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RE REGULATORY RECORD

RERA Document

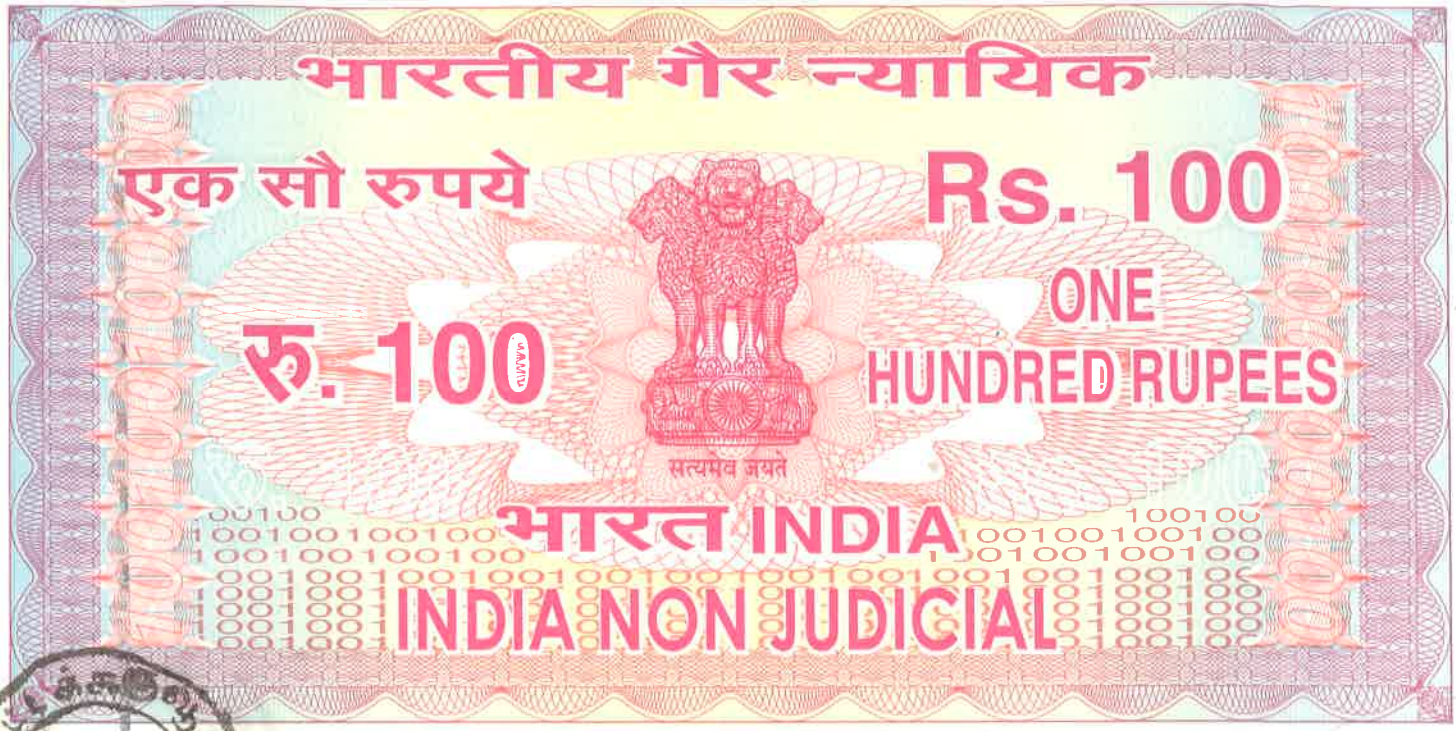
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு 2025

தமிழ்நாடு TAMILNADU

17 NOV 2025

ER 569863

Ananth Vummidi
Chennai

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

ADDENDUM AGREEMENT

THIS ADDENDUM AGREEMENT TO THE AGREEMENT FOR DEVELOPMENT OF PROPERTY ON REVENUE SHARING BASIS DATED 27.09.2023 IS EXECUTED AT CHENNAI ON THIS THE 18TH DAY OF NOVEMBER 2025;

BETWEEN

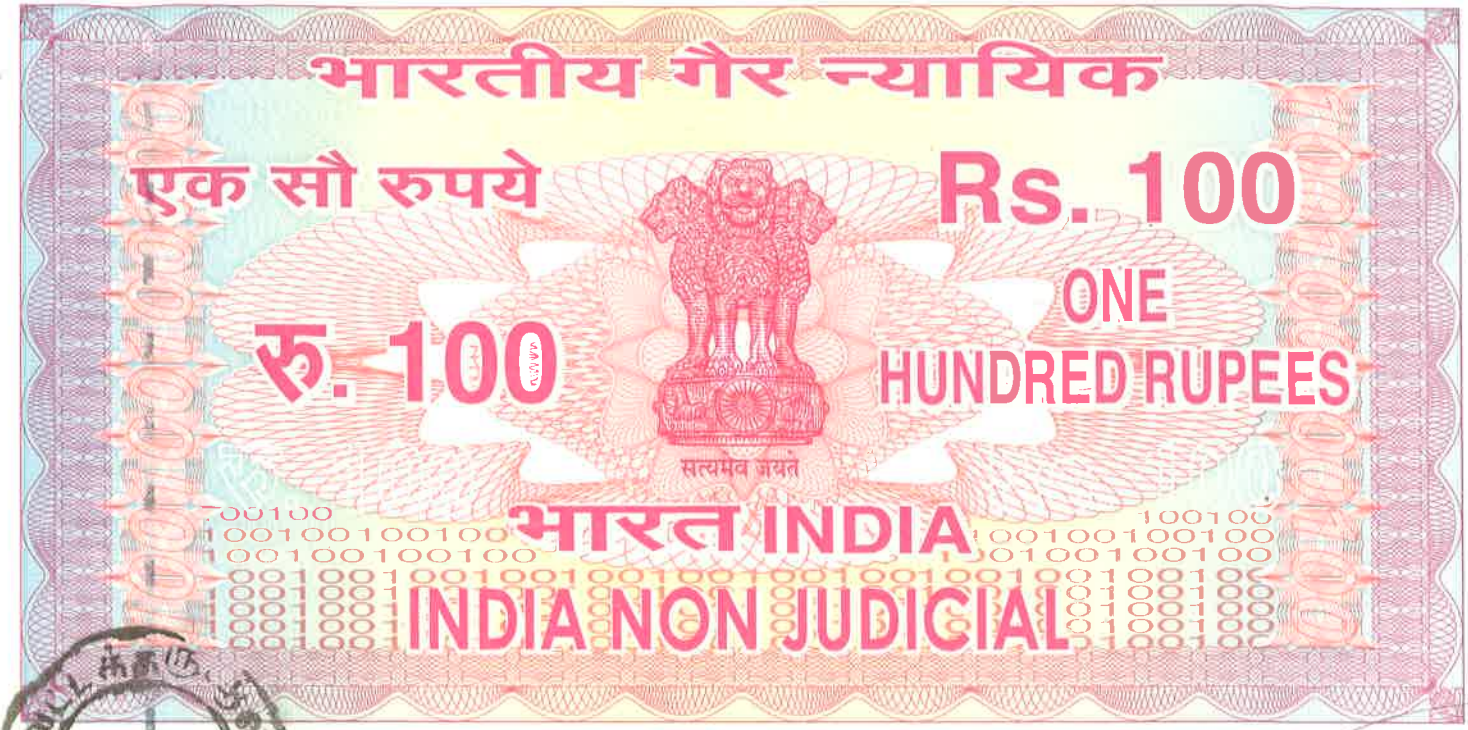
Mr. ANANTH VUMMIDI, (Aadhar No.: 5255 3957 5329) (PAN.: AAFPV3128D) Son of Mr. Ramiah Vummidi, aged about 45 years, residing at No. 29, Neelakanta Mehta Street, T. Nagar, Chennai – 600 017, hereinafter referred to as the **"OWNER"**, which term shall mean and include his legal heirs, representatives, executors, administrators and assigns of the FIRST PART.

For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED

DEVELOPER

Authorised Signatory

OWNER



தமிழ்நாடு 2025

தமிழ்நாடு TAMILNADU

17 NOV 2025

ER 569864

Ananth Vummidi
Chennai

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

AND

M/S. BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED, (PAN: AAFCB5071J) (CIN: U45400TN2013PTC091489) (formerly known as BBCL Developers India Private Limited) a Company incorporated under the Companies Act, 1956, having its Office at 4th Floor, BBCL Magnum, New No. 49, Old No. 24, College Road, Nungambakkam, Greams Road, Chennai - 600006, represented by its Authorized Signatory, **Mr. ADITYA V V,** (Aadhar: 9569 3982 0615) son of Mr. Vishwanathan, aged about 36 years, (authorized via Board Resolution dated 04.09.2025), hereinafter referred to as the **"DEVELOPER"**, which term shall wherever the context so permits, mean and include the Company, its Directors, its Successors, representatives, administrators and assigns of the OTHER PART;

For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED

DEVELOPER Authorized Signatory

OWNER

WHEREAS the Parties herein have entered into an Agreement dated 27.09.2023 ("Development Agreement") for Development of Property morefully mentioned in the Schedule hereunder on Revenue Sharing basis.

WHEREAS as per the terms of the said Development Agreement, the Developer has obtained the necessary approvals from the CMDA vide Planning Permit No. OL-PP/NHRB/0322/2025 dated 13-08-2025 and Building Permit No. CEBA/WDCN13/00394/2025 dated 16-09-2025 from the Greater Chennai Corporation.

AND WHEREAS after mutual discussions between the Owner and the Developer, the Parties herein have revised certain terms of the said Development Agreement and have decided to reduce the terms in to writing in order to avoid any ambiguity or disputes in future.

NOW THIS ADDENDUM AGREEMENT WITNESSETH AS FOLLOWS:

1. The Developer has obtained the necessary sanctions / approvals from the CMDA vide Planning Permit No. OL-PP/NHRB/0322/2025 dated 13-08-2025 and Building Permit No. CEBA/WDCN13/00394/2025 dated 16-09-2025 from the Greater Chennai Corporation and the said Planning Permit, Building Permit and the Approved Plan are annexed hereto as Annexure – I to this Addendum Agreement.
2. The Area Statement prepared by the Architect to be submitted before the TNRERA is hereby annexed as Annexure – II to this Addendum Agreement.
3. Hence, the Parties have herein renegotiated and agreed to share the revenue in the following basis:
   a. The Owner shall be entitled to a sum of **Rs.6500/- per Sq.ft.** of Saleable area conveyed to the Prospective purchaser.
   b. The Developer shall be entitled to the entire Sale Proceeds from the Project less the Owner's Entitlement.

For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED

DEVELOPER

Authorised Signatory

OWNER

c. The Sale Proceeds shall mean and include the land cost, the construction cost, cost of Car-parking charges and other charges and shall exclude the pass-through charges such as applicable GST, stamp duty and Registration fee, Corpus fund and Maintenance Charges collected, if any.

d. The Pass-through charges shall be to the account of the Developer.

4. The Parties have herein mutually agreed to name the Project as "**BBCL Anugraha**".

5. The Owner hereby authorizes the Developer herein to apply for and register the said proposed project with TNRERA in its name.

6. The Parties mutually agree that this Addendum Agreement shall modify the understanding set out in the Development Agreement only to the limited extent set out in this Agreement and all other terms and conditions of the Development Agreement shall remain unchanged, have full force and be enforceable between the Parties.

7. The terms and conditions of this Addendum Agreement shall be read and interpreted in conjunction with those of the Development Agreement. In the event of there being an inconsistency in the interpretation of the provisions of the Development Agreement and this Addendum Agreement, the terms of this Addendum Agreement shall take precedence.

8. This Agreement is executed in counter parts and each Party shall hold their original copy.

For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED

Aditya VV

Authorised Signatory

DEVELOPER

OWNER

SCHEDULE PROPERTY

ITEM NO.: 1

All that piece and parcel of Vacant land (since demolished vide Demolition Order No. DA/WDCN13/00727/2023 dated 16.08.2023, issued by the Executive Engineer, Greater Chennai Corporation) bearing Plot No. 3A, in L.A. No. 168/74, Door No. 8, Greenways Road Extension, Raja Annamalaipuram, Chennai – 600028, measuring an extent of 1 Ground and 2250 sq.ft. (4650 Sq.ft.) or thereabouts, comprised in Old T.S. No. 4255 (part), New T.S. No. 4255/10, Block No. 0092, Mylapore Part – 2 Town / Village, Mylapore Taluk, Chennai District, bounded on the:

NORTH BY	:	Plot No. 2 & 2A;
EAST BY	:	Plot No. 3 & 33 Feet Road;
SOUTH BY	:	Plot No. 4A & 3; and
WEST BY	:	Plot No. 1,

Measuring on the:

East to West on the North by	:	50 Feet 6 inches;
East to West on the South by	:	48 Feet;
North to South on the East by	:	82 Feet; and
North to South on the East by	:	82 Feet

together with a private passage of 12 Feet on the North-Eastern side of the Plot leading to the 33 feet road, in total admeasuring 4650 Sq.ft. or thereabouts of land and situated within the Sub-Registration District of Mylapore, Registration District of Chennai Central.

For BSCL Prime Constructions Private Limited

Aditya VV
Authorised Signatory

DEVELOPER

OWNER

ITEM NO.: 2

All that piece and parcel of land (since demolished vide Demolition Order No. DA/WDCN13/00728/2023 dated 16.08.2023, issued by the Executive Engineer, Greater Chennai Corporation) bearing Plot No. 3, in L.A. No. 168/74, Door No. 74/3 (68/3), Greenways Road Extension, Raja Annamalaipuram, Chennai – 600 028, measuring an extent of 1 Ground and 1027 sq.ft. (3427 Sq.ft.) or thereabouts, comprised in Old T.S. No. 4255 (part), New T.S. No. 4255/11, Block No. 0092, Mylapore Part – 2 Town / Village, Mylapore Taluk, Chennai District, bounded on the:

NORTH BY :		12 Feet Private Passage forming part Plot No. 3A;
EAST BY	**:**	33 Feet Road;
SOUTH BY :		Plot No. 4; and
WEST BY	**:**	Plot No. 3A,

Measuring on the:
East to West on the North by: 50 Feet;
East to West on the South by: 48 Feet;
North to South on the East by: 70 Feet; and
North to South on the East by: 70 Feet

In all measuring 3427 Sq.ft. or thereabouts of land and situated within the Sub-Registration District of Mylapore, Registration District of Chennai Central.

For BOCL PRIME CONSTRUCTIONS PRIVATE LIMITED

Authorised Signatory

DEVELOPER

OWNER

IN WITNESS WHEREOF THE PARTIES HERETO HAVE, AFFIXED THEIR RESPECTIVE HANDS AND SIGNATURE TO THIS AGREEMENT FOR JOINT DEVELOPMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING:

For BSCL PRIME CONSTRUCTIONS PRIVATE LIMITED

Aditya V V
Authorised Signatory

DEVELOPER

OWNER

WITNESSES:

1.

2.



Document Drafted by:
R. Elendevan Chandran Jeyabala,
Advocate (E. No. MS 2222/08)
 # 421/6, Tower View Colony, 17th Street,
P – Block, Anna Nagar, Chennai – 600 040,
Mobile # 9976440964.

ANNEXURE - I

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/NHRB/S/0269/2025**
Planning Permission No. : **OL-PP/NHRB/0322/2025**
Permit No. : **OL-02045** **Date of permit** : 13-08-2025

Name of Applicant with Address :	ananth vummidi 29/15, 1, neelakanta mehta street, , T nagar, Mylapore, -, Mobile No. :7299766613 Email ID :gopi.k@bbcl.in
Date of Application :	23/04/2025
Nature of Development :	Revised Planning Permission for the Proposed construction of Stilt floor (part) /Ground floor(part) + 5 floors (height - 18.30m) residential building with 10 dwelling units (with mechanized parking) Availing Premium FSI with TOD Benefit
Site Address :	Plot No.3 & 3A, Door No.66/1, Greenways Road Extension, Raja Annamalaipuram, Chennai – 600 028 Comprised in T.S.Nos.4255/10 & 4255/11, Block No.92 of Mylapore Village within the Limits of Greater Chennai Corporation

Development Charge Paid in Rs : Rs.2,000.00/- (Rs. Two Thousand Only)

Receipt No. : CMDA/PP/Ch/19479/2025 Date : 08 August, 2025

Permission is granted to Nature of Development : Building according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

he permit expires on 12 August, 2033 The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully,

Signature valid
Name :Haja Basheer Ahemed AP
NHRB S
Designation :Assistant Planner
Date :08/13/2025 2:34:54 PM

for MEMBER SECRETARY

For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED
Aditya V V
Authorised Signatory

பெருநகர் சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00394/2025		CMDA/PP/NHRB/S/0269/2025 - 13/08/2025	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N171	16/09/2025	25/08/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		ANANTH VUMMIDI-NEW No.29, OLD No.15, NEELAKANTA MAHTA STREET, T.NAGAR, CHENNAI-600017.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:66/1,Block No:92,Plot No:3& 3A, Survey No:TS.No.4255/10 & 4255/11, Greenways Road,Raja Annamalai Puram(N171),Raja Annamalai Puram(N171),Mylapore, Chennai, 600028	
Building License Fees			9200
Road cut charges - CMWSSB SEWERAGE			6300
Road cut charges - CMWSSB, WATER			4800
Road cut charges - TNEB			4800
Scrutiny Fees			2200
மொத்தக் கட்டணம்/ Total (In Rs.)			27300

Amount (in words): Rupees Twenty Seven Thousands Three Hundred Only

Amount (In Rs.): 27300

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

null

அனுமதி கால முடிவு 15/09/2030

Permit Valid upto 15/09/2030

Digitally Signed by Rajendran R
Date: 16-Sep-2025 (17:55:57)

Executive Engineer (T.P)

For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED

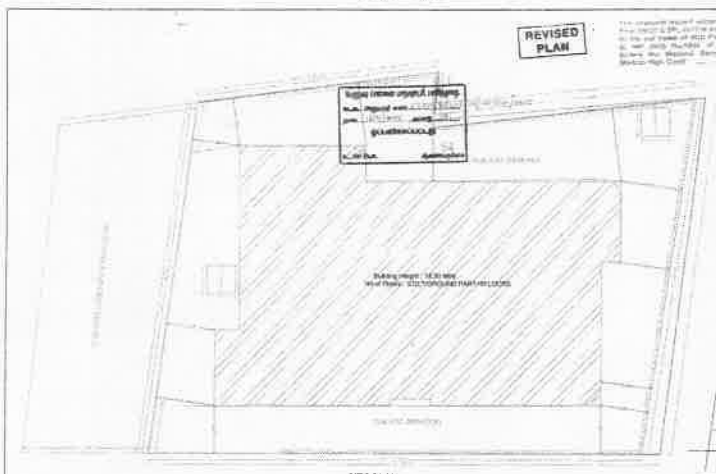
Aditya V V

Authorised Signatory

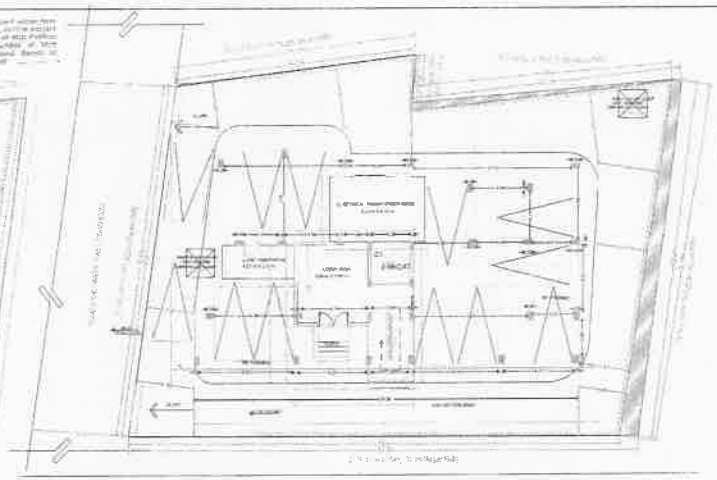
For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED

Authorised Signatory

REVISED PLAN



SITE PLAN



STILT FLOOR PLAN (PART) / GROUND FLOOR PLAN (PART)



Location plan (Taken as per User Inputs)

PLAN SHOWING THE REVISED PROPOSAL FOR THE CONSTRUCTION OF STILT FLOOR (PART) + GROUND FLOOR (PART) + 5 FLOORS (RESIDENTIAL - HOUSING BOARD) BUILDING WITH 10 DWELLING UNITS (WITH MECHANIZED PARKING) PUBLIC PREMISES TO WITH TDD BENEFIT AT PLOT NO.2 & 3A, DOOR NO.NIL, (NEELAMBARAI ROAD EXTENSION) SALAI ANNAMALAIPURAM, CHENNAI - 600 028 COMPRISED IN T.S.NOS 4/2/2/1 & 4/2/2/1, BLOCK NO.82 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

AL AREA STATEMENT	
AREA AS PER PATTA	
AREA AS PER DOCUMENT	
AREA CONSIDERED FOR FSI	
STREET ALIGNMENT / ROAD WIDENING DEDUCTION	
NET AREA	
TOTAL FSI AREA	
FSI FACTOR	
COVERAGE AREA (PERCENTAGE %)	

AL PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
CARS		
CARS		
TWO WHEELER		
CYCLE		

PREVIOUS PLANNING PERMIT

File No. : CMDA/PNH/BIS/X/6342/2024

Planning Permission No. : OL-PP/NHR/0059/2024

Permit No. OL-01358

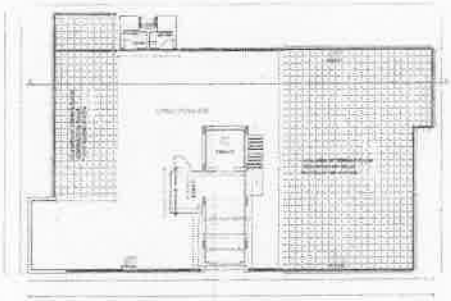
Date of permit 04-11-2024

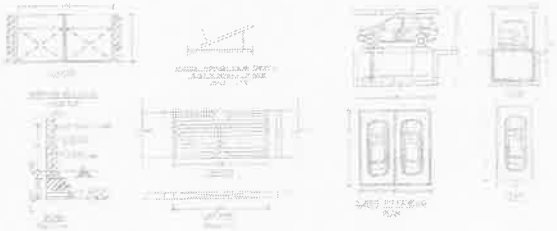
PREVIOUS BUILDING PERMIT

CEBA/WDC/N13/00585/2024

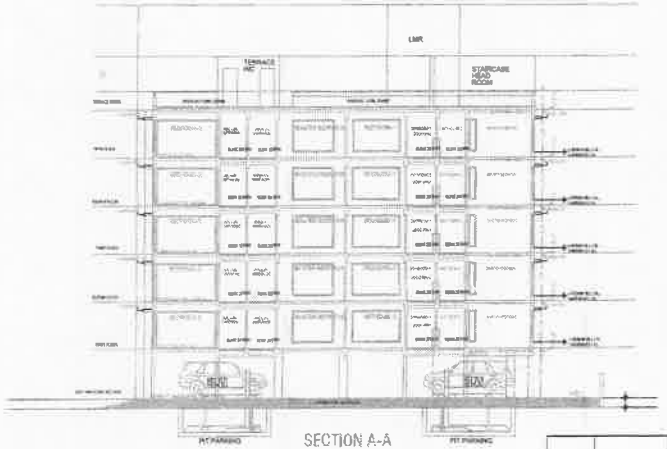
BUILDING APPROVAL ORDER DATE 11.12.2024



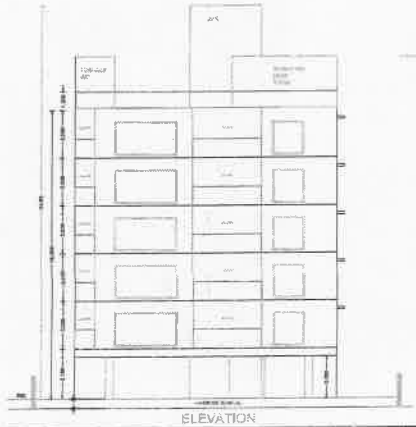








SECTION A-A



ELEVATION

FLOOR WISE FSI STATEMENT: RESI (1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	80.22	0.00	0.00	0	80.22
FIRST FLOOR	0.00	353.08	0.00	0.00	2	353.08
SECOND FLOOR	0.00	353.08	0.00	0.00	2	353.08
THIRD FLOOR	0.00	353.08	0.00	0.00	2	353.08
FOURTH FLOOR	0.00	353.08	0.00	0.00	2	353.08
FIFTH FLOOR	0.00	353.08	0.00	0.00	2	353.08
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1847.62	0.00	0.00	10	1847.62

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
RESI (1)		0.00	1847.62	0.00	0.00	10	1847.62
Total		0.00	1847.62	0.00	0.00	10	1847.62

APPROVAL CONDITION

SCALE - 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid

REVISED

REVISED

This is a system generated drawing as per the soft copy submitted by the Architect/ Licensed Engineer

Plan Showing the proposed construction of Stilt Floor + 5 Floors (Height - 18.30m) Residential Building with 10 Dwelling units (With Mechanized Parking) Availing Premium FSI with TOD Benefit at PlotNo.3 & 3A, Door No.66/1, Greenways Road Extension, Raja Annamalaipuram, Chennai – 600 028 Comprised in T.S.Nos.4255/10 & 4255/11, Block No.92 of Mylapore Village within the Limits of Greater Chennai Corporation

Sl.No	Floor	Flat.No	BHK	RERA Carpet Area (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (Sq.m)	Proportionate Common Area(Sq.m)	Total Area (Sq.m)	UDS Land Area (Sq.m)	Carparking (Nos)	
										Covered	Open
1	1st Floor	FLAT NO - 101	3 BHK	148.097	8.939		72.384	229.420	74.765	2	
		FLAT NO - 102	3 BHK	138.327	4.913		63.992	207.232	67.535	2	
2	2nd Floor	FLAT NO - 201	3 BHK	148.097	8.939		72.384	229.420	74.765	2	
		FLAT NO - 202	3 BHK	138.327	4.913		63.992	207.232	67.535	2	
2	3 rd Floor	FLAT NO - 301	3 BHK	148.097	8.939		72.384	229.420	74.765	2	
		FLAT NO - 302	3 BHK	138.327	4.913		63.992	207.232	67.535	2	
2	4 th Floor	FLAT NO - 401	3 BHK	148.097	8.939		72.384	229.420	74.765	2	
		FLAT NO - 402	3 BHK	138.327	4.913		63.992	207.232	67.535	2	
2	5 th Floor	FLAT NO - 501	3 BHK	148.097	8.939		72.384	229.420	74.765	2	
		FLAT NO - 502	3 BHK	138.327	4.913		63.992	207.232	67.535	2	
				1432.120	69.260		681.880	2183.260	711.500	20 NOS	
									VISITORS		2 NOS
									TOTAL	20 NOS	2 NOS

ANNEXURE II

LAND AREA AS PER PATTA 711.5
LAND AREA AS PER DOCUMENT 750.37
0.325888808

For BBCL PRIME CONSTRUCTIONS PRIVATE LIMITED

Aditya V V
Authorised Signatory

Aditya V V

Babitha

BABITHA JAHEEZ
Registered Architect
CA / 98 / 23263
RA / Gr-I /19 /10 / 380
4/10/2, Arihant Majestic Towers,
Koyembedu, Chennai - 600 107.
Mobile : 9841404061

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.