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DIGITALLY VERIFIED RECORD




தமிழ்நாடு तमिलनाडु TAMILNADU

AT 365855

1964

C.N. RAGHAVENDRAN

11.12.14

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No. 8/B3/97
NEW No. 17, OLD No. 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI - 600 004. Ph : 2498 2427

## JOINT DEVELOPMENT AGREEMENT

**THIS JOINT DEVELOPMENT AGREEMENT** is executed at CHENNAI on this the 12th day of December, 2014

**BETWEEN**

1. **C.N. Raghavendran son of C.R. Narayana Rao aged about 70 years and**
2. **Coimbatore Raghavendran Arvind (C.R.Arvind),** son of C.N. Raghavendran aged about 43 years

For ASV CONSTRUCTIONS PVT. LTD.

Managing Director

both residing at New # 6, Bishops Garden, Off Greenways Road, Chennai. 600028 hereinafter referred to as the " **OWNERS**" which term shall mean and include wherever the context so requires or permits their heirs, legal representatives, executors, administrators and assigns of the **ONE PART**;

**AND**

**ASV Constructions Private Limited**, a Private Limited Company duly incorporated under the Companies Act, 1956 and having its Registered Office at No.59, Ormes Road, Kilpauk, Chennai – 600 010 represented herein by its Managing Director **Mr. BharatKumar K. Kamdar** (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 property more fully described in the Schedule "A" hereunder belonged to C.R. Narayana Rao the father of the 1st Owner herein who had purchased the same on 18th July 1966 by a Registered Document No.2336 of 1966 in the office of the Sub-Registrar, Saidapet from one Smt. P. Saraswathi Amma.

Whereas the aforesaid C.R. Narayana Rao by a Deed of Settlement Dated 14.05.1969 and registered as Document No.1212/1969 before the Sub-Registrar, Saidapet settled the said Schedule "A" property in favour of C.N. Raghavendran the 1st Owner herein.

Whereas by a Deed of Settlement dated 16th June 1972 and registered as Document No.884 of 1972 before the Sub-Registrar, Alandur 3 ½ Grounds of Land including a Building forming part of the Schedule "A" mentioned property was settled by C.N. Raghavendran in favour of his son Mr.Arvind the 2nd Owner herein.

WHEREAS the OWNERS herein have been in peaceful possession and enjoyment of the property described in Schedule –A hereinafter without any encumbrance or interruption till this date.

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WHEREAS the OWNERS are desirous of developing THE PROPERTY into an IT Park/Commercial Building (A Class building suitable for MNC Tenants) and have been looking for an experienced, reputed developer with adequate financial capability to take up the development of the IT Park/Commercial Building along with marketing capability to find acceptable tenants.

WHEREAS the DEVELOPER representing that they are one of the experienced and reputed developer with adequate financial capability in the city of Chennai have approached the OWNERS herein for developing THE SCHEDULE 'A' PROPERTY into an IT Park,by putting up Multi-Storied Building(s) hereinafter referred to as the "IT PARK/Commercial Building", infusing their own funds, as per the specification and requirements of the OWNERS herein and marketing it thereafter.

AND WHEREAS the OWNERS and the DEVELOPER have had several rounds of discussion regarding the terms and conditions of the proposed development and finally decided to develop THE PROPERTY, into an IT Park/Commercial Building, on the following terms and conditions, which were mutually agreed to between the parties herein.

**NOW THEREFORE THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:**

## 1. DEVELOPMENT OF THE "IT PARK / COMMERCIAL BUILDING"

The DEVELOPER shall prepare the building plan for the **"IT PARK/COMMERCIAL BUILDING" by putting up** multistoried building(s) and submit the same to the Chennai Metropolitan Development Authorities (CMDA) and such other appropriate authorities for construction of the **"IT PARK/COMMERCIAL BUILDING"** by putting up multistoried building(s) at its cost on terms and conditions herein contained including permits for demolition of existing buildings.

1.1 The DEVELOPER shall develop an IT Park/Commercial Building by constructing multistoried building(s), having a total super built up area of approximately 1,60,000 sq.ft. The Construction Specification for the multistoried building is also

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annexed hereto as Annexure to this agreement. The multistoried building will be named suitably by mutual discussion and acceptance by both Owners and Developer. It is agreed and accepted between the parties herein that the Developer shall achieve a minimum leasable area of 1,60,000 Sq.ft. with regard to the development contemplated on the Schedule "A" property.

The Developer shall process the building plan approval and pursuantly construct the building to be developed on the Schedule "A" property within 36 months from the date of execution of this Joint Development Agreement, subject to the Owners vacating the occupants on the Schedule A property and granting license to the DEVELOPER to enter the said property within four months from the date of execution of this Agreement. It is represented by the Developer that the building plan approval shall be obtained within a maximum period of 12 months from the date of execution of this Agreement and thereafter, the building shall be completely constructed including obtaining of completion certificate in a usable condition for the prospective tenants within 24 months from the date of obtaining the above-mentioned approvals, subject to the Owners vacating the occupants on the Schedule A property and granting license to the DEVELOPER to enter the said property within four months from the date of execution of this Agreement. In any event, the overall time limit for obtaining of the above-mentioned approvals and completion of the building including obtaining of completion certificate and making the building usable for the prospective tenants shall not exceed 36 months from the date of execution of the Agreement, subject to the Owners vacating the occupants on the Schedule A property and granting license to the DEVELOPER to enter the said property within four months from the date of execution of this Agreement. Time shall be an essence of this Agreement with regard to the said obligations of the Developer

## 2. **CONSIDERATION**

For the due performance of the mutual obligations of both the OWNERS and the DEVELOPER herein, both the Parties acknowledge that they shall be entitled to their respective share of consideration as provided herein below:-

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2.1 **OWNER'S SHARE IN THE IT PARK/COMMERCIAL BUILDING**

The DEVELOPER acknowledges that the OWNERS shall be entitled to share and have rights in IT Park/Commercial Building comprised in THE PROPERTY as described herein below :-

2.2. **OWNERS' Share & rights in the IT Park/Commercial Building**

a) 50% of Undivided share of land and 50% of the total super built- up area of the IT Park ,multistoried building comprised in THE PROPERTY; including 50% share of Common Areas and Covered Car Parks.

(b) 50% ownership of the entire open terrace of the IT PARK, Multistoried building(s).

**2.2.1 DEVELOPER's share in the "IT PARK/COMMERCIAL BUILDING "**

a) 50% of Undivided share of land and 50% of the total super built- up area of the IT Park multistoried building comprised in THE PROPERTY; including 50% share of Common Areas and Covered Car Parks.

b) 50% ownership of the entire open terrace of the IT Park, Multistoried building(s).

c) It is agreed and accepted between the parties herein that the overall built up area shall be mutually divided between the owners and the Developer at the time of the building being leased out to the prospective tenants. It is agreed and accepted between the parties herein that any such division between the owners and the Developer based on the above-mentioned sharing ratio shall be in an equitable manner. The parties herein shall enter into a Supplementary Agreement at such point of time in order to confirm the division of the built up area between the parties herein as contemplated above.

3. **EARNEST MONEY DEPOSIT:**

The Developer have agreed to deposit a sum of Rs.1.50 Crores (Rupees One Crore and Fifty Lakhs only) with the owners as Earnest Money Deposit to secure the

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owners for the due compliance of the obligations by the Developer as contemplated in this Agreement.

The Developer agrees and undertakes to pay the above-mentioned interest-free refundable security deposit as follows:

a. A sum of Rs.1,00,00,000/- (Rupees One Crore only) paid by the DEVELOPER to the OWNERS at the time of signing of this Agreement, in the following manner:

| Sl.No | Cheque No. | Date | Drawn on | Amount | Favouring |
|---|---|---|---|---|---|
| 1 | 006783 | 12.12.2014 | Axis Bank | 80,00,000 | 1st Land Owner |
| 2 | 006784 | 12.12.2014 | Axis Bank | 20,00,000 | 2nd Land Owner |
| Total | | | | 1,00,00,000 | |

the receipt of which sum the owners doth hereby admit and acknowledge and

b. The balance sum of Rs.50,00,000/- (Rupees Fifty Lakhs only) shall be paid by the Developer to the owners in the following manner:

| **Sl.No.** | **Amount [in Rs.]** | **Favouring** |
|---|---|---|
| 1. | 40,00,000/- | 1st Land Owner |
| 2. | 10,00,000/- | 2nd Land Owner |
| | 50,00,000/- | |

simultaneous to the Developer obtaining the building plan approval from CMDA with regard to the development contemplated on the Schedule 'A' property.

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The Owners shall retain the above mentioned Security Deposit amount as an Interest Free Deposit, which shall be refunded in the following manner:

[a] Upon the Developer completing the construction, obtaining the Completion Certificate and leasing any one floor of the Owners' share, 50% of the refundable security deposit shall be refunded by the Owners to the Developer

[b] The balance 50% of the refundable security deposit shall be refunded by the Owners to the Developer, upon the Developer leasing out 50% of the Owners' share, subject to completion of construction and obtaining completion certificate as mentioned supra. Any delay on the part of the owners to refund the said security deposit amount, the owners shall be liable for interest at the rate of 12% for such delayed period. In the event of non-performance by the Developer as per the Terms of Contract or in the event of any breach of agreed terms, the Security Deposit shall be forfeited without any claim from the Developer.

## 4. OBLIGATIONS OF THE DEVELOPER

4.1 The DEVELOPER at its cost shall prepare the building plan for construction of the multistoried building(s) in consultation with a renowned Architect, Civil Engineer and before forwarding the building plan for approval to Corporation of Chennai/CMDA, shall obtain the approval of the OWNERS. The Developer shall thereafter apply and obtain the Building Plan Permit from Chennai Metropolitan Authorities (CMDA) and such other appropriate authorities for building plan permit for construction of the Multistoried building(s), at their expense, within 12 months from the date of execution of this Agreement. The DEVELOPER assures the OWNERS that they will not mortgage their share to any financial institutions for raising the funds.

It is further agreed and accepted between the parties herein that considering the fact that the owners of the Schedule 'A' property are very reputed Architects of long standing experience, it has been agreed between the parties that the concept level master plan for the site and the concept level building plan will be given by

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the owners. This would also include building façade/elevation concept design. A mutually acceptable concept design will be arrived at by interaction and discussion between the Owners and the Developer.

From the concept architectural plan, further development and detailing including issue of good for construction drawings will be by agency appointed by Developer. Concept design and all detailed design and drawings of Structural, all MEP items including electrical, AC, basement ventilation, fire protection systems, IBMS, plumbing, landscaping, signage, common area interiors, façade detailing, etc. will be taken up by the Developer appointed agency at Developer's cost. Technical proposals, designs and specifications of structure and MEP will be on consultation with the Owners.

All drawings, details, documents and applications for all applicable statutory authorities for building construction, existing building demolition, CMDA, ELCOT, Chennai Corporation, fire, traffic, AAI, IAF NOC etc. will be by agency to be appointed by the Developer at their cost. PMC services, quality control estimation, schedule and cost control, safety etc. will be in Developer scope.

One set of all designs, drawings, specifications, at all stages etc. will be shared by the Developer with the Owners for any comments or suggestions which can be mutually discussed and finalized. At the end of the project, one full set of As-built drawings in soft and hard copy will be shared with the Owners.

Owners will have access to construction site at all stages of the project to observe, inspect and give feedback to the Developer for suitably taking on board and incorporating after discussions.

4.2 The DEVELOPER shall be solely responsible for organizing the building materials, engaging skilled labour, supervisory staff, civil engineers, contractors and other persons required for completing the project, and shall bear all costs and expenses such as Architect's fee, Structural Engineer's fee, Consultant fee, salaries & wages, incidental expenses, statutory charges, fees, fines, payments etc.

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4.3 The DEVELOPER shall duly comply with all labour safety and other laws, rules, regulations, guidelines etc., in the development & construction of the **"IT PARK / COMMERCIAL BUILDING"**

4.4 The DEVELOPER undertakes to pay all the deposits payable to the Tamil Nadu Electricity Board, Corporation of Chennai, CMDA, Chennai Metropolitan Water Supply and Sewerage Board and to any other local authorities for obtaining transformer, electricity meters, cables, water and sewerage connections etc. The OWNERS shall not be liable under any circumstances whatsoever for the payment of any deposit as mentioned herein. In respect of deposits payable to TNEB for power connection in respect of common areas and the lifts the same shall be borne totally by the DEVELOPER.

With regard to the OSR to be earmarked while obtaining the proposed building plan sanction with regard to the Schedule A property, the same shall be mutually agreed and decided at the appropriate time between the Owners and the Developer herein. In the event of any monetary payment being made in lieu of the said OSR, the same shall be equally divided between the OWNERS and the DEVELOPER.

It is further agreed and accepted between the parties herein that no payment needs to be done by the Owners for any of the aforementioned matters, including obtaining premium FSI if any in the course of the Developer obtaining the approvals for the building to be constructed on the Schedule 'A' property.

4.5 The DEVELOPER undertakes to complete the development and construction of the IT Park/Commercial Building by putting up multistoreyed building and handover peaceful possession of the owner's portion of the IT Park/Commercial Building within 36 months from the date of execution of this Agreement, subject to the Owners vacating the occupants on the Schedule A property and granting license to the DEVELOPER to enter the said property within four months from the date of execution of this Agreement, failing which, the Developer shall pay to the Owners liquidated damages at the rate of Rs15/-

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[Rupees Fifteen Only] per Sq.ft. on the owner's entitlement in the proposed building per month or part thereof for such delayed period.

4.6 It shall be the responsibility of the Developer to completely lease out the land owner's entitlement in the proposed building to be constructed on the Schedule "A" property. It is further agreed and accepted between the parties herein that until the leasing of the owner's entitlement, it shall be responsibility of the Developer to maintain at Developer's cost the overall building to be constructed on the Schedule "A" property.

It is further agreed and accepted between the parties herein that the Developer shall not sell any area from and out of their entitlement until the land owner's entitlement in the proposed building is completely leased out.

4.7 It is further agreed and accepted between the parties herein that in the event of the Developer annexing the Schedule 'A' property along with the neighbouring property belonging to Munoth family and pursuantly develop the Schedule "A" property, the same shall be done only after obtaining the written consent of the owners for such reconstitution and consolidated development. Further at such point of time, it shall be decided between the parties herein regarding the additional benefits to be given to the owners for providing their consent for the said reconstitution and consolidated development along with the neighbouring property belonging to Munoth family.

## 5. WORKMANSHIP & WARRANTY

5.1 The DEVELOPER assures that the work performed by them shall be free from any defect with regard to their workmanship. However, in the event of any defect in their workmanship, the DEVELOPER shall at their own cost, carry out alterations/ modifications in the works done by them for a period of one year from the day of handing over the OWNERS built up areas.

5.2 Without prejudice to Clause 5.1 hereof the DEVELOPER shall at their own cost carry out at its cost the maintenance and repair jobs for the IT

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Park/Commercial Building till such time the IT park/Commercial Building is taken on lease by prospective IT Companies.

5.3 The DEVELOPER shall make good OWNERS any defects in the work which shall become apparent before the issue of the completion certificate.

5.4 The DEVELOPER agrees and undertakes to construct the proposed building as per the approved plan obtained from CMDA and Corporation of Chennai. The DEVELOPER agrees and undertake not to deviate from the approved plan while constructing the proposed IT Park/Commercial Building. It shall be the sole responsibility of the DEVELOPER for completion of the project and to obtain completion certificate from CMDA and necessary Compliance Certificate from Government authorities with regard to the building to be constructed on the Schedule "A" property.

6. **OBLIGATIONS OF THE OWNERS:**

6.1 The OWNERS shall facilitate the DEVELOPER for preferring the application for the building plan approval by providing relevant copies of documents, deeds for submission to relevant authorities and arranging for execution of relevant documents.

6.2 The OWNERS shall execute a general Power of Attorney in favour of the DEVELOPER or their nominee(s) for the limited purpose of applying for various statutory approvals and to enable the DEVELOPER to develop the Schedule "A" property into an IT Park .

6.3 The Owners shall execute another Power of Attorney in favour of the Developer as per the mutually agreed terms to enable the Developer to transfer and/or sell their 50% entitlement in the proposed building only after construction of the building is completed and simultaneous to the Developer leasing out any one floor of the Owners' entitlement in the proposed building to the prospective tenants.

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6.4 The OWNERS shall not create any charge or encumbrance over the PROPERTY during the subsistence of this agreement in any manner whatsoever which will be detrimental to the interest of the DEVELOPER.

6.5 The OWNERS shall either directly or through their/his/her authorized representative give for inspection all the original title deeds pertaining to THE PROPERTY together with a nil encumbrance certificate for the statutory period , patta, tax receipts etc. to the Advocate for the DEVELOPER to enable the DEVELOPER to get legal opinion on title to the property being developed.

6.6 The DEVELOPER admits that they have already received copies of the Title deeds with regard to the title of the owners to the Schedule "A" property and the DEVELOPER have satisfied themselves with regard to the prima facie title of the owners to the Schedule "A" property.

6.7 The OWNERS or anybody claiming through them shall not disturb or hinder the construction work in any manner whatsoever so long as the DEVELOPER proceeds as per the terms, schedule and plans of this agreement as agreed to between the parties .However, the OWNERS or their authorized representative 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.

6.8 The cost of provision air conditioning and the provision of 100% Power Generator back up shall be shared equally between the Owners and the Developer.

It is agreed and accepted between the parties herein that as and when the proposed building is ready for installation of the above facilities, the modalities and the cost involved shall be discussed mutually between the parties herein and pursuantly, the same shall be implemented in the best and cost effective manner as can be envisaged between the parties at such point of time.

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## 7. INDEMNITY

7.1 The DEVELOPER shall indemnify and keep indemnified the OWNERS against all losses, damages, cost, charges and expenses that will be incurred or suffered by the OWNERS on account of or arising out of any breach of any of the terms and conditions of this Agreement or non-compliance of any law, rules, regulations, guidelines, buildings plans, etc., or due to any accident or mishap during the construction or due to any claim made by any employees engaged in the construction and any other third party in respect of such construction or otherwise howsoever.

7.2 The OWNERS shall indemnify and keep indemnified the DEVELOPER against all losses, damages, cost, charges and expenses that will be incurred or suffered by the DEVELOPER on account of any encumbrance or other litigation pertaining to the title to THE PROPERTY.

## 8. GENERAL

8.1 All present and future taxes, duties, levies, entry tax, octroi, sales tax, works contract tax etc., by whatever name or nomenclature levied in connection with the development of THE PROPERTY as applicable from time to time shall be borne by the DEVELOPER. However if any service tax is payable in respect of this agreement the same shall be paid by the owners in respect of their entitlement under this Joint Development Agreement.

8.2 The DEVELOPER does hereby agree and ensure that the name of the IT PARK/Commercial Building shall always remain as what is mutually discussed and agreed between Owners and Developer.

8.3 The DEVELOPER shall be entitled to display its name board in the work site, and to advertise for the sale of Schedule C Property with the prospective purchasers, subject to clause-6.3 supra.

8.4 The DEVELOPER shall ensure that the terms and conditions of the Construction Agreement to be entered into with the prospective purchase shall

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not be inconsistent with the terms and conditions of this Agreement and in the event of its being so, the terms and conditions of this Agreement shall prevail.

8.5 The entire cost of maintenance of the IT park/Commercial Building till it is leased to IT Companies will be borne by the Developer.

8.6 It is agreed between the OWNERS and the DEVELOPERS that this Development Agreement shall not be treated as an Agreement for sale and the possession will remain absolutely with the OWNERS till such time as to the obligation of the DEVELOPER as agreed herein are complied with, the right of entry into the PROPERTY being made available to the DEVELOPER for the purposes of fulfilling its obligation under this Agreement.

8.7 The above grant of License by the Owners shall not be construed as handing over possession of the Schedule "A" property as contemplated under Section 53A of the Transfer of Property Act or Section 2(47) of the Income Tax Act, 1961.

8.8 Neither party shall be entitled to claim partition of their share in, THE PROPERTY and the same shall remain undivided and not capable of being partitioned

8.9 Neither party shall during the currency of this Agreement assign this agreement either in whole or in part without the prior written consent of the other. This Agreement shall be binding upon and ensure to the benefit of the successors-in-interest/legal representatives of both the parties.

9. **Address for Notice :**

**For the OWNERS :**

**Mr. C.N.Raghavendran and Mr. C.R.Arvind**
New # 6, Bishops Garden,
Off Greenways Road,
Chennai. 600028

For ASV CONSTRUCTIONS PVT. LTD.

Managing Director

**For The Developer :**

**Mr. Bharat Kumar K. Kamdar**
**Managing Director**
**A S V Constructions Private Limited,**
**No. 59, Ormes Road, Kilpauk**
**Chennai 600 010.**

## 10. DISPUTE RESOLUTION PROCESS

### ARBITRATION

All questions, differences or disputes arising out of this Agreement any matter connected thereto arising between the parties or their respective representatives, whether as to construction or otherwise, shall be referred to arbitration of a Sole Arbitrator to be mutually appointed by both the Parties. The provisions of the Arbitration & Conciliation Act ,1996 or any re-enactment or statutory modification thereof for the time being in force shall be applicable for settlement of the dispute. The decision of the Sole Arbitrator shall be final and binding on the Parties. The venue of arbitration shall be Chennai and the language of arbitration shall be English.

## 11. JURISDICTION

Subject to the above clause on Arbitration, the Parties hereto unconditionally and irrevocably agree to submit to the exclusive jurisdiction of the competent Courts in Chennai.

## 12. FORCE MAJEURE

The following shall amount to force majeure :

1. Acts of God, of any Government, War, Sabotage, Riots, Civil Commotion Police Action, Revolution, Flood, Fire, Cyclones, Earth quake and Epidemic and other similar causes over which the Developer has no control.

For ASV CONSTRUCTIONS PVT. LTD.
Bharat Kumar
Managing Director

2. If the Developer suffers delay in the due execution of the contract due to delays caused by Force Majuere as defined above, the agreed time of completion of the job covered by this Agreement or the obligation of the Developer shall be extended by a period of time equal to the period of delay provided that on the occurrence of any such contingency the Developer immediately reports to owner in writing the causes of delay and the Developer shall not be eligible for any compensation.

**THE PROPERTY**

**SCHEDULE "A"**

**(Property available for development)**

All that piece and parcel of land and buildings in Village No.122 as per document no.1212 / 1969 (also shown as Village No.75 as per Patta No.497 & 498), in Nandambakkam Village, Alandur Taluk, [formerly Tambaram Taluk], Kancheepuram District and comprising of the Eastern portion of the South-Eastern corner, of Survey No.33/2 measuring 0-93 cents in extent, and south eastern portion of Survey No.33/3 measuring 0-07 cents in extent,New Survey No 33/2C2C & 33/2C2B and thus comprising a total extent of 1 acre -00 cents as detailed in the plan attached hereto, and bounded on the:

North By Survey No.33 / 2
South By Survey No. 135, St. Thomas Mount to Poonamallee Road
East By Survey Nos.34 and 35
West by 40 feet wide Road.

In the Sub Registration District of Alandur, Registration District of South Chennai

For ASV CONSTRUCTIONS PVT. LTD.

Managing Director

SCHEDULE "B"

(OWNER'S SHARE IN **"IT PARK / COMMERCIAL BUILDING")**

(a) 50% of Undivided share of the Schedule "A" land and 50% of the total super built- up area of the IT Park/Commercial Building in the multistoried building(s) comprised in THE PROPERTY; including 50% share of Common Areas and Covered Car Parks.

(b) 50% ownership of the entire open terrace of the IT PARK/Commercial Building in the Multistoried building(s).

SCHEDULE "C"

(DEVELOPER'S SHARE IN **"IT PARK / COMMERCIAL BUILDING")**

(a) 50% of Undivided share of the Schedule "A" land and 50% of the total super built- up area of the IT Park/Commercial Building in the multistoried building(s) comprised in THE PROPERTY; including 50% share of Common Areas and Covered Car Parks

(b) 50% ownership of the entire open terrace of the IT PARK/Commercial Building in the Multistoried building(s).

For ASV CONSTRUCTIONS PVT. LTD.

Managing Director

**ANNEXURE**

**CONSTRUCTION SPECIFICATIONS.**

CIVIL

1. RCC Structure as designed by a qualified structural Engineer.
2. Outside walls 9" / Brick work/Aerocon/Solid Blocks
3. Minimum 11' – 2" to bottom of Structural slab for Office FSI area. For car parking areas as per the CMDA requirements 3 mt below beam as per CMDA Rules.
4. Internal partition walls Aerocon 6" thickness.

PAINTING:

5. Smooth cement plastering for inside walls.
6. Rough plastering for outside walls.
7. Asian Plastic emulsion paint for the interior walls of the office.

FLOORING:

8. Scrid flooring for the interior office areas.
9. Non skid tiles for the toilet flooring.
10. Kajaria/Nitco tiles in bathroom interior walls from the ground Up to 7' height
11. Granite flooring for common areas.
12. Granite tiles up to 5 feet high on all interior common areas Including Staircase and walls.

DOORS & WINDOWS:

13. Coloured anodized Aluminium sliding windows with float glass to match elevation.
14. Painted teak Frame, Flush doors for the toilet.

BATHROOM FITTINGS:

15. Parry Ware/Kholer/Roca sanitary fittings & Jaguar C.P.Fittings.

ELECTRICALS:

16. Grade `A' electrical switches and wires in concealed PVC conduits in common areas.
17. Adequate provision of electricity with required voltage and Sub-station/transformer, etc.

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Managing Director

18. Power back up Generator for common areas and Lifts.

Specifications:

a. TRANSFORMER - WILSON

b. RMG - LOTUS

c. PANELS - CREATIVE

d. SWITCHES - MK

e. CABLES - FINOLEX

LIFTS:

19. Fujitec/Mitsubishi/Hitachi Elevators

ELEVATION:

20. Aluminium Structural Glazing with reflective Glass/Aluminium composite panels/Granite.

COMMON FACILITIES:

21. Provision for telephone lines and junction box.

22. Ample parking all around the building.

23. Provision for adequate water

24. Fire Proof door for the fire escape.

25. Good Landscaping.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS JOINT DEVELOPMENT AGREEMENT THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN

**WITNESSES:**

1. S. SUNDARAM
FLAT NO 9, Mahima Apts,
42 & 43 6th main Road,
R.A. Puram, Chennai-28

2. R. SRINIVASAN
No.5, Second Street,
Amman Nagar,
Puzhuthivakkam,
Chennai-91

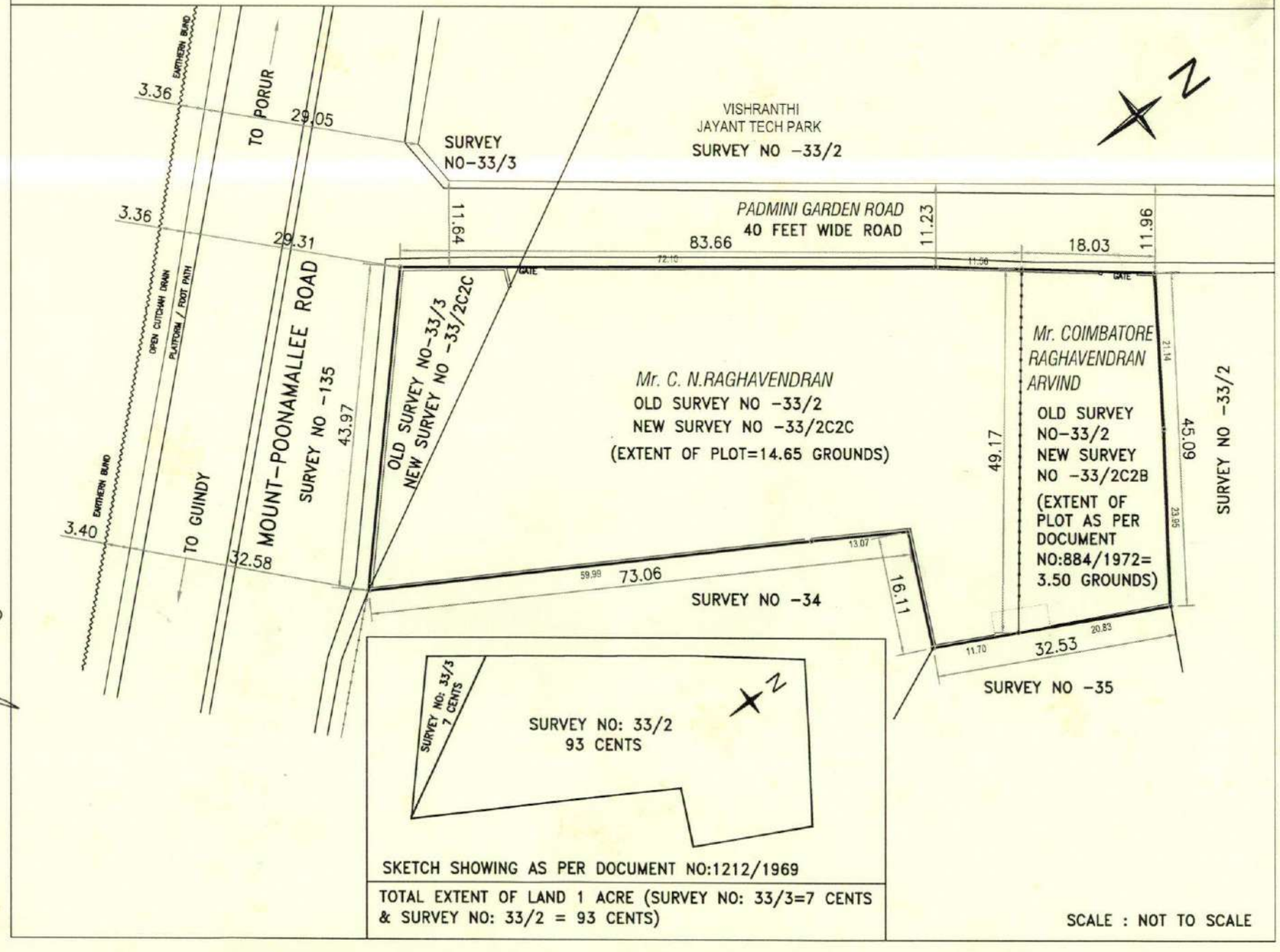
**OWNERS**

For ASV CONSTRUCTIONS PVT. LTD.

Managing Director

**DEVELOPER**

PLAN SHOWING THE BOUNDARY DIMENSIONS AS PER SURVEY DONE PHYSICALLY AT SITE WITH SURVEY NUMBERS OF PROPERTY AT OLD SURVEY NO: 33/2 & 33/3, AS PER PATTA NEW SURVEY NO:33/2C2C & 33/2C2B OF NANDAMBAKKAM VILLAGE, ALANDUR TALUK, KANCHEEPURAM DISTRICT.




For ASV CONSTRUCTIONS PVT. LTD.

Managing 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**

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.