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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMIL NADU 28/3/2023 19AC 308514

S. Badhrinaraayanan

M. PREMAVATHI
Stamp Vendor L.No.41/2000
100/1, Rama ... kam,
Chennai ... 004.

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is entered into at CHENNAI on this the 31st day of MARCH, 2023 between :

(1) **MR. V.N. HARINATH** (PAN AABPH7385L and Aadhaar No.7625 7721 0836), Hindu, aged 78 years, Son of Mr. Namberumal Chetty, residing at Old Door No.432, New No.807, Poonamallee High Road, Arumbakkam, Chennai – 600 106,

(2) **MR. S. BADHRI NARAAYANAN** (PAN AHBPB7744C and Aadhaar

V. Bhavathri

For SAI CHAKRA CONSTRUCTIONS

Proprietor

No.9428 6380 4616), Hindu, aged 46 years, Son of Mr. Sathiyanarayanan, residing at No.10/18, Bragadhambal Street, Nungambakkam, Chennai – 600 034, and

(3) **MR. M.N. AMARA NARAYANAN** (PAN AAIPA9619B and Aadhaar No.8325 2842 4943), Hindu, aged 60 years, Son of Mr. M.K. Narasimhulu, residing at Block – 4, Flat – G, 3rd Floor, Shanti Sagar Apartments, Radhakrishnan Salai, Palaniappa Nagar, Valasaravakkam, Chennai – 600 087,

hereinafter called the "**EXECUTORS**" which term shall mean and include wherever the context so requires or permits their respective heirs, legal representatives, executors, administrators, nominees and assigns of the FIRST PART :

A N D

SAI CHAKRA CONSTRUCTIONS, a sole proprietary concern, represented herein by its Proprietor, **MR. S. BADHRI NARAAYANAN** (PAN AHBPB7744C and Aadhaar No.9428 6380 4616), Hindu, aged 46 years, Son of Mr. S. Sathiya Narayanan, having office at New no. 26, Noor Veerasamy Lane, Nungambakkam, Chennai – 600 034 hereinafter called the "**DEVELOPER**" which term shall mean and include wherever the context so requires or permits its successors-in-interest and assigns of the OTHER PART :

WHEREAS the Executors herein represent that they have been appointed as Executors under the Will dated 03.03.2021 of late M. Chakrapani, and ;

V. Badhri

For SAI CHAKRA CONSTRUCTIONS

Proprietor

WHEREAS subsequent to the demise of M. Chakrapani on 03.05.2021, the Will of the deceased was duly probated on the file of High Court, Madras, in O.P. No.301 of 2022, and ;

WHEREAS as per the wish of the Testator mentioned in his Will, the property namely the house, ground and premises bearing Door No.10/18, Bragadhambal Street, Nungambakkam, Chennai – 600 034, measuring an extent of 2 Grounds and 1276 Square feet (6076 Square feet) as per document and as per physical measurement 2 Grounds and 1246.94 Square feet (6046.94 Square feet), or thereabouts, comprised in Old R.S. Nos.136/1 and 136/2 and then sub-divided and given R.S. No.136/3, Block No.21, of Nungambakkam Division, Egmore Taluk, Chennai District, more fully described in the Schedule – A hereunder, owned and purchased by him under Sale Deed dated 06.06.1959, registered as Document No.1550 of 1959, on the file of the SRO, Thyagarayanagar, is to be developed in the form of Flats, and ;

WHEREAS as per the wish of late M. Chakrapani, the Executors decided to demolish the existing building and put up a fresh construction thereon, and ;

WHEREAS the Executors further represent that the said property is free from mortgage, charge, lien, lispendens whatsoever, and ;

WHEREAS making such representations, the Executors herein desired to develop the Schedule - A mentioned property jointly with the Developer herein, by constructing a building in the form of Residential Apartments, by replacement of the existing old building thereon, which is more fully described in the Schedule - A hereunder, and ;

V. Bharathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

WHEREAS the Developer herein after inspection of the site, came forward to take up the development of the Schedule - A mentioned property as per plan approval to be obtained from the concerned authorities, and ;

WHEREAS the Executors after mutual discussions with the Developer, finalised the terms of the proposed development and desired to reduce the same to writing in order to avoid any future misunderstanding, and ;
NOW THIS DEVELOPMENT AGREEMENT WITNESSETH :

PROPERTY TO BE DEVELOPED :

House, ground and premises bearing Door No.10/18, Bragadhambal Street, Nungambakkam, Chennai – 600 034, measuring an extent of 2 Grounds and 1276 Square feet (6076 Square feet) as per document and as per physical measurement 2 Grounds and 1246.94 Square feet (6046.94 Square feet), or thereabouts, comprised in Old R.S. Nos.136/1 and 136/2 and then sub-divided and given R.S. No.136/3, Block No.21, of Nungambakkam Division, Egmore Taluk, Chennai District, more fully described in the Schedule – A hereunder.

SHARING OF SUPER BUILT UP AREA :

The Developer shall construct a Residential Apartments building meeting the entire cost of construction of the proposed building. The proposed building will be comprised of Ground floor car parking at stilt level plus five floors of Residential Apartments as per the planning permit and building plan approval to be granted by CMDA / Greater Chennai Corporation.

The old superstructure standing thereon will be demolished after getting demolition plan approval from the Greater Chennai Corporation. The

V. Bharathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

specifications of construction of the building are furnished in the enclosed Annexure titled as "Specifications of construction".

The super built up area of the proposed Residential Apartments building shall be shared between the Executors and the Developer in the ratio of 69.753% : 30.247% i.e. 69.753% to the Executors herein and the remaining 30.247% for the Developer or their nominees. The super built
up area will include share in the common built up area. The covered car parks at stilt level will also be shared in the ratio of 6 : 3 between the Executors and the Developer respectively.

EXECUTORS' ENTITLEMENT OF CONSTRUCTED AREA :

The location, number of apartments, area of each apartment covering the 69.753% of the constructed area of the proposed Apartments building earmarked for the Executors will be as follows :

Sl. No	Floor	Flat Position	Flat No	Proposed to	Super Built up Area (in Sq Ft)	UDS Alloted (in Sq Ft)
1	I	ROAD SIDE	1A	V N HARINATH	2322	806.00
2	II	ROAD SIDE	2A	S BADHRI NARAAYANAN	2322	806.00
3	DUPLEX (I & II)	REAR SIDE	1B	ESTATE OF M. CHAKRAPANI	2325	806.78
4	III	REAR SIDE	3B	YUVARAAJ BABU	1719	596.78
5	IV	REAR SIDE	4B	R LOGANATHAN	1719	596.78
6	V	REAR SIDE	5B	R MOHAN	1719	596.78
				Total		**4209.12**

The areas mentioned above are only provisional and the same will be decided finally only after receipt of sanctioned plan from the CMDA / Greater Chennai Corporation.

V. Bhavathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

DEVELOPER'S ENTITLEMENT OF CONSTRUCTED AREA:

The location, number of apartments, area of each apartment covering the 30.247% of the constructed area of the proposed Apartments building earmarked for the Developer will be as follows :

Sl. No	Floor	Flat Position	Flat No	Proposed to	Super Built up Area (in Sq Ft)	UDS Alloted (in Sq Ft)
1	III	ROAD SIDE	3A	SAI CHAKRA CONSTRUCTIONS	1765	612
2	IV	ROAD SIDE	4A	SAI CHAKRA CONSTRUCTIONS	1765	612
3	V	ROAD SIDE	5A	SAI CHAKRA CONSTRUCTIONS	1765	613.82
				Total		**1837.82**

The areas mentioned above are only provisional and the same will be decided finally only after receipt of sanctioned plan from the CMDA / Greater Chennai Corporation.

TIME FOR COMPLETION :

The proposed transaction is to be completed within 18 (Eighteen) months from the date of giving vacant possession and or from the date of receipt of approved building plan from the Development Authority or the Greater Chennai Corporation, whichever is later. However, in case of natural calamities like heavy rain, floods, famine, earthquake, war, riot, fire etc. and the non-availability of building materials like cement, steel, bricks etc. in sufficient quantities, or any undue delay on the part of the statutory authorities to give service connections like water, sewerage, electricity etc. suitable extension of time will be granted by the Executors.

For SAI CHAKRA CONSTRUCTIONS

Proprietor

EXECUTORS' OBLIGATIONS :

The Executors have agreed to place the Developer in vacant possession of the Schedule - A land and the superstructure thereon on or before 30.07.2023.

The Executors/Developer's Nominees/Third party purchasers shall use the Apartments allotted to them only for residential purposes.

The Executors will execute a limited Power in favour of Mrs. V. Bharathi for getting planning permit and service connections for the proposed development of the property and also for demolition of the old building.

The Executors herein agree to execute a General Power of Attorney jointly in favour of Mrs. V. Bharathi, who shall as and when required by the Developer come forward to execute and register sale deeds for 30.247% undivided share in the land in favour of the Developer and/or its nominees. All expenses like stamp duty, registration fees and other incidentals, taxes etc. in respect of the sale deed/s to be executed by the Power Agent in favour of the nominees of the Developer/Third party purchasers in respect of the 30.247% undivided share of Schedule - A land, shall be met only by the Developer or Third party purchaser/nominee(s).

DEVELOPER'S OBLIGATIONS :

The Developer shall arrange for getting demolition plan approval at its expense and the demolition proceeds will go to the Executors only. The Developer shall prepare the plan for construction of the Residential Apartments in consultation with the Power Agent, Mrs. V. Bharathi, with

V. Bharathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

reference to 69.753% of the Residential Apartments building earmarked for the Executors and after her approval, the plan will be forwarded to the Development Authority/Municipal Corporation or other authorities concerned. During construction of the proposed Residential Apartments building, the Developer shall take all precautionary safety measures as may be necessary in order to avoid causing damage, injury or other inconvenience to any of the neighbours.

The Developer assures the Executors to strictly conform to the specifications of construction of the Apartments earmarked for the Executors, which are given in the annexure titled as SPECIFICATIONS OF PROPOSED CONSTRUCTION.

The Executors agree to arrange for giving inspection of all the original title deeds pertaining to the Schedule – A mentioned property, together with a Nil Encumbrance Certificate for a period of 15 years upto date, Patta in the name of late M. Chakrapani, upto date tax paid receipts etc. to the DEVELOPER's Advocate to enable the Developer to get legal opinion on the title of the Testator to the subject land.

Even after the completion of project the original documents will be with the Executors, since the Executors are retaining 69.753% undivided share in the Schedule - A land for enjoyment of the Residential Apartments earmarked for them. However, the Executors shall give an undertaking to the prospective buyers that they will give inspection of the original documents as and when required by the owners of other Flats, on prior written communication to this effect.

So long as the Developer proceeds as per the terms of this agreement

V. Bharathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

and also as per the plan sanctioned by the Development Authority/Greater Chennai Corporation and as per the understanding between the parties herein, the Executors or anybody claiming through them shall not disturb or hinder the construction work in any manner whatsoever. However, the Executors shall be entitled to inspect the worksite to know the progress of construction at all reasonable times without in any way obstructing the progress of construction or getting hurt in the process of inspection due to falling of any building materials or the tools being used in construction.

In case the Executors request for any additions or alterations to the Apartments earmarked for them, after the approval of the building plan, the same will be done at the risk and responsibility of the Executors, by the Developer at extra cost to be paid for by the Executors.

The Executors shall not create any charge or encumbrance over the Schedule - A mentioned property during the subsistence of this agreement in any manner whatsoever which will be detrimental to the interest of the Developer.

The Developer shall be entitled to display its name Board in the work site and to advertise the sale of Apartments allotted to the Developer, to negotiate for sale, to enter into agreements for sale of the 30.247% undivided share of land earmarked for the Developer and also the 30.247% Super built up area they are entitled to under this Agreement. The Developer shall construct the Apartments allotted to the Executors and the Apartments allotted to the Developer, simultaneously.

EXECUTORS' INDEMNITY :

The Executors represent that they have not encumbered the property

V. Bharathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

nor the property is the subject matter of any subsisting agreement of sale or litigation or acquisition or attachment proceedings or maintenance claim or charge in favour of any financial institution or third party for any borrowing. In case of any claim or action crops up due to any defects in the title, while the project is in progress and/or subsequently, the Executors agree and undertake to indemnify and keep the Developer and its nominees, who will be buyers of undivided shares, indemnified well and sufficiently to the extent they may put to suffer. The Executors also undertake to keep the Schedule - A mentioned property encumbrance free during the entire period of development.

GENERAL CLAUSES :

The spirit of this development is reflected in the Schedules to this agreement.

The Executors shall give vacant possession of the property on or before 30.06.2023 after which the Developer can arrange for demolition of the old building appropriating the demolition proceeds if any and shall develop the property as agreed to between the parties.

The specifications of the proposed construction are furnished in the Annexure to this agreement which may be treated as part and parcel of this agreement.

All the expenses for the proposed development including payment of deposits and other charges to the Development Authority, Municipal Corporation, TANGEDCO (TNEB) for service connections, etc. shall be met by the Developer. The cost of construction of the Apartments will be met entirely by the Developer alone, from and out of the moneys to be

V. Bharathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

realized from the sale of 30.247% of the undivided share of land to prospective buyers.

The Executors and the Developer mutually agree to extend full co-operation to each other to conform to the terms of this agreement and for the smooth and successful completion of the project within the stipulated time.

The Executors and the Developer agree that the terrace shall be common to all the co-owners of the property and the same shall be used for cleaning of overhead tanks, fixing up of Dish Antenna, Booster, Solar Panel for common areas etc. and for drying of clothes, etc. and no construction of any type shall be done by anybody.

The undivided interest owners shall always remain liable to indemnify the Developer against all risks, costs and damages that the Developer may be put to by reason of any defect in title or anybody claiming through any one of them. The plan and other annexures to this agreement shall form part and parcel of this Agreement.

The building will be named as **"ANU CHAKRA"** which shall not be changed by anybody.

DEFAULT CLAUSE :

In case the Developer commits default or delay in handing over the 69.753% of the super built up area earmarked for the Executors within the specified time, then the Developer will be liable to pay Rs.5/- (Rupees five) per Square feet per month to the Executors for the delayed period, as damages.

For SAI CHAKRA CONSTRUCTIONS

Proprietor

In case the Executors commit default in fulfilling their obligations under these presents, they will be liable for specific performance, besides being liable for liquidated damages sustained by the Developer after mutual discussion.

ARBITRATION :

The parties agreed in the event of any dispute arising between the parties regarding sharing of constructed area, nature of construction, period of construction, specifications of construction agreed, delay in payment, permission, planning approval, amenities, basic service connection, the same shall be referred to Arbitration – one Arbitrator from each side under the provisions of the Arbitration and Conciliation Act, 1996.

DISPUTE :

In case of any dispute between the parties herein, the courts in Chennai alone will have jurisdiction to try the same.

SCHEDULE - A

(Total property)

House, ground and premises bearing Door No.10/18, Bragadhambal Street, Nungambakkam, Chennai – 600 034, measuring an extent of 2 Grounds and 1276 Square feet (6076 Square feet) as per document and as per physical measurement 2 Grounds and 1246.94 Square feet (6046.94 Square feet), or thereabouts, comprised in Old R.S. Nos.136/1 and 136/2 and then sub-divided and given R.S. No.136/3, Block No.21, of Nungambakkam Division, Egmore Taluk, Chennai District, measuring 98 feet East to West and 62 feet North to South, land being bounded on the :

North by : Present R.S. No.136/2 belonging to C. Rangiah,

V. Bharathi

For SAI CHAKRA CONSTRUCTIONS

Proprietor

East by : Brihadambal Street and present R.S.No.136/5,

South by : Present R.S. No.136/4 belonging to Rayachooti Subbiah Chetty,

West by : Present R.S. No.135/3,

And situated within the Registration Sub-District of Joint II, Central Chennai (previously T. Nagar) and Registration District of Chennai Central (formerly Chennai South.)

SCHEDULE - B

(Land retained by the Executors)

69.753% undivided share in the A - Schedule land.

SCHEDULE - C

(Land agreed to be conveyed to the Developer)

30.247% undivided share of the A - Schedule land.

SCHEDULE - D

(Super built up area earmarked for the Executors)

69.753% of the super built up area of the proposed Residential Apartments building to be constructed on the Schedule - A land. The number of Apartments, location of the apartments and the area of each apartment etc. shall be finalized between the parties while finalizing the plan for the proposed construction before submission to the Development Authority/Municipal Corporation for approval.

SCHEDULE - E

(Super built up area earmarked for the Developer)

30.247% of the super built up area of the proposed Residential

For SAI CHAKRA CONSTRUCTIONS

Proprietor

Apartments building to be constructed on the Schedule - A land. The number of Apartments, location of the apartments and the area of each apartment etc. shall be finalized between the parties while finalizing the plan for the proposed construction before submission to the Development Authority/Municipal Corporation for approval.

SCHEDULE - F

(Allotment of covered car parks)

6 (Six) covered car parks in the Ground floor at stilt level will be allotted to the Executors.

3 (Three) covered car parks in the Ground floor at stilt level will be allotted to the Developer/nominees.

IN WITNESS WHEREOF the parties herein have signed this Development Agreement on the day, month and the year first above written in the presence of :

EXECUTORS

WITNESSES :

(1) V. Bharathi
V. BHARATHI
10/18, BRAGADAMBAL STREET
NUNGAMBAKKAM, CHENNAI - 34

(2) T. A. Ramesh
(T. A. RAMESH)
1, Sri Lakshmi Nagar
Valasaravakkam
Chennai - 87

For SAI CHAKRA CONSTRUCTIONS

Proprietor

DEVELOPER

V. Bharathi

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 33AHBPB7744C2ZW

1.	**Legal Name**	BADHRINARAAYANAN SATHIYANARAYANAN			
2.	**Trade Name, if any**	Sai Chakra Constructions			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Proprietorship			
5.	**Address of Principal Place of Business**	New no . 26, Noor Veerasamy Lane, Nungambakkam, Chennai, Chennai, Tamil Nadu, 600034			
6.	**Date of Liability**				
7.	**Period of Validity**	From	13/04/2023	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Centre			
Signature		Signature valid Digitally signed by GS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.04.13 18:45:30 IST			
Name		Vettrivel Vijayajothi			
Designation		Superintendent			
Jurisdictional Office		NUNGAMBAKKAM			
Date of issue of Certificate		13/04/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 13/04/2023 by the jurisdictional authority.

Goods and Services Tax

Annexure A

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AHBPB7744C2ZW

Details of Additional Place of Business(s)

Legal Name	BADHRINARAAYANAN SATHIYANARAYANAN
Trade Name, if any	Sai Chakra Constructions

Total Number of Additional Places of Business in the State **0**

Goods and Services Tax

Annexure B

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AHBPB7744C2ZW

Legal Name	BADHRINARAAYANAN SATHIYANARAYANAN
Trade Name, if any	Sai Chakra Constructions

Details of Proprietor

1



Name	BADHRINARAAYANAN
Designation/Status	Proprietor
Resident of State	Tamil Nadu

Goods and Services Tax


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SATHIYANARAYANAN
BADHRINARAAYANAN
SATHIYANARAYANAN
SUNDARARAJULU
17/10/1977
Permanent Account Number
AHBPB7744C
Signature
भारत
सरकार


इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़ील, सफायर चैंबर्स,
बानेर टेलिफोन एक्स्चेंज के नज़दीक,
बानेर, पुना – 411 045
If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

DOCUMENT FLOW CHART

Si. No	Document Details	Doc.No/ Year	Previous Owner	Present Owner	Survey No	Out of	Extent		
1	SALE DEED	1550/1959	Dr. M. N. DASANNA	M. CHAKRAPANI	136/1,2 NOW SUB DEVIDED S.No.136/3	6076.00 Sft	6076.00 Sft		
2	WILL	03/03/2021	M. CHAKRAPANI	V.N. HARINATH & OTHERS	136/3	6076.00 Sft	6076.00 Sft		
3.	DEATH CERTIFICATE	03/05/2021	M. CHAKRAPANI	ISSUED BY GCC					
3	WILL ADJUDICATION	20/02/2023	By Hon. HIGH COURT	V.N. HARINATH & OTHERS	136/3	6076.00 Sft	6076.00 Sft		
4	JDA	31/03/2023	V.N. HARINATH & OTHERS	SRI SAI CHAKRA CONSTRUCTIONS	136/3	6076.00 Sft	4238.18 Sft 69.753 % for Owners / 1837.82 Sft 30.247 % for Developer		
5.	GPA	553/2023	V.N. HARINATH & OTHERS	V. BHARATHI	136/3	6076.00 Sft	1837.82 Sft 30.247 % for Developer		

Date : 27.04.2023

From

(1) V.N. HARINATH,
Old Door No.432, New No.807, Poonamallee High Road,
Arumbakkam, Chennai – 600 106.

(2) S. BADHRI NARAAYANAN,
No.10/18, Bragadhambal Street,
Nungambakkam, Chennai – 600 034.

(3) M.N. AMARA NARAYANAN,
Block – 4, Flat – G, 3rd Floor, Shanti Sagar Apartments,
Radhakrishnan Salai, Palaniappa Nagar,
Valasaravakkam, Chennai – 600 087.

To

SAI CHAKRA CONSTRUCTIONS,
New No. 26, Noor Veerasamy Lane,
Nungambakkam, Chennai – 600 034.

Sir,

Ref : Joint Development Agreement dated 31.03.2023, *in respect of property bearing Door No.10/18, Bragadhambal Street, Nungambakkam, Chennai – 600 034.*

At your request, we have executed a Power of Attorney in favour of your nominee, Mrs. V. Bharathi, Wife of Mr. S. Badhri Naraayanan, residing at No.10/18, Bragadhambal Street, Nungambakkam, Chennai – 600 034 on 27.04.2023, registered as Document No. 553/2023, on the file of the Joint Sub Registrar-I Thousand Light, empowering the Agent to execute undivided shares sale deeds, in respect of your entitlement of 30.247% undivided share of land in 2 Grounds and 1276 Square feet (6076 Square feet) as per document and as per physical measurement 2 Grounds and 1246.94 Square feet (6046.94 Square feet), or thereabouts as mentioned in the JV Agreement.

Yours faithfully,

V.N.HARINATH S.BADHRI NARAAYANAN M.N.AMARA NARAYANAN

Consent Letter for maintaining and operating RERA designated bank accounts for a real estate project

Date: 01/10/2026

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Sir,

We, residing at Chennai, along with SAI CHAKRA CONSTRUCTIONS have jointly filed an application with TNRERA for registration of the real estate project ANU CHAKRA at Door No.10/18, brakathambal street, nungamabakkam, Chennai-600034 in Old RS Nos. 136/1 & 136/2 and then Sub-Deivided and given R.S. No. 136/3, Block No.21, Nungambakkam village, Egmore Taluk, Chennai District in compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2(ii). I/We are the land owners, who have entered into an agreement with the promoter for developing the above said real estate project.

3(ii). In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of SAI CHAKRA CONSTRUCTIONS, who is the promoter for developing the above real estate project, in Nungambakkam High Road Branch of HDFC Bank.

SI.No	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	50200125398077
2.	RERA Designated Separate Account (70%)	50200104008157
3.	RERA Designated Transaction Account (30%)	50200124859925

4. The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

5. I / We hereby convey my/our consent for maintaining and operating the aforesaid bank accounts by M/s. SAI CHAKRA CONSTRUCTIONS.

	Name and address of the Landowner/s	Mobile No.	e-Mail ID	Signature	Date
1.	**V.N. HARINATH** Old. No.432,New No.807, POONAMALLEE HIGH ROAD, Arumbakkam, Chennai-600106.	7904432667	raniharinath@ yahoo.co.in		01/10/2026
2.	**S. BADHRI NARAAYANAN** 10/18, BRAGADHAMBAL STREET, NUNGAMBAKKAM, CHENNAI-600034.	9841695522	sbadhri@gmail.com		01/10/2026
3.	**M.N. AMARA NARAYANAN** BLOCK No.4, FLAT G, 3rd FLOOR, SHANTHI SAGAR APARTMENTS, RADHAKRISHNAN SALAI, PALANIAPPA NAGAR, VALASARAVAKKAM, CHENNAI-600087.	9884010391	amaranarayanan 1963@gmail.com		01/10/2026

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 05/08/2026

Sai Chakra Constructions
Chennai

FG 497958

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI - 600 034
MOBILE: 9445114347

To

TNRERA
RERA TOWER, 133, Ist Avenue, G Block,
Anna Nagar East, Chennai.

UNDERTAKING

M/s. SAI CHAKRA CONSTRUCTIONS, Prop. **Mr. S. BADHRINARAAYANAN** Promoter of the proposed project at Door No.10/18, Brakathambal Street, Nungambakkam, Chennai – 600 034, comprised in R.S. No. 136/3, Block No.21 of Nungambakkam Village within the limits of Greater Chennai Corporation.

I, M/s. SAI CHAKRA CONSTRUCTIONS, Prop. Mr. S. BADHRINARAAYANAN Promoter of the Proposed Project **"ANU CHAKRA"** do hereby state:

1. Mr. M. Chakrapani died on **03.05.2021**, leaving a Will dated **03.03.2021** under which the Testator directed the Executors (Mr. V N Harinath, Mr. S. Badhrinaraayanan & Mr. M N Amaranarayanan) to develop his property in Nungambakkam, Chennai – 600 034.

2. Based on the same, the Executors entrusted the property for Joint Development to SAI CHAKRA CONSTRUCTIONS by entering into an **Agreement for Development** on **31.03.2023.** One of the Witnesses of this agreement is **Mrs. V BHARATHI,** Wife of Mr. S. Badhrinaraayanan.

For SAI CHAKRA CONSTRUCTIONS

Proprietor

V. Bharathi

3. Since Mr. S Badhrinaraayanan is one of the Executors and also Promoter of the said project, based on his request, the Executors have executed a **Power of Attorney** on **27.04.2023** in favour of his nominee, **Mrs. V BHARATHI,** Wife of Mr. S. Badhrinaraayanan empowering her to act on their behalf for the development of the entire property and to sell Promoter's undivided share of land.

4. The Power Agent, Mrs. V. Bharathi, Wife of Mr. S. Badhri Naraayanan applied and obtained **Demolition Plan** approval from GCC, vide **DA/WDCN09/00452/2023 dated 17.05.2023.**

5. The Power Agent, Mrs. V. Bharathi has also applied and obtained **Planning Permit from CMDA** vide File No. **CMDA/PP/NHRB/C/0864/2023 dated 13.08.2024.**

Accordingly, M/s. SAI CHAKRA CONSTRUCTIONS as a promoter completed the Project by 31.07.2026. As per the Agreement for Development with the Executors, the Promoter along with the Power Agent Mrs. V Bharathi, wife of Mr. S. Badhrinaraayanan will execute the Sale Deed to the prospective Buyers.

We do hereby declare that we are solely responsible for any consequences arise in future.

For SAI CHAKRA CONSTRUCTIONS

Proprietor

1) **V N HARINATH**

V BHARATHI
POWER AGENT

2) **S BADHRINARAAYANAN**

3) **M N AMARANARAYANAN**

EXECUTORS

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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hello@verified.realestate
+91 9996 12 9996

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.