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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING EXECUTED AT CHENNAI ON THIS 19TH DAY OF JANUARY 2026, BETWEEN:

1. **Mrs.K.HEMALATHA,** (Aadhaar No. 6247 0615 3080) aged about 53 years, wife of Mr.Venkatesan, residing at No.1/30, Alinjivakkam, Tiruvallur – 600 067, hereinafter referred to as the "FIRST PARTY OF THE FIRST PART",
2. **Ms.K.V.RUVANTHIKA,** (Aadhaar No. 9825 5656 2917) aged about 31 years, daughter of Mr.Venkatesan, residing at No.31a Main Road, Secreteriat Colony, Lakshmipuram, Kolathur, Tiruvallur – 600 099, hereinafter referred to as the "SECOND PARTY OF THE FIRST PART",
3. **Mr.K.V.NITHISH KUMAR** [PAN- AQTPN0631K], (Aadhar No. 4831 5983 4048), aged about 33 years, son of Mr.Venkadesan, residing at No.31a Main Road, Secreteriat Colony, Lakshmipuram, Kolathur, Tiruvallur – 600 099, hereinafter referred to as the "THIRD PARTY OF THE FIRST PART",

hereinafter collectively referred to as the PARTIES OF THE FIRST PART (which

M. Jai

(PARTIES OF THE SECOND PART)

For G SQUARE REALTORS PRIVATE LIMITED

Authorised Signatory

(CONFIRMING PARTY)

K. Hemalatha

(PARTIES OF THE FIRST PART)

expression shall wherever the context admits or permits, shall deem to mean and include their respective legal heirs, legal representatives, administrators, executors, successors-in-interest, assigns).

AND

M/s. G SQUARE REALTORS PRIVATE LIMITED, (CIN: U45400TN2012PTC088030) (PAN: AAECG9571B), a Company incorporated under the Companies Act 1956 and governed by the Companies Act 2013 and having its office at Flat No.14, 3rd Floor, Harrington Apartment No.98, Harrington Road, Chetpet, Chennai - 600031, represented by its Authorized Signatory, **Mr.B.NAGENDRAN,** son of Mr.Kotiya, aged 45 years, **[AADHAAR NO. 3931 2416 8385]** (authorized vide Board Resolution), hereinafter referred to as the **CONFIRMING PARTY** (which expression shall wherever the context admits or permits, shall deem to mean and include their respective legal heirs, legal representatives, administrators, executors, successors-in-interest, assigns).

AND

1. **Mr.JAYAKUMAR.M,** (Aadhaar No. 4108 7165 1008), aged about 45 years, son of Mr.Meganathan, residing at No.1/15, Perumal Koil Street, Azhinjivakkam, Thiruvallur – 600 067, hereinafter referred to as the "FIRST PARTY OF THE SECOND PART",
2. **Mr.UMAPATHY.M** (Aadhaar No. 4744 0103 0924) aged about 46 years, son of Mr. Meganathan, residing at No.23, Sakthi Street, Devi Nagar Annanur, Railway Carshed Complex, Tiruvallur – 600 109, hereinafter referred to as the "SECOND PARTY OF THE SECOND PART",

hereinafter referred to as the PARTIES OF THE SECOND PART (which expression shall wherever the context admits or permits, shall deem to mean and include their respective legal heirs, legal representatives, administrators, executors, successors-in-interest, assigns).

WHEREAS:

a) The PARTIES OF THE FIRST PART is the absolute owners of the land parcel measuring a total extent of **92.5 Cents,** comprised in the below mentioned survey numbers, situated at Azhinjivakkam Village (Jeganathapuram Group), Ponneri Taluk,

M. Umapathy
M. Jai
(PARTIES OF THE SECOND PART)

For G SQUARE REALTORS PRIVATE LIMITED
Authorised Signatory
(CONFIRMING PARTY)

x C. Hemalatha
x
(PARTIES OF THE FIRST PART)

Thiruvallur District, more fully described in the Schedule "A" Property hereunder (hereinafter referred to as **"Schedule "A" Property"**) and has been in absolute ownership, possession and enjoyment of the Schedule "A" Property in the following manner:

Survey Number	Extent in Cents	Name of the Landowner	Patta No.
19/6C1	21.50	Mrs.K.Hemalatha	1574
19/6C2	21.00	Ms.K.V.Ruvanthika	1575
22/1B2	50.00	Mr.K.V.Nithish Kumar	1754
Total	**92.50 Cents**		

b) The PARTIES OF THE SECOND PART is the absolute owners of the land measuring a total extent of **01 Acre and 02 Cents**, comprised in the below mentioned survey numbers, situated at Azhinjivakkam Village (Jeganathapuram Group), Ponneri Taluk, Thiruvallur District, more fully described in the Schedule "B" Property hereunder (hereinafter referred to as **"Schedule "B" Property"**) and has been in absolute ownership, possession and enjoyment of the Schedule "B" Property in the following manner:

Survey Number	Extent in Cents	Name of the Landowner	Patta No.
17/4	65.00	Mr.Jayakumar	1765
17/5B (part)	37.00 out of 72.00	Mr.Umapathy	1845
Total	**01 Acre and 02 Cents**		

c) The PARTIES OF THE FIRST PART approached the PARTIES OF THE SECOND to exchange the land in Schedule "B" Property, in exchange for the Schedule "A" Property and the PARTIES OF THE SECOND PART has agreed to the aforesaid

M. Emalath
M. Jai
(PARTIES OF THE SECOND PART)

For G SQUARE REALTORS PRIVATE LIMITED
Authorised Signatory
(CONFIRMING PARTY)

K. Hemalatha
(PARTIES OF THE FIRST PART)

exchange of the Schedule properties as free from all encumbrances.

d) The PARTIES OF THE SECOND PART herein had entered into a Sale Agreement with **M/s. G SQUARE REALTORS PRIVATE LIMITED** in respect of the Schedule "B" Property hereunder and pursuant to the same, the PARTIES OF THE SECOND PART had handed over the possession of the Schedule "B" Property. Therefore, they had been included as the Confirming Party to this Memorandum of Understanding by way of abundant caution.

WHEREAS both Parties have decided to reduce the terms and conditions mutually agreed upon into writing through these presents.

NOW THIS MoU WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The PARTIES OF THE FIRST PART desires to exchange the Schedule "B" Property from the PARTIES OF THE SECOND PART and the PARTIES OF THE SECOND PART agrees to exchange the Schedule "B" Property free from all encumbrances.
2. The PARTIES OF THE SECOND PART desires to exchange the Schedule "A" Property from the PARTIES OF THE FIRST PART and the PARTIES OF THE FIRST PART agrees to exchange the Schedule "A" Property free from all encumbrances.
3. The Parties herein undertake to hand over the required Photostat copies of title documents and other related documents upon the registration of their respective sale deeds.
4. Both the Parties shall cooperate with each other while taking physical measurements of the Schedule Properties.
5. The Parties herein agrees to the measurement of the area and further agrees to reckon the extent whichever is least pertaining to the Schedule Properties.
6. The Parties herein agrees and undertakes that they shall come to SRO Office and/or any other authorities concerned for executing and registering the required documents as and when required by them.
7. The Parties herein undertake to handover including but not limited to all the Original title Documents, Parent Documents, Revenue Records, Tax Receipts pertaining to the Schedule Properties to each other, on the day of registration of respective Sale Deeds/PoA/any other document required by them.

M. Enayath
M. Jai
(PARTIES OF THE SECOND PART)

For G SQUARE REALTORS PRIVATE LIMITED
Authorised Signatory
(CONFIRMING PARTY)

K. Hemalatha
(PARTIES OF THE FIRST PART)

8. The Parties herein informs and confirms that they are the absolute owners and no one has right, interest and title over their respective Schedule Properties.

9. The Parties herein undertake to execute and register required documents such as including but not limited to the General Power of Attorney / Sale Deed / Transfer of Possession Deed, full and final settlement or any other document/s as required herein and the Parties shall bear their respective stamp duty, registration fee and miscellaneous charges for registration of such documents.

10. Any other matter which is not expressly mentioned herein shall be governed by the provisions of the Specific Relief Act 1963.

SCHEDULE "A" PROPERTY

All that piece and parcel of land measuring a total extent of **92.5 cents**, comprised in the below mentioned survey numbers, and situated at Azhinjivakkam Village (Jeganathapuram Group), Ponneri Taluk, Thiruvallur District and lying within the Registration District of Thiruvallur and the Sub-Registration District of **Ponneri**:

Survey Number	Extent in Cents	Patta No.
19/6C1	21.50	1574
19/6C2	21.00	1575
22/1B2	50.00	1754
Total	**92.50 Cents**	

SCHEDULE "B" PROPERTY

All that piece and parcel land measuring a total extent of **01 Acre and 02 Cents**, comprised in the below mentioned survey numbers and situated at Azhinjivakkam Village (Jeganathapuram Group), Ponneri Taluk, Thiruvallur District and lying within the Registration District of Thiruvallur and the Sub-Registration District of **Ponneri**:

M. Jai

(PARTIES OF THE SECOND PART)

For G SQUARE REALTORS PRIVATE LIMITED

Authorised Signatory

(CONFIRMING PARTY)

K. Hemalatha

(PARTIES OF THE FIRST PART)

Survey Number	Extent in Cents	Patta No.
17/4	65.00	1765
17/5B (part)	37.00 out of 72.00	1845
Total	01 Acre and 02 Cents	

And bounded on the,

Survey No.17/4

North by: Land in Survey No.17/3
South by: Land in Survey No.17/5B
East by: Land in Survey No.17/6C (Proposed Frame Road 40 Feet)
West by: Bandikavanur Village No.107

Survey No.17/5B (part)

North by: Land in Survey No.17/4
South by: Remaining land in Survey No.17/5B & Land in Survey No.17/5A (Padmavathy, Vani, Vanitha)
East by: Land in Survey No.17/6C (Proposed Frame Road 40 Feet)
West by: Bandikavanur Village No.107

IN WITNESS WHEREOF the PARTIES OF THE FIRST PART and PARTIES OF THE SECOND PART hereto have set their respective hands herein on the day, month and year first above written in the presence of the following,

For G SQUARE REALTORS PRIVATE LIMITED

Authorised Signatory

(PARTIES OF THE SECOND PART) (CONFIRMING PARTY) (PARTIES OF THE FIRST PART)

For G SQUARE REALTORS PRIVATE LIMITED

Authorised Signatory

(PARTIES OF THE SECOND PART) (CONFIRMING PARTY) (PARTIES OF THE FIRST PART)

WITNESSES:

1.

2. D. Saithes
9444857512

M. Chandrakala
M. Jai
(PARTIES OF THE SECOND PART)

For G SQUARE REALTORS PRIVATE LIMITED
Authorised Signatory
(CONFIRMING PARTY)

x K. Hemalatha
x Saithesh
(PARTIES OF THE FIRST PART)

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

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

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

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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.