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தமிழ்நாடு தமிலநாடு TAMILNADU

12 5 JAN 2025

DK 692955

R SANKAR (S.V.)
L No: 1481/94
Nagar, Chennai-17

JOINT DEVELOPMENT AGREEMENT

This **JOINT DEVELOPMENT AGREEMENT** is executed at Chennai on this the 26th day of January, 2025,

BETWEEN

1. **A.SRINIVASAN**, [Identified by Aadhaar No.9758 2993 0847], son of Shri.S.Anantharaman, residing at No.20/11, 1st Main Road, Thanthai Periyar Nagar, Ayanavaram, Chennai – 600 023;

Sasikumar
Sasikrishnan
Hariharan Hariharan 24/4/25
M. Chakrapani
M Sandhya
Lakshmi
Lakshmi Kanth
Lakshmi
Satya Sree Vasavi Reddy
B. Himabindu
S. Jayasri

N. Alamelu
G. Selvarani
R. P.
K. Malleswara
M. L. Ravi
01/04/25
A Sitha
Jabeen Sultana
R. Umar

R. Umar
S. Kodeeswaran
Shanthi
R. Vidhya
Vasan

For VAKAMAN VIRTUE PRIVATE LIMITED
K. Nagendra
Authorised Signatory

2. **SEETHALAKSHMI KRISHNAN**, [Identified by Aadhaar No.3440 5747 9517], wife of Shri.S.Krishnan; residing at No.D-1102, Casa Grand, ECR 14, Kannathur Reddy Kuppam, Chennai – 603 112;

3. **ARUN KRISHNAN** [Identified by Passport No.USA 579866432], son of Shri.S.Krishnan residing in 25118, SWEET MYRTLE SQ, ALDIE, VIRGINIA - 20105, being represented by his power agent and mother viz., Smt.Seethalakshmi Krishnan, residing at residing at No.D-1102, Casa Grand, ECR 14, Kannathur Reddy Kuppam, Chennai – 603 112, vide a Deed of Power of Attorney dated ;

4. **HARISH KRISHNAN**, [Identified by Aadhaar No.5415 0233 8392], son of Shri.S.Krishnan residing at residing at No.D-1102, Casa Grand, ECR 14, Kannathur Reddy Kuppam, Chennai – 603 112;

5. **M.CHARLES RAJKUMAR**, [Identified by Aadhaar No.7228 9328 3998], son of Shri.S.Michael Christy, residing at B3-5B, 5th floor, VGN Fairmont, No.78, Parthasarathy Koil Street, Guindy, Chennai – 600 032;

6. **M.SRIVIDYA**, [Identified by Aadhaar No.4394 8322 1816], daughter of Shri.P.S.Swaminathan, residing at Door No.5, 29/14, Kuppiah Street, West Mambalam, Chennai – 600 033;

7. **R.P.JAYAVELAN**, [Identified by Aadhaar No.5901 2521 4043], son of Shri.R.B.Palani, residing at A-1, Srivatsam, 58, Thirumalaipillai Road, T.Nagar, Chennai – 600 017;

1 Agent
2 Seetha Krishnan
Harish.K Harish.K
3 M.Charles Raj 24/4/25
4 M.Srividya
5 Report
6
7
R. Rajasekaran
8 Shanthi
R.Vidhya
Mani

9 N.Alamelu
10 G.Kellammal
11
12 K.Malleswara
M.L.Rai
13 01/04/25
14 A.Sita
15 Jabeen Sultana
16
17

18 24/4
19 Lakshmi Gopalakrishna
20
21 B.Satya Sreenivasulu Reddy
B.Himabindu
22 S.Jayasakthi

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

8. **R.MARY FLORENCE YASHINI**, [Identified by Aadhaar No.9818 1023 1128], wife of Shri.Joseph Ivan Rogation, residing at A2 S1, Pathanjali Garden, 7th Street, Veepathira Nagar, Vengaivasal, Medavakkam, Chennai – 600 100;

9. **S.GOPAL**, [Identified by Aadhaar No.9273 6571 2634], son of Shri. G.V.Subramaniam, residing at T-12, Subhiksha-NTR Apartments, NTR Street, 116/132-A, Rangarajapuram Main Road, Chennai – 600 024;

10. **R.RAJESWARI**, [Identified by Aadhaar No.7583 6206 6713], wife of Shri. S.Rajagopalan, reisidng at T-12, Subhiksha-NTR Apartments, NTR Street, 116/132-A, Rangarajapuram Main Road, Chennai – 600 024;

11. **MEENAKSHI GOPAL**, [Identified by Aadhaar No.7623 3340 7125], wife of Shri. S.Gopal, residing at T-12, Subhiksha-NTR Apartments, NTR Street, 116/132-A, Rangarajapuram Main Road, Chennai – 600 024;

12. **SHANTHI SHEKHAR**, [Identified by Aadhaar No.7582 1520 6555], wife of Shri.R.Shekhar, residing at No.3/103, Sahakar Nagar-1, Maa Kamal Shell Colony, Chembur, Mumbai – 400 071;

13. **VIDHYA RAJAGOPALAN,** [Identified by Aadhaar No.4923 5627 6653], wife of Shri.D.Srinivasan, residing at NO.36-39, SPS Dream Villa, Block A-3, 6th Street, Astalakshmi Nagar, Alapakkam, Porur, Chennai – 600 116;

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

14. **N.ALAMELU**, [Identified by Aadhaar No.8483 1127 6311], wife of Shri.V.Nachiappan, residing at Ormes Villa, Ormes Road, Kilpauk, Chennai – 600 010;

15. **CHELLAMMAL GANGAMUTHU**, [Identified by Aadhaar No.9080 0570 8825], wife of Shri.V.Gangamuthu, residing at No.A-001, Plot No.189, Shreenathji Krupa CHS, Sector 20, Nerul West, Navi Mumbai, Thane, Mumbai – 400 706;

16. **R.PRAKASH**, [Identified by Aadhaar No.3675 1965 2079], son of Shri.Rangaswamy, residing at Flat-11, Aishwarya Apartments, Old No.154, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024;

17. **K.MALLIESWAREE**, [Identified by Aadhaar No.4333 6116 8714], wife of Shri.K. Suryanarayana, residing at Flat-12, Aishwarya Apartments, Old No.154, Rangarajapuram Main Road, Kodambakkam, Chennai. 24;

18. **M.L.RANI**, [Identified by Aadhaar No.7608 8168 8962], wife of Mr.Lakshman, residing at Flat-12, Aishwarya Apartments, Old No.154, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024;

19. **AROCKIA XAVIER ANNIE.R**, [Identified by Aadhaar No.4596 6601 0270], wife of Shri.Benet Zacharias, residing at Flat No.5, Rams Flat, No.16/37, 4th Main Road, Gandhinagar, Adyar, Chennai – 600 020;

20. **A.SUNITHA**, [Identified by Aadhaar No.9632 1469 5972], wife of Shri.Anand Babu, residing at Flat No.37, Vasanth Apartments, Old No.154, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024;

For VAKAMAN VIRTUE PRIVATE LIMITED

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21. **JABEEN SULTANA**, [Identified by Aadhaar No.6857 5668 2955], wife of Shri.Abdul Saleem, residing at No.6/2, Chinnathambi Street, Demellows Road, Permabur barracks, Chennai – 600 012;

22. **S.GOPAL**, [Identified by Aadhaar No.9273 6571 2634], son of Shri.G.V.Subramaniam, residing at T-16, Subhiksha-NTR Apartments, NTR Street, No.116/132-A, Rangarajapuram Main Road, Chennai 600 024;

23. **R.HARIKRISHNAN**, [Identified by Aadhaar No.8763 8816 4651], son of Shri.V.Raghava Naicker, residing at Flat No.17, Aishwarya Apartments, Old No.154, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024;

24. **U.VASANTHI** [Identified by Aadhaar No.6357 0887 6700], wife of Shri. V.Udayakumar, presently residing at No.No.49, Seymour Drive, Rolleston Christ Church 7614, New Zealand being represented by her power agent Mr.A.B.Kasthuri Rangan,[Identified by Aadhaar No:9308 8144 9145], residing at 'Bashyam Reddy', No.20/7, Appa Garden Road, Kilpauk, Chennai – 600 010, vide a Deed of Power of Attorney dated ;

25. **U.SRUTHI**, [Identified by Aadhaar No.8521 9398 5788], daughter of Shri V.Udayakumar, presently residing at No.No.49, Seymour Drive, Rolleston Christ Church 7614, New Zealand being represented by her power agent Mr.A.B.Kasthuri Rangan,[Identified by Aadhaar No:9308 81449145], residing at 'Bashyam Reddy', No.20/7, Appa Garden Road, Kilpauk, Chennai – 600 010, vide a Deed of Power of Attorney dated ;

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

26. **U.PRAVANESH** [Identified by Aadhaar No.9369 4203 4451], son of Shri V.Udayakumar, presently residing at No.No.49, Seymour Drive, Rolleston Christ Church 7614, New Zealand being represented by his power agent Mr.A.B.Kasthuri Rangan,[Identified by Aadhaar No:9308 81449145], residing at 'Bashyam Reddy', No.20/7, Appa Garden Road, Kilpauk, Chennai – 600 010, vide a Deed of Power of Attorney dated ;

27. **LAKSHMI GOPALAKRISHNAN**, [Identified by Aadhaar No.8851 8559 1069], wife of Shri.S.Gopalakrishnan, residing at No.18/41, Dr.Radhakrishnan Road, Valasaravakkam, Chennai – 600 087;

28. **T.R.PRABAKARAN**, [Identified by Aadhaar No.9073 3392 2772], son of Shri.T.N.Rajagopalan, residing at Plot Nos.1 to 4, Ranga Gardens, Sriranga Mahal, Vivekananda Main Road, Kolattur, Chennai – 600 099;

29. **SATYA SREENIVASULU REDDY BADDIPUDI**, [Identified by Aadhaar No.7696 2666 3942], son of Mr.Akki Reddy Baddipudi, residing at 3K No.88/5/3, 9th Main, R.M.Nagar Extension, Horamavu Road, Ramamurthy Nagar, Bengaluru – 560 016;

30. **HIMABINDU**, [Identified by Aadhaar No.3675 9257 7264, wife of Satya Sreenivasulu Reddy Baddipudi, residing at 3K No.88/5/3, 9th Main, R.M.Nagar Extension, Horamavu Road, Ramamurthy Nagar, Bengaluru – 560 016;

31. **S. JAYAPRAKASH** [Identified by Aadhaar No. 9370 3981 2280] son of Shri N. Sakthivel, residing at T-2, Jains Cresent Park Phase-II, Old No.11/ New No.12, Rathinammal Street, Kodambakkam, Chennai 600 024,

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

hereinafter collectively called as the PARTIES OF THE FIRST PART/ OWNERS which term wherever the context so permits or requires shall mean and include their successors, executors, administrators, legal representatives and assigns of the One Part;

AND

M/s.VAKAMAN VIRTUE PVT LTD, [Identified by CIN No. U43299TZ2024PTC032958], a company incorporated under the Companies Act, 1956, represented by its Director **Mr.K.VASUDEVAN** [Identified by Aadhaar No.5769 3020 4684], having their registered office at Door No.110, 3rd Street, Robertson Road, P.M.Samy Colony, R.S.Puram, Coimbatore – 641 002, hereinafter called as the PARTY OF THE SECOND PART/ DEVELOPER, which term wherever the context so permits or requires shall mean and include their successors, executors, administrators, legal representatives and assigns of the Other Part;

WHEREAS the OWNERS herein are the absolute owners in possession of their respective flats situated at 'Aishwarya Apartment', situated at New No.72, Old No.154, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024, morefully described in the schedule-A hereunder.

WHEREAS the said residential flats are owned and possessed by the OWNERS by virtue of the below mentioned documents:

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

S.No.	Date	Parties to Document	Doc.No.	Nature of Document	SRO	Flat No.
1.	28.01.2002	D.P.Anil Kumar to A.Srinivasan	190/2002	Sale Deed	SRO Kodambakkam	No.1
2.	13.08.1990	P.T.Murali to S.Krishnan and S.N.Seethalakshmi	3883/1990	Sale Deed	SRO Kodambakkam	No.2
3.	15.03.2017	K.Sankaran to M.Charles Rajkumar	954/2017	Sale Deed	SRO Kodambakkam	No.3
4.	09.11.2017	R.Meenakshi to M.Srividya	4329/2017	Settlement Deed	SRO Kodambakkam	No.4
5.	26.04.1989	B.Govindaraju to R.P.Jayavelan	1733/1989	Sale Deed	SRO Kodambakkam	No.5
6.	09.07.1997	S.Malleswari to Vimala Ravi	2128/1997	Sale Deed	SRO Kodambakkam	No.6
7.	29.04.2021	S.Thiagarajan to S.Gopal	1808/2021	Sale Deed	SRO Kodambakkam	No.7
8.	03.03.2006	T.Santhanam to S.Rajagopalan	960/2006	Sale Deed	SRO Kodambakkam	No.8
9.	26.06.2024	N.Venkatachalam & Nachal Nachiappan to N.Alamelu	3074/2024	Release Deed	SRO Kodambakkam	No.9
10.	25.05.1989	B.Govindaraju to Chellammal Gengamuthu	2148/1989	Sale Deed	SRO Kodambakkam	No.10
11.	03.12.2008	K.Suryanarayana and K.Malleswari to R.Prakash	4117/2008	Sale Deed	SRO Kodambakkam	No.11
12.	03.10.2011	Lakshman to M.L.Rani **[Life Interest given to K.Mallieswaree]**	3283/2011	Settlement Deed	SRO Kodambakkam	No.12
13.	14.09.1989	B.Govindaraju to Vasanthy Rayan	3762/1989	Sale Deed	SRO Kodambakkam	No.12A
14.	26.06.2018	A.Gunalan to A.Sunitha	2423/2018	Sale Deed	SRO Kodambakkam	No.14
15.	27.10.2003	Syed Dildar Ahmed to Jabeen Sultana	3932/2003	Settlement Deed	SRO Kodambakkam	No.15

For VAKAMAN VIRTUE PRIVATE LIMITED

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16.	25.07.2007	J.Rajaraman to S.Gopal	2768/2007	Sale Deed	SRO Kodambakkam	No.16
17.	02.11.2012	P.Neelakantan & Sindhu Neelakanthan to R.Harikrishnan	3751/2012	Sale Deed	SRO Kodambakkam	No.17
18.	23.06.2014	T.K.Shanmugasundaram to V.Udayakumar	2341/2014	Sale Deed	SRO Kodambakkam	No.18
19.	10.09.1998	Saroja Ramasamy to Lakshmi Gopalakrishnan	2696/1998	Sale Deed	SRO Kodambakkam	No.19
20.	19.06.1989	B.Govindaraju to T.R.Prabhakaran	2516/1989	Sale Deed	SRO Kodambakkam	No.20
21.	17.10.2005	Saroja Ramasamy to Satya Sreenivasalu Reddy Baddipudi & Himabindu	4232/2005	Sale Deed	SRO Kodambakkam	No.21
22.	27.09.2011	T.Saraswathi & T.V.Madhava Rao to S.Jayaprakash	3204/2011	Sale Deed	SRO Kodambakkam	No.22

WHEREAS taking into consideration of the benefits/ advantages that will accrue to them, the OWNERS collectively and unanimously decided to develop the schedule -A mentioned property into Residential Apartment Building through a reputed developer under a scheme of joint development. Accordingly, the OWNERS approached the DEVELOPER, who is a reputed builder having experience in the field of construction of building and sought for redevelopment of the schedule-A mentioned property under the scheme of redevelopment.

For VAKAMAN VIRTUE PRIVATE LIMITED

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WHEREAS the DEVELOPER has agreed to jointly develop the schedule–A mentioned property into Residential Apartment Building with the OWNERS and have entered into a 'Memorandum of Understanding' dated 07.08.2024 between the parties.

Whereas, now the parties herein are desirous of taking the joint development further and for the same the parties herein have decided to reduce in writing the terms and conditions of the joint development agreement;

B. Responsibilities of the Developer:

i. The DEVELOPER is responsible for obtaining all necessary approvals from CMDA, Greater Chennai Corporation, RERA, Metro Water, TNEB, etc, and the expenses incurred towards the said approvals shall be borne wholly by the DEVELOPER.

ii. The entire cost of construction associated to the said development shall be at the expense of the DEVELOPER.

iii. The DEVELOPER is fully responsible for any damage/ repair caused due to the materials/ products used in the construction for a period of one year from the date of handling over.

1
2 Seetha Krishnan
3 M. Chakrapani 24/4/24
4 M. Sindhya
5
6
7 R. Radhakrishnan
8 Shanthi Reddy Mam

9 N. Alamelu
10 G. Selvammal
11
12 K. Malleeswara M.L. Rao
13
14
15 Fabeen Sultana
16
17

18. 24/4
19. Lakshmi Gopalakrishnan
20.
21. B. Satyasreenivasulu Reddy
21. B. Himabindu
22. S. Joseph.

For VAKAMAN VIRTUE PRIVATE LIMITED

K. nagendra

Authorised Signatory

iv. The expenses associated with obtaining the joint patta shall be borne by the DEVELOPER.

v. The DEVELOPER shall procure and use only good quality branded materials as mentioned in the specification hereunder.

vi. The DEVELOPER shall ensure that only qualified contractors and skilled workmen are employed in the construction.

vii. The DEVELOPER shall ensure that as per the Government Regulations no one shall be employed to work in the proposed project under the age of 18 years.

viii. The DEVELOPER shall bear the GST charges of the OWNERS arising in connection to this Joint Development Agreement.

ix. The DEVELOPER is responsible for the safety of the employees/ workers and shall take all necessary insurances for the same.

x. The DEVELOPER shall maintain quality certificates for all materials used on site and the same should made available to the OWNERS for verification at any point of time during construction and shall handover the same to the apartment association at the time of handing over of the original documents.

xi. The DEVELOPER shall inform the OWNERS at all critical stages of construction and they will be consulted and taken on board particularly during the selection of tiles and internal paint colours. The base cost of the tiles/ paints would be provided to the OWNERS so that in needed the OWNERS can select other brands of tiles/ paints by paying additional cost.

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

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v. The DEVELOPER shall procure and use only good quality branded materials as mentioned in the specification hereunder.

vi. The DEVELOPER shall ensure that only qualified contractors and skilled workmen are employed in the construction.

vii. The DEVELOPER shall ensure that as per the Government Regulations no one shall be employed to work in the proposed project under the age of 18 years.

viii. The DEVELOPER shall bear the GST charges of the OWNERS arising in connection to this Joint Development Agreement.

ix. The DEVELOPER is responsible for the safety of the employees/ workers and shall take all necessary insurances for the same.

x. The DEVELOPER shall maintain quality certificates for all materials used on site and the same should made available to the OWNERS for verification at any point of time during construction and shall handover the same to the apartment association at the time of handing over of the original documents.

xi. The DEVELOPER shall inform the OWNERS at all critical stages of construction and they will be consulted and taken on board particularly during the selection of tiles and internal paint colours. The base cost of the tiles/ paints would be provided to the OWNERS so that in needed the OWNERS can select other brands of tiles/ paints by paying additional cost.

1
2 Seethakrishnan
3 M. Chakradhar 24/4/25
4 M. Srinidya
5
6
7 R. Raghavan
8
9 M. Alamelu
10 G. Vellammal
11
12 K. Mallieswaran
M. L. Rani
12A
14 A. Sitha
15 Fabeen Sultana
16
17
18
19 Lakshmi Gopalakrishna 24/4
20
21 B. Satyasaiprivanka Reddy
B. Himabindu
22 S. Jayasakthi.

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

iv. In furtherance to this Joint Development Agreement, the OWNERS in respect of the schedule – A mentioned property shall execute a 'Power of Attorney' in favour of the DEVELOPER empowering the DEVELOPER to prepare, sign and submit plans, applications, make statements and declarations, pay any deposit or fees to and in favour of any authority, including the Corporation, CMDA, Government and Quasi Government authorities, so as to enable them to secure plan approval, to apply for and secure water, sewage, electricity connections with TANGEDCO, fire safety clearance and to get the proposed residential building assessed to tax. However, the said Power of Attorney do not empower the DEVELOPER to mortgage the schedule – A mentioned property for any of their financial needs and is revocable by the OWNERS.

v. If required the OWNERS shall come forward to execute a 'Supplemental Joint Development' subsequent to the approvals being obtained demarcating the shares of the OWNERS and the DEVELOPER.

vi. The OWNERS upon the approvals obtained from the CMDA, Greater Chennai Corporation, RERA, etc, shall execute an irrevocable 'Power of Attorney' in favour of the DEVELOPER with regard to the 39.57% share agreed to the DEVELOPER. In any event if the OWNERS revoke the said power of attorney suo motto due to which the DEVELOPER suffers any loss or damage, then the DEVELOPER shall be entitled to claim damages from the OWNERS as compensation.

1
2 Seetha Krishnan
3 M. Charukesh 24/4/25
4 M. Srividya
5
6
7
R. Radheswari, Bharathi
R. Vidhya.

9 N. Alamelu
10 G. Selvamal
11
12 K. Malleswari
M. L. Rani
13
14 A. Sujitha
15 Jabeen Sultana
16
17

18 24/4
19
20
21 13 Satyasreenivasulu Reddy
B. Himabindu
22 S. Jayasri.

For VAKAMAN VIRTUE PRIVATE LIMITED
Authorised Signatory

vii. Upon obtaining the completion certificate and the respective properties being transferred to the name of the OWNERS, all payments relating to property tax, water tax, E.B & water deposits, etc, shall be individually borne by the OWNERS.

viii. Any cost incurred towards registration, stamp duty and other service charges shall be borne by the OWNERS.

ix. The OWNERS shall actively participate in the formation of the Association (AOP) on completion of the project with the DEVELOPER.

x. The OWNERS shall with regard to the flats falling to their respective shares in the proposed residential apartment building enter into a 'Construction Agreement' either in their name or in the event of selling their share in the name of the prospective purchaser(s), subjecting them to the terms and conditions set out therein.

xi. In the event of the OWNERS selling their respective share to the prospective purchaser(s), all payments due and payable by the OWNERS shall be routed only through the DEVELOPER. The DEVELOPER shall pass on such payments to the OWNERS with regard to the share of the OWNERS after deducting the necessary taxes, deposits, corpus fund, etc,. However, the sale consideration in respect of the OWNERS share shall be received by the OWNERS directly from the prospective purchaser(s) under the sale deed to be executed and registered by them.

1
2 Geetha Krishnan
3 M. Chakrapani
4 M. Srinivasa
5
6
7 R. Radhakrishnan
8 Shanthi
R. Vidhya.

9 N Ramesh
10 G. Jeevarathinam
11
12 K. Mallikarjuna Rao
M. L. Rai
13
14 A. Sitha
15 Fabeen Sultana
16
17

18 24/4
19 Lakshmi Gopalakrishna
20
21 B. Satyasreenivasulu Reddy
B. Himabindu
22 S. Jayasakthi.

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

xii. On handing over of their respective shares, the OWNERS shall pay the corpus fund falling to their share to the DEVELOPER.

D. Licence:

i. The OWNERS hereby grant in favour of the DEVELOPER, a right by way of Licence to enter into the schedule -A mentioned property for the purpose of measuring, carrying out such tests/ surveys, demolishing the existing structure(s) and to develop the schedule -A mentioned property into Residential Apartment as envisaged under this agreement.

ii. The physical possession of the schedule -A mentioned property remains with the OWNERS and the DEVELOPER is only granted with the 'Licence' to enter upon and develop the same in accordance to the scheme proposed in this agreement.

iii. In pursuance to the Licence granted to the DEVELOPER, the OWNERS shall always permit the DEVELOPER, their employees, architects, engineers, contractors, workers, etc, to always enter into the schedule mentioned property for the purpose of measuring and drawing up of plans, demolishing the existing structure(s) if any and also for the purpose of construction of the proposed residential apartment with all amenities and facilities mentioned in the annexure.

1
2 Seetharamakrishnam
3 M. Chakradhar
4 M. Saividya
5
6
7 R. Radheswari
8 Shanthi
R. Vidhya

9 N. Alamelu
10 G. Vellammal
11
12 K. Malliswari
M. L. Rai
14
15 Fabeen Sultana
16
17

18 24/4
19 Lakshmi Gopalakrishna
20
21 B. Satyasreenivasulu Reddy
B. Himabindu
22 S. Jayalakshmi

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

iv. The OWNERS shall not obstruct or interfere in any manner whatsoever with the construction and development of the schedule mentioned properties undertaken and carried out by the DEVELOPER.

E. Building Plan:

i. The DEVELOPER taking the services of the Architect/ Engineers shall prepare a detailed plan with the blue prints, measurements, specifications, etc, for the proposed residential apartment complex as suggested by the Architects/ Engineers hired by them. After consultation with the OWNERS, the plan prepared by the DEVELOPER shall be finalized and approved by the OWNERS and a copy of the said finalized plan shall be shared to the OWNERS.

ii. On finalization/ approval of the plan by the OWNERS, the DEVELOPER shall apply for all necessary approvals, sanctions, licences, etc, for the redevelopment of the schedule – A mentioned property into residential apartment complex. All costs and expenses associated towards such approvals, licenses, etc, shall be borne by the DEVELOPER.

iii. Upon obtaining the approvals and licenses to construct, the OWNERS and the DEVELOPER shall enter into a 'Supplemental Joint Development Agreement' earmarking their respective shares.

iv. It is agreed that the OWNERS shall be entitled to get one car park in correspondence to the flat allotted to them.

v. It is agreed that while earmarking the share of the OWNERS in the form of flats, endeavour shall be made to earmark/ allot flats in full

For VAKAMAN VIRTUE PRIVATE LIMITED

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or as complete units. In case such allotment is not possible and there occurs a fractional allotment of flats, then the remaining fractional share in such flats will be sold to and purchased by the OWNERS or the DEVELOPER as may be mutually agreed by the parties at an agreed rate of Rs.13,500/- (Rupees Thirteen Thousand and Five Hundred Only) per sq.ft plus the taxes.

vi. In the event of any purchase and payments to be made by the OWNERS to the DEVELOPER as mentioned in clause no.E(v) hereinabove, the same shall be paid by the OWNERS on various stages as mentioned below:

Stages of Construction	**Percentage of Payment to be made on the total cost payable**
On approval and commencement of work	5%
On completion of foundation	5%
On completion of first floor	10%
On completion of second floor	10%
On completion of third floor	10%
On completion of fourth floor	10%
On completion of fifth floor	10%
On completion of external and internal plastering	10%
On completion certificate	20%
On handing over	10%

vii. The specifications for the proposed residential apartment shall be in accordance to the schedule - D hereunder and the facilities,

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workmanship, provisions, make of the fittings, other services shall all be identical for all the flats in the proposed residential apartment immaterial of whether they are falling within the OWNERS or the DEVELOPER's share. All such amenities and services shall be available to the OWNERS at no extra cost or consideration.

viii. The sale price of the flats falling to the share of the OWNERS shall be determined exclusively by the respective OWNERS.

ix. The sale price of the flats falling to the share of the DEVELOPER shall be determined exclusively by the DEVELOPER.

F. Time for Completion:

The DEVELOPER shall within a period of 18 months from the date of handing over of vacant possession of the schedule -A mentioned property to the DEVELOPER or within 24 months from the date of signing this Joint Development Agreement complete the construction of the proposed residential apartment complex as per the approved plan without any deviations either by themselves or through the contractor(s) of their choice.

G. Construction:

i. The entire cost of construction of the proposed residential apartment complex shall be borne by the DEVELOPER.

ii. The DEVELOPER shall use materials of good quality and carry out the construction in accordance to the approved plan without any deviations.

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iii. In the event of the OWNERS or their prospective purchaser(s) seeking any modifications/ alterations in the layout of the unit or in the material, fittings, etc, the DEVELOPER agrees to accommodate such requests subject to its feasibility and upon payment of the additional cost that may be involved.

iv. In the event of the OWNERS selling their respective share to the prospective purchaser(s), all payments due and payable by the OWNERS shall be routed only through the DEVELOPER. The DEVELOPER shall pass on such payments to the OWNERS with regard to the share of the OWNERS after deducting the necessary taxes, deposits, corpus fund, etc,. However, the sale consideration in respect of the OWNERS share shall be received by the OWNERS directly from the prospective purchaser(s) under the sale deed to be executed and registered by them.

H. Common Areas and Amenities:

i. All the common amenities and the common areas in the proposed residential apartment complex shall be used by the OWNERS and the DEVELOPER in common.

ii. The DEVELOPER and the OWNERS hereby expressly agree that the common areas shall collectively belong to the OWNERS and the prospective purchaser(s) from the DEVELOPER and the DEVELOPER has no right to claim any exclusive ownership over the same after completion of the project.

1 Hgeeta
2 Geetha Krishnan
3 M. Chaitanya
4 M. Sindhya
5 Rathor
6
7 R. Radheswari, A. Umar
8 Shanth
Reddy
Meena

9 OV. Alamelu
10 G. Fathimmal
11
12 K. Mallikeswara Rao
M. L. Rao
13
14 A. Smitha
15 Jabeen Sultana
16 A. Umar
17

18 24/4
19 Lakshmi Gopalakrishna
20
21 B. Satyanarayana Reddy
B. Himabindu
22 S. Jayalakshmi

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iii. The OWNERS and their prospective purchaser(s) shall be liable to pay the maintenance charges that may be charged for any of the amenities to be provided in the proposed residential complex.

I. Title:

i. The OWNERS hereby declare and covenant that they have indefeasible title over the schedule – A mentioned property and that the same is free from all encumbrances, claim or litigation and that they are in actual physical possession of the same and in this regard the OWNERS agree to furnish all necessary documents, records, certificates, etc, as may be required by the DEVELOPER for the purpose of scrutinizing and ensuring clear and marketable title of the OWNERS.

ii. All original title deeds shall deposited in a common bank locker for safe custody till the construction is completed and the sale of UDS of the DEVELOPER's share to the proposed purchaser(s) are completed.

iii. On completion of the conditions as mentioned above in clause (ii) and upon formation of the Association, the DEVELOPER shall handover the documents to the newly formed Association and a receipt shall be obtained from the Association President or Secretary.

iv. The OWNERS further declare that until the existence of this agreement they will not in any manner whatsoever deal with the

1
2 Seetha Krishnam
3 M. Charkshitty
4 M. Sandhya
5
6
7 R. Reddy Vani
8 Shanthi
R. Vidhya.
Meena

9
10 G. Chellamma
11
12 K. Mallikarjuna
M. L. Rani
13
14 A. Sitha
15 Jabeen Sultana
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21 B. Himabindu
22 S. Jayasri.

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property set out hereunder in the manner detrimental to the DEVELOPER.

J. Taxes and Levies:

i. The OWNERS shall be liable to pay all taxes and levies on the schedule – A mentioned property including but not restricted to property tax, upto the date of receipt of plan approval and license to construct. Upon obtaining the approvals and license to construct the taxes and levies imposed on the schedule – A mentioned property shall be paid by the OWNERS and the DEVELOPER in their ratio of their share in the proposed constructed area.

ii. All local taxes with respect to the schedule – A mentioned property till the date of delivery of possession of the said property to the DEVELOPER shall be paid by the OWNERS. In case of any dues levied by the government or quasi-government bodies for the period prior to the date of handing over of possession of the schedule – A mentioned property, the same shall be borne by the OWNERS and the OWNERS shall indemnify the DEVELOPER for such amount demanded.

iii. In the event of stamp duty or registration charges or other related duty being levied on this agreement, the same shall be borne and paid by the OWNERS and the DEVELOPER in the ratio of their respective shares.

iv. The GST charges or any other taxes imposed or that may be imposed for the proposed development under this agreement shall be entirely borne by the DEVELOPER.

1
2 Seetharamakrishnan
3 M. Charakshitha
4 M. Sindhya
5 Rathan
6
7 R. Radheswari
8 Thantha
R. Vidhya

9 N. Alamelu
10 G. Lakshmi
11
12 K. Mallikharjuna Rao
M. L. Rao
12A
14 A. Sita
15 Fathima Sulthana
16
17

18 24/4
19 Lakshmi Gopalakrishna
20
21 B. Satyanarayana Reddy
B. Himabindu
22 S. Jagadish

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v. The DEVELOPER and the OWNERS shall individually be liable to pay any Capital Gains Tax if any arising under the Income Tax Act, 1961 for the consideration received by them towards their respective shares. Any other taxes or change in GST or other tax structures brought by the Government of India during the time of this agreement shall defacto apply to the OWNERS share and the OWNERS shall be liable to pay those taxes and vice versa.

K. Warranty:

The DEVELOPER hereby unequivocally undertake to set right any defect in the construction which is brought to their notice within a period of 12 months from the date of full completion and handing over.

L. Force Majeure:

The DEVELOPER shall not be liable for any delay/ non-completion of the proposed construction within the stipulated time period due to the reasons of war, floods, earthquake, any natural calamities, pandemic, imposition of lockdowns by the government, imposition of section 144 restrictions, travel and transport restrictions imposed by the government, non-availability of steel and cements and other materials, working & labour restrictions, undue delay in securing water/ sewerage/ electrical connection, undue delay in getting government clearances.

M. Delay in Completion and Damages:

As agreed the DEVELOPER shall complete the construction and deliver the possession of the schedule - B mentioned property to the OWNERS

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within the period of 24 months from the date of this agreement and an additional period of 6 months shall be granted in the event of any force majeure conditions. In the event of the DEVELOPER's failure to complete the construction within the period of 30 months as mentioned above, the DEVELOPER shall be liable to pay the OWNERS by way of damages, a sum of Rs.30/- per sq.ft per month to the OWNERS respective shares.

N. Name of the Proposed Development:

The name of the proposed residential apartment building to be constructed in the schedule – A mentioned property shall be decided by the DEVELOPER in consultation with the OWNERS and the same shall not be changed/ altered at any point of time. The DEVELOPER is expressly permitted to display, at all times, the name and logo of the proposed development along with the name of the DEVELOPER or their group of companies, upon the development is such location and in the style and format of the DEVELOPER's choice. The DEVELOPER shall always have the exclusive proprietary and other rights, title and interest on such name.

O. Association:

It is agreed that the OWNERS and the DEVELOPERS shall stipulate to their respective purchaser(s) or the OWNERS themselves in the event of retaining their flat shall become the member of the Association/ Society of the proposed residential apartment complex, for the upkeep and maintenance of the proposed development, including the common areas and amenities therein and bear the proportionate costs thereof and also subject themselves to the Association/ Society Bye-Laws.

For VAKAMAN VIRTUE PRIVATE LIMITED

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P. Apartment Ownership Act:

The DEVELOPER has assured the OWNERS that the proposed development in its entirety is in accordance with the provisions of the Tamil Nadu Apartment Ownership Act, 1994 and the OWNERS shall comply with the compliance as required under the Apartment Ownership Act.

Q. Entire Agreement:

This agreement, along with its schedules and annexures constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any/all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the proposed development as the case may be.

R. Right to Amend:

This agreement may only be amended through written consent of the parties herein.

S. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent

1 Seetha Krishnan
2
3 M. Chakrapani
4 M. Srinidya
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7
8 R. Rajeswari, Shanthi, R. Vidhya.
9 N. Alamelu
10 G. Illammal
11
12 K. Malleswara Rao, M.L. Rao
13
14 A. Sultana
15 Fabeen Sultana
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19 Lakshmi Gopalakrishnan
20
21 B. Satyasreenivasulu Reddy, B. Himabindu
22 S. Jeevajothi.

For VAKAMAN VIRTUE PRIVATE LIMITED

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necessary to confirm the Act or the Rules and Regulations made there under or the applicable laws, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable as the time of execution of this Agreement.

T. Arbitration:

Any dispute, differences or controversy which may arise between the parties in connection to the terms of this agreement, shall initially be solved through amicable negotiations. If not settled amicably, the same shall be decided by a Sole Arbitration appointed in accordance to the provisions of the Arbitration and Conciliation Act, 1996. The language to be used in the arbitration proceedings shall be in English and the place of arbitration shall be at Chennai. The decision of the Sole Arbitrator shall be final and binding on both the parties herein.

U. Governing Laws:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

V. Notice:

All notices and communications between the parties shall be served at the above mentioned respective addresses through Registered Post with

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

acknowledgement due or Courier with acknowledgment due or through e-mail.

W. General Clauses:

i. Neither party shall be entitled to assign or otherwise transfer this agreement without the prior written consent of the other party.

ii. This agreement has been prepared in two originals, one of which will be retained by the DEVELOPER and another will be in the possession of the person nominated by the collective OWNERS.

IN WITNESS WHEREOF THE PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS JOINT DEVELOPMENT AGREEMENT IN THE PRESENCE OF THE ATTESTING WITNESSES SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

SCHEDULE OF PROPERTY

Schedule – A

(Total Extent of the land)

All that piece and parcel of land measuring 2.82 grounds (2 grounds 1968 sq.ft) together with residential apartment building viz., 'Aiswarya Apartment', situate in R.S.No.1, formerly paimash nos.1003 and 1004, Patta No.178/87-88, Plot No.187, T.S.No.35, Block No.39, and old Door No.23, situate in Puliyur Village, lying within the Registration Sub-District of Kodambakkam and Registration District of Central Chennai, the whole land bounded on the:

1
2 Seetha Krishnan
3 M. Chakrapani
4 M. Srividya
5
6
7 Rajesh (GPA)
8 Shanthi
R. Vidhya.
9 N. Alamelu
10 G. Selvammal
11
12 K. Mallieswara Rao M.L. Rao
12A
13 A. Sultana
14 Fabeen Sultana
15
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18 24/4
19
20
21 B. Satyasreenivasulu Reddy
B. Himabindu
22 S. Jayasri.

For VAKAMAN VIRTUE PRIVATE LIMITED

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North by : Property of B.Govindaraju,

South by : Property of B.Govindaraju,

East by : Property of C.Devendrakumar and others,

West by : Pasumarthy Street.

Schedule – B

(Land retained by the OWNERS/ Nominees)

4085 sq.ft of undivided share of land forming part and parcel of schedule – 'A' mentioned property out of the total extent of 6760 sq.ft.

LAND OWNERS SHAR'S							
SL. NO.	OWNERS NAME	FLOOR	APARTMENT NO.	TYPE	(H) UDS LAND AREA (SQ.M)	(I) CAR PARKING (NOS.)	
						COVERED	OPEN
1	R.P.JAYAVELAN	I FLOOR	1A	2 BHK	16.22	1	0
2	N. ALAMELU	I FLOOR	1C	2 BHK	14.31	0	0
3	M. SRIVIDYA	I FLOOR	1E	1 BHK	12.92	0	0
4	S. KRISHNAN & S.N. SEETHALAKSHMI	I FLOOR	1F	1 BHK	12.85	0	0
5	M. CHARLES RAJKUMAR	I FLOOR	1G	2 BHK	13.99	0	1
6	R. MARY FLORENCE YASHINI	II FLOOR	2A	2 BHK	14.30	1	0
7	K MALLIESWAREE	II FLOOR	2B	1 BHK	11.34	0	0
8	K MALLIESWAREE	II FLOOR	2C	2 BHK	20.72	0	0
9	R PRAKASH	II FLOOR	2D	2 BHK	15.14	0	0
10	A SUNITHA	II FLOOR	2E	1 BHK	12.93	0	0

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11	JABEEN SULTHANA	II FLOOR	2F	1 BHK	12.85	0	0
12	G.CHELLAMMAL	II FLOOR	2G	2 BHK	21.76	0	1
13	AROCIA XAVIER ANNIE	III FLOOR	3A	2 BHK	22.60	1	0
14	TR PRABHAKARAN	III FLOOR	3C	2 BHK	20.72	0	0
15	R HARIKRISHNAN	III FLOOR	3D	2 BHK	21.32	0	0
16	S.SRINIVASAN	III FLOOR	3E	1 BHK	12.93	0	0
17	S JAYAPRAKASH	III FLOOR	3G	2 BHK	14.30	1	0
18	S.GOPAL	IV FLOOR	4A	2 BHK	22.60	0	1
19	U. VASANTHI	IV FLOOR	4D	2 BHK	14.47	0	0
20	S.RAJAGOPAL	IV FLOOR	4F	1 BHK	12.85	0	0
21	S.GOPAL	IV FLOOR	4G	2 BHK	21.76	1	0
22	SATHYA REDDY	V FLOOR	5A	2 BHK	15.14	1	0
23	LAKSHMI GOPALAKRISHNAN	V FLOOR	5G	2 BHK	14.30	1	0
					372.32	7	4

Schedule – C

(Land to be conveyed to the DEVELOPER)

2675 sq.ft of undivided share of land forming part and parcel of schedule -A' mentioned property out of the total extent of 6760 sq.ft.

For VAKAMAN VIRTUE PRIVATE LIMITED

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DEVELOPERS SHARE							
SL. NO.	DEVELOPER	FLOOR	APARTMENT NO.	TYPE	(H) UDS LAND AREA (SQ.M)	(I) CAR PARKING (NOS.)	
						COVERED	OPEN
1	VAKAMAN	I FLOOR	1B	1 BHK	17.73	0	0
2	VAKAMAN	I FLOOR	1D	2 BHK	21.20	0	0
3	VAKAMAN	III FLOOR	3F	1 BHK	19.26	0	0
4	VAKAMAN	IV FLOOR	4B	1 BHK	19.11	0	0
5	VAKAMAN	IV FLOOR	4C	2 BHK	23.20	0	0
6	VAKAMAN	IV FLOOR	4E	1 BHK	20.20	0	0
7	VAKAMAN	V FLOOR	5B	1 BHK	19.64	0	0
8	VAKAMAN	V FLOOR	5C	2 BHK	23.20	0	0
9	VAKAMAN	V FLOOR	5D	2 BHK	23.20	0	0
10	VAKAMAN	V FLOOR	5E	1 BHK	20.20	0	0
11	VAKAMAN	V FLOOR	5F	1 BHK	19.70	0	0
12	VAKAMAN	III FLOOR	3B	1 BHK	18.80	0	0
					245.44	0	0

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Schedule- D

(Specifications)

- RCC framed structure with plastered masonry walls with country bricks.
- oundation and building structural design as per IS standards for earthquake resistance & CRZ Zones in line with soil testing reports as agreed by apartment owners
- Fe 500 steel to be used for reinforcement from reputed brands like Vizag, Sail, JSW, Jindal, etc.
- PC Cement from reputed brands like Ulratech, Coramendal, Chettinad,
- UPVC windows with mosquito mesh from reputed brands like Saint Gobain. The windows will have separate steel safety grills,
- Laminated factory made Teak Veneered Door for Main Door with Yale digital lock & laminated flushdoors for other doors.
- Living, dining, kitchen and Bedrooms to be finished with large format Vitrified tiles 800 x 1600 mm from reputed brands like Somany, Kajaria, etc.
- Kitchen to be provided with Matt finish 4' x 2' matching DVGT tiles.
- Staircase and lift walls to be finished with Granite threads & vitrified tile for all common areas.
- S.S.Handrails for staircase and balconies as per design.
- Toilets to be finished with large designer tiles from reputed brands_dado upto ceiling' from Somany, Kajaria, etc,.
- All toilet fixtures from international brands like TOTO, KHOLER or equivalent.
- Corporation & RO Treated well water for all uses.
- Kitchen to be provided for with black granite table top, wall tile dado with SS sink.

For VAKAMAN VIRTUE PRIVATE LIMITED

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- One 8 passenger lift from Johnson, OTIS or equivalent with power backup and ARD along with the Licence for the lift.
- Interiors finished with putty and premium royal emulsion paint from Asian Paints, Nippon, Berger, etc,.
- Exterior to be finished as per architectural design from reputed brands.
- UPVC pipes used for all plumbing works.
- Rain water harvesting as per Corporation norms.
- 3 course anti-termite treatment at basement level. • Site fully compounded with rust-proof stainless steel or aluminium gates and a security cabin at the entry.
- Car parking with CC flooring and paver blocks around the drive ways.
- Security rest room, utility room, electrical room, common servant toilets, association office room.
- Posh Entrance Lobby with EM lock to be provided at the stilt floor. • Secured environment with CCTV covering all common areas & video door phone for all flats.
- Secured fully furnished AC community hall space on the terrace. • Landscape in all possible areas & children play area with swings, slides, etc.
- Safe access for AC outdoor unit for fixing and maintenance. • Lofts will be provided as per client requirements.
- Auto exhaust fans in bathrooms along with UPVC ventilation.

1
2 Sudhakrishnan
K. Harish. 13
24/4/25
3 M. Chakrapany.
4 M. Srinidya
5 Rattan
6
7 R. Rajeswari, R. Kumar
8 Shanthi
R. Vidhya
Meena

9 N. Alamelu
10 G. Kalamma
11
12 K. Mallikharjuna
M. L. Rani
12A
13
14
15 Fabeen Sultana
16 R. Kumar
17

18 24/4
19 Lakshmi Gopalakrishnan
20
21 B. Satyasreenivasulu Reddy
B. Himabindu
22 S. Jayalakshmi.

For VAKAMAN VIRTUE PRIVATE LIMITED
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- **Electrical wires will be provided from reputed brands like Finolex or equivalent.**

1
2 Seetha Krishnan
3 M. Chakravarthi
4 M. Sainidhya
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6
7 R. Radheswari
8 Shanthi
9 R. Vidhya
10 G. Vellammal
11 [illegible]
12 K. Mallikarjuna M. L. Rao
13
14
15 Faheem Sultana
16
17
18
19 Lakshmi Gopalakrishnan
20
21 B. Satyasreenivasulu Reddy
B. Himabindu
22 S. Jayasakthi.

OWNERS **DEVELOPER**

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

Witnesses:

1. JOSEPH IVAN ROGATION
S/O JOSEPH R. FELIX
A25, Pathanjali Garden
7th Str Veerabadra Nagar
Medavakkam, Chennai – 600100, 9176763451

2.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.