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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DH 706382

Ashvar Builders And Promoters

21-2024

J. NELSON
STAMP VENDOR
L.No 13857/B4/98
HIGH COURT CAMPUS
CHENNAI-104.

24 MAR 2025

RE-DEVELOPMENT AGREEMENT

THIS DEED OF RE-DEVELOPMENT AGREEMENT executed at Ambattur on this 14TH Day of April, Two Thousand Twenty Five, by:

1. Mr. K. INBARAJ, Son of Late M. Kadarkarai, aged about 59 years, residing at Flat No. G-1 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing AAFPI6851E, Mobile No. 8939840288 and Identified by his AADHAAR CARD bearing 3267 5333 5593,

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) K. Inbaraj

2) 1 M.S

2 R. Tamilselvi

3) 1 Parvathy K-A

2 P.R.

4) 1 M. Muthumani

2 R. Rengadu

5) 1 Vijayapath

2 Ramathy Sampath

2

7) Ahemambujam

6) 1 Srinivasan

2 Sundaram

7) Ahamedmujam

8) Fakeer Sultan

9) N. J. Shaikila

10) P. S.

11) G. Srinivas

12) M. Sathish

13) R. Srinivasan

14) 1 Pon Jaw

2 Santhabalan

15) V. Sivakumar

16) T. Anusha Merli

17) 1 Pai

2 Nath

18) Imam

19) P. Chandra.

20) 1 Mallikarajan

2

21) 1 N. Balu

2 V. S. Vathsala

22)

23) S. S.

24) N. Sankar

25)

26)

27) 1 V. D. R. Sha

2 S. Vijayalakshmi

28) M.

29) S. Venkatesan

30) 1 Srinivasa

2 Sundaram

31) Peddanarayana

FOR ASHVAR BUILDERS & PROMOTERS

Proprietor

भारतीय गैर न्यायिक

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DH 706383

21-2024

Ashvar Builders And Promoters

J. NELSON
STAMP VENDOR
L.No. 2265/84/98
HIGH COURT CAMPUS
CHENNAI-104

01 MAR 2025

2. 1.Mrs. R.TAMILSELVI RAJA, Daughter of Mr. S.E.Rajaram, aged about 58 years, Identified by her AADHAAR CARD bearing 6901 9812 8785

2.Mr.M.SHANMUGHAM,Son of Mr.MeenakshiSundaram,aged about 65 yearshaving his PAN CARD bearing APIPS1556G, Mobile No. 9003018474 and Identified by his AADHAAR CARD bearing8726 1230 7788,both are residing at Flat No. G-2 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) K. Ely

2)
1. M. Sh
2. R. Tamilselvi Raja

3)
1 Parvathy K.A
2 P.R. Lakshmi

4)
1 M. Sanitkumar
2 R. Rengadu

5)
1 Sampath
2 Parvathy Sampath

6) 1 Thiruvalar
2 Thiru S.R. Rao.

7) Ahamambujam

8) Fatima Jahan

9) N.J. Shaikh

10) P.K.

11) G. Tirulok

12) M. Prabhakar

13) Srinivasan

14) 1 Prof. Rao.
2 Santha Balan

15) N.L. Srinivasan

16) P. Amuha Murli

17) 1 P.V.
2 Ruth

18) Jemmy

19) P. Chandra Bai.

20) 1 Mallika Rajan
2 [illegible]

21) 1. N. Balaji
2 V.S. Nakashe

22) [illegible]

23) S.S.

24) N. Parthasarathy

25) [illegible]

26) [illegible]

27) 1 V.D. Prabha
2 S. Vijayalakshmi

28) M. [illegible]

29) S. Vanitha

30) 1 Thiruvalar
2 Thiru S.R. Rao.

31) Arasaraman

For ASHVAR BUILDERS & PROMOTERS

Proprietor

6. 1.Mr. SHRIRAM ANAND RAO, Son of Late Anand Rao, aged about39 years, having his PAN CARD bearing APSPR2660C, Mobile No. 9962953879 and Identified by his AADHAAR CARD bearing 2321 5265 0976,
2. Mr. SHIRISH ANAND RAO, Son of Late Anand Rao, aged about37 years, having his PAN CARD bearing APSPR2634C, Mobile No. 9884098688 and Identified by his AADHAAR CARD bearing 4521 9330 3430, both are residing at Flat No. G-6 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

7. Mrs. A. HEMAMBUJAM, Wife of Mr. V. Balakrishnan, aged about 71 years, residing at Flat No. G-7 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearingADTPH6885Q , Mobile No. 9840480934 and Identified by her AADHAAR CARD bearing 5578 0670 5862,

8. Mrs. FATIMA JULIAN, Wife of Late Mr.R.T.Julian Paul, aged about 72 years, residing at Flat No. G-8 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearing AAFPF6356B, Mobile No. 9445271157 and Identified by her AADHAAR CARD bearing 3119 0682 2540,

9. Mrs. N.J. MONICA, Wife of Mr. C.N. Krishna, aged about 46 years, residing at Flat No. A-1 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearing ADIPN1742P, Mobile No. 9884083146 and Identified by her AADHAAR CARD bearing 8694 3517 6350,

For **ASHVAR BUILDERS & PROMOTERS**

Proprietor

8) Yalemo Julian

9) N. J. Shakila

10)

11) J. Srinivasa

12) M. Sathiyaraj

13) R. Srinivasan

14)
1
2 Santha Balan

15) N K Srinivasan

16) J. Anusha Mukhi

17)
1
2 R L H

18)

19) P. Chandra Bai

20)
1 Mallika Rajan
2

21)
1. N. Baskar
2 V. S. Rathnavathy

22)

23) S. S

24) N Ganesh

25)

26)

27)
1 Y. N. Sridhar
2 S. Vijayalakshmi

28) M.

29) V. Venkatesan

30)
1 Srinivasan
2 Saravanan

31) Deepakumar

10. Mr. P. GANAPATHY SUBRAMANIAN, Son of Mr. S. Padhmanaban, aged about 70 years, residing at Flat No. A-2 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearingAGDPG4826B, Mobile No. 9941145115 and Identified by his AADHAAR CARD bearing 6849 3823 4799,

11. Mrs. S. VIMALA, Wife of Mr. M. Donbosco, aged about 48 years, residing at Flat No. A-3 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearing AIPPV5737J, Mobile No. 9444584936 and Identified by her AADHAAR CARD bearing 5842 7318 2440,

12. Mr. SENTHIL KUMAR MADHIVANAN, Son of Mr.Madhivanan, aged about 50 years, residing at Flat No. A-4 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearingFLUPS7480G, Mobile No. 8754569793 and Identified by his AADHAAR CARD bearing 7233 2614 2265,

13. Mr. R. SRINIVASAN, Son of Mr. T.B. Raja Ganapathy, aged about 55 years, residing at Flat No. A-5 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearingAZXPS0998M, Mobile No. 9500091832 and Identified by his AADHAAR CARD bearing 3040 6778 7591,

14. 1. Mr.P.V BALAN, Son of Late Mr. Krishnan Nair, aged about 74 years his PAN CARD bearing ADGPB4960R , Mobile No.9841302078 and Identified by his AADHAAR CARD bearing 2047 9183 0015, 2. Mrs.SANTHA BALAN, Wife of Mr. P.V. BALAN, aged about 76 years Identified by her AADHAAR CARD bearing 9798 7202 0503 presently both are residing at Flat No. A-6 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

For ASHVAR BUILDERS & PROMOTERS

Proprietor

5)
1. Jinpith
2. Parvathy Sampath

6) 1 Srivamsan
2

7) Athenambujam

1) K.A.L.

2)
1. N.S
2. R. Ramakrishnan

3) 1 Parvathy K.A
2 P.R. Kabali

4)
1. M. Lavitsumar
2. R. Rengadh.

15. Mr. N.K. SRINIVASAN, Son of Mr. N. Kanna Rao, aged about 45 years, residing at Flat No. A-7 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing ELCPS9418B, Mobile No. 9840654024 and Identified by his AADHAAR CARD bearing 8108 5344 7179,

16. Mrs. T. ANUSHA MERLIN, Wife of Mr. K. Kannan, aged about 46 years, residing at Flat No. A-8 in the First Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearing ATLPA9254C, Mobile No. 9840446167 and Identified by her AADHAAR CARD bearing 7194 8944 4619,

17. 1.Mr. P. JARVIS STEPHARD JOEL, Son of Mr. H.W. Paul Raj, aged about 60 years, , having his PAN CARD bearingAALPJ5133G , Mobile No. 9445329498 and Identified by his AADHAAR CARD bearing 3519 6005 2179,

2.Mrs.RENUKA JOEL, Wifeof Mr. P. JARVIS STEPHARD JOEL, aged about 57 years,both are residing at Flat No. B-1 in the Second Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearing AOVPJ6095F,Identified by her AADHAAR CARD bearing 5944 8827 4163,

18. Mr. P. MUTHUKUMARAN, Son of Mr. N. Paneerselvam, aged about 57 years, residing at Flat No. B-2 in the Second Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing ALHPM9581C, Mobile No. 7299927240 and Identified by his AADHAAR CARD bearing 5636 3073 6813,

For ASHVAR BUILDERS & PROMOTERS

Proprietor

19. Mrs. P. CHANDRA BAI, Wife of Mr. C.M. Shanmugam, aged about 76 years, residing at Flat No. B-3 in the Second Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearing AFUPC5194G, Mobile No. 9884702037 and Identified by her AADHAAR CARD bearing 7610 3203 4383,

20. 1.Mrs.MALLIKA RAJAN, Wife of Mr. Mr. K.T. Rajan, aged about 67 years, having her PAN CARD bearing AAJPM9320Q, and Identified by her AADHAAR CARD bearing 9713 8645 5140,

2.Mr. K.T. RAJAN, Son of Mr. C.P. Kandaswamy, aged about 72 years, having his PAN CARD bearing AABPT0828J, Mobile No. 9444014654 and Identified by his AADHAAR CARD bearing 3724 3001 1084, both are residing at Flat No. B-4 in the Second Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

21. 1.Mr. N. BABU, Son of Mr. S. Narayanan, aged about 65 years, having his PAN CARD bearing AGDPB1599E, Mobile No. 9841682394 and Identified by his AADHAAR CARD bearing 6651 6899 1542,

2.Mrs. V.S. NARMATHA, Wife of Mr. N. Babu, aged about 61 years, both are residing at Flat No. B-5 in the Second Floor of Lakshmi Ganesh Apartment,No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having her PAN CARD bearing AGBPN2497F, Mobile No. 9710247385 and Identified by her AADHAAR CARD bearing 3451 6052 4351,

22. Mr. G.PANCHAPAKESAN,Son of. Thiruvaiyaru Mr. S.Guruswamy,aged about 58 years, residing at Flat No. B-6 in the Second Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing AFIPP3737N, Mobile No. 9940390023 and Identified by his AADHAAR CARD bearing 2175 3234 1991,

For ASHVAR BUILDERS & PROMOTERS

Proprietor

23. Mr. S. SURESH, Son of Late K. Subramanian, aged about 52 years, residing at Flat No. B-7 in the Second Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing AVAPS0700Q, Mobile No. 9790877196 and Identified by his AADHAAR CARD bearing 3303 1109 0070,

24. Mr. N. GANESAN, Son of Mr. M.K. Natarajan, aged about 64 years, residing at Flat No. B-8 in the Second Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing AAJPG0956A, Mobile No. 9840909065 and Identified by his AADHAAR CARD bearing 5362 6985 1343,

25. Mr. N. DHANDAPANI, Son of Mr. R. Narayanaswamy, aged about 66 years, residing at Flat No. C-1 in the Third Floor of Lakshmi Ganesh Apartment,No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing AEGPD7992A, Mobile No. 9444120159 and Identified by his AADHAAR CARD bearing 6004 6260 3942,

26. Mr. D. GUNASEKAR, Son of Late A. Dakshinamoorthy, aged about 63 years, residing at Flat No. C-2 in the Third Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing ADMPG7680D ,Mobile No. 9841044639 and Identified by his AADHAAR CARD bearing 8022 2673 4513,

27. 1.Mr. Y.D. SRIDHAR, Son of Late Mr. Duraisamy, aged about 65 years, having his PAN CARD bearing HPMPS7108F, Mobile No. 9840963750 and Identified by his AADHAAR CARD bearing 2706 1319 5157 ,

2 Mrs. S.VIJAYALAKSHMI, Wife of Mr. Y.D. SRIDHAR, aged about 61 years, having her PAN CARD bearing BYKPV9212N, Mobile No. 9840963750 and Identified by her AADHAAR CARD bearing 4790 4922 4498 both are residing at Flat No. C-3 in the Third Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

For ASHVAR BUILDERS & PROMOTERS

Proprietor

28. Mr. M. SIVAKUMAR, Son of Mr. S. Murugan, aged about 58 years, residing at Flat No. C-4 in the Third Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing BSWPS1421C, Mobile No. 9841245932 and Identified by his AADHAAR CARD bearing 7892 5523 7912,

29. Mr. S. VENKATESAN, Son of Mr. G.K. Srinivasamoorthy, aged about 73 years, residing at Flat No. C-5 in the Third Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearingACRPV6302M, Mobile No. 9941424716 and Identified by his AADHAAR CARD bearing 6249 6618 2375,

30. 1. Mr. SHRIRAM ANAND RAO, Son of Late Anand Rao,
aged about39 years, having his PAN CARD bearing APSPR2660C, Mobile No. 9962953879 and Identified by his AADHAAR CARD bearing 2321 5265 0976,
2.Mr. SHIRISH ANAND RAO, Son of Late Anand Rao, aged about37 years, having his PAN CARD bearing APSPR2634C, Mobile No. 9884098688 and Identified by his AADHAAR CARD bearing 4521 9330 3430, both are residing at Flat No G-6 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

31. Mr. S. ALAGIA NAMBI, Son of Mr. C.A. Sudalaiya Pillai, aged about 72 years, residing at Flat No. C-7 in the Third Floor of Lakshmi Ganesh Apartment,No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, having his PAN CARD bearing AEPPA3044R, Mobile No. 9176544164 and Identified by his AADHAAR CARD bearing 7072 2747 3048, hereinafter jointly called as PARTY OF THE FIRST PART;

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I. J. Ly

2) 1. M.S.L
2. R. Ramakrishnan

3) 1. Parvathy K.A
2. P.R. Latesh

4) 1. M. Ravikumar
2. R. Rengadu.

5) 1. Jayanth
2. Parvathy Sampath

6) 1 Srinivasan
2 Saravanan.

7) Athenambujam

AND

Mr. T. SOUNDARARAJAN, Son of Mr. M. Thanigaivel, aged about 51 years, Proprietor of M/s. ASHVAR BUILDERS & PROMOTERS and having his Office at No. 5/2, 6TH Street, Jai Nagar, Arumbakkam, Chennai – 600 106, having his PAN CARD bearing AQLPS4973M, Mobile No. 9840707750 and Identified by his AADHAAR CARD bearing 2408 7278 1081, hereinafter called as PARTY OF THE SECOND PART:

The terms PARTY OF THE FIRST PART and PARTY OF THE SECOND PART shall wherever the context so permits, mean and include themselves, their respective heirs, successors, administrators, executors, legal representatives and assigns, WITNESSETH AS FOLLOWS:

WHEREAS the land measuring an extent of 30 Cents (equivalent to 13068 Sq. Feet), comprised in Survey No. 608 of Ambattur Village and Taluk, Chennai District, was originally owned and possessed by one Mr. Ananda Rao and his possession and enjoyment over the said property was confirmed by the Revenue Authorities by way of issuing Town Survey Field Register in his favour and by virtue of the said Town Survey Field Register New Survey No.610/1A(part) T.S. No. 35 in Block No.0018 in Ward-B has been assigned to the said property.

AND WHEREAS when the said Mr. Ananda Rao had developed the said property through a builder by name M/s. Galaxy Builders Private Limited in the name 'Lakshmi Ganesh Apartment' and sold the same to the intending buyers.

For ASHVAR BUILDERS & PROMOTERS

T. Soundar.

Proprietor

1) T.J.L

2) 1. N.S.L

2. R. Ramilselvi

3) 1. Parvathy K.A

2. P.R.

4) 1. M. Lavikumar

2. R. Rengadevi.

5) 1. Jayanth

2. Parvathy Sampath

6) 1. Sriram

2. Ganga Rao.

7) Athenambujam

AND WHEREAS as of now the PARTY OF THE FIRST PART is the owner of the building (known as Lakshmi Ganesh Apartment), ground and premises bearing No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, constructed on the land area of 30 Cents (equivalent to 13068 Sq. Feet), comprised in Survey No. 608 Town Survey Land Register bearingNew Survey No.610/1A(part) of Ambattur Village and Taluk, Chennai District, more particularly described in the Schedule 'A' hereunder.

AND WHEREAS all the members of the PARTY OF THE FIRST PART is in possession of their respective flats situated at No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,and their respective flats have been more particularly described as Item Nos. I to XXXIin the Schedule 'B' hereunder.

AND WHEREAS each member of the PARTY OF THE FIRST PART is claiming ownership of their respective flats by virtue of the title deeds described herein below:

S.No.	Flat No.	Building Area (in Sq. Feet)	UDS Area (in Sq. Feet)	Name of the Owner	Document No.
1.	G-1	620	404.54	Mr. K. Inbaraj	6086/2003
2.	G-2	620	404.54	Mrs. R.Tamilselvi Raja & Mr. M. Shanmugam	6349/1994
3.	G-3	620	404.54	Mrs.K.A.Parvathy & Mrs.P.R.Lakshmi	3677/1999
4.	G-4	622	405.85	Mr. M. Ravikumar & Mrs. R. Renuga Devi	1908/2013
5.	G-5	622	405.85	Mr. G. Sampath & Mrs.ParvathySampath	6348/1994
6.	G-6	620	404.54	Mr.ShriramAnand Rao &Mr. ShirishAnand Rao	6577/2023

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) 2)
3) 4)
5) 6)
7)

7.	G-7	538	351.04	Mrs. A. Hemambujam	2860/1995
8.	G-8	733	478.27	Mrs. Fatima Julian	3757/1997
9.	A-1	645	420.85	Mrs. N.J. Monica	1906/2016
10.	A-2	678	442.39	Mr. P. Ganapathy Subramanian	4982/1994
11.	A-3	678	442.39	Mrs. S. Vimala	1701/2012
12.	A-4	645	420.85	Mr. Senthil Kumar Madhivanan	12549/2024
13.	A-5	645	420.85	Mr. R. Srinivasan	3759/1997
14.	A-6	700	456.75	Mr. P.V. Balan & Mrs. SanthaBalan	3193/1996
15.	A-7	700	456.75	Mr. N.K. Srinivasan	13119/2017
16.	A-8	645	420.85	Mrs. T. Anusha Merlin	8769/2011
17.	B-1	645	420.85	Mr. P. JarvisStepherd Joel & Mrs.Renuka Joel	4887/1995
18.	B-2	654	426.73	P. Muthukumaran	13075/2005
19.	B-3	654	426.73	Mrs. P. Chandra Bai	6611/2006
20.	B-4	645	420.85	Mrs. MallikaRajan & Mr. K. T. Rajan	3758/1997
21.	B-5	645	420.85	Mr. N. Babu & Mrs. V.S. Narmatha	4886/1995
22.	B-6	677	441.73	Mr. G.Panchapakesan	3814/1995
23.	B-7	677	441.73	Mr. S. Suresh	1974/2022
24.	B-8	645	420.85	Mr. N. Ganesan	2451/1995
25.	C-1	645	420.85	Mr. N. Dhandapani	9513/2006
26.	C-2	654	426.73	Mr. D. Gunasekar	2204/2012

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I.
2) 1 Mrs
2 R Ramiselvi
3) 1 Parvathy K.A
2 P.R
4) 1. M. Tamilkumar
2. R. Rengadu.
5) 1. Muthu
2. Parvathy Sampath
6) 1. Shankar
2
7) Ahemambujam

27.	C-3	654	426.73	Mr. Y.D. Sridhar & Mrs. S. Vijayalakshmi	2794/2003
28.	C-4	645	420.85	Mr. M. Sivakumar	1273/2002
29.	C-5	535	349.09	Mr. S. Venkatesan	1518/2003
30.	C-6	677	441.73	Mr. ShriramAnand Rao & Mr. ShirishAnand Rao	5057/2025
31.	C-7	645	420.85	Mr. S. AlagiaNambi	3815/1995

All the above said documents have been registered in the office of the Sub-Registrar of Ambattur.

AND WHEREAS the members of the PARTY OF THE FIRST PART herein is in continuous possession and enjoyment of their respective flats, more particularly described in the Schedule 'B' hereunder ever since the date of their purchase and vesting of their respective flats to them.

AND WHEREAS the existing building over Schedule 'A' property has become very old and is in dilapidated condition and also do not have sufficient car parking. Hence, the PARTY OF THE FIRST PART has decided to demolish the said building and to construct a new residential apartment by way of redeveloping the same, consisting of stilt plus four floors, on the Schedule 'A' mentioned land area.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I.A.L.y

2) 1 M.s

2 R. Damilselvi

3) 1 Paewathy k.A

2 P.R.

4) 1 M. Lavitkumar

2 R. Rengadu

5) 1 Jayapath

2 Parvathy Sampath

6) 1 Srinivasan

2

7) Hemambujam

AND WHEREAS PARTY OF THE FIRST PART came to know that the PARTY OF THE SECOND PART is a reputed builder having rich and vast experience in the field of promoting and sale of residential apartments in and around City of Chennai, has approached the latter and made an offer to the PARTY OF THE SECOND PART to demolish the entire Schedule 'A' mentioned property and to develop the land area of 13068 Sq. Feet into a new residential apartment, consisting of stilt with four floors totally with 32 flats.

AND WHEREAS the PARTY OF THE SECOND PART gave a careful and thorough consideration to the said offer of the PARTY OF THE FIRST PARTand an undertaking given by them that this agreement cannot be revoked or cancelled or modified by any of its members and this agreement is integrated with the construction agreement entered by them on their individual capacity with the PARTY OF THE SECOND PART and the latter has agreed and accepted to the said offer in principle.

AND WHEREAS the PARTY OF THE SECOND PART has accepted and agreed to undertake construction of residential flats under Re-Development on the Schedule 'A' mentioned land area and after mutual discussion, the parties have decided to reduce in writing the terms and conditions of the Re-Development Agreement.

NOW THIS RE-DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

1. The entire property of the PARTY OF THE FIRST PART is more particularly described in the Schedule 'A' hereunder; Each of the PARTY OF THE FIRST PART'S property is more particularly described as Item Nos. I to XXXI in the Schedule 'B' hereunder; Each of the PARTY OF THE FIRST PART'S proposed new flat together with its building area (including common area) and its relevant undivided share of land, is more particularly described in the Schedule 'C' hereunder; The specifications of proposed construction agreed upon by the PARTIES herein is more particularly described in the Schedule 'D' hereunder.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1)

2) 1.

2.

3) 1.

2. P.R.

4) 1.

2. R. Rengadu.

5) 1.

2.

6) 1.

2.

7)

2. The PARTY OF THE FIRST PART has further agreed that they shall execute an irrevocable General Power of Attorney for the demolition of the existing building and to obtain planning permission for the construction of a proposed new building and also to develop the Schedule 'A' mentioned land area into a new residential building, consisting of stilt plus four floors, totally 32 flats, in favour of the PARTY OF THE SECOND PART.

3. The PARTY OF THE FIRST PART has agreed to deliver the vacant possession of their respective flats within three months from the date of execution of the General Power of Attorney by them in favour of the PARTY OF THE SECOND PART to enable the latter to demolish the same and to develop the said Schedule 'A' mentioned land area of 30 Cents (equivalent to 13068 Sq. Feet) into a new residential apartment, consisting of stilt plus four floors totally 32 flats. The proposed entire apartment shall comprise of stilt floor plus four floors as per the building plan approved by the CMDA.

4. The PARTY OF THE SECOND PART after taking vacant possession of the Schedule 'A' mentioned property shall make arrangements to demolish the entire Schedule 'A' mentioned property.

5. The PARTIES herein have agreed that the following table shows the PARTY OF THE FIRST PART'S existing flat area (including common area), existing undivided share of land and proposed flat area (including common area) and proposed undivided share for their respective new flats.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) T. S. L. J

2) 1 M. S. T

2 R Ramisetty

3) 1 Parvathy K.A

2 P. R. [illegible]

4) 1 M. Lavitsumal

2 R. Rangadri.

5) 1 Sampath

2 Parvathy Sampath

6) 1 Swamy

2 Swamy GR Rao.

7) Thenambigam

Name of the Flat Owner	Existing Flat No.	Existing Flat Area in Sq. Feet	Existing Flat's Undivided share in Sq. Feet	Proposed Flat No.	Proposed Flat Area in Sq. Feet	Proposed Flat's Undivided share in Sq. Feet	Difference
Mr. K. Inbaraj	G-1	620	404.54	F1	1040	460	+55.46
Mrs. R.Tamilselvi Raja & Mr. M. Shanmugam	G-2	620	404.54	Ff7	915	404	-0.54
Mrs.K.A.Parvathy & Mrs.P.R.Lakshmi	G-3	620	404.54	T7	915	404	-0.54
Mr. M. Ravikumar & Mrs. R. Renuga Devi	G-4	622	405.85	F4	890	393	-12.85
Mr. G.Sampath & Mrs. Parvathy Sampath	G-5	622	405.85	F5	1000	442	+36.15
Mr. ShriramAnand Rao & Mr. ShirishAnand Rao	G-6	620	404.54	F6	895	396	-8.54
Mrs. A. Hemambujam	G-7	538	351.04	S1	1040	460	+108.96
Mrs. Fatima Julian	G-8	733	478.27	F8	900	398	-80.27
Mrs. N.J. Monica	A-1	645	420.85	S7	915	404	-16.85
Mr.Ganapathy Subramanian	A-2	678	442.39	S2	925	409	-33.39
Mrs. S. Vimala	A-3	678	442.39	S3	825	365	-77.39
Mr.SenthilKumar Madhivanan	A-4	645	420.85	S4	890	393	-27.85
Mr. R. Srinivasan	A-5	645	420.85	S5	1000	442	+21.15

For ASHVAR BUILDERS & PROMOTERS

T. Somasundaram

Proprietor

1) T. S. L.

2) 1 M. L.

2 R. Tamilselvi Raja.

3) 1 Parvathy K.A

2 P. R. Lakshmi

4) 1 M. Ravikumar

2 R. Renugadevi.

5) 1 Sampath

2 Parvathy Sampath

6) 1 Shriram

2 Ananda Rao.

7) Hemambujam

Mr. P.V. Balan &Mrs. SanthaBalan	A-6	700	456.75	S6	895	396	-60.75
Mr. N.K.Srinivasan	A-7	700	456.75	Ff3	825	365	-91.75
Mrs. T. Anusha Merlin	A-8	645	420.85	S8	900	398	-22.85
Mr. P. Jarvis Stepherd Joel & Mrs.Renuka Joel	B-1	645	420.85	T1	1040	460	+39.15
Mr. P. Muthukumaran	B-2	654	426.73	T2	925	409	-17.73
Mrs. P. Chandra Bai	B-3	654	426.73	F3	825	365	-61.73
Mrs. MallikaRajan & Mr. K.T. Rajan	B-4	645	420.85	T4	890	393	-27.85
Mr. N. Babu & Mrs. V.S. Narmatha	B-5	645	420.85	T5	1000	442	+21.15
Mr. G.Panchapakesan	B-6	677	441.73	T6	895	396	-45.73
Mr. S. Suresh	B-7	677	441.73	F2	925	409	-32.73
Mr. N. Ganesan	B-8	645	420.85	T8	900	398	-22.85
Mr. N. Dhandapani	C-1	645	420.85	F7	915	404	-16.85
Mr. D. Gunasekar	C-2	654	426.73	Ff2	925	409	-17.73
Mr. Y.D. Sridhar & Mrs. S. Vijayalakshmi	C-3	654	426.73	T3	825	365	-61.73
Mr. M. Sivakumar	C-4	645	420.85	Ff4	890	393	-27.85
Mr. S. Venkatesan	C-5	535	349.09	Ff5	1000	442	+92.91
Mr. ShriramAnand Rao & Mr. ShirishAnand Rao	C-6	677	441.73	Ff6	895	396	-45.73
Mr. AlagiaNambi	C-7	645	420.85	Ff8	900	398	-22.85
New	—	—	—	Ff1	1040	460	+460.0
Totals	31	20028	13068	32	29560	13068	Nil (+834.93 -834.93)

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1)
2) 1
2
3) 1
2
4) 1
2
5) 1
2
6) 1
2
7)

6. It is specifically agreed by the PARTY OF THE FIRST PART that they are entitled to their respective new proposed flat's built-up area (including common area) only on the basis of the existing their holding of undivided share of land. It is further agreed by them that some of the members of the PARTY OF THE FIRST PART shall have excess undivided share land area and some of the members of the PARTY OF THE FIRST PART shall have reduced undivided share land area and in the case of excess undivided share land area they have to purchase the said additional undivided share of land and for which they agreed to pay Rs.10,500/- per Sq. Feet of undivided share of land to the PARTY OF THE SECOND PART andin the case of reduced undivided share land area they are entitled to claim a sum of Rs.10,500/- per Sq. Feet for their reduced extent of undivided share of land from the PARTY OF THE SECOND PART, who has agreed to co-ordinate for the sale and purchase of the excess and deficit undivided share of land with the PARTY OF THE FIRST PART.The UDS amount will be collected or reduced along with the payment schedule.

7. It is further agreed by the PARTY OF THE FIRST PART whoever opted for excess built-up area and undivided share land area they shall bear the registration expenses for the conveyance of their entire built-up area on the basis of the composite value as fixed by the registering authorities.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I. A. L.

2) 1 N.S.T

2 R. Ramiselvi

3) 1 Paruvathy K.A

2 P.R.

4) 1 M. Savitkumar

2 R. Rengadu

5) 1 Jayapath

2 Parvathy Sampath

6) 1 Srikanthan

2

7) Athemambiyam

8. Similarly it is specifically agreed by the PARTY OF THE FIRST PART that in view of the proposed new construction, some of the members respective flat's relevant undivided share of land shall reduce to some meager extent and they alone have agree to execute General Power of Attorney in favour of the PARTY OF THE SECOND PART and thereby authorize him to sell the said extent of undivided share of land on behalf of them to the intending buyer/s and the registration expenses for the same shall bear by the PARTY OF THE SECOND PART. It is further agreed between the Parties herein that any of the member of the PARTY OF THE FIRST PART like to have housing loan to construct his/her proposed flat he/she shall agreed to have new sale deed and they also agreed to bear the registration expenses for the conveyance of their entire built-up area on the basis of the composite value as fixed by the registering authorities.

9. The PARTY OF THE FIRST PART owners has agreed that they shall pay a sum of Rs.2,850/- per Sq. Feet (including GST) in proportion to their respective flat area (including common area) as construction cost to the PARTY OF THE SECOND PART. The construction cost shall remain fixed until the completion of the entire apartment and hand over possession tothe PARTY OF THE FIRST PART.

10. Each member of the PARTY OF THEFIRST PART has agreed to pay Rs.2,850/- per Sq. Feet in proportion to their respective flat and they further agreed to pay the total construction cost in the following manner to the PARTY OF THE SECOND PART:

For ASHVAR BUILDERS & PROMOTERS

T. Sundar:

Proprietor

1) T. Sundar

2)
1 M.S.L.T
2 R Banuselvam

3)
1 Parvathy K.A
2 P.R. Lakshmi

4)
1 M. Sankumar
2 R. Rangachari

5)
1 Jayanth
2 Parvathy Jayanth

6)
1 Srikanth
2 Sowmya Rao

7) Ahamambujam

i. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) as initial payment,

ii. 10% mobilizing Advance (at the time of performing Boomi Pooja), after deducting the initial payment of Rs.25,000/- made by the each member of the PARTY OF THE FIRST PART,

iii. 10% on at the time building approval,

iv. 10% on completion of basement level,

v. 5% on completion of stilt floor roof slab,

vi. 10% on completion of Roof slab,

vii. 10% of completion brick work,

viii. 10% on completion of internal plastering,

ix. 10% on completion of outside plastering,

x. 10% on completion of Tiles work, Electrical wiring and Plumbing work,

xi. 5% on completion of Lift erection and commissioning overhead tanks and weathering course with tiles, head room and parapet wall,

xii. 7% on completion of painting work inside and outside,

xiii. 3% on completion all balance work and handing over the flat in all respect.

11. The PARTY OF THE SECOND PART shall raise bills on each stage described herein above and claim construction cost as per the above Clause and the PARTY OF THE FIRST PART should pay the above said stage payment within 15 days from the date of such bills or oral call raised by the PARTY OF THE SECOND PART. In case if the PARTY OF THE FIRST PART fails to pay the said stage payment as per the above said schedule he/she shall pay together with the stage payment along with 18% interest per annum till the payment.

12. The PARTY OF THE FIRST PART hereby authorized the PARTY OF THE SECOND PART to display sign board or advertisement board.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) K.L.Ly

2) 1. N S/T
2. R Ramalselvi raj

3) 1 Paarvathy K.A
2 P.R. Lakshmi

4) 1. M. Lakshmi
2. R. Rengadevi

5) 1. S Jayapath
2. Parvathy Sampath

6) 1. Sivaramakrishnan
2.

7) Athemambujam

13. The PARTY OF THE FIRST PART has consented and knowing fully well that there shall be no construction in the entire ground floor area, which shall be used as a space for common facilities and for parking the vehicles of the flat owners of the PARTY OF THE FIRST PART or their nominee/s.

14. The PARTY OF THE SECOND PART hereby undertakes to allot to each of the member of the PARTY OF THE FIRST PART to constructand to hand over one flat as per the table shown in the Clause No. 5 herein above, for which the PARTY OF THE FIRST PART has agreed.

15. The architect, consultants, engineers, contractors and all other staff and workman required for the Project will be appointed by thePARTY OF THE SECOND PART.

16. The PARTY OF THE SECOND PART assures that only 32 Residential flats would be constructed 31 flats to be handed over to the PARTY OF THE FIRST PART (one flat to each member as per the Clause No.5 described herein above) along with one earmarked covered car park. The remaining one flat shall be sold to the intending buyer/s and the said flats relevant undivided share of land multiple with Rs.10,500/- shall be handed over to the PARTY OF THE FIRST PART. The PARTY OF THE SECOND PART, through the architect, shall ensure that the Building Plan for the entire Project is proceeded and completed in the manner as contemplated in this Agreement.

17. The PARTY OF THE SECOND PART shall cause the architect to prepare the necessary drawings, specifications, building plan and other related work of the Project at his own cost

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I. A. L.

2) 1

2

3) 1 Parvathy K.A

2 P.R.

4) 1 M. Jayakumar

2 R. Rangadu.

5) 1

2 Parvathy Sampath

6) 1

2

7) Ahemambujam

18. All Approvals and Building Plan have been submitted by PARTY OF THE SECOND PART in the name of the PARTY OF THE FIRST PART to the authorities concerned for sanction. The PARTY OF THE SECOND PART has at his cost and expenses applied for and obtain Approvals from the concerned authorities of the Building Plan and Project Specifications in respect of the development and construction. All the amendments, if so required to the Building Plan and/or Sanctioned Building Plan and/or Project Specifications shall also be prepared and submitted by the PARTY OF THE SECOND PART to the authority concerned and such application for amendment if any, would be made in the name of the PARTY OF THE FIRST PART.

19. The PARTY OF THE SECOND PARTshall obtain all Approvals and Sanction Building Plan (including available FSI) required for the Project and shall develop and construct the Building to be developed strictly in accordance with Sanctioned Building Plan. The PARTY OF THE SECOND PART shall bear the expenses including deposits to be incurred for obtaining water, sewerage, and electricity connection for all the flats.

20. The PARTY OF THE SECOND PART can commence the demolition of the existing building only after obtaining Sanctioned Plan from all the Authorities.

21. The PARTY OF THE SECOND PART shall at his own cost and expenses, except demanding the construction cost as per Clause No.9, construct the Building with all Internal and external services amenities facilities, fittings, fixtures, compound with, common area like lobby. Staircase, and passages fully complying with and strictly adhering to the CMDA and other statutory/Authorities norms, rules and regulations.

For ASHVAR BUILDERS & PROMOTERS

T. Sowmiyan.

Proprietor

1) I. S. L.

2) 1 M. S. L

2 R Ambedkar

3) 1 Parvathy K.A

2 P.R

4) 1 M. Lavitumal

2 R. Renugadevi

5) 1 Sampath

2 Parvathy Sampath

6) 1 Srinivasa Rao

2 Srinivas Rao.

7) Hemambujam

22. All costs, charges and expenses relating to the said development and the construction thereon, and those incidental to the obtaining of the obtaining of the approvals, permissions, and sanctions relating to the development shall be come and paid by the PARTY OF THE SECOND PART. Such funds shall include the fees of Architect and other Consultants, the cost of all materials, labour and contract charges. The PARTY OF THE SECOND PART shall keep the PARTY OF THE FIRST PART fully indemnified and harmless against the PARTY OF THE FIRST PART in the scheduled property in the event of action by CMDA or any other civil authorities for any deviation of CMDA sanctioned plan in respect of the building to be constructed thereon, or by reason of any failure on the part of PARTY OF THE SECOND PART to discharge their liability or obligation to the labour employed by them or any claim of the labour contractor or on account of any omission or commission in using the scheduled property or putting up the construction. The PARTY OF THE SECOND PART shall take adequate Insurance Policy to cover all Workmen, employees and assets relating to this project.

23. The construction shall be in accordance with the specifications as shown in Schedule 'D' and as per the Sanctioned Plan fully complying the rules and regulations of CMDA and free from any deviation.

24. The PARTY OF THE SECOND PART shall have absolute discretion in matters relating to the method and design of construction with due intimation and approval of THE PARTY OF THE FIRST PART.Further THE PARTY OF THE FIRST PART has the right to inspect the construction.

25. The open terrace area above the Fourth Floor shall be for the free use of the PARTY OF THE FIRST PART.

For ASHVAR BUILDERS & PROMOTERS

T. Sundar
Proprietor

1) 1
2) 1 M.S.L
2 R. Ramadevi
3) 1 Parvathy K.A
2 P.R. Patil
4) 1 M. Lavikumar
2 R. Rangadu.
5) 1
2 Parvathy Sampath
6) 1 Srinivasa Rao
2 Sarma B Rao.
7) Hemambujam

26. The PARTY OF THE FIRST PART Constructed Area shall be the absolute property of the PARTY OF THE FIRST PART and or Nomineethey shall be entitled to peaceful possession and absolute enjoyment of the same and to sell, lease or otherwise dispose of the same or any part thereof along with the undivided share in the land for Residential Purpose only and shall be entitled to all Income, profits, capital appreciation and benefit of all kinds accruing, arising and flowing there from.

27. The PARTY OF THE SECOND PART agrees to deliver the possession of the constructed area to the PARTY OF THE FIRST PART within 24 months from the date of obtaining the building plan permission from the CMDA/Greater Chennai Corporation or from the date of delivery of entire 31 flats to the PARTY OF THE SECOND PART enable him to demolish and for reconstruction. However the PARTY OF THE SECOND PART shall not incur any liability for any delay in delivery of possession of the Owner's Constructed Area by reason of Government Restriction Civil Commotion, Act of God or due to any injunction or prohibitory order not attributable to any action of the PARTY OF THE SECOND PART. In any of the aforesaid events the PARTY OF THE SECOND PART shall be entitled to corresponding extension of time for delivery of the possession.

28. The PARTY OF THE FIRST PART has agreed to maintain the building till 18 months from the date of receipt of completion certificate from CMDA and handing over the First Flat (including common area) to any of the member of THE PARTY OF THE FIRST PART.

For ASHVAR BUILDERS & PROMOTERS

T. Sundar

Proprietor

1) I. A. C.

2) 1. M. S. L.

2. R. Ramilsalutag

3) 1. Parvathy K.A

2. P. R. Lalitha

4) 1. M. Lavitkumar

2. R. Rengadu.

5) 1. Jayanth

2. Parvathy Sampath

6) 1 Srinivasan

2 Saravanan.

7) Athemanbujam

29. The PARTY OF THE FIRST PART is entitled to bring knowledge to the PARTY OF THE SECOND PART regarding any defect in the workmanship or any damages to their respective flats or the entire building till 18 months from the date of handing over the first flat (all common area work must be completed and completion certificate from CMDA)to any of the member of the PARTY OF THE FIRST PART and if any such defects or damages are brought to the knowledge of the PARTY OF THE SECOND PART he shall undertakes to rectify the same at his own cost.

30. In the event of breach of this agreement by either party, the aggrieved party is entitled to specifically enforce the Agreement apart from his/their entitlement to recover all losses and expenses incurred as a consequence of such breach from the party committing Breach.

SCHEDULE 'A'

(Existing entire building)

A residential apartment known as 'Lakshmi Ganesh Apartment', consisting of ground and three floors, situated at Plot No. 48, Old Door No. 79, New Door No. 30, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053, constructed on the land area of 13068 Sq. Feet, comprised in Old Survey No. 608 and by Virtue of Town Survey Land Register bearing New Survey No. 610/1A(Part) and correlated to T.S. No. 35 in Block No. 18 of Ward B, Ambattur Village and Taluk, Chennai District, within the Registration District of North Chennai, Sub-Registration District of Ambattur and within the civic limits of Greater Chennai Corporation, with the following boundaries and measurements:-

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I. J. C. y

2) 1 M/s L
2 R Q milselvi

3) 1 Parvathy K.A
2 P.R Lakshmi

4) 1 M. Lavitkumar
2 R. Rengadu

5) 1 Jayapath
2 Parvathy Jayapath

6) 1 Srirampan
2 Sumi & Rao

7) Hemambijam

NORTH BY : Harinaya Residential Apartment comprised in Plot No. 49,

SOUTH BY : ARCH-TECH Residential Apartment comprised in Plot No. 47,

EAST BY : Residential houses,

WEST BY : 40 Feet Road known as Oragadam Road.

Measuring:-

East to West on the Northern Side : 162 Feet 03 Inches,

East to West on the Southern Side : 163 Feet 06 Inches,

North to South on the Eastern Side : 80 Feet 06 Inches,

North to South on the Western Side : 80 Feet,

in all 13068 Sq. Feet.

SCHEDULE 'B'

(The PARTY OF THE FIRST PART'S existing flat and its area)

Item No.	Name of the Owner	Flat No.	Building Area (in Sq. Feet)	UDS Area (in Sq. Feet)
1.	Mr. K. Inbaraj	G-1	620	404.54
2.	Mrs. R.Tamilselvi Raja & Mr. M. Shanmugam	G-2	620	404.54
3.	Mrs.K.A.Parvathy & Mrs.P.R.Lakshmi	G-3	620	404.54
4.	Mr. M. Ravikumar & Mrs. R. Renuga Devi	G-4	622	405.85
5.	Mr. G. Sampath & Mrs. Parvathy Sampath	G-5	622	405.85
6.	Mr. ShriramAnand Rao & Mr. ShirishAnand Rao	G-6	620	404.54

For ASHVAR BUILDERS & PROMOTERS

Proprietor

NORTH BY : Harinaya Residential Apartment comprised in Plot No. 49,

SOUTH BY : ARCH-TECH Residential Apartment comprised in Plot No. 47,

EAST BY : Residential houses,

WEST BY : 40 Feet Road known as Oragadam Road.

Measuring:-

East to West on the Northern Side : 162 Feet 03 Inches,

East to West on the Southern Side : 163 Feet 06 Inches,

North to South on the Eastern Side : 80 Feet 06 Inches,

North to South on the Western Side : 80 Feet,

in all 13068 Sq. Feet.

SCHEDULE 'B'

(The PARTY OF THE FIRST PART'S existing flat and its area)

Item No.	Name of the Owner	Flat No.	Building Area (in Sq. Feet)	UDS Area (in Sq. Feet)
1.	Mr. K. Inbaraj	G-1	620	404.54
2.	Mrs. R.Tamilselvi Raja & Mr. M. Shanmugam	G-2	620	404.54
3.	Mrs.K.A.Parvathy & Mrs.P.R.Lakshmi	G-3	620	404.54
4.	Mr. M. Ravikumar & Mrs. R. Renuga Devi	G-4	622	405.85
5.	Mr. G. Sampath & Mrs. Parvathy Sampath	G-5	622	405.85
6.	Mr. ShriramAnand Rao & Mr. ShirishAnand Rao	G-6	620	404.54

For ASHVAR BUILDERS & PROMOTERS

Proprietor

7.	Mrs. A. Hemambujam	G-7	538	351.04
8.	Mrs. Fatima Julian	G-8	733	478.27
9.	Mrs. N.J. Monica	A-1	645	420.85
10.	Mr. P. Ganapathy Subramanian	A-2	678	442.39
11.	Mrs. S. Vimala	A-3	678	442.39
12.	Mr. Senthil Kumar Madhivanan	A-4	645	420.85
13.	Mr. R. Srinivasan	A-5	645	420.85
14.	Mr. P.V. Balan & Mrs. SanthaBalan	A-6	700	456.75
15.	Mr. N.K. Srinivasan	A-7	700	456.75
16.	Mrs. T. Anusha Merlin	A-8	645	420.85
17.	Mr. P. Jarvis Stepherd Joel & Mrs.Renuka Joel	B-1	645	420.85
18.	P. Muthukumaran	B-2	654	426.73
19.	Mrs. P. Chandra Bai	B-3	654	426.73
20.	Mrs. MallikaRajan & Mr. K.T. Rajan	B-4	645	420.85
21.	Mr. N. Babu & Mrs. V.S. Narmatha	B-5	645	420.85
22.	Mr. G. Panchapakesan	B-6	677	441.73
23.	Mr. S. Suresh	B-7	677	441.73
24.	Mr. N. Ganesan	B-8	645	420.85
25.	Mr. N. Dhandapani	C-1	645	420.85
26.	Mr. D. Gunasekar	C-2	654	426.73
27.	Mr. Y.D. Sridhar & Mrs. S. Vijayalakshmi	C-3	654	426.73
28.	Mr. M. Sivakumar	C-4	645	420.85

For ASHVAR BUILDERS & PROMOTERS

Proprietor

29.	Mr. S. Venkatesan	C-5	535	349.09
30.	Mr. ShriramAnand Rao & Mr. ShirishAnand Rao	C-6	677	441.73
31.	Mr. S. AlagiaNambi	C-7	645	420.85

SCHEDULE 'C'

(Proposed flats allotted to the PARTY OF THE FIRST PART)

Item No.	Name of the Flat Owner	Proposed Flat No.	Proposed Flat Area in Sq. Feet	Proposed Flat's Undivided share in Sq. Feet
1.	Mr. K. Inbaraj	F1	1040	460
2.	Mrs. R.Tamilselvi Raja & Mr. M. Shanmugam	Ff7	915	404
3.	Mrs.K.A.Parvathy & Mrs.P.R.Lakshmi	T7	915	404
4.	Mr. M. Ravikumar & Mrs. R. Renuga Devi	F4	890	393
5.	Mr. G. Sampath & Mrs. Parvathy Sampath	F5	1000	442
6.	Mr. ShriramAnand Rao & Mr. ShirishAnand Rao	F6	895	396
7.	Mrs. A. Hemambujam	S1	1040	460
8.	Mrs. Fatima Julian	F8	900	398
9.	Mrs. N.J. Monica	S7	915	404
10.	Mr.Ganapathy Subramanian	S2	925	409

For ASHVAR BUILDERS & PROMOTERS

Proprietor

11.	Mrs. S. Vimala	S3	825	365
12.	Mr.Senthil Kumar Madhivanan	S4	890	393
13.	Mr. R. Srinivasan	S5	1000	442
14.	Mr. P.V. Balan & Mrs. SanthaBalan	S6	895	396
15.	Mr. N.K. Srinivasan	Ff3	825	365
16.	Mrs. T. Anusha Merlin	S8	900	398
17.	Mr. P. Jarvis Stepherd Joel & Mrs.Renuka Joel	T1	1040	460
18.	Mr. P. Muthukumaran	T2	925	409
19.	Mrs. P. Chandra Bai	F3	825	365
20.	Mrs. MallikaRajan & Mr. K.T. Rajan	T4	890	393
21.	Mr. N. Babu & Mrs. V.S. Narmatha	T5	1000	442
22.	Mr. G.Panchapakesan	T6	895	396
23.	Mr. S. Suresh	F2	925	409
24.	Mr. N. Ganesan	T8	900	398
25.	Mr. N. Dhandapani	F7	915	404
26.	Mr. D. Gunasekar	Ff2	925	409
27.	Mr. Y.D. Sridhar & Mrs. S. Vijayalakshmi	T3	825	365
28.	Mr. M. Sivakumar	Ff4	890	393
29.	Mr. S. Venkatesan	Ff5	1000	442
30.	NewMr. ShriramAnand Rao & Mr. ShirishAnand Rao	Ff6	895	396

For ASHVAR BUILDERS & PROMOTERS

Proprietor

31.	Mr. AlagiaNambi	Ff8	900	398
32.	New	Ff1	1040	460

SCHEDULE'D'

SPECIFICATION OF CONSTRUCTION:

1.	STRUCTURE	:	Framed Structure RCC For Structural Design refer Drawings (from floor to bottom of roof LVL 10'-0" height) Superstructure–Red Bricks Main Wall–9 inches, Partition Wall – 4½ inches-PCC concrete every3"-height at every 2'-6" height interval & windows ill 2" pcc concrete provided. Height of the floor 10' feet each floor. Basement height 1'6" from road level.
2.	FLOORING	:	Branded Vitrified Tiles 600x600 flooring (not less than Rs.60/-per sq.ft.) with matching skirting – 4" Vitrified tiles for Toilets with 7' feet height matching flooring(not less than Rs.50/-per sq.ft.)staircases Granite (as per Drawing) – not less than Rs.150/-per sq.ft. Before pcc Anti-terminate treatment for plinth area.
3.	DOORS &WINDOWS	:	a) Main Door First Quality TW of size 5"x3" frame section with Branded flush Door Solid Wood 1½" thick with Branded hardware fittings with MS Steel grill gate 12 mm sq rod.
			b) Internal Doors 1st Class Padak of size 4"x3" (frame section) with readymade flush Door shutter 1½" with branded hardware fittings.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) 1 Jayapath
2 Parvathy Sampath

2) 1 M.Sh
2 R Ramiseloviraz

3) 1 Parvathy K.A
2 P.R. Lakshmi

4) 1 M. Sankumar
2 R. Rengadu

5) 1 Jayapath
2 Parvathy Sampath

6) 1 Soundara
2 Saravana Raja

7) Hemambujam

			c) Anti-terminate treatment is provided for All wooden door Frame Area.
			d) Branded UPVC glazed Window and Ventilator with Exhaust Fan Grills using 4 mm thick touched Glass (Saint Gobain) with Window & ventilator area ms safety grill 12 mm – sq bar.
			e) Providing Branded UPVC French Door for Balcony .
4.	PAINTING	:	a) Ceiling painting with primer (Primer 1 coat + 2 Coats Asian Premium paint). b) Inside Wall painting with 2 coats birla putty, 1 coat primer, 2 coats of Asian Premium Emulsion paint . c) Outside wall one coat primer + 2 coat Apex Asian-weather proof.
			d) Main door TW varnish polishing work.
			e) Other door one coat primer + 2 coat of Enamel paint–Asian.
			f) Grill work one coat metal primer + 2 coat Enamel paint.
5.	BATHROOMS &TOILET	:	AllFittingJaguar/Parrywarewith concealed hot & cold pipeline using CPVC Pipes [Asirwad pipes Inside bathroom pipe, others Fenolex pipes].
			E.W.C Wall mount Basis model and Wash basin –22"x18" all Parryware (or) equivalent Provision for Washing Machine

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) T. Ilamaran

2) 1 M.s.b

2 R. Ramakrishnan

3) 1 Parvathy k.A

2 P.R. Latchi

4) 1 M. Jayakumar

2 R. Rengadu

5) 1 Jayapal

2 Parvathy Sampath

6) 1 Sriram Ravi

2 Sriram Ravi

7) Dhenambujam

			in utility area. One wash basin in hall.
6.	ELECTRICITY	:	Flats will be provided with 3 phase Power supply Copper wire (orbit or kundan), Metal box Anchor and Distribution board with MCB & ELCB Standard make.
			Modular switches (Anchor, Roma Makeor equivalent).
			Provision for TV in Living room.
			Metal Clad A/C points for Bedroom &Hall.
			Telephone points for Living and Master Bed Room.
		:	Provision for Inverter and connect the wiring switches.
7.	WATERSUPPLY	:	OHT 16,000 liters adequate capacity to be provided (RCC tank with Tiles).
			Facility sump 24000 litres capacity (RCC tank with Tiles).
8.	KITCHEN	:	Cooking Platform to be provided with polished Black granite top and Tiles upto 2'0" height and S.S.Sink.
9.	HANDRAIL Stair case	:	S.S. Tubular (2" section 304 Jindal) structural verticals and horizontal Grouted in the steps and polished
10.	BALCONY	:	S.S. Handrail (2" section 304 Jindal) with Toughened Glass as per Elevation Drawing
11.	LIFT	:	2 Numbers 8 Persons KONE/Branded with all safety measures Up to open Terrace
			Including obtaining License for the same

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I. S. L.
2) 1 N.S.L
2 R Ramiselvi
3) 1 Parvathy K.A
2 P.R
4) 1 M. Lavitkumar
2 R. Renyadevi
5) 1 Jayanthi
2 Parvathy Sampath
6) 1 Jayaram Rao
2 Sumathi Rao
7) Hemambujam

12.	WEATHERINGCOURSE	:	Vitrified cooling tiles with water proof coating-fosroc
13.	DIESEL GENERATOR	:	Suitable for Lift & Common Lights
14.	AMENITIES	:	Compound Wall 5 feet above the Existing Road level Gate M.S & Simple and Sturdy Design (foundation, column, plinth beam, brick wall 4½")
		:	Normal Elevation &Colour scheme outside
		:	Suitable Rain Water harvesting system to be provided.
		:	Anti-termite treatment shall be done. Pavement outside the stilt floor area. One toilet provided for common purpose in stilt floor area. 2 nosBore well 9" dia 600 feet depth with pump fixing Provision of CCTV camera

In witnesses whereof, the Parties herein have signed this deed on the day, month and year first above written.

PARTY OF THE SECOND PART

For ASHVAR BUILDERS & PROMOTERS

Proprietor

PARTY OF THE FIRST PART

WITNESSES:

1.

2. INNDHAR.M
882593600 4

8) 8) Fatima Julian

9) 9) N.J. Shakila

10)

11) S. Timothy

12) M. Gothilkumar

13) Srinivasan

14) 1.

2. Santhi Bala

15) M. Srinivasan

16) J. Anbu Murli

17) 1.

2.

18)

19) P. Chandran.

20) 1, Mallika Rajan

2.

21) N. Balaji

V.L. Nalinesh

22)

23)

24)

25)

26)

27)

28) M.

29) S.

30) 1.

2.

31)

2. S. Vijayalakshmi.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

3. 1.Mrs.K.A.PARVATHY, Wife of late Mr. P.R. Ramaswamy, aged about 61 years, having her PAN CARD bearing AJQPP4571L, Mobile No. 9940324606 and Identified by her AADHAAR CARD bearing 3827 2672 7895,
2.Mrs.P.R.LAKSHMI,Daughter of P.R.Ramaswamy,aged about 35 yearshaving her PAN CARD bearing AFQPL8072G, and Identified by her AADHAAR CARD bearing 9079 1300 6216 both areresiding at Flat No. G-3 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

4. 1.Mr. M. RAVIKUMAR, Son of Mr. T.M. Mani, aged about 61 years, having his PAN CARD bearing AKCPM3474C, Mobile No. 9677001769 and Identified by his AADHAAR CARD bearing 6623 1731 2805,
2. Mrs.R.RENUGADEVI,Wife of Mr. M. RAVIKUMAR aged about 52 years, having herPAN CARD bearing EFRPR0236B,AADHAAR CARD bearing 7991 6921 9682, Mobile No. 9840897708 ,both are residing at Flat No. G-4 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

5. 1.Mr. G. SAMPATH, Son of Mr. M.R. Ganeshan, aged about 60 years, , his PAN CARD bearingBBAPS9155A, Mobile No. 9790867975 and Identified by his AADHAAR CARD bearing 4029 1079 9797,
2.Mrs. PARVATHY SAMPATH, Wife of Mr. G. SAMPATH, aged about 58 years, having her PAN CARD bearingAIHPP9911G, and Identified by her AADHAAR CARD bearing 6739 2732 0639,both are residing at Flat No. G-5 in the Ground Floor of Lakshmi Ganesh Apartment, No. 30/79, Oragadam Road, Venkatapuram, Ambattur, Chennai – 600 053,

For ASHVAR BUILDERS & PROMOTERS

Proprietor

1) I. J. L.y
2) 1 N.S.T
2 R. Ramalakshmi Raja
3) 1 Parvathy K.A
2 P.R. Lakshmi
4) 1 M. Ravikumar
2 R. Renugadevi
5) 1 Sampath
2 Parvathy Sampath
6) 1 Thiyagarajan
2 Saraswathi Rao.
7) Ahemambujam

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

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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
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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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+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.