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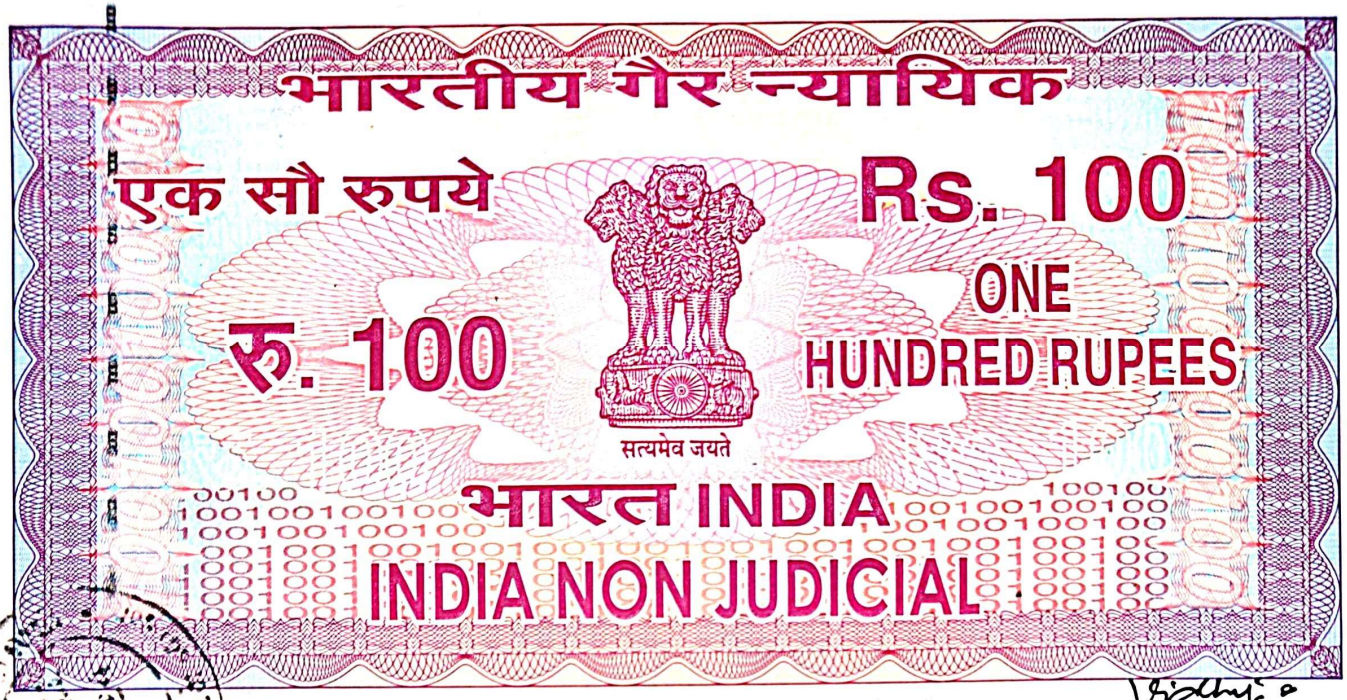
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தமிழ்நாடு तमिलनाडु TAMILNADU

10/9/24 Sagar Grandhi Constructions

DH 275151

VIDHYASRI. De
Stamp Vendor
L. No 1347/B2/CH(S)/2021-23 Dt. 26-02-2021
Flat No. 1, Door No. 3/357 2nd Floor,
Kuppam Beach Road, Eswar Nivas,
Kottivakkam, Chennai - 600 041.

THIS AGREEMENT FOR JOINT DEVELOPMENT AND SALE ENTEREDINTO AT CHENNAI ON THIS THE 18 DAY OF September 2024 BETWEEN

M/s. Sagar Grandhi Exports Pvt. Ltd. (PAN No. AADCS4818A), (CIN No. U74999TN1998PTC039895), having its registered office at 53/74, Venkatasan Street, Chintadripet, Chennai – 600 002, represted by its Managing Director **Mr GRANDHI BALAJI** son of Mr. GRANDHI VENKATESH RAO, (Aadhar No : 8132 5439 5994) aged about 57 years, residing at 7B, Sandeep Avenue, Second Main Road, Neelangarai, Chennai-600 115. Here in after called the **Owner**, which term shall mean and include wherever the context so require, shall admits themselves, her respective heirs, legal representatives, successors, administrators, executors and assigns of the **ONE PART (OWNER);**

AND

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

M/s. Sagar Grandhi Constructions (PAN No. AFFFS5547C) (Register of firms no. FR/Chennai south /187/2024), a Partnership Firm , represented by its Managing Partner Mr. Grandhi Bharath Venkatesh S/o Grandhi Balaji aged about 31 years, having registered office at C-10, Block C, 5th Floor, Sagar Cassic Apartment, Classic Farms Road, 4th Street, Sholinganallur, Chennai – 600119.,hereinafter referred to as the **DEVELOPER,** which term shall wherever the context so permits, mean and include the all the partners, administrators and assigns of the **OTHER PART**;

WHEREAS the Parties of the FIRST PART is the absolute owner of the housing plot bearing No. **52** in the layout "**CLASSIC RETREAT**",measuring an extent of **6000. SFT** comprised in as per patta no**20939**(Old patta no**2688**), S.NO **591/2A (Part) & 591/2B (Part),592/4F (Part), 590/1A (Part)** as per patta survey Nos. **590/1A8, 591/1A18, 592/1A15** within the Registration District of South Chennai and Sub-Registration District of Neelankarai more fully described in **Schedule 'A'** hereunder, was purchased by **M/s. Sagar Grandhi Exports Pvt. Ltd from Dr D.Rajagovindhan ,Mrs Nalini Rajagovindhan Represented by their Power Agent Mrs. B. Vijayalakshmi , vide Document No5116/2023 dt, 21.04.2023. The entire A Schedule mentioned property in favor OWNER Vide patta got transfered in favour of OWNER vide patta no.20939**, is free from all encumbrances in uninterruptedpossession and enjoyment from the date of purchase/Settlement of schedule A property.

WHEREAS the **OWNER is** interested in developing his property, more fully described in **the Schedule 'A'** hereunder, which shall be hereinafter referred to as the **"SAID PROPERTY";**

WHEREAS the **OWNER** after negotiation entered into this Agreement for Sale and Joint Development with the **DEVELOPER** herein who offered to develop and sell the **SAID PROPERTY**;

WHEREAS the **OWNER** has accepted the offer of the **DEVELOPER** for development and sale of the **SAID PROPERTY** as the **DEVELOPER** has assured that it has an excellent reputation as a Builder and number of buildings have been constructed by the **DEVELOPER**;

WHEREAS the **PARTIES** hereto are desirous of reducing the terms and conditions of this Agreement for sale and Development into writing.

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

NOW THIS AGREEMENT FOR SALE AND DEVELOPMENT WITNESSTH AS FOLLOWS:

1. The **DEVELOPER** has agreed to develop the property belonging to the **OWNER** which admeasuring **6000** more fully described in the Schedule 'A' hereunder by constructing **15** residential flats thereon measuring a total extent of **17525 sq.ft** along with **18** Car parking slot (**16** covered car park and **2** open carpark) out of their own funds.

2. It is hereby agreed by the **OWNER** and **DEVELOPER** that both shall share the land **6000** Sq.ft undivided share in the land and the built up area (**17525** Sq.ft) along with **18** Car parking slot (**16** covered car park and **2** open carpark) in the ratio of **50%** + **50%** (**50%** for the land owner, **50%** for the developer i.e **3000**Sq.ft of undivided share of land out of **6000.** sq.ft of land in Schedule A property with **8762.5** sq.ft of built up area more fully described in schedule C for OWNER and **3000**sqft of undivided share of land out of **6000**Sqft of land in SCHEDULE A mentioned property with **8762.5 Sq.ft.** of built up area for DEVELOPER as more fully described in SCHEDULE B as per the specification here under.

3. It is hereby agreed by the **OWNER** and **DEVELOPER** that in the event of any difference in sq.ft of built up area on building plan sanction or Land approval permit, supplementary agreement for this agreement shall be entered between the **OWNERS** and the **DEVELOPER**.

4. The **OWNER** hereby agrees that the developer is entitled to sell **50** % of **6000** Sqft of land i.e. **3000** sq.ft , undivided share, right, title and interest of land and that shall retain the remaining **50**% of undivided share in land **3000** sq.ft in Schedule 'A' property to the **DEVELOPER** for a sale consideration o f of of Rs. 1,92,77,500/- (Rupees One crore Ninety two lakhs sevety seven thousands five hundred only.) and is here by agreed by the **OWNER** that the said sale consideration shall be utilized / adjusted towards construction cost for the built up area of **8762.5** sq.ft allotted to **OWNER.** The OWNER shall pay GST on the construction services to be rendered by the DEVELOPER on getting the completion certificate from concern authority (Rate and method adopted as per GST act). Tentative Financial workings are given under as per annexure.

5. In respect of the undivided share of land in **SCHEDULE 'B' PROPERTY** to be sold to the **DEVELOPER** and/or its nominee/s, the **OWNER** hereby agree that the **DEVELOPER** shall be entitled to enter into Agreements for sale of undivided share of land in **SCHEDULE 'B' PROPERTY** with its nominee/s or allottees in its capacity as Agreement holder and the **DEVELOPER** shall be entitled in its capacity as the Power

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

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Managing Partner

of Attorney Agent of the **OWNER** to execute any Deed of Sale or any other Deed of transfer to convey title in respect of the said undivided share of land in **SCHEDULE 'B' PROPERTY** to such nominee/s or allottee/s and shall also have the right to receive and appropriate sale consideration for such transfers to itself/themself. Similarly, regarding the built- up area to be retained or exploited by the **DEVELOPER**, the **OWNER** hereby confirm that the **DEVELOPER** shall have the right to enter into Builder's Agreement, sale deed or any documentation for the allotment, construction or transfer of the same to its allottees in its own right and shall be entitled to put such nominees, allottees in possession of such area in its own right and the **OWNER** hereby confirm that the **OWNER** shall have no rights whatsoever in respect of the **SCHEDULE'B' PROPERTY** or consideration received by the **DEVELOPER** from such nominee/s, or allottee/s.

6. It is specifically agreed by the **OWNER** that he shall co-operate with the **DEVELOPER** in the matter of obtaining the necessary permits, approvals and sanction, and shall for this purpose as and when required by the **DEVELOPER** sign all forms, applications, power of attorney or other documents as may be required for obtaining approvals or permission. A copy of all documents, including approvals, pertaining to the flats to be constructed by the **DEVELOPER** shall be given to the **OWNER**.

7. The **DEVELOPER** agrees that the constructed area of the **OWNER** shall confirm to the specifications detailed in Schedule hereunder and undertakes to complete and handover the constructed area to be allotted to the **OWNER** within **18** months from the date on which Building plan sanction is obtained from authorities concerned or Any extension of the time frame stipulated above is permissible only under Force-de majure clause.

8. The **DEVELOPER** agrees to compensate and pay a sum of **Rs. 50000/-**(Rupees **Fifty Thousand only.**only) per month to the **owner** for the delayed Period, if the **DEVELOPER** fails to construct and deliver the flats within the above stated stipulated time with a graceperiod of three month.

9. The date of handing over shall be reckoned as the date on which the **OWNER'S** share of flats are handed over to the **OWNER,** to facilitate him to start his interior woodwork. The handing over possession shall mean handing over possession of the super built up space with standard specifications hereby agreed upon and in any context does not cover the electrical, water, sewerage and other connections which are regulated by the Government and other statutory bodies from time to time.

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

However, the **DEVELOPER** shall put forth all earnest efforts to secure the same before handing over possession and the **OWNER** do hereby agree that any delay in obtaining such connections shall not be considered for delay in handing over of the Schedule property. If any additional / extra works required by the **OWNER** to be undertaken from the standard specification specified herein, the delay on account of the same shall be reckoned for the purpose of handing over of the **OWNER** share of flats.

10. The **DEVELOPER** agrees to construct the building as per the plans approved by the CMDA. The **DEVELOPER** shall mark the car parking area for each apartment and the same is transferable only as per marking indicated and it is not interchangeable at the instance of the **DEVELOPER**.
11. The **OWNER** or the nominee/allottee of the **DEVELOPER** shall not be allowed to put up any permanent or temporary structures in the car parking area, terrace or in any of the other common areas.
12. All the expenses relating to Land Approval, Cost of premium FSI and expenses relating to getting/ producing documents relating to confirming the ownership shall be borne by the OWNER .
13. The OWNER also agrees to pay /Re-imburse to the DEVELOPER for initial Electricity connection charges and deposits, Transformer material charges, Greater Chennai Corporation property assessment charges for the **OWNER'S** share of flats . The DEVELOPER shall facilitate in obtaining Approvals/sanctions/assessment from the TANGEDCO and Greater Chennai corporation .Tentative financial workings are given under asper annexure.
14. Water and sewage deposits or charges for getting water and sewage charges shall be separately collected from the buyers/ allottees at that time of sanction / connection of metro water and sewage connection.,
15. The **DEVELOPER** shall rectify any structural defects with respect to the flat (normal wear and tear is exempted) which shall not be as the result of any commission or omission of the OWNER/Allotte, any damages caused due to the acts of god or natural calamities or fire accidents, any willful or accidental damages caused, any damages caused due to tampering by the OWNER/allottee, any product that has been installed by the DEVELOPER brought to the notice of the DEVELOPER within 3(Three) years from the date of intimating the readiness to handover of the flat and

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

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Managing Partner

thereafter no claim shall be entertained against the DEVELOPER in respect of any alleged defective work in the flat and/or project under any circumstances. The above liability of the DEVELOPER shall be restricted only to rectify/repair the above defects and any consequential damages will not be covered under this agreement. Structural defects shall not include plastering hairline crack. Third party warranty on products shall be governed by the terms and condition provided by the manufacture of the respective products.

16. The **DEVELOPER** shall furnish Completion Certificate from the CMDA to the **OWNER** as and when the same is obtained from CMDA. During the period of development, the **DEVELOPER** shall comply with the terms and conditions stipulated in this agreement.

17. The OWNER no right to make any changes reserve the right to change the make, specifications of any of the items specified in the schedule provided they bear any extra cost that may be incurred.

18. The **OWNER** hereby confirm the position that the **SAID PROPERTY** is free from all encumbrances, lispendens, acquisitions or charges whatsoever and undertakes not to create any mortgages or charges hereafter and hereby agrees to indemnify and keep indemnified the **DEVELOPER** and or its nominee/s against any damages that may be sustained by it as a result of any defect in title.

19. All taxes, rates and outgoings in respect of the **SAID PROPERTY** till the date of handing over of vacant possession of the approved land shall be borne by the **OWNER**. All original title deeds in respect of the Schedule 'A' property shall be in the possession of the **OWNER** and the OWNER undertakes to make available the original documents for inspection or for registrations for the **DEVELOPER**. The DEVELOPER or its nominees shall have the right of inspection of the same with prior notice. The **OWNER** agrees not to create any charge on the **SAID PROPERTY**.

20. The **OWNER** hereby agrees with the **DEVELOPER** that the name of theproposed building shall always remain as " **SAGAR** _____"

21. The **DEVELOPER** further agrees that all the costs, charges for construction of the proposed building and matters connected with and incidental thereto including expenses for obtaining the construction approval excepting Cost of Premium FSI and sanction of the plans be borne and undertaken by the **DEVELOPER** subject to

For SAGAR GRANDHI EXPORTS PVT. LTD.

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For SAGAR GRANDHI CONSTRUCTIONS

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Managing Partner

clauses 4, 12 ,13 14 and 22 and the **OWNER** shall not in any way be responsible there for the same. Tentative financial workings for the clauses 4 and 22 are given under asper annexure.

22. The **DEVELOPER** agrees that all costs towards documentation, obtaining no objection certificate, completion certificate, etc., shall be borne by the **DEVELOPER**.

23. The **DEVELOPER** shall be solely responsible for bringing the necessary materials, engaging labour, supervisors, contractors and other persons for completing the project and the cost incurred towards procurements, salaries, fees, charges and statutory payments etc., shall be borne by the **DEVELOPER**.

24. The **DEVELOPER** shall ensure that proper care and caution are taken in the construction of the buildings and in the event of any accident, loss or injury caused to a workman, employee or any other person, the **DEVELOPER** alone shall be liable for payment of compensation under the Workmen's Compensation Act or any other law.

25. The **DEVELOPER** under no circumstances can create any encumbrance on the **OWNER'S** share of built-up area together with the proportionate undivided share of land at any point of time.

26. The **OWNER** shall in no manner be liable or responsible in respect of or for the performance of any other obligation entered into between the **DEVELOPER**, CONTRACTOR or intending PURCHASERS in respect of the Development and Construction of the complex.

27. The **DEVELOPER** shall indemnify the **OWNER** and keep him indemnified and harmless against all claims, demands or liabilities confronted with reason of any default or delay in complying with the obligations relating to the Development of the property or Constructionof the building.

28. The **DEVELOPER** shall keep the **OWNER** fully indemnified and harmless against any loss or liability, cost and claim, action or proceedings, that may arise against the **OWNER** in respect of the Schedule A property and the building to be constructed thereon by reason of any failure on the part of the **DEVELOPER** to discharge its liabilities/ obligations under the Agreement and/or to the labour employed by them or any claims of the labour contractors on account of any act of omission or commission in using the Schedule A propertyor putting up the construction. Further

For SAGAR GRANDHI EXPORTS PVT. LTD.

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For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

the **DEVELOPER** shall be fully liable and responsible to the Government, Chennai Metropolitan Development Authority, Chennai Corporation and all other Authorities for compliance of all the statutory requirements regarding construction.

29. It is mutually agreed between the parties herein that, in the event of any dispute including any dispute relating to the interpretation of this agreement, the same shall be referred to a sole Arbitrator mutually agreed by the parties hereto in terms of the Arbitration and ConciliationAct, 1996. If the dispute is not resolved, then the parties shall be entitled to have this Development Agreement specifically performed through a Court Of Law, and the party committing the breach shall be liable for all losses and damages. The jurisdiction is Chennai High Court only.
30. That in the event of either of the parties hereto committing any breach of the terms contained in this Development Agreement, the other part shall be entitled to have this Development Agreement specifically performed through a Court of Law and the breach shall be liable for all losses and damages which the other party may suffer on this account.
31. The **DEVELOPER** hereby covenants with the **OWNER** that the **OWNER** shall not be required to sign any paper exposing him to any personal liabilities and it is made clear that the financial institutions would have claim only against the **DEVELOPER** and or the area falling to the share of the **DEVELOPER.**
32. The parties hereto have the right to enforce specific performance of this agreement.
33. The builder shall settle 50 % sale proceed to the Land Owner on sale of the 3 BHK -Bedroom apartment E2, Floor -5th . The selling price shall be decided by the both the parties mutually.

SCHEDULE – A (TOTAL PROPERTY)

SCHEDULE 'A' PROPERTY

All that piece and parcel of land bearing Plot No **52** in the layout "**CLASSIC RETREAT**", measuring an extent of **6000** sq.ft comprised in Old Survey No No **591/2A (Part) & 591/2B (Part),592/4F (Part), 590/1A (Part)** as per patta survey Nos. **590/1A8, 591/1A18, 592/1A15,**situated at Sholinganallur Village & Taluk , Previously Kanchipuram District, now Chennai District Bounded on the

North by - Plot No. **51**

South by - Plot No.**53**

East by - survey No. **45**

West by - **40 Feet wide Road**

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

Situated within the Registration District of South Chennai and Sub- Registration District of Neelankarai

CONSTRUCTION DETAILS

15. nos of apartments to be constructed on **6000** Sq.ft of undivided share of land in Schedule "A" PROPERTY with **17525** Sq.ft of super built up area , along with **16** covered car parks and **2** open car park, as per the specification here under

Floor	Flat Nos	BHK Type	Carpet Area	Plinth Area	Super Builtup Area	UDS
FIRST FLOOR (STAIRCASE SIDE)	A1	2 BHK	746	878.00	1,100.00	381.00
FIRST FLOOR	A2	3 BHK	857	1,044.00	1,305.00	438.00
FIRST FLOOR (LIFT SIDE)	A3	2 BHK	746	878.00	1,100.00	381.00
SECOND FLOOR (STAIRCASE SIDE)	B1	2 BHK	746	878.00	1,100.00	381.00
SECOND FLOOR	B2	3 BHK	857	1,044.00	1,305.00	438.00
SECOND FLOOR (LIFT SIDE)	B3	2 BHK	746	878.00	1,100.00	381.00
THIRD FLOOR (STAIRCASE SIDE)	C1	2 BHK	746	878.00	1,100.00	381.00
THIRD FLOOR	C2	3 BHK	857	1,044.00	1,305.00	438.00
THIRD FLOOR (LIFT SIDE)	C3	2 BHK	746	878.00	1,100.00	381.00
FOURTH FLOOR (STAIRCASE SIDE)	D1	2 BHK	746	878.00	1,100.00	381.00
FOURTH FLOOR	D2	3 BHK	857	1,044.00	1,305.00	438.00
FOURTH FLOOR (LIFT SIDE)	D3	2 BHK	746	878.00	1,100.00	381.00
FIFTH FLOOR (STAIRCASE SIDE)	E1	2 BHK	746	878.00	1,100.00	381.00
FIFTH FLOOR	E2	3 BHK	857	1,044.00	1,305.00	438.00
FIFTH FLOOR (LIFT SIDE)	E3	2 BHK	746	878.00	1,100.00	381.00
			11745.00	14000.00	17525.00	6000.00

For BAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

SCHEDULE 'B' PROPERTY

(Builder's Share)

50% Share of Undivided land along with salable area in the Schedule 'A' Property.

3000 Sq.ft (as per reg.permit **3000** sq.ft) of undivided share of land out of **6000** sq.ft (as per reg. permit **6000** Sq.ft) of land in Schedule "A" Property with **8762.5** Sq.ft of super built up, along with **8** covered car parks and **2** open car park, as per the specification here under.

Floor	Flat Nos	Type	Carpet Area	Plinth Area	Super Built up Area	UDS
FIRST FLOOR	**A2**	**3 BHK**	**857**	**1,044**	**1,305**	**438**
FIRST FLOOR (LIFT SIDE)	**A3**	**2 BHK**	**746**	**878**	**1,100**	**381**
SECOND FLOOR (STAIRCASE SIDE)	**B1**	**2 BHK**	**746**	**878**	**1,100**	**381**
THIRD FLOOR	**C2**	**3 BHK**	**857**	**1,044**	**1,305**	**438**
THIRD FLOOR (LIFT SIDE)	**C3**	**2 BHK**	**746**	**878**	**1,100**	**381**
FOURTH FLOOR (STAIRCASE SIDE)	**D1**	**2 BHK**	**746**	**878**	**1,100**	**381**
FIFTH FLOOR (STAIRCASE SIDE)	**E1**	**2 BHK**	**746**	**878**	**1,100**	**381**
FIFTH FLOOR-(50% share)	**E2**	**3 BHK**	**(857) 428.50**	**(1,044) 522**	**(1,305) 652.50**	**(438) 219**
Total			**5872.50**	**7000**	**8762.50**	**3000**

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

SCHEDULE 'B' PROPERTY

(Builder's Share)

50% Share of Undivided land along with salable area in the Schedule 'A' Property.

3000 Sq.ft (as per reg.permit **3000** sq.ft) of undivided share of land out of **6000** sq.ft (as per reg. permit **6000** Sq.ft) of land in Schedule "A" Property with **8762.5** Sq.ft of super built up, along with **8** covered car parks and **2** open car park, as per the specification here under.

Floor	Flat Nos	Type	Carpet Area	Plinth Area	Super Built up Area	UDS
FIRST FLOOR	**A2**	**3 BHK**	**857**	**1,044**	**1,305**	**438**
FIRST FLOOR (LIFT SIDE)	**A3**	**2 BHK**	**746**	**878**	**1,100**	**381**
SECOND FLOOR (STAIRCASE SIDE)	**B1**	**2 BHK**	**746**	**878**	**1,100**	**381**
THIRD FLOOR	**C2**	**3 BHK**	**857**	**1,044**	**1,305**	**438**
THIRD FLOOR (LIFT SIDE)	**C3**	**2 BHK**	**746**	**878**	**1,100**	**381**
FOURTH FLOOR (STAIRCASE SIDE)	**D1**	**2 BHK**	**746**	**878**	**1,100**	**381**
FIFTH FLOOR (STAIRCASE SIDE)	**E1**	**2 BHK**	**746**	**878**	**1,100**	**381**
FIFTH FLOOR-(50% share)	**E2**	**3 BHK**	**(857) 428.50**	**(1,044) 522**	**(1,305) 652.50**	**(438) 219**
Total			**5872.50**	**7000**	**8762.50**	**3000**

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

SCHEDULE 'C' PROPERTY

(Land Owner's Share)

50% Share of Undivided land along with salable area in the Schedule 'A' Property.

3000 Sq.ft (as per reg.permit **3000** sq.ft) of undivided share of land out of **6000** sq.ft (as per reg. permit **6000** Sq.ft) of land in Schedule "A" Property with **8762.5** Sq.ft of super built up, along with 8 covered car parks and 0 open car park, as per the specification here under.

Floor	Flat Nos	BHK Type	Carpet Area	Plinth Area	Super Builtup Area	UDS
FIRST FLOOR (STAIRCASE SIDE)	A1	2 BHK	746	878.00	1,100.00	381.00
SECOND FLOOR	B2	3 BHK	857	1,044.00	1,305.00	438.00
SECOND FLOOR (LIFT SIDE)	B3	2 BHK	746	878.00	1,100.00	381.00
THIRD FLOOR (STAIRCASE SIDE)	C1	2 BHK	746	878.00	1,100.00	381.00
FOURTH FLOOR	D2	3 BHK	857	1,044.00	1,305.00	438.00
FOURTH FLOOR (LIFT SIDE)	D3	2 BHK	746	878.00	1,100.00	381.00
FIFTH FLOOR (LIFT SIDE)	E3	2 BHK	746	878.00	1,100.00	381.00
FIFTH FLOOR- (50% share)	E2	3BHK	(857) 428.50	(1044) 522	(1305) 652.5	(438) 219
Total			5872.5	7000	8762.5	3000

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATESH
Managing Partner

SPECIFICATION

1. FOUNDATION AND SUPER STRUCTURE:

(a) Earthquake resistant R.C.C. framed structure with suitablefoundations.

(b) All R.C.C. structures to be provided with reinforcement of Fe 550 (or Structural Engineer Recommended) tensile strength and Thermo Mechanical Treated (TMT) bars.

(c) Basement height shall be 4 feet from the existing road level.

(d) Floor height shall be 10'0".

(e) Pre-Construction Anti-termite treatment.

(f) PCC Mix 1:4:8 for flooring base consolidated concrete $4^{1/2}$" thick.

(g) Brickwork 8"/ 9" thick for external walls using first-quality bricks/fly-ash bricks,.

(h) Brickwork 4" / 4 $^{1/2}$" thick for internal partition walls Internal and external walls with cement plaster 1:5. Thickness of plaster for internal walls 12mm, with smooth finish external walls 20mm withrough finish and ceiling 12mm with a smooth finish.

(i) 3'0" high parapet wall in 4 $^{1/2}$" thick brickwork in terrace.

2. CARPENTRY WORKS:

(a) Main Door 32mm thick flush door with mica sheet.

(b) Bedroom Door 32mm thick flush door with mica sheet or skin doors.

(c) Bathroom Door 32mm thick flush door with mica sheet or skin doors.

(d) French door wherever required shall be of UPVC.

(e) All Windows shall be of UPVC make with glass.

(f) Ventilators of UPVC make withadjustable glass louvers.

3. FLOORING AND WALL TILES:

(a) First quality vitrified nano flooring (Size:2'x2') for the entire carpet area with skirting except in the toilets.

(b) The flooring in toilets shall be first quality non skidding type of Ceramic tiles and the side walls shall have coloured glazed tiles fordado up to 8'0' height.

4. KITCHEN PLATFORM:

(a) The kitchen platform shall have black polished granite top including polishing and bull-nosing the exposed edges. A sink withdrain board shall be provided.

(b) Glazed tiles dado over kitchen platform and sink shall be to a height up to Ceiling.

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

For SAGAR GRANDHI CONSTRUCTIONS

G.BHARATH VENKATES
Managing Partner

5. PLUMBING AND SANITARY:

(a) Concealed plumbing work shall be with PVC pipes of specified size of first quality with necessary brass specials and ball valves. All hot water plumbing lines shall be with weather proof CPVC Pipes.

(b) All toilets shall have Hind ware/Cera or equivalent closet with tankand Health

Faucet along with a white washbasin with necessary fittings.

(c) One wash basin shall be provided in dining.

(d) Each toilet shall have 1 No. Wall Mixer, 1 No. bib cock, 1 No. shower with arm and CP Gratings. Kitchen sink shall be provided with a sink mixer.

(e) Water proofing for all sunken areas, lift pit, sump, etc.

(f) The Drainage/Sewage shall be with 4" and 6" dia. PVC pipes of I.S.I quality. The inspection chambers of size 2'x2' to the required depth shall be provided with C.I. manhole covers.

6. PAINTING:

(a) Interiors of walls shall be finished with two coats of Plastic Emulsion Paint of approved brand (Asian & Berger Paints) and colour over a coat of primer including first quality putty.

(b) All other doors and windows shall be painted with two coats of synthetic enamel paint of approved brand and colour over a coatof wood primer or mica sheet will be installed.

(c) The exterior walls shall have two coats of emulsion paint over a coat of primer.

(d) MS grills shall be painted with two coats of synthetic enamel paintof approved brand and colour over a coat of red-oxide primer.

7. ELECTRICAL WORK:

Provision of electrical points

LIVING ROOM: a. Four Light points. b. Two fan points & One Chandelier point. c. Four Plug point. d. One Television point,e. OneAC provision

BED ROOM: a. Three Light points. b. One fan points. c. Three Plugpoint. d. A.C. provision. e. One T.V. point.

KITCHEN: a. Three 5 amps points. b. Two Light Points c. Exhaust Fan Point. d. Two 15 A plugs, one 15A switch & Socket combine and point for R O unit.

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DINING: a. Two Light points. b. Two Plug points. c. One Fan point.

TOILET: a. One Light points. b. One Exhaust point. c. One Geyser point and other two plug points.

Other: a. One Washing Machine point. b. Two Light point.

Power back up: – For each house required lighting, Fans , Fridge points., other power back up lines for important lights in common areas, Lifts, Motor pumps.

Others (a)FR/FRLS Wires

(b) Modular Switches with Metallic Boxes

(c) DBs and MCB's in Main Board

(d) Material Brands - Anchor or equivalent.

The DEVELOPER will provide only electrical points, for an unfurnished Unit. In such case, the cost of all electrical fixtures and consumables like bulbs, fans, fittings etc., will be borne by the OWNER/allottee.

10. COMMON:

(a) Provision of ONE Lift (6 passengers).

(b) Adequate light points shall be provided around the building, in staircase area, meter room and terrace.

(c) Compound wall around the building, wherever necessary, with gate pillars and two entry gates.

(d) Each gate pillar shall have one light point, along with Sufficient Exterior lighting all around the premises with good quality electrical fittings.

(e) Overhead tank shall be of PVC with adequate capacity one each for Metro water and Borewell water.0

(f) Pavement all around the building wherever necessary with paver blocks or Cement Tiles.

(g) Borewell to the required depth with pipe and underground sump of required Capacity of R.C. Construction.

(h) Providing Electric Submersible Pumps for underground sump.

(i) The plan of the building shall be as per the drawing attached herewith, which includes the car parking arrangement in the stilt/ground floor.

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(j) Rain water harvesting shall be provided.

(k) Pest Control measures up to plinth level.

(l) Clearance certificate from lift authority for lift.

(m) Standby Generator- Power supply for 2 BHK 250 WATTS

For SAGAR GRANDHI CONSTRUCTIONS

DEVELOPER G.BHARATH VENKATESH
Managing Partner

For SAGAR GRANDHI [illegible] LTD.

OWNERS Managing Director

WITNESSES:

1. [illegible]
SJAGAN - 9965262637.
Kukatpally.

2. M. Prithish
M. Prithishkumar - 9952322164
Cheryalpatlu.



our services doesn't just end there

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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