNPB5918K), (Aadhaar No.5100 0146 8191)**, Son of Mr.Govindasamy, aged about 46 years and residing at No.1, Rajivgandhi Street, Mudichur Road, Old Perungalathur, Chennai – 600 063, hereinafter referred to as the **"LAND OWNERS No.1"**,
2. **Mr.G.SIVAKUMAR**, **(PAN: BIZPS3013F), (Aadhaar No.5918 5505 7144)**, Son of Mr.Govindasamy, aged about 44 years and residing at No.1, Rajivgandhi Street, Mudichur Road, Old Perungalathur, Chennai – 600 063, hereinafter referred to as the **LAND OWNERS No.2"**,

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachandar

G. Sivakumar

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M/s. DAC DEVELOPERS PRIVATE LIMITED
CHENNAI - 600 102

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15191 / B / 84-1/ dt. 9-4-8
TAMBARAM, CHENNAI - 4
Phone : 22263213

hereinafter LAND OWNERS No.1 and 2 collectively referred to as **"LAND OWNERS S/PARTY OF THE FIRST PART".** (Which expression shall unless repugnant to the context mean and include their legal heirs, successors, administrators and assigns thereof)

AND

M/s.DAC DEVELOPERS PRIVATE LIMITED, (PAN: AAICD9219K), (CIN:U70200TN2021PTC148159), having its Office at Flat No.A-1, Ground Floor, Door No.19, K - Block, 1st Main Road, 1st Avenue, Anna Nagar East, Chennai – 600 102, represented by its Director **Mrs.S.DURGA, (Aadhaar No.4789 1510 9453),** wife of Mr.S.Sathishkumar, aged about 41 years; hereinafter referred to as **"DEVELOPER/ PARTY OF THE SECOND PART",** (Which expression shall unless repugnant to the context mean and include their legal heirs, successors, administrators and assigns thereof)

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachadar

The Developer and the Land Owners are hereinafter individually referred to as a "Party" and collectively referred to as the "Parties".

WHEREAS the **Landowners** are the absolute joint owners and the Landowners herein were obtained the same from their mother **Mrs.LALITHA** the land Comprised in **Survey No.246/6A1 Part** measuring an extent of **17 Cents, Survey No.246/6A2** measuring an extent of **18 Cents, Survey No.246/6B1 Part** measuring an extent of **12 Cents** and **Survey No.246/6B2** measuring an extent of **18 cents,** totally admeasuring to an extent of **65 Cents,** situated at Perungaluthur Village, Tambaram Taluk, Chengalpattu District by way of **Settlement Deed,** registered on **28.06.2025 vide Document No.6338/2025,** in the office of Sub – Registrar of Padappai.

Subsequently the Landowners obtained Patta in their names, the Old Survey No.246/6A1 Part, As per Patta bearing **Patta No.16608, New Survey No.246/6A1B** measuring an extent of **17 cents,** As per Patta, bearing **Patta No.16360, Survey No.246/6A2,** measuring an extent of **18 Cents, Survey No.246/6B2** measuring an extent of **18 Cents,** and Old Survey No.246/6B1 Part, As per Patta bearing **Patta No.16609, New S.No.246/6B1B** measuring an extent of **12 cents** and totally measuring an extent of **65 Cents.**

Further the Landowners appoint **M/s.DAC Developers Private Limited** as their power agent to deal with the said land by way of **Power of Attorney** (For Development Purpose only) **Dated 28.06.2025**, registered as **Document No.6339 of 2025**, in the office of the Sub – Registrar, Padappai.

Further **Mr.G.BALACHANDAR** and **Mr.G.SIVAKUMAR** represented by their power agent M/s.DAC Developers Private Limited executed a **Gift Deed** (for Link Road) **dated 07.01.2026**, registered as **Document No.185 of 2026**, before the Sub – Registrar of Padappai to and in favour of The Tambaram City Municipal Corporation represented by The Member Secretary, Chennai Metropolitan Development Authority for the land measuring **205.94 Sq.Mtr., (2,217 Sq.ft.,)** comprised in New Survey No.246/6A1B (Part) (Patta No.16608) situated at Perungalathur Village, Tambaram Taluk, Chengalpattu District.

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachandar

Whereas pursuant to the execution of the Gift Deed, the Landowners retained the land Comprised in **Survey No.246/6A1B Part** measuring an extent of **12 Cents, Survey No.246/6A2** measuring an extent of **18 Cents**, **Survey No.246/6B1B** measuring an extent of **12 Cents** and **Survey No.246/6B2** measuring an extent of **18 Cents**. Totally admeasuring an extent of **60 Cents** (**26,136 Sq.ft.,**) situated at Perungalathur Village, Tambaram Taluk, Chengalpattu District, which is morefully described in the **Schedule "A" Property**.

The Land Owners and Developer hereby mutually agree to jointly develop in the **Schedule "A" Property** into a Residential Flats.

WHEREAS the Developer, has accepted the offer made by the Owner, wherein to construct combine flats in a unit / block as per the approval from the concerned authorities, to be obtained by the Developer.

The Developer shall develop the land at their own expense after obtaining all the statutory approvals from CMDA / DTCP / Local Body / RERA etc., pertaining to the **Schedule "A" property.**

Both the parties after mutual deliberation have entered in to this Agreement under the following terms and conditions.

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:

1. The Developer shall, apply for, obtain and maintain all necessary sanctions, permissions, permits, licenses, registrations, No Objection Certificates and approvals required from all competent statutory and local authorities for the development and construction of the proposed building(s) in the Schedule "A" Property, including but not limited to approvals from CMDA / CMD, Local Planning Authority, Municipal or Panchayat authorities, Fire and Rescue Services, and registration under the Real Estate (Regulation and Development) Act, 2016 (RERA). The Developer shall obtain all such approvals, including RERA registration, within a period of three (3) months from the date of execution of this Agreement. All expenses in connection

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balacheben

G. Lak

therewith, including architect fees, consultancy charges, scrutiny fees, statutory charges, legal fees, taxes, Electricity Board charges, OSR charges, VLT charges and any other incidental or statutory expenses shall be borne exclusively by the Developer.

2. Upon receipt of the sanctioned building plans, RERA registration certificate and other statutory approvals, the Developer shall furnish photo copies of all such approvals and documents to the Land Owners and shall also hand over two photo copies of complete sets of the sanctioned building plans to the Land Owners for record and reference.

3. All building plans, layouts, specifications, drawings and proposals for obtaining planning permission, RERA registration, NOCs and other statutory approvals shall be prepared, submitted and pursued by the Developer at its sole responsibility. The Developer shall, as a matter of transparency, keep the Land Owners informed of the proposed plans and approvals. The specifications, Amenities, Car Park and Building Plan described in **Annexure–A (Specifications) and (Amenities) Annexure–B (Car Park) (Building Plan),** which form an integral part of this Agreement. The Developer shall be entitled to make such variations, alterations or modifications as may be required or suggested by the competent authorities, architects, engineers or for technical, structural, marketability or commercial reasons, provided such changes do not materially prejudice the rights or entitlement of the Land Owners. Prior written consent of the Land Owners shall not be required for such changes.

4. The applicable Goods and Services Tax (GST) and TDS, if any, relating to the construction of the Land Owners 's share of the built-up area shall be borne and paid by the Land Owners. The Land Owners shall pay such GST and TDS amount to the Developer prior to the application for the Completion Certificate, and upon receipt of the same, the Developer shall remit the said amount to the concerned statutory authority and provide proof of such payment to the Land Owners.

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachadas

5. The parties hereby agree that the terrace of the building shall remain a common area for the benefit and use of all co-Land Owners s and occupants of the property. The terrace may be used for cleaning and maintenance of overhead tanks, installation of television antennae, boosters and similar utilities, and for customary domestic purposes such as drying clothes, pickles, pulses and other household items. Any common amenities proposed and detailed in **Annexure–A herein** shall be constructed by the Developer and shall form part of the common amenities of the project.

6. The share of the Land Owners in the developed property, together with the proportionate undivided share of land and corresponding built-up area, is more fully described in **Schedule "B" Property** herein.

7. The share of the Developer in the developed property, together with the proportionate undivided share of land and corresponding built-up area, is more fully described in **Schedule "C" Property** herein.

8. The Land Owners hereby agrees to execute an Irrevocable General Power of Attorney in favour of the Developer or its nominee, authorising the Developer to sell, convey, mortgage, create charge in favour of banks or financial institutions, and otherwise deal with the Developer's share of the proportionate undivided share of land and built-up area as described in **Schedule "A" Property**, for the purposes of development, financing and sale.

9. The Developer hereby agrees and undertakes to complete the construction of the building in all respects within a period of thirty-six (36) months from the date of receipt of the final building approval from the competent authority. The Developer shall be entitled to an additional grace period of six (6) months in the event of delay caused due to circumstances beyond its control, including but not limited to government-declared lockdowns, non-availability of construction materials, war, civil commotion, riots, acts

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachadas

of God, force majeure events, or due to any order, rule, notification or direction issued by any court of law, government authority or competent authority, provided such delay is not attributable to any act, omission or default on the part of the Developer.

10. Any alteration, modification or amendment to this Agreement shall be valid and binding only if made by way of a written supplementary agreement duly executed and signed by both parties, and no oral modification or understanding shall be valid or enforceable.

11. **Arbitration and Jurisdiction:** It is mutually agreed that all dispute arising out of this Agreement with reference to the terms and obligations, shall be referred to a sole arbitrator of mutual choice and in the absence of any consensus the parties agree to approach the court in Chennai Jurisdiction, seeking appointment of an Arbitrator under section 11 of Arbitration and Conciliation proceedings of Arbitration and Conciliation Act 1996.

SCHEDULE "A" PROPERTY

All that piece and parcel of vacant land situated at Mudichur Road, Perungaluthur Village, Tambaram Taluk, Chengalpattu District, Comprised in the following Survey Nos.

i. **Survey No.246/6A1B Part** measuring an extent of **12 Cents**
Bounded on the

North By	:	Mudichur Road and Link Road Portion in S.No.246/6A1B
South By	:	Land in Survey No.246/6A2
East By	:	Land in Survey Nos. 246/6B1B & 246/6A1A
West By	:	Existing Road in Survey No.246/5A2

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Baladhandayudham

G. Lakshmi

ii. **Survey No.246/6A2** measuring an extent of **18 Cents**,

Bounded on the

North By : Land in Survey No.246/6A1B

South By : Land in Survey No.244

East By : Land in Survey Nos.246/6B1B & 246/6B2

West By : Existing Road in Survey No.246/5A2

iii. **Survey No.246/6B1B** measuring an extent of **12 Cents**

Bounded on the

North By : Land in Survey No.246/6B1A

South By : Land in Survey No.246/6B2

East By : Land in Survey Nos.246/11, 246/12 & 246/6C1A1A

West By : Land in Survey Nos.246/6A1B & 246/6A2

iv. **Survey No.246/6B2** measuring an extent of **18 Cents**

Bounded on the

North By : Land in Survey No.246/6B1B,

South By : Land in Survey No.244

East By : Land in Survey Nos.246/7,246/9,246/6C & 246/6C1A1A

West By : Land in Survey No.246/6A2

Totally admeasuring an extent of **60 Cents.**

Schedule B Property

(Land Owners Share)

S.NO	UNIT NO	TYPE	SALEABLE AREA IN SQFT	UDS IN SQFT	TERRACE AREA
1	412	3BHK+3T	1,452	491	-
2	512	3BHK+2T+PVT	1,258	426	155
3	312	3BHK+3T	1,452	491	-

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachandar

G. Lak

Schedule C Property
(Developer Share)

S.NO	UNIT NO	TYPE	SALEABLE AREA IN SQFT	UDS IN SQFT	TERRACE AREA
1	101	3BHK+3T+PVT	1,320	447	41
2	103	3BHK+2T+PVT	1,199	406	80
3	104	2BHK+2T	967	328	-
4	105	3BHK+3T+PVT	1,413	479	55
5	106	3BHK+3T+PVT	1,413	479	59
6	107	3BHK+3T+PVT	1,413	479	55
7	108	3BHK+3T+PVT	1,413	479	59
8	109	3BHK+3T+PVT	1,413	479	55
9	110	3BHK+3T+PVT	1,452	491	65
10	201	3BHK+3T	1,320	447	-
11	203	3BHK+3T+PVT	1,413	479	55
12	205	3BHK+2T	1,199	406	-
13	206	2BHK+2T	967	328	-
14	207	3BHK+3T	1,413	479	-
15	208	3BHK+3T	1,413	479	-
16	210	3BHK+3T	1,413	479	-
17	211	3BHK+3T	1,413	479	-
18	212	3BHK+3T	1,452	491	-
19	301	3BHK+3T	1,320	447	-
20	302	3BHK+3T	1,416	480	-
21	305	3BHK+2T	1,199	406	-
22	306	2BHK+2T	967	328	-

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachandar

S.NO	UNIT NO	TYPE	SALEABLE AREA IN SQFT	UDS IN SQFT	TERRACE AREA
23	311	3BHK+3T	1,413	479	-
24	401	3BHK+3T	1,320	447	-
25	405	3BHK+2T	1,199	406	-
26	406	2BHK+2T	967	328	-
27	407	3BHK+3T	1,413	479	-
28	408	3BHK+3T	1,413	479	-
29	409	3BHK+3T	1,413	479	-
30	410	3BHK+3T	1,413	479	-
31	411	3BHK+3T	1,413	479	-
32	501	3BHK+3T+PVT	1,251	424	60
33	502	3BHK+3T+PVT	1,365	463	59
34	503	3BHK+3T+PVT	1,364	462	59
35	504	3BHK+3T+PVT	1,373	465	51
36	505	2BHK+2T+PVT	1,056	358	110
37	506	2BHK+2T	967	328	-
38	507	3BHK+2T+PVT	1,230	417	130
39	508	3BHK+2T+PVT	1,230	417	133
40	509	3BHK+2T+PVT	1,230	417	130
41	510	3BHK+2T+PVT	1,230	417	133
42	511	3BHK+2T+PVT	1,230	417	130
43	102	3BHK+3T+PVT	1,416	480	183
44	202	3BHK+3T	1,416	480	-
45	204	3BHK+3T	1,438	487	-
46	209	3BHK+3T	1,413	479	-
47	303	3BHK+3T	1,413	479	-

For DAC DEVELOPERS PRIVATE LIMITED

Director

R. Balachandar

G. Lak

S.NO	UNIT NO	TYPE	SALEABLE AREA IN SQFT	UDS IN SQFT	TERRACE AREA
48	304	3BHK+3T	1,438	487	-
49	307	3BHK+3T	1,413	479	-
50	308	3BHK+3T	1,413	479	-
51	309	3BHK+3T	1,413	479	-
52	310	3BHK+3T	1,413	479	-
53	402	3BHK+3T	1,416	480	-
54	403	3BHK+3T	1,413	479	-
55	404	3BHK+3T	1,438	487	-

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachandar

PARTY OF THE FIRST PART **PARTY OF THE SECOND PART**

IN WITNESS WHEREOF, THIS JOINT DEVELOPMENT AGREEMENT IS EXECUTED BY THE PARTIES HEREIN ON THE DATE, MONTH AND YEAR MENTIONED ABOVE

WITNESSES :

1. (B. Saravanan)
S/o. Balasubramanian
46/12 Vyasar St
East Tambaram Ch-59

2. V. Seetha Ram (V. SEETHA RAM)
S/o. P. Venkata Reddy.
NO:80, old Pungalathur.
Chennai - 600063

Annexure–A (Specifications)

GENERAL SPECIFICATIONS — LUXE BY DAC

1. STRUCTURE

- RCC Framed Structure and AAC blocks used for External/Internal walls
- Anti-Termite Treatments wherever applicable during Construction Stage.

2. TILING

2.1 FLOORING

- All tiles will be from **SOMANY/KAJARIA** or equivalent make.
- Living, dining and Bedrooms — 600MM x 600MM vitrified tiles with spacers.
- Toilets, Balconies / Sitout - Antiskid ceramic tiles with spacers.
- Terrace — Weather proof tiles.
- Door threshold in flats will be finished with granite.
- Staircase — finished with Granite flooring
- Stilt floor lobby with Granite flooring and Corridors & typical floor lobby — vitrified tiles.
- Car Parking — Grano flooring.

2.2 DADO

- All tiles will be from **SOMANY/KAJARIA** or equivalent make.
- Kitchen —600MM x 300MM ceramic wall tiles up to 600MM above the platform will be provided.
- Toilet —600MM x 300MM ceramic wall tiles up to 2400MM height from the floor level.

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachandar

G. Lalit

3. KITCHEN

- 600MM x 600MM Vitrified tile flooring from SOMANY/KAJARIA or equivalent make.
- 19mm thick Black granite of size as per drawing for kitchen platform will be provided.
- Stainless steel sink with drain board — **FRANKE/NIRALI** or Equivalent make will be provided.
- Provision for water purifier and Sink water point will be provided.

4. DOORS/WINDOWS/VENTILATIORS

- **MAIN DOOR (1050MM x 2400MM)** 2400MM HEIGHT, frame is made of good quality Engineered wood. Shutter of 44mm thick both Sides finished with engineered Veneer with grooves and designer hardware's of YALE / DORSET or equivalent make. Smart lock will be Provided.
- **BEDROOM DOOR (900MM x 2100MM)** 2100MM HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of YALE/ DORSET or equivalent make.
- **TOILET DOOR (750MM** x **2100MM)** 2100MM HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of YALE/ DORSET or equivalent make.
- UPVC French doors with sliding shutter will be from SAINT GOBAIN/ PROMINANCE or Equivalent make.
- UPVC Windows with sliding shutters for all windows will be from SAINT GOBAIN/PROMINANCE or Equivalent make. Grills will be provided.
- UPVC Ventilators with pin headed/frosted glass along with Exhaust fan provision will be from **SAINT GOBAIN/PROMINANCE** or Equivalent make.

5. PAINTING FINISHES

- All internal walls will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Premium emulsion paint of **ASIAN/NIPPON** or Equivalent make.

For DAC DEVELOPERS PRIVATE LIMITED

Director

G. Balachandar

G. Lodha

- All external walls will be finished with Texture, 1 coat of primer and 2 coats of weather proof emulsion paint of **ASIAN/NIPPON or** Equivalent make.
- Ceilings will be finished with 2 coats of smooth putty,1 coat of primer and 2 coats of Tractor Emulsion **ASIAN/NIPPON** or Equivalent make.
- MS Railing for Balcony and Staircase finished with enamel paint aesthetically designed & fixed to wall.

6. ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of HAVELLS/SCHNEIDER or equivalent make.
- Cables & wiring will be of HAVELLS/ANCHOR/POLY CAB or equivalent make.
- SPLIT A/C provision with electrification will be provided in Living room and in all bedrooms.
- 15A plug points will be provided for Refrigerator, Washing machine and Micro-oven.
- 15A plug points will be provided for Geyser in all toilets.
- 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
- Power back up of 600W FOR 2BHK, 800W FOR 3BHK apartments & the essential points in common areas.
- TV points will be provided in Living and in all bedrooms and Telephone/Internet point in Living & Master bedroom.
- TYPE-C USB Charging port in switch boards will be provided in living and in all bedrooms
- Solar power for the limited essential points in common areas.

7. PLUMBING & SANITARY

- All sanitary ware in ceramic of superior brands like **KOHLER/GROHE** or equivalent will be provided.
- EWC with health faucet of superior brand like **KOHLER/GROHE** or equivalent will be provided.
- Washbasin of superior brand like **KOHLER/GROHE** or equivalent will be provided in toilets.
- CP fittings of superior brand like **KOHLER/GROHE** or equivalent will be provided.

For DAC DEVELOPERS PRIVATE LIMITED

Director

R. Balachandar

G. Lakshmi

- Single lever HI — FLOW concealed diverter of **KOHLER/GROHE** or equivalent makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC/UPVC pipelines/ PVC Soil waste lines/ sewage pipelines and Rainwater lines of a quality ISI brands like **ASTRAL/SUPREME/PRINCE** or Equivalent will be provided.

8. COMMON POINTS

- Site perimeter fenced by Compound wall, Entry/Exit gates will be provided.
- Security booth will be provided at the Entry gate.
- CCTV Surveillance at pivotal points across the site extent which makes it a secure gated community.
- Elevators of 13 Passengers of **JOHNSON /FUJITEC** or equivalent make.
- Two bore wells will be provided.
- Common sump, Sewage treatment plant and rain water harvesting will be provided.

9. AMENITIES LIST

- Gym
- Indoor Games Room for kids
- Roof Top Party Area

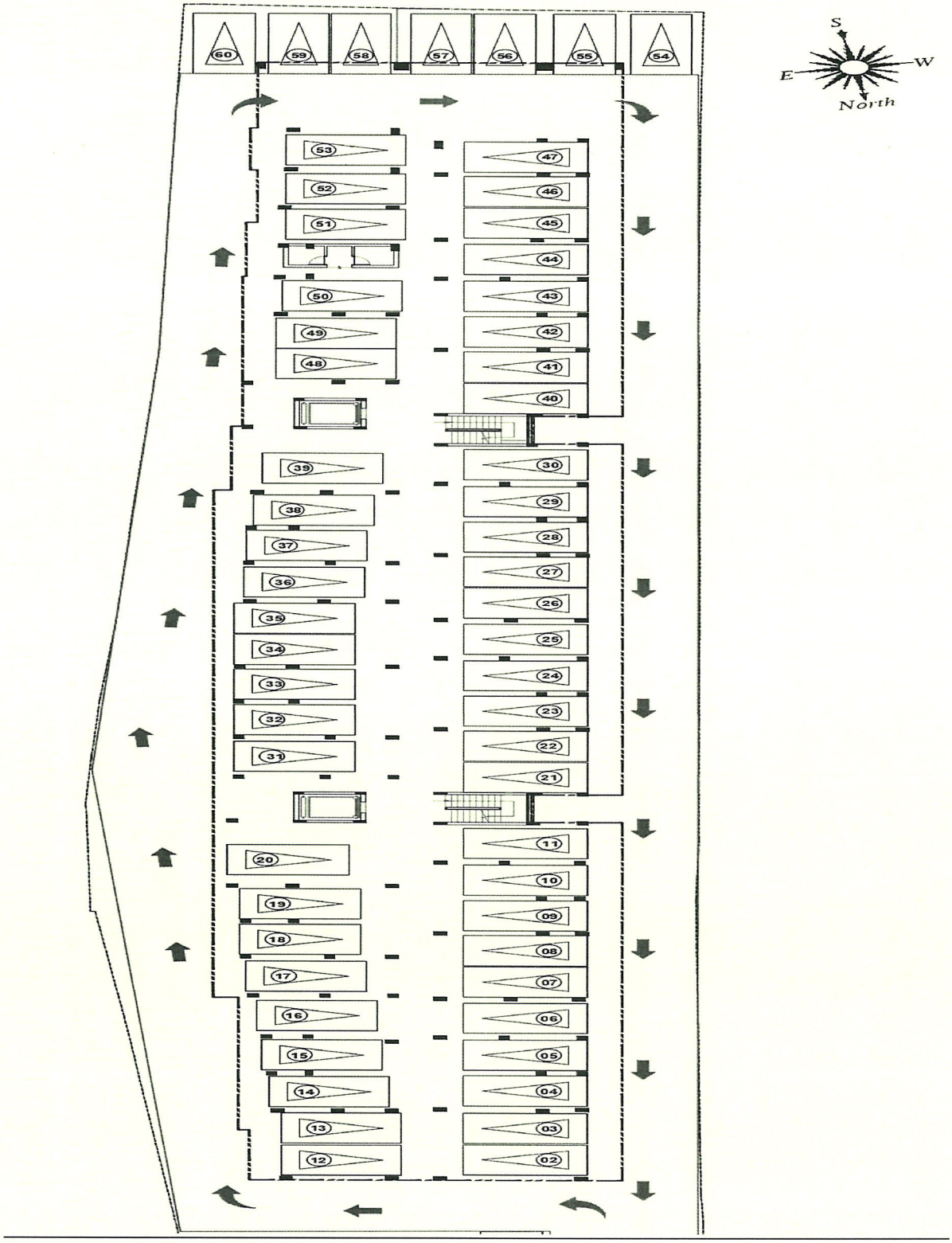
G. Balachebo

G. Lak

For DAC DEVELOPERS PRIVATE LIMITED

Director

Annexure–B (Car Park Drawing) (Building Plan)



For DAC DEVELOPERS PRIVATE LIMITED

Director

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

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,
Chennai 600 097, India
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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.