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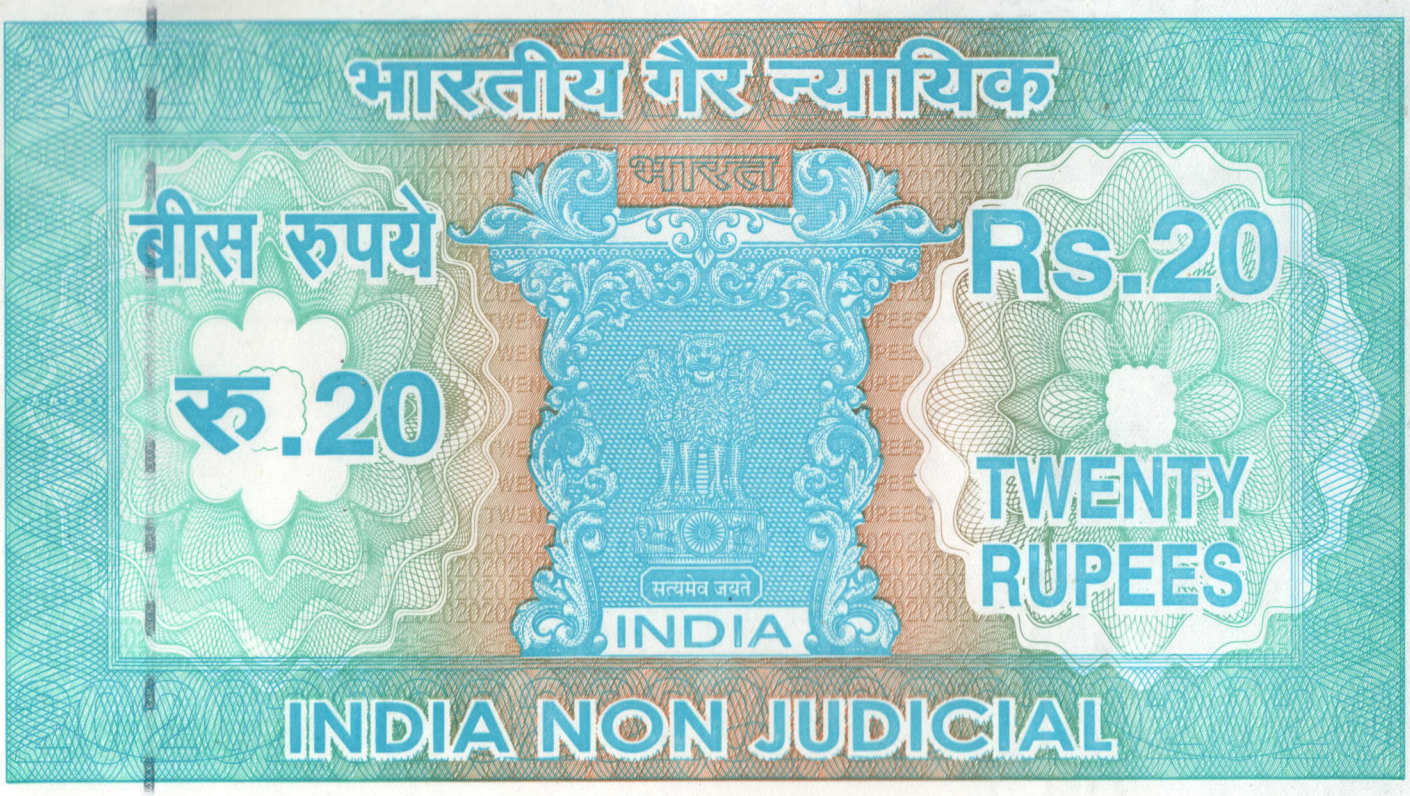
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தமிழ்நாடு तमिलनाडु TAMIL NADU 02AC 783662

S. ராஜ்குமார்
மு.தா. வி
L.No: 6/2000
மதிரி. தமிழ்நாடு

13 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT executed on this ***9th day of JUNE 2023***

BETWEEN

1.Mr . R.Bharatan, *S/o. Late Mr. S. Ramanathan* ***(****Aadhaar No.* ***2128 0933 9591*** *&* *PAN No* ***AAHPB1908P)***

2. Mrs. UshaBharatan, *W/o. Mr. R. Bharatan,* ***(****Aadhaar No* ***7043 7091 8610****&* *PAN No* ***AAKPU1357N)*** ***3. Mr.B.MAHESH*** *son of R.Bharatan* ***(****Aadhaar No.* ***7874 4173 7884*** *&* *PAN No AFQPM6195K)* *all are residing at No.14, Nachiyar Road, Woraiyur, Tiruchy-620 003.*

1. *R. BHARATAN For Self And As Power Agent*
2. *USHA BHARATAN*
3. *B.MAHESH*

LAND OWNERS

For ROHINI RAMJI

Managing Partner

DEVELOPER

4. Mrs. SUDHA BHARATAN (PRINCIPAL), *(Aadhaar No **6668 7832 9191*** resident of Door No.14, Nachiyar Road, Woraiyur, Tiruchirappalli-620003, Tamilnadu, India and Presently Residing at Carrer San Sebastia, 50, Postcode-17412. Macabnet/de/la/Selva, Girona, Spain. **(LAND OWNERS)**

Having been appointed as General Power Agent by virtue of a General Power of Attorney executed by No.4 of the **PRINCIPAL** on **03rd day of May 2023,** at Madrid Spain, and attested by Consular Officer of the Embassy of India, Madrid and duly Adjudicated and Registered as Vide **Adjudication Number.23 of the Year 2023** at **Woraiyur** Sub- Registrar's Office, Tiruchirappalli.

No.1 of the Land owner ***Mr. R.Bharatan, executing this Development Agreement in the capacity of For Self and As Power Agent for No.4 of the Principal Mrs.Sudha Bharatan.***

AND

ROHINI RAMJI *a Partnership Firm, having office at Ramji Mahal, No.14 Nachiyar road, Woraiyur, Trichy - 620003 represented by its Managing Partner,* ***Sri. M.ANAND****, son of late****Sri. V.Maruthachalam****, (Identified by PAN Card No* ***AACPA 6785G*** *& Aadhar card No* ***5517 8882 1498****) residing at C-11,First Floor,3rd cross west Extension, Thillai Nagar,Trichy-18* ***(DEVELOPER)***

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(The words "Land Owners" and "Developer" wherever they are referred to herein shall unless repugnant to the context, mean and include their Executors, Administrators, Legal Representatives, Assignees, Transferees-in-interest and Heirs in succession and Assignees as the case may be)

Whereas the said ***Mr.R.Bharatan*** *Son of LateS. Ramanathan and* ***Mrs.Usha Bharatan*** *Wife of R. Bharatan had purchased an extent of* ***20815 Sq. ft.*** *of landinOld Ward 3, Old Block No.30 and Old T.S.No.2121 its New Ward C, New Block No.17 and New T.S.No.4 by way of a Registered Sale Deed dated 19.09.1985 bearing No.6465/1985 executed by B. Ramakrishnan and P.B. Siva Subramaniam, the said document Registered in the office of the Sub Registrar, Woraiyur.*

Whereas the said ***Mr. R. Bharatan*** *and* ***Mrs. UshaBharatan****have entered into a Partition Deed in respect of the said large extent of property by way of a Registered Partition Deed dated 10.03.2004 bearing No.1666/2004. In the said Partition an extent of* ***(1406.25 Sq.ft., + 483.75 Sq. ft. + 15640 Sq.ft.) 17530 Sq. ft.*** *in Old Ward 3, Old Block No.30 and Old T.S.No.2121 its New Ward C, New Block No.17 and*

New T.S.No.4 was allotted to ***R. Bharatan*** *and is mentioned as* ***A Schedule*** *therein and the remaining extent of* ***3285 Sq.ft*** *in Old Ward 3, Old Block No.30 and Old T.S.No.2121 its New Ward C, New Block No.17 and New T.S.No.4 was allotted to* ***Mrs. UshaBharatan*** *and is mentioned as B* ***Schedule*** *therein, the said document Registered in the office of the Sub Registrar, Woraiyur.*

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Whereas the Party of the LAND OWNERS ***(Mr. R. Bharatan and Mrs. UshaBharatan)*** *as absolute owners of the said extent of properties, with a view to construct a multi storied building consisting house flats and shops have jointly approached the DEVELOPER and expressed their willingness to enter into a joint venture with the DEVELOPER and they have also agreed to the same. Both the parties have agreed to proceed with the construction as per the terms and conditions mentioned hereunder.*

WHEREAS the DEVELOPER is a Partnership Firm formed and incorporated on 19th day of November 2021 with the main object of buying, selling, developing, constructing, repairing, modifying or altering any immovable property among other objectives.

WHEREAS the DEVELOPER has considerable experience in the development of properties and construction of Multi storied buildings.

WHEREAS the parties hereto mutually agree to put up a Multi Storied building in the Schedule mentioned property and for the said purpose, the LAND OWNERS have agreed to make available the land mentioned in the Schedule hereto and the DEVELOPER has agreed to put up the Multi storied building thereon, initially over a Land area measuring ***20815 sq.ft***

1. *R. BHARATAN For Self And As Power Agent*
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3. *R MAHESH*

LAND OWNERS

For ROHINI RAMJI

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WHEREAS the ratio of share fixed among the LAND OWNERS and the DEVELOPER is ***48:52***

LAND OWNERS 48% DEVELOPER 52% as mentioned in schedule B hereunder

WHEREAS the DEVELOPER will pay Rs. 1,00,00,000 (Rupess One Crore only) to the Land Owner as advance ***Rs.1,00,00,000/-*** *(Rupees One Crore only) way of cheque*

NAME	*AMOUNT*	*CHEQUE NO/ BANK*
BHARATAN	85,00,000 Lakhs	000548 - K.V.B
USHA BHARATAN	15,00,000 Lakhs	000549 - K.V.B
Total	**1,00,00,000 Crore**	

The said amount will be paid at the time of signing of this agreement and the same will be repaid on obtaining the completion certificate from the competent authority.

WHEREAS the LAND OWNERS assures the DEVELOPER that they would authorize the DEVELOPER, to put up a Multi Storied Residential Cum Commercial building in accordance with a building plan duly formulated and prepared by the DEVELOPER in consultation with the LAND OWNERS and after the approval of plan by the Local Development Authority competent to deal with the same for the benefit of both the parties.

1. *R.BHARATAN For Self And As Power Agent*
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3. *B.MAHESH*

LAND OWNERS

For ROHINI RAMJI

Managing Partner

DEVELOPER

WHEREAS the both parties hereto desire to reduce in writing the terms and conditions agreed to between them, with the emphasis on utmost trust and good faith between Land Owners and Developer.

NOW THIS AGREEMENT ENTERED INTO between the LAND OWNERS and the DEVELOPER hereby witnesseth and parties herein mutually agree as follows: -

1. *In consideration of the DEVELOPER constructing at his cost and handing over* ***48%*** *in a multi storied residential cum commercial building to be constructed in the property described in the Schedule hereunder, the said portion being proportionate to the land retained by the Owners, the owners agree to convey to the Developer an undivided* ***52%*** *share in the land described in the Schedule A hereunder.*
2. *The details about the area of the apartments, shop, covered car parking of the LAND OWNERS and the DEVELOPER are mentioned hereunder in Schedule B. Whereas if there is any open space which is eligible to park cars/Two Wheelers it* cannot be *classified as open car parking and if cannot be sold or allotted.*

3. *The parties hereto agree that in the event of any change to construct over and above the area of construction, the sharing ratio of such additional sanctioned area to be constructed shall be in the same proportion of* ***48:52***

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4. *The DEVELOPER hereby agrees and undertakes to construct a Multi Storied residential cum commercial building as per the sketch (which will be the basis for envisaged Building Plan) prepared by DEVELOPER at his cost, on the property mentioned in the Schedule "A"*

5. *The Scheme plan of the superstructure shall be prepared by the DEVELOPER in consultation with their architects and engineers and the LAND OWNERS shall be free to express their view and opinions in respect thereof.*

6. *The DEVELOPER agrees to bear all the costs, charges, expenses for construction of the proposed Multi Storied building and matters connected therewith and incidental thereto*

7. The DEVELOPER further agrees that all the Costs, Charges, for construction of the proposed building, and matters connected with and incidental thereto including expenses for obtaining the approval and the sanction of the plan from concerned Agencies/Government Authorities be borne and undertaken by the DEVELOPER and the Owner shall not in any way be responsible there for.

8. *The original title deeds of Schedule "A" property will be in the custody of the LAND OWNERS and they will hand over the same to the DEVELOPER if needed for specific purpose and period. After the project is completed the original title deeds will be handed over to the Flat Owners Association by land owners once the Registered association formerly formed.*

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9. *It is however specifically agreed by the LAND OWNERS that they shall co-operate with DEVELOPER in the matter of obtaining the necessary permits, approval and sanctions as per RERA (Real Estate Regulatory Authority). The project name is "ROHINI RAMJI APARTMENT". Liabilities of LAND OWNER and DEVELOPER will be as per RERA Guidelines.*

10. *The Land owners had executed a Registered Power of Attorney for 52% of undivided area of land, 9th March 2022 in favour of the Developer which was registered under Doc. No. /2022*

The Power of Attorney is required:-

i)To obtain permission from the concerned authorities for the construction of Multi Storied building apartments.

ii. To Develop the land and to correspond with the Corporation of Tiruchirappalli, other connected offices in Chennai / Tiruchirappalli, the Tamil Nadu Electricity Board, TWAD Board or with any Government Office / s for the purpose of construction of building

iii. To get Electricity Connection, Water Connection, Sewage drainage connections, Underground Drainage connection etc.,

iv. To enter into Sale agreements, to enter into construction agreements with third parties and to sell undivided share of Land and the ***52%*** *constructed area to which the DEVELOPER becomes entitled to any intending purchaser / s, to execute and register sale deeds to convey title in respect of the above said area.*

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11. *The DEVELOPER covenants that the construction shall be in accordance with the plan and the specification that shall be formulated on mutual agreement of the parties hereto subsequent to the sanction of the plan by the competent authorities. The FSI derived is 3.5, the developer further covenants that there would be no deduction in 3.5 FSI . The Land owner will not allow to proceed with the agreement if the FSI is below 3.5. In case if there is an enhancement that will also be shared among the parties accordingly. The construction will be as per the approved plan and there will not be any deviations.*

12. ***The LAND OWNERS*** *authorize the DEVELOPER to enter in and upon the "A" Schedule property solely for the development activity including any work , preparatory & incidental thereto and put up construction or superstructures thereon and in this regard the LAND OWNERS shall extend full Co-operation in the construction work.*

13 *The DEVELOPER will ensure that proper care and caution are taken in the construction of the buildings and in the event of any accident, loss or injury caused to a workman, employee or any other person, the DEVELOPER alone shall be liable for payment of compensation under the workmen's compensation Act or any other law. The DEVELOPER will ensure to take proper and extensive Insurance to cover the workers & materials against all types of Insurable risks.*

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14 *In the event of any claim or proceeding being initiated for recovery of any compensation loss or damages caused during the development of the Schedule land pertaining to the quality of construction, the same shall be defended and met by the DEVELOPER. The owner shall not be liable for any such payments and the DEVELOPER undertakes to indemnify the Land Owners for any loss or damages that may be suffered or incurred by the Owner in this regard.*

15 *That the LAND OWNERS have paid all rents, Municipal Taxes, Urban Land Taxes and public charges in respect of the said property up to the date of handing over of the property hereof and all such taxes, rates public charges from that date shall be paid by the DEVELOPER, during construction period till completion of the building and from the date of taking over of the Flats by the LAND OWNERS in respect of the flats allotted to them and by the Purchasers in respect of flats purchased by them.*

16 *The LAND OWNERS are entitled to covered car parking area proportionate to their 48% share in the build-up area.*

17 *The GST for the construction cost of flats allotted to the LAND OWNERS will be borne by the LAND OWNER if he retains the flat at the time of completion certificate. If the flats are sold during construction the GST will be borne by the flat buyer. The GST will be 5% on the Builders Agreement Value. On the completion of the Project, the Deposits toward Electricity Service connection, Underground*

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drainage, Water Connection, corporation tax with respect to the flats allotted to the LAND OWNERS, shall be paid by the LAND OWNERS

18 *The DEVELOPER on the event of getting the plan approval shall from that date have the permit from the LAND OWNERS to commence the construction of the proposed Apartment complex thereon in the property mentioned in Schedule A hereunder.*

19 *The DEVELOPER further agrees that the proposed Apartment shall be completed and 48% of the total built up area be handed over to the LAND OWNERS within 36 months from the date of procuring the Building License in respect of the Proposed construction plan from concerned competent authorities (Tiruchirappalli Corporation). In case the LAND OWNERS interferes with the construction or any delay caused beyond the control of the DEVELOPER (FORCE MAJEURE) the Developer can extend such delay.*

20 *The DEVELOPER shall also not incur any liability for delay in the event of hostilities, rebellion, force majeure, any change in law or if any Government Authority or competent authority decides to revoke any permit due to reasons other than any act or omission or failure by or on the part of the Developer or if the Developer is not able to complete construction of the proposed building due to circumstances which make the performance of the contract impossible. The time mentioned above is only for apartments with the specifications mentioned in the annexure herein.*

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21 *The OWNERS shall not claim any further consideration for transfer of the undivided share of the said property, more clearly described in the Schedule "A" hereunder. Similarly, the DEVELOPER will not claim any further consideration towards cost of construction of* **48%** *of super build up area to be built up and delivered to the owners. However, any extra work, which is done at the request of the owners given in writing, shall be charged.*

22 *The DEVELOPER also agrees to sell the flats allotted to the OWNERS proportionate to their 48% share in the build-up area. In that case the process can be done under these terms:-set out below:*

i) A letter requesting to sell the Land owners portion of flats should be given to the DEVELOPER. The Minimum price to sell the Apartment is to be mentioned in the letter.

ii) The Apartment will be sold when a Prospective buyer approaches

iii) On receipt of the payment for that Apartment it will be transferred to the land owners

iv) Accounts statement of the Apartment sold and Bank transfer of payment made will

be given on the completion of final payment of that Apartment.

23 The DEVELOPER shall register the apartment owners association to the Registrar of Societies as per the Societies Registration Act.

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24 *The LAND OWNERS also covenant that the said property is not subject to any mortgage, charge, lien, encumbrance, lis-pendens, court attachment or land acquisition proceedings. The Land owners also undertakes to keep the Schedule mentioned property free from encumbrance during the period of development.*

25*The LAND OWNERS also covenant that they have clear, absolute, valid and marketable title and interest, to transfer, and convey the Schedule A mentioned property to the intending purchasers and for promoting the Multi – storied building.*

26*The LAND OWNERS and the DEVELOPER shall not create any charge or encumbrance over the Schedule mentioned property during the subsistence of this Agreement or in any manner whatsoever, which will be detrimental to the interest of both the parties and to the terms of this Agreement.*

27 *Both the parties hereby covenant that any dispute arising in the interpretation and compliance hereof shall be settled by arbitration of a single person appointed by mutual consent. In the event of disagreement between the parties in appointing common arbitrators, each party shall appoint an arbitrator of their own choice and the two arbitrators so appointed shall appoint a presiding arbitrator in accordance with the provisions of the Arbitration and Conciliation Act 1996, the jurisdiction Trichy only. The parties shall be bound by the adjudication of the sole arbitrator or the arbitral panel, as the case may be.*

1. *R. BHARATAN For Self And As Power Agent*
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28 *All Charges, expenses, costs, taxes, unless agreed to be paid in writing by the Owner, the Same shall be paid by the Developer only.*

SCHEDULE OF PROPERTY

A-Schedule

Tiruchirapalli District, Tiruchirapalli Registration District, Trichy Taluk (west), ***Woraiyur Sub Registration District****, WoraiyurNachiyarRoad,, Old Ward 3, Old Block No.30 and Old T.S.No.2121 its New Ward C, New Block No.17 and New T.S.No.4, Old Door No.56, New Door No.14 on the Northern side "Ramji Mahal" Bungalow lies within the following four boundaries:*

South of	:	***East to West Municipal Lane in Old T.S.No.2122***
West of	:	***House belonging to Imam Rawther in Old T.S.No.2115,***
		House belonging to Pachiyayee in Old T.S.No.2117, House belonging to MohideenRawther in Old T.S.Nos.2118 and 2119
North of	:	***House in Door No.57 belonging to Abdul Ajeez in Old T.S.No.2121***
East of	:	***Nachiyar Road @ Karur Road***

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Within these boundaries admeasuring East to West on the Northern side 177 feet, on the Southern side 185 feet and South to North on the Eastern side 115 feet, on the Western side 115 feet totally measuring an extent of ***20815 Sq.ft. (1933.76 Sq.mtr.,)*** *of land and a building thereon and along with Well, Bore Well, 4 Motor Pumpset, 1HP Motor – 3, 1.5 HP Motor -1, Water Tap Connection, Southern side Compound Wall ½ share, East, North, West Compound Wall full share, Meter, Meter Deposit and all usual pathway and easement rights related thereto.*

In the A Schedule the Share belonging to R.Bharatan

In the property described an extent of ***20815 Sq.ft*** *in which an extent of* ***17530 Sq.ft*** *of land.****Lot No.1*** *measuring an extent of* ***1406.25 Sq.ft*** *lies within the following four boundaries:*

East by	***:***	***Lot No.3 herein***
South by	***:***	***House in Door No.57 belonging to Abdul Ajeez in Old T.S.No.2121***
West by	***:***	***Nachiyar Road***
North by	***:***	***B Schedule Property hereunder***

Within these boundaries admeasuring East to West on the Northern side 45 feet, on the Southern side 45 feet and South to North on the Eastern side 31 ¼ feet, on the Western side 31 ¼ feet totally measuring an extent of ***1406.25 Sq.ft. (130.64 Sq.mtr.,).***

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Lot No.2 *measuring an extent of* ***483.75 Sq.ft*** *lies within the following four boundaries:*

East by	***:***	***Lot No.3 herein***
South by	***:***	***B Schedule Property hereunder***
West by	***:***	***Nachiyar Road***
North by	***:***	***East to West Municipal Lane in Old T.S.No.2122***

Within these boundaries admeasuring East to West on the Northern side 45 feet, on the Southern side 45 feet and South to North on the Eastern side 10 ¾ feet, on the Western side 10 ¾ feet totally measuring an extent of ***483.75 Sq.ft. (44.94 Sq.mtr.,).***

Lot No.3 *measuring an extent of* ***15640 Sq.ft*** *lies within the following four boundaries:*

East by	***:***	***House belonging to Imam Rawther in Old T.S.No.2115, House belonging to Pachiyayee in Old T.S.No.2117, House belonging to MohideenRawther in Old T.S.Nos.2118 and 2119***
South by	***:***	***House in Door No.57 belonging to Abdul Ajeez in Old T.S.No.2121***
West by	***:***	***Lot Nos.1 and 2 herein above and B Schedule hereunder***
North by	***:***	***East to West Municipal Lane in Old T.S.No.2122***

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LAND OWNERS

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Within these boundaries admeasuring East to West on the Northern side 132 feet, on the Southern side 140 feet and South to North on the Eastern side 115 feet, on the Western side 115 feet totally measuring an extent of ***15640 Sq.ft. (1452.99 Sq.mtr.,)*** *of land and a building thereon and along with Well, Bore Well, 4 Motor Pumpset, 1HP Motor – 3, 1.5 HP Motor -1, Water Tap Connection, Southern side Compound Wall ½ share, East, North, West Compound Wall full share, Meter, Meter Deposit and all usual pathway and easementary rights related thereto.*

Tax Old Assessment No.086/59001730, New Assessment No.086/059/00857.

In the A Schedule the Share belonging to UshaBharatan

In the property described an extent of ***20815 Sq.ft*** *in which an extent of* ***3285 Sq.ft*** *of plot lies within the following four boundaries:*

East by	***:***	***Lot No.3 in A Schedule herein above***
South by	***:***	***Lot No.1 in A Schedule herein above***
West by	***:***	***Nachiyar Road***
North by	***:***	***Lot No.2 in A Schedule herein above***

Within these boundaries admeasuring East to West on the Northern side 45 feet, on the Southern side 45 feet and South to North on the Eastern side 73 feet, on the Western side 73 feet totally measuring an extent of ***3285 Sq.ft. (305.18 Sq.mtr.,).***

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Totally the property measuring an extent of ***20815 Sq.ft*** *of plot within the following survey four boundaries*

East by ***: Lands in T.S. No. 136, 140 to 143***

South by ***: Land in T.S. No. 3***

West by ***: Land in T.S. No. 1***

North by ***: Land in T.S. No. 5***

The above properties lies within the limits of Tiruchirappalli City Corporation in New Ward L, New Block No.17 and New T.S.Nos.4/1, 2 and 3.

Tax Old Assessment No.086/59000779, New Assessment No.086/059/00374, Old Assessment No.086/4/63217, New Assessment No.086/059/00771, Water Tap Old Connection No.086/59000779, Water Tap New Connection No.086/059/00374 and E.B Service Connection No.06-203-071-608.

SCHEDULE "B"

DETAILS OF AREA TO BE APPORTIONED BETWEEN THE PARTIES OF THIS AGREEMENT

Particulars	***LAND OWNERS***	***DEVELOPER***	***TOTAL***
Ratio of Built up area finally derived	*48%* ***40% to Bharatan and 8% to Usha Bharatan***	*52%*	*100%*

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The building consist of Basement floor, Stilt floor + 8 floors Construction the entire Basement floor & Stilt floor is utilized for Two wheeler / Car parking area and the 8 floors hosting dwelling units & shops in the First floor.

ALLOTMENT OF FLATS AS AGREED SHOWN BELOW:-

	DEVELOPER	*LAND OWNER*
FIRST Floor	Shop 1& Flat No 101,102	SHOP 2 & Flat No – 103 & 104
Second Floor	Flat No 201/202/203/204	Flat No 205/206/207/208
Third Floor	Flat No 305/306/307/308	Flat No 301/302/303/304
Fourth Floor	Flat No 401/402/403/404	Flat No 405/406/407/408
Fifth Floor	Flat No 505/506/507/508	Flat No 501/502/503/504
Sixth Floor	Flat No 601/602/603/604	Flat No 605/606/607
Seventh Floor	Flat No 705/706/707/708	Flat No 701/702/703/704
Eighth Floor	Flat No 801/802/803/804	Flat No 805/806/807/808

Basement Floor Car parking Nos	52,53,54,55,56,57,58,59,60, 61 33,34, 35,48,49	36,37,38,39,40,41,42,43,44,45, 50,51
Stilt Floor Car parking Nos	1,2,3,4,5,6, 19,20,21,22,23,24,25,26,27, 46,47	7,8,9,10,11,12,13,14,15,16,17,18 28 ,29,30,31,32
UDS AREA	**10619 Sq.ft (20421.19 Sq.ft x 52%)**	**9802 Sq.ft (20421.19 Sq.ft x 48%)**

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LAND OWNERS

For ROHINI RAMJI

Managing Partner

DEVELOPER

ANNEXER

DETAILED SPECIFICATIONS

A. STRUCTURE

1. RCC framed structure
2. Solid Blocks work and plastering

B. JOINERIES

1. Main Door – Teakwood Frame with Ornamental Flush Doors with Mortice.
2. Bedroom Doors – Padak Frame with veneer Flush Doors with Mortice.
3. Toilet Doors – Padak Frame with Water Proof Flush Doors / ELGI / equivalent.
4. Balcony Doors – Padak Frame with Water Proof Flush Doors.
5. Windows – Powder Coated Aluminium Sliding frame with shutters of ELGI / equivalent.
6. Ventilators – Power coated Aluminium frame with Louvers.
7. Grills – Fixed onto the walls.

C. FLOORING

1. Living & Dining – Italian Marble Vitrified Slabs.
2. Bed room & Kitchen – Wooden / Vitrified Tiles
3. Balcony & Service – Anti skid Tiles (12" x 12")
4. a. Toilet Floor – Anti Skid Tiles (12"x 12")
   b. Toilet Dado – Glazed Tiles upto 7'0" height.

1. R. BHARATAN For Self And As Power Agent

2. USHA BHARATAN

3. B.MAHESH

LAND OWNERS

For ROHINI RAMJI

Managing Partner

DEVELOPER

5. common Area – Granite Flooring

6. Staircase – Kota flooring

7. Car Park – PCC / Granolithic Flooring

D. STAIRCASE RAILING

1. M Steel Railing as per Architect details.

E. COUNTER TOP

1. 20mm coloured granite in kitchen counter with 2'0" tile above

2. Master bed toilet – Coloured granite counter with below counter wash basin.

3. Quartz sink

F. PLUMBING AND SANITARY

1. Concealed PVC Pipeline in bathrooms of Finolex / ISI brand.
2. Concealed G.I Pipeline for hot water lines of ISI brand.
3. Finolex / equivalent PVC rain water sanitary, waste line in open ducts.
4. S.W Pipelines of ISI brand for underground drainage.
5. Bathrooms / kitchen with water provision.
6. Separate Motors for sump and bore wells.
7. Jaquar / equivalent CP fixtures.
8. Parry / Hindware / equivalent sanitary fittings.

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G. ELECTRICAL

1. Concealed Wiring – Finolex / ISI brand / equivalent.
2. Switches – Anchor Rider modular switches / equivalent.
3. Adequate light, fan and power points.
4. A/c Provision in all bedrooms.

H. LIFT: 6/8 PASSENGER LIFTS

1. Ceiling : Living, Dining & Bed rooms – Cement Paint, Other Areas – cement Paint.
2. Internal : Living, dining & Bed rooms – OBD Paint, other Areas – Cement Paint.
3. External – Weather Proof exterior Paint.
4. Wood work – Melamine Matt wood Polish / Enamel Paint.
5. Grills – Zinc chromite non corrosive primer with enamel paint.

I. EXTERNAL

1. Elevations as per Architect Details.
2. Paving blocks around the building.
3. Compound wall in outer periphery with gates.
4. Landscaping as per architect details.

J. GENERAL

1. Anti termite treatment.
2. Under ground sump.
3. Generator (common lighting, Lifts, Motors)

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3. B.MAHESH

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DEVELOPER

IN WITNESS WHEREOF we have signed this development agreement on the day, month and year stated above in the presence of the following witnesses.

Witnesses :

Witnesses Details	***Witnesses Signature***
1) Mrs. A. ANANDHI, D/o. Late R. Nallusamy, Pan Card No. AZRP2405P, Residing at No.4, Rohini Nest 10th Cross West, Thillai Nagar, Trichy - 620018	
2) Mr. SUDHAGAR S/o . RAJENDRAN, Age:38 Address: No:1, 3rd Cross, Alli Street Extension, Vivekanada Nagar, Melakalkandarkottai, Trichy-11 Identification Detail Aadhar No: 4391 8488 4102	

Attested By:

1. *R. BHARATAN For Self And As Power Agent*
2. *USHA BHARATAN*
3. *B.MAHESH*

LAND OWNERS

For ROHINI RAMJI

Managing Partner

DEVELOPER

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.