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ASSISTANT ENGINEER
Tirupur City Municipal Corporation

திருப்பூர் மாநகராட்சி
மண்டலம் எண் : 3 நல்லூர்

பி.ஏ எண் : 032 / BPA / 2023 / 02078
கட்டிட அனுமதி எண் : 032 / BL / 2023 / 01248
திட்ட அனுமதி எண் : 032 BL / 2023 / 01248
அனுமதி காலம் 27-11-2023 முதல் 26-11-2028.
உடன்முடிகிறது. இந்த வரைபடத்திலுள்ள படியும் உத்தரவில் கண்டுள்ள நிபந்தனைகளின் படியும் கட்டிடம் கட்ட அனுமதிக்கப்படுகிறது.

ஆணையருக்காக
திருப்பூர் மாநகராட்சி

27/11/2023

PLAN SHOWING THE PROPOSED GROUP HOUSE BUILDING IN S.F.No : 347 / 1B PATTA No : 4292 , MUTHANAMPALAYAM VILLAGE , TIRUPPUR SOUTH TALUK & DISTRICT.

AREA DETAILS:	SQM
AREA OF THE SITE	
As per FMB	2300.00
As per Document	2300.00

DESCRIPTION	Dwelling Unit Area in Sq m	Typical Units A x X	Total FSI Area in Sq m
TYPICAL BLOCKS : 1 To 3			
AREA OF GROUND FLOOR	70.10	70.10 x 3	210.30
AREA OF FIRST FLOOR	70.10	70.10 x 3	210.30
BUILT UP AREA	140.20	---	420.60
TYPICAL BLOCKS : 4 & 5			
AREA OF GROUND FLOOR	87.69	87.69 x 2	175.38
AREA OF FIRST FLOOR	87.69	87.69 x 2	175.38
BUILT UP AREA	175.38	---	350.76
TYPICAL BLOCKS : 6, 7, 8, 9, 10, 11 & 12			
AREA OF GROUND FLOOR	65.15	65.15 x 7	456.05
AREA OF FIRST FLOOR	65.15	65.15 x 7	456.05
BUILT UP AREA	130.30	---	912.10
BLOCKS : 13 (Amenity Block)			
AREA OF GROUND FLOOR	72.23	72.23 x 1	72.23
AREA OF FIRST FLOOR	72.23	72.23 x 1	72.23
BUILT UP AREA	144.46	---	144.46
TOTAL BUILT UP AREA (BLOCK 1 TO 13)			1827.92

F.S.I.CALCULATIONS : TOTAL BUILT-UP AREA / SITE AREA

$\frac{1827.92}{2300.0} = 0.79$

Description	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
50 - 75 Sq.m	10 No's	10 No's	10 No's	22 No's
75 - 150 Sq.m	04 No's	04 No's		
TOTAL	14 No's	14 No's	10 No's	22 No's

NOTE : ALL DIMENSIONS ARE IN METRE

TOTAL NUMBER OF DWELLING UNITS : 12 No's

SCALE 1 : 200

LEGENT

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- RAIN WATER PIT
- PROPOSED DRIVE WAY
- OSR

ONLINE APPLICATION No : SWP / BPA / 010426 / 2023
PLANNING PERMISSION No : 54 / 2023
L.P / TCP (TD) / TLPA No : 53 / 2023
PLANNING ASSISTANT : V. PREM KUMAR
DRAUGHTSMAN GRADE - III : S. KALIMUTHU
SURVEYOR : B. JAYARANI

APPLICANT

Dr.A.Sudhahar B.E (Civil), M.E (Struct), Ph.D,
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / GR - I / 19/03/009
#57, Krishnasamy Mudhaliyar Street,
R.S.Puram, Coimbatore – 641 002.

STRUCTURAL ENGINEER

MANIKANDAN ILANGO B.ARCH
MCA No: CA/2006/39059

ARCHITECT

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

SHEET NO : 1 / 2



RAIN WATER HARVESTING

RECHARGE TRENCH SECTION

WIDTH - 1.02 M
TREAD - 0.25 M
RISE - 0.19 M
HAND RAILS - 1.20 M .HT

STAIR-CASE DETAILS - 1
(NOT TO SCALE)

WIDTH - 0.91 M
TREAD - 0.25 M
RISE - 0.19 M
HAND RAILS - 1.20 M .HT

STAIR-CASE DETAILS - 2
(NOT TO SCALE)

WIDTH - 1.07 M
TREAD - 0.25 M
RISE - 0.19 M
HAND RAILS - 1.20 M .HT

STAIR-CASE DETAILS - 3
(NOT TO SCALE)

SOLAR WATER HEATER
DETAIL (NTS)
(PROVIDED ON THE TERRACE)

Certified that Plans & Existing Details Verified and Found Correct

ASSISTANT ENGINEER
Tirupur City Municipal Corporation

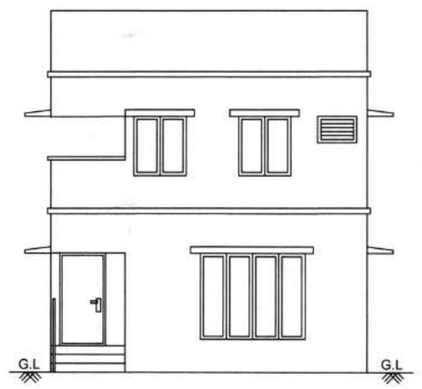
திருப்பூர் மாநகராட்சி
மண்டலம் எண் : 3 நல்லூர்

பி.ச எண்	: 032 / BPA / 2023 / 12478
கூட்ட அனுமதி எண்	: 032 / BL / 2023 / 012478
திட்ட அனுமதி எண்	: 032/BL/2023/ 012478

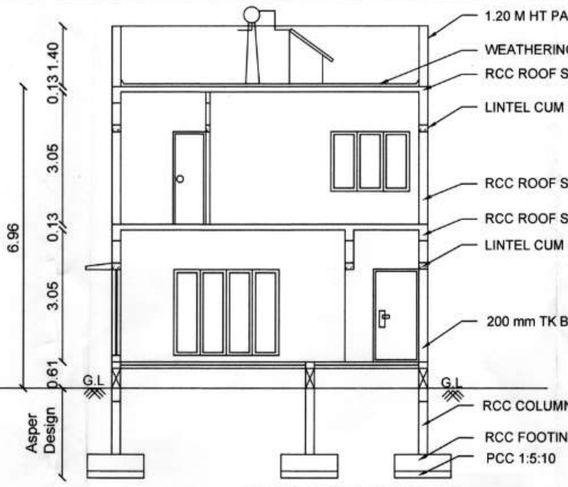
அனுமதி வரைம் 27.11.2023 முதல் 26.11.2028 வரை
உள்ளடங்கியது. இந்த வரைபடங்களின் படியும் உத்தரவில் கண்டுள்ள நிபந்தனைகளின் படியும் கட்டிடம் கட்ட அனுமதிக்கப்படுகிறது.

ஆணைப்படிக்காக
திருப்பூர் மாநகராட்சி

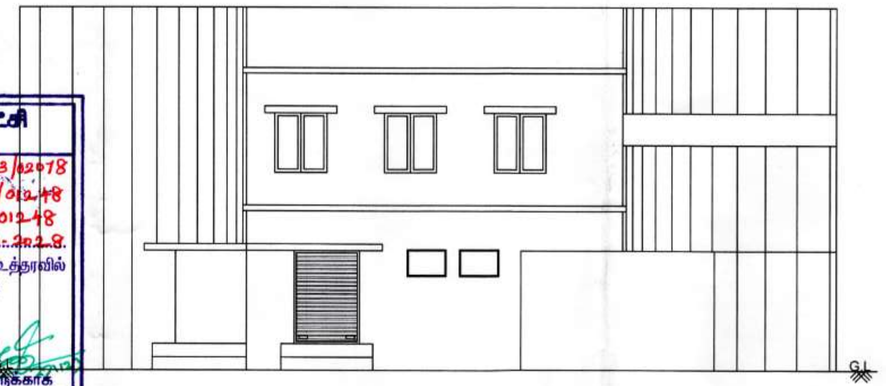
27/11/2023



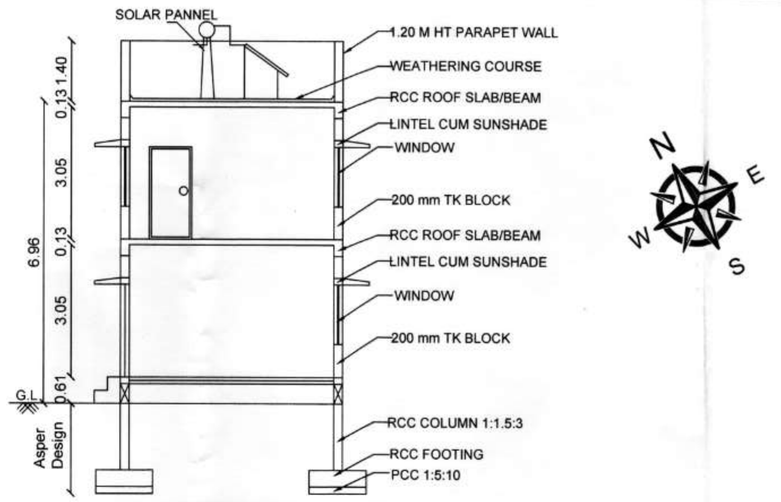
NORTH SIDE ELEVATION



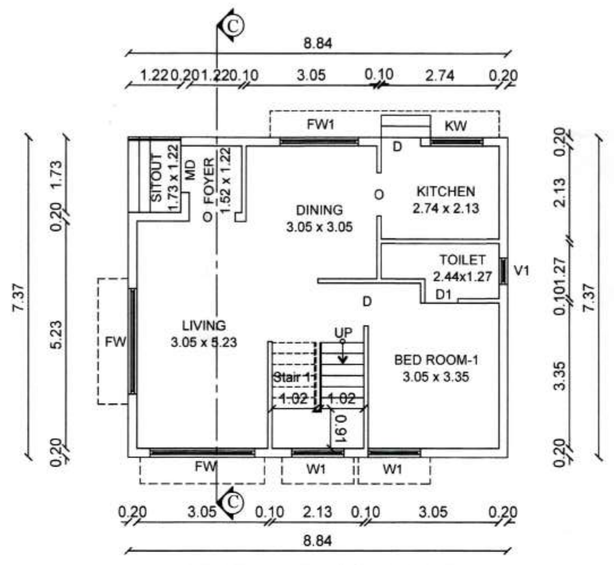
SECTION ON 'CC'



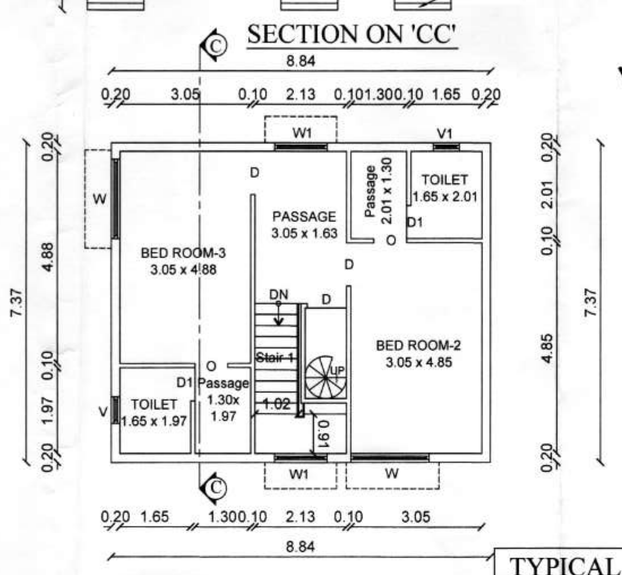
ELEVATION



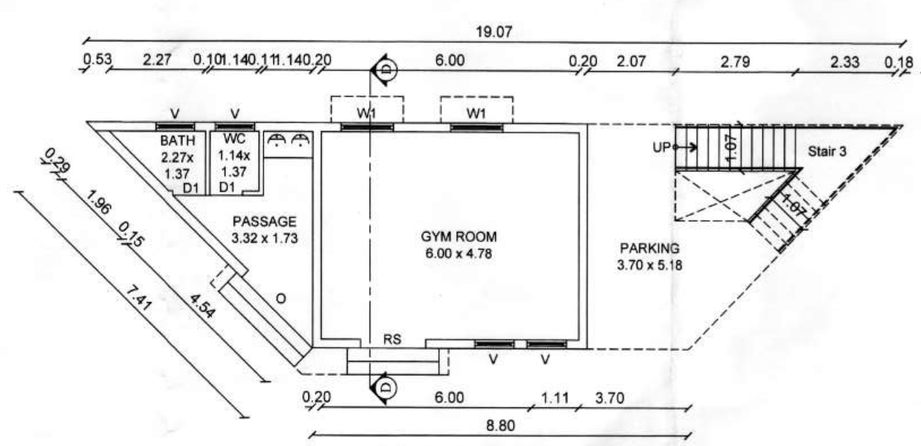
SECTION ON 'DD'



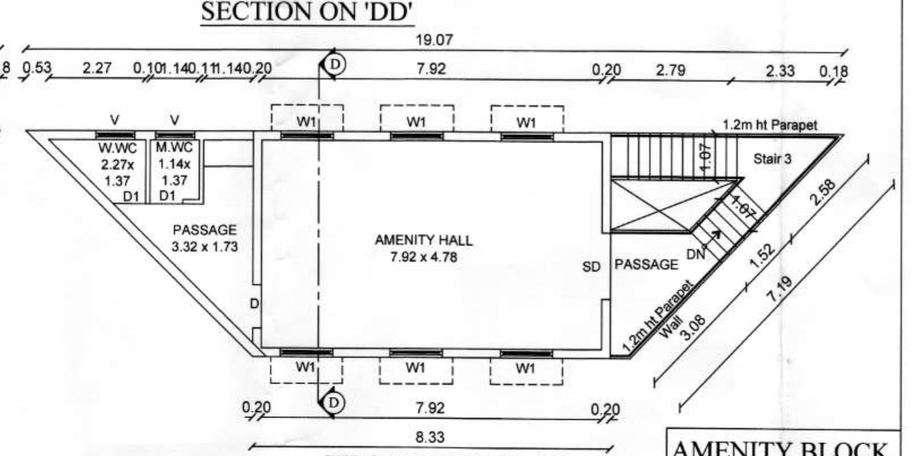
GROUND FLOOR PLAN



FIRST FLOOR PLAN



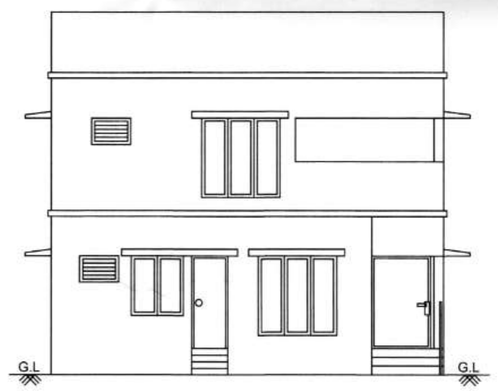
GROUND FLOOR PLAN



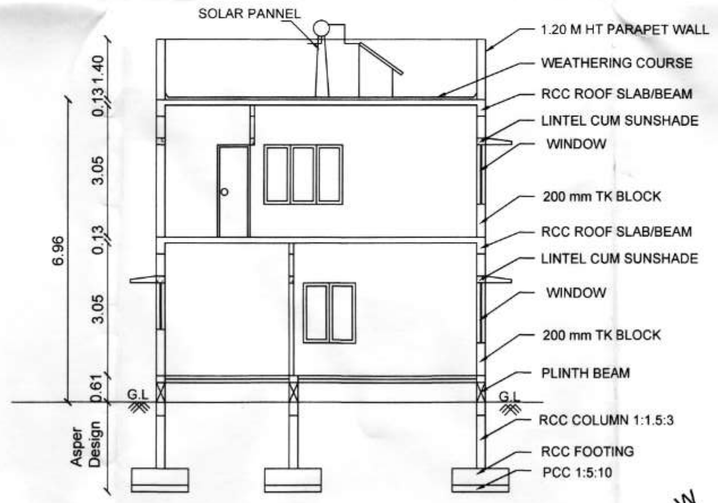
FIRST FLOOR PLAN

AMENITY BLOCK
BLOCK - 13

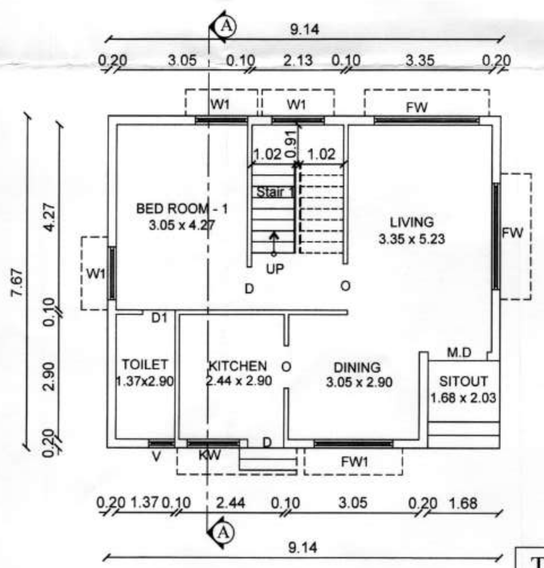
TYPICAL BLOCK'S
BLOCK-6,7,8,9,10,11 & 12



EAST SIDE ELEVATION

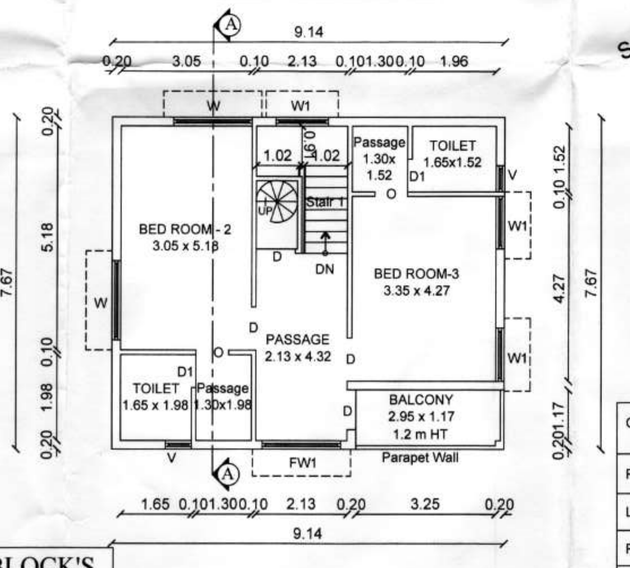


SECTION ON 'AA'



GROUND FLOOR PLAN

TYPICAL BLOCK'S
BLOCK - 1, 2, & 3

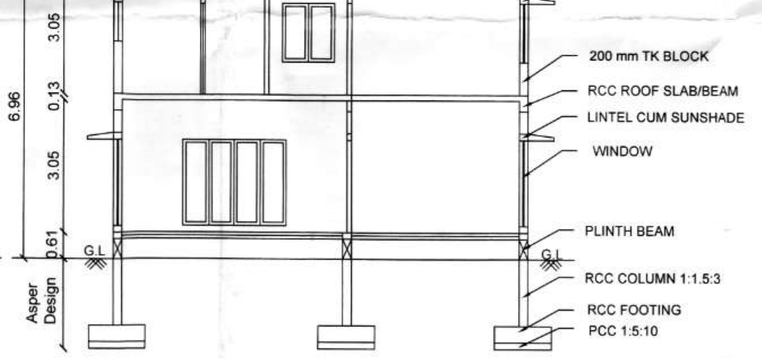


FIRST FLOOR PLAN

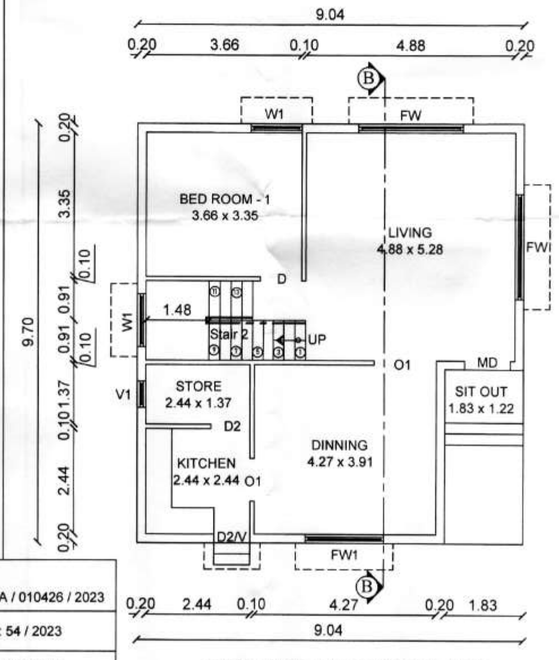
ONLINE APPLICATION No : SWP / BPA / 010426 / 2023	
PLANNING PERMISSION No	: 54 / 2023
L.P / TCP (TD) / TLPA No	: 53 / 2023
PLANNING ASSISTANT	: V. PREM KUMAR
DRAUGHTSMAN Grade - III	: S. KALIMUTHU
SURVEYOR	: B. JAYARANI



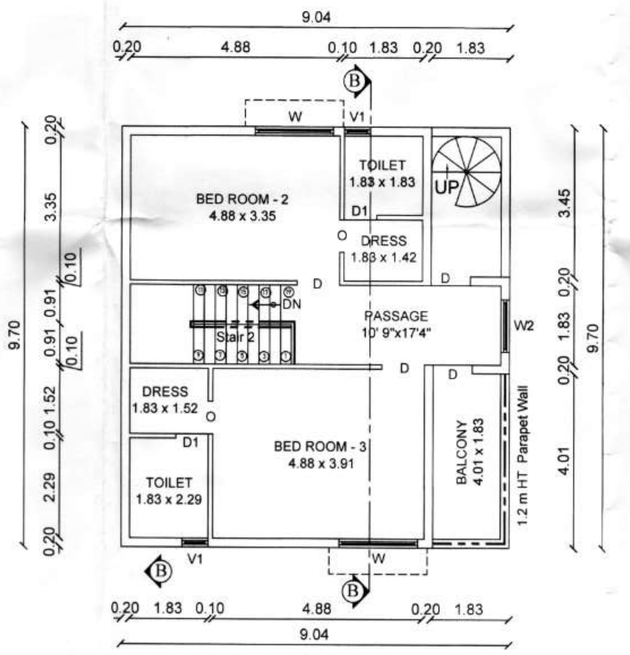
EAST SIDE ELEVATION



SECTION ON 'BB'



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FE :- FIRE DETECTING AND EXTINGUI-SHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

TYPICAL BLOCK'S
BLOCK - 4 & 5

PLAN SHOWING THE PROPOSED GROUP HOUSE BUILDING IN S.F.No : 347 / 1B
PATTA No : 4292,
MUTHANAMPALAYAM VILLAGE,
TIRUPPUR SOUTH TALUK & DISTRICT.

JOINERY DETAILS		METRE
MD	MAIN DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.83 x 1.51
W1	WINDOW	1.37 x 1.51
FW	FRENCH WINDOW	2.44 x 2.00
FW1	FRENCH WINDOW	1.83 x 2.00
KW1	KITCHEN WINDOW	1.22 x 1.07
O	OPEN	1.07 x 2.10
V	VENTILATOR	0.91 x 0.61

APPLICANT

Dr.A.Sudhahar B.E (Civil) M.E (Struct), Ph.D.
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / GR - I / 19/03/009
#57,Krishnasamy Muonaliyar Street,
R.S.Puram, Coimbatore – 641 002.

STRUCTURAL ENGINEER

MANIKANDAN ILANGO B.ARCH.
COA/2008/36059

ARCHITECT

Er. R. RAJAPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 23332
LBS No. GRII/057/2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

BLOCK 1 TO 12 SHEET NO : 2 / 2

PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY

TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE/

TIRUPPUR LOCAL PLANNING AUTHORITY

PRESENT:THIRU.B.PUSHPARAJ,B.E,

ASSISTANT DIRECTOR

Online Application No.SWP/BPA/010426/2023

Sir,

Subject : Group House Building – District Town and Country Planning Office- Tiruppur District- Tiruppur Local Planning Authority - Proposed Group House Building construction of RCC Roof having Block no's 1-13 Ground Floor and First Floor with total FSI Area of 1827.92 Sq.m with the land bearing S.F.No.347 / 1B measuring to an extent of 2300.00 Sq.m in Muthanampalayam village, Tiruppur South Taluk, Tiruppur Corporation- Tiruppur District - Planning Permission issued - forwarded for further action - Reg.

Reference :

1. Application Reference No. SWP/BPA/**010426**/2023 Received on from Mr. K.R.Gowthaman & Mr.K.R.Pragadeesh, Tiruppur.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

4. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.

5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

6. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

7.G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.

8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

9.Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

10.Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

12.Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

13.G.O.166, Housing and Urban Development Department, Dated.23.11.2018

14.Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 14.08.2021.

15.Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.

16.Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.

17.Fee paid details received from Applicant on 01.08.2023

Order:

In the reference Ist cited above, the applicant has requested for approval of Proposed Group House Building construction of RCC Roof having Block no's 1-13 Ground Floor and First Floor with total FSI Area of 1827.92 Sq.m with the land bearing S.F.No.347/1B measuring to an extent of 2300.00 Sq.m in Muthanampalayam village, Tiruppur South Taluk, Tiruppur Corporation, Tiruppur Local Planning Area, Tiruppur District.

On the receipt of requisite charges vide reference 17th cited above, the boundary of the site has been marked as "A, B, C, D " and concurrence for the site has been issued. Planning Permission for the Proposed Group Housing Building construction of RCC Roof having Block no's 1-13 Ground Floor and First Floor with total FSI Area of 1827.92 Sqm with the land bearing S.F.No.347/1B measuring to an extent of 2300.00 Sq.m in Muthanampalayam village, Tiruppur South Taluk, Tiruppur Corporation, Tiruppur Local Planning Area, Tiruppur District has been issued and numbered as **Planning Permission no : 54 /2023** and **LP/TCP[TD] TLPA No.53 /2023.**

Proposal Details

Area of Site

As per Document - 2300.00 Sq.m

As per F.M.B - 2300.00 Sq.m

Building details :

S.No	Description	FSI (Sq.m)	Non FSI Area(Sq.m)	Total Buildup Area (Sqm)
Proposed Building **Typical Blocks - 1,2,3**				
1.	Ground Floor	70.10 (For each Block)	-	210.30
2.	First Floor	70.10 (For each Block)	-	210.30
Typical Blocks - 4,5				
3.	Ground Floor	87.69 (For each Block)	-	175.38
4.	First Floor	87.69 (For each Block)	-	175.38

Typical Blocks - 6,7,8,9,10,11,12				
5.	Ground Floor	65.15 (For each Block)	-	456.05
6.	First Floor	65.15 (For each Block)	-	456.05
Block: 13 (Amenity Block)				
7.	Ground Floor	72.23	-	72.23
8.	First Floor	72.23	-	72.23
Total Build up Area(All Blocks)		1827.92	-	1827.92
Floor space Index = FSI Area / Site Area =1827.92 / 2300 = 0.79 Total No of Dwelling Units = 12 No's				

OSR Details

Maximum Height of Building : 6.96M

The Planning Permission issued with the following General and Special Conditions: -

Special Conditions

1. The applicant has paid the amount of Rs.3,72,600.00/- in lieu of 10% OSR land to be reserved as per the relevant rules and regulations.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
5. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. According to the Circular No. 12544/14 / CB dated: 04.07.2014,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

8. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated. 05.02.2016 relating to installation and use of solar energy system should be followed.

9. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11

Limitations of Technical Clearance:-The Technical Clearance granted by the competent authority shall not mean responsibility or clearance of the following aspects.

a) Title or ownership of the site or building

b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Planning Permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971.
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Technical Clearance issued by Assistant Director, Tiruppur District Town and Country Planning Office
    1. If the details given by the applicant is found to be false(or)
    2. If the applicant fails to follow the rules and Norms, the competent authority concern can cancel or revise the Technical Clearance issued.

4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
8. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. As per Government Order 5th and 6th cited above, a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
13. In case the documents submitted for approval is found fake the Technical Clearance would be cancelled without intimation to the applicant.
14. If any court case is pending with reference to this proposal, the Technical

Concurrence would be treated as INVALID.

15. The Applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **The Commissioner, Tiruppur Corporation** if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees
1.	Scrutiny Fees		7,105/-dt: 07.06.2023
2.	Centage Charge	for Land	300/- dt: 01.08.2023
		for Building	27,000/- dt: 01.08.2023
3.	Infrastructure and Amenities charges		5,21,550/- dt: 01.08.2023
4.	Display Board		1500/- dt: 01.08.2023
5.	Development Charges for Building		18,300/- dt: 01.08.2023
6.	Development Charges for Land		5,750/- dt: 01.08.2023

7.	Completion Certificate Charges	19,697/- dt: 01.08.2023
8.	Security Deposit	2,60,775/- dt: 01.08.2023

Assistant Director/Member Secretary,
District Town and Country Planning Office/
Tiruppur Local Planning Authority,
Tiruppur District.

To

The Commissioner,
Tiruppur Corporation,
Tiruppur District.

Copy To

Mr. K.R.Gowthaman & Mr.K.R.Pragadeesh,

Door No.31,

Town Extention 4 th Street,

Sheriff Colony,

Tiruppur District - 641604.

Document certified by Rushparaj B.
Signed by: Assistant Director
Location: Tiruppur
Date: 2023.08.10 11:01:15

திருப்பூர் மாநகராட்சி

கட்டிட அனுமதி உத்தரவு

நாள் :27/11/2023

க.வி.எண்:032/CP/23-24/0080755 உ.ஆணை:032/BL/2023/01248

பி.ஏ எண்:032/BPA/2023/02078

பொருள்: கட்டிட அனுமதி திருப்பூர் மாநகராட்சி, கிராமம்:முத்தன்னம்பாளையம், நகரளவு எண்: 347, தொகுதி: .

பகுதி : , கதவு/மனை எண்:0 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்

பார்வை : K R GOWTHAMAN and K R PRAGADESH என்பவரது 26/10/2023 ம் தேதிய விண்ணப்பம்

மனையின் பரப்பளவு-24757.000 சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	Ground Floor	RESIDENTIAL	9837.800
2	First Floor	RESIDENTIAL	9837.800
		Total Sqft	19675.600

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	பழைய கட்டிடம் இடிப்புக் கட்டணம்	500.00
2	உண்மை நகல்	1000.00
3	பொருள் சேகரிப்புக் கட்டணம்	1000.00
4	விளம்பரப்பலகை வைப்பு	1500.00
5	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	10000.00
6	கட்டிட உரிமையாணைக் கட்டணம்	101500.00
7	அபிவிருத்திக் கட்டணம்	164700.00
8	தொழிலாளர் நல நிதிக் கட்டணம்	296000.00
	Total Amount	576200.00

Receipt No	Receipt Date	Amount	Payment Mode
032/CP/23-24/0087611	21/11/2023	576200.00	Online

Fees Description 2	DD/Challan No	DD/Challan Date	Amount

உத்தரவு :

2008-ம் ஆண்டின் திருப்பூர் மாநகராட்சி சட்டம் 275, 276-கட்டடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:முத்தன்னம்பாளையம்,கதவு/மனை எண்:0, கே.செட்டிபாளையம், கே.செட்டிபாளையம், முத்தணம்பாளையம் , தொகுதி: , பகுதி: ,நகரளவு எண்: 347, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்கண்ட நிபந்தனைகளுக்கு உட்பட்டு 27/11/2023 தேதியில் இருந்து 26/11/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

K R GOWTHAMAN and K R PRAGADESH
S F NO 347/1B,கே.செட்டிபாளையம்,
கே.செட்டிபாளையம், முத்தணம்பாளையம்

ஆணையாளர்
திருப்பூர் மாநகராட்சி
ZONE 3,

நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க

நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து வரிவிதிப்பு எண்ணை தெரிவிக்க

நகல் : வருவாய் பிரிவு எழுத்தர்.

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CONDITIONS / நிபந்தனைகள்

S.No.	Condition Name
1	இந்த அனுமதி 5 வருட காலத்திற்கு மட்டும் அமுலில் இருக்கும். இந்த கால அளவிற்குள் கட்டிடம் கட்டி முடிக்கப்படவில்லையானால் புதியதாக மனு செய்து உரிமக் கட்டணம் செலுத்தி அனுமதி பெறப்படவேண்டும்.
2	அங்கீகரிக்கப்பட்ட வரைபடங்களின்படி கட்டிடம் கட்டப்பட வேண்டும்.
3	ஆணையாளரிடமிருந்து எழுத்து மூலமான அனுமதி பெறாமல் அங்கீகரிக்கப்பட்ட வரைபடத்திலிருந்து எந்தவிதமான மாறுதலும் செய்யக் கூடாது.
4	அங்கீகரிக்கப்பட்ட வரைபடங்களை கட்டிட வேலைகள் நடக்கும் இடத்தில் வைத்திருந்து நகராட்சி/மாநகராட்சி ஆய்வு அலுவலர்கள் கேட்கும் போது காண்பிக்கப்பட வேண்டும்.
5	பொதுத் தெருவை ஒட்டிக் கட்டப்படும் மதில் சுவர்களின் உயரம், தெரு மட்டத்திலிருந்து 5/8 அடிக்கு மேற்படக் கூடாது. கதவுகள் தெருப் பக்கம் திறக்கப்படக் கூடாது. தெருக்களின் சந்திப்பிலுள்ள முனைகள் வளைவுபடுத்த வேண்டும்.
6	சாலை ஒரங்களில் ஆக்கிரமிப்பு செய்தல் கூடாது. மனுதாரரின் மனைக்கு செல்வதற்காக கட்டப்படும் படிகள் அவர்கள் சொந்த இடத்திலேயே கட்டப்பட வேண்டும்.
7	அரசு அல்லது நகராட்சிக்கு சொந்தமான இடத்தில் எந்த ஆக்கிரமிப்பும் செய்தல் கூடாது.
8	அரசாணை எண் 341 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை (ந.நி.1) துறை நாள் 03.11.2004ன்படி செப்டிக் டேங்கில் 'U' Trap அமைக்கப்பட வேண்டும்.
9	கிணற்றை சுற்றிலும் 3 அடி உயரத்திற்கு குறையாமல் கைப்பிடிச் சுவர் கட்டப்படுவதுடன் கிணற்றை சுற்றி தளவரிசை கட்டப்பட வேண்டும்.
10	ஜன்னல்களின் அளவுகள் அதன் பிரேம்கள் நீங்கலாக இருக்க வேண்டும்.
11	கழிவுநீரைப் வெளிப்படுத்த தேவையான வடிகால் வசதிகள் கட்டப்படுவதுடன் தண்ணீர் தங்காமல் தடுக்கப்பட வேண்டும்.
12	சமையலறையில் புகையினை வெளியேற்றும் விசிறி (Exhaust Fan) அமைக்கப்பட வேண்டும்.
13	நகராட்சி/மாநகராட்சி துப்புரவு அலுவலர்/ஆய்வரிடமிருந்து துப்புரவு சான்றிதழ் பெறுமுன்னர் கட்டிடத்தை பயன்படுத்துதல் கூடாது.
14	கட்டிடம் கட்டி முடிக்கப்பட்ட தேதி அல்லது கட்டிடம் பயன்படுத்துகிற தேதி ஆகியவற்றில் எது முன்கூட்டி நடந்ததோ அந்த தேதியை கட்டிடம் கட்டி முடிக்கப்பட்ட அல்லது கட்டிடம் பயன்படுத்தப்பட்ட தேதியிலிருந்து 15 தினங்களுக்குள் முடிக்கப்பட்ட கட்டிடத்தின் இரண்டு வரைபடங்களுடன் நிர்வாக அதிகாரிக்கு தெரிவிக்க வேண்டும்.
15	மழைநீர் சேகரிப்பு திட்டம் வரைபடத்தில் காட்டப்பட்டுள்ளவாறும், அரசாணை (நிலை) எண் 138 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள் 11.10.2002ன்படி அமைக்கப்பட வேண்டும்.
16	வீட்டிற்கு ஒரு மரம் வளர்ப்போம்.
17	கட்டிடம் கட்டப்படும் இடத்தின் முன்புறம் கட்டிட உரிமையாளர் பெயர் கட்டிட அனுமதி எண், அனுமதி வழங்கிய தேதி அனுமதிக்கப்பட்டுள்ள காலம் அனுமதி நீடிப்பு காலம் கட்டிடம் கட்டும் ஒப்பந்ததாரர் பெயர் ஆகிய விபரங்களை வெள்ளை நிற எழுத்தால் எழுதி வைக்கப்பட வேண்டும்.
18	அங்கீகரிக்கப்பட்ட வரைப்படத்திற்கு மாறுதல் செய்து கட்டப்படும் கட்டிடங்களுக்கு / அனுமதியின்றி கட்டப்படும் கட்டிடங்களுக்கு மாநகராட்சி சட்டப்பிரிவு 283ன்படி அரையாண்டு ஒன்றுக்கு 100 சதுர அடிக்கு ரூ. 50 வீதம் வசூலிக்கப்படத்தக்கதாகும்.
19	அங்கீகரிக்கப்பட்ட வரைபடத்தில் கண்டுள்ளவாறுதான் கட்டிடம் கட்டப்பட வேண்டும். மாறுதலாகவும், விதிகளுக்கு முரணாகவும் கட்டும் கட்டிடத்திற்கு மின் இணைப்பு மற்றும் குடிநீர் இணைப்பு வழங்க இயலாது. மேலும், தமிழ்நாடு நகர் ஊரமைப்பு சட்டம் 1971, பிரிவு 56 மற்றும் 57ன் கீழ் கட்டிடத்தினை பூட்டி சீல் வைக்க நடவடிக்கை மேற்கொள்ளப்படும்.
20	அங்கீகரிக்கப்பட்ட வரைபடங்களுக்கு மாறுதல் செய்ய அவசியம் எனில் அதற்காக திருத்திய வரைபடங்கள் அனுப்பி புது உத்திரவு பெற்ற பின்னரே கட்டிட வேலை ஆரம்பிக்க வேண்டும். இதில் தவறியவர்கள் மீது மாநகராட்சி சட்டப்பிரிவு 447ன்படி குற்றப்பத்திரிக்கை தாக்கல் செய்யப்படும் அல்லது மாநகராட்சி சட்டப்பிரிவு 296ன் படி மாநகராட்சி பணியாளர்களால் இடித்து தள்ளப்படும்.
21	ஏற்கனவே உள்ள வீடுகள் மாற்றி கட்டுவதற்கு முன் மின் இணைப்புகள் இருப்பின் அதை அப்புறப்படுத்த வேண்டும்.
22	கட்டிட சம்மந்தப்பட்ட கல், மண் முதலியவற்றை தெருவில் போடக்கூடாது.
23	கட்டிடப்பணி நடைபெறும் பொழுது பணி செய்யும் வேலையாட்கள் மற்றும் பொது மக்கள் ஆகியோர் பாதுகாப்பு குறித்து முன் எச்சரிக்கை நடவடிக்கைகள் மனுதாரர் சொந்த பொறுப்பில் மேற்கொள்ள வேண்டும்.
24	கட்டுமானப் பொருட்கள் தரம், கட்டமைப்புகள் ஆகியவற்றிற்கு பணி மேறகொள்ளும் பொறியாளரும் கட்டிட உரிமையாளரும் பொறுப்பாவார்கள்.

உள்ளூர் திட்டக் குழுமம், திருப்பூர் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 032/CP/23-24/0080755 நாள்:27-Nov-2023

பி.ஏ எண் : 032/BPA/2023/02078

கட்டிட அனுமதி எண் : 032/BL/2023/01248

திட்ட அனுமதி எண் : 27.11.2023-03

மனுதாரர் பெயர் : திரு K R GOWTHAMAN and K R PRAGADESH

முகவரி : S F NO 347/1B,கே.செட்டிபாளையம், கே.செட்டிபாளையம், முத்தணம்பாளையம்

மனுவின் நாள் : 26-Oct-2023

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : பகுதி :

கதவு/மனை எண் : 0 நகரளவுஎண் : 347

தெரு : கே.செட்டிபாளையம்

அபிவிருத்திக் கட்டணம் : செலான் நெ: 032/CP/23-24/0087611 நாள் : 21-Nov-2023

கட்டணம்: 164700.00

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 347, கே.செட்டிபாளையம், கே.செட்டிபாளையம், முத்தணம்பாளையம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 27-Nov-2023 முதல் 26-Nov-2028 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

K R GOWTHAMAN and K R PRAGADESH
S F NO 347/1B,கே.செட்டிபாளையம்,
கே.செட்டிபாளையம், முத்தணம்பாளையம்

ஆணையாளர்
திருப்பூர் மாநகராட்சி
ZONE 3

This Order is electronically generated and does not require signature

HDFC BANK
We understand your world

HDFC Bank Limited
No- 14, Aristo International,
Mahaveer Colony,
Sabapathipuram, Tiruppur,
Tamilnadu- 641 601.

30th August 2024

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No 1A first floor,

Gandhi Irwin Bridge,

Egmore,

Chennai-600008

Dear Sir,

TNRERA -Application for project Registration – Construction -Opening an account exclusively for the project concerned.

Ref: Application dated 03/05/2024

With reference to the application for the registration of projects, it is certified that M/s. RK PROPERTIES have opened a RERA Account no: 50200095592594 (Account Name: RK PROPERTIES MAJESTIC VILLAS RERA) exclusively for the project MAJESTIC VILLAS at SF NO 347/1B, K CHETTIPALYAM, MUTHANAMPLAYAM, DHARAPURAM ROAD, TIRUPPUR – 641606.

In compliance with subclass 'D' of clause (1) of sub-section (2) of section of the act M/s. RK PROPERTIES has agreed to deposit 70% of the amount collected from the allotees from time to time will be deposited to the above account.

FOR HDFC BANK LIMITED

L. SENTHILKUMAR
Relationship Manager
Emp Code : L1715

Authorised Signatory



P.522

தமிழ்நாடு தமிலநாடு TAMILNADU

ரு 5000/-

Y 393213

19.10.2022

கௌதமன்

திருப்பூர்

S. ரகுநாதன்
உரிமம் எண். 6 / TRP / 2008
முத்திரைத்தாள் விற்பனையாளர்
திருப்பூர்
தமிழ்நாடு

உ

கிரயம் ரூபாய் 27,20,000/-

2022-ம் வருடம், அக்டோபர் மாதம் 20-ம் தேதி, திருப்பூர் மாவட்டம், திருப்பூர் தாலுக்கா, திருப்பூர்-641 604, ஷெரீப் காலனி 4-வது வீதி, டவுன் விரிவு, கதவு தெ. 31 லக்கமிட்ட வீட்டில் குடியிருக்கும் ராமதாதன் குமாரர் திரு.K.R.கௌதமன் (PAN: ARPPG 1397N) (ஆதார் அடையாள அட்டை எண்.

எழுதிக்கொடுப்பவர்

எழுதி வாங்குபவர்கள்

1. K.R

2.

V.DEVARAJ
COIMBATORE
TAMIL NADU
Regn.No : 110/2015

GOVT. OF INDIA



தமிழ்நாடு தமிழ்நாடு TAMILNADU ரூ 5000/- Y 393214

19.10.2022

கொ.தமிழ் திருப்பூர்

3. [illegible]
உ.எண்: 6 / TRP / 2008
தொழிலாளர் துறை, திருப்பூர் மாவட்டம்

2

8699 6314 1781) (செல் தெ. 98430 24484) (1), வே வினாசத்தில் குடியிருக்கும் வே ராமதாதன் குமாரர் திரு.K.R.பிரகதீஷ் (PAN: BULPP 8723P) (ஆதார் அடையாள அட்டை எண். 3895 7550 8273) (செல் தெ. 98430 12566) (2) ஆகிய உங்களுக்கு.

எழுதிக்கொடுப்பவர்

ஏ. [illegible]

எழுதி வாங்குபவர்கள்

1. [illegible] K.R

2. [illegible]

[illegible] புதுதம் 2022 ம் வருடத்து [illegible] ம் ஆவணம்

[illegible] தாக்கல்செய்வது [illegible] வது தாள்

[illegible]

1வது இணை சார்பதிவாளர்,
(மாவட்ட பதிவாளர் நிலை)





தமிழ்நாடு தமிழ்நாடு TAMILNADU ரூ 5000/- Y 393215

19.10.2022
கொத்தமன்
திருப்பூர்

S. ராஜாராமன் மேலாளர்/அலுவலர்
உ.எண்: 6 / TRP / 2008
தொழிலாளர் நலம், திருப்பூர்
தமிழ்நாடு.

3

திருப்பூர் மாவட்டம், திருப்பூர் தாலுக்கா, திருப்பூர்-641 604, தாராபுரம் ரோடு, பெரிச்சிபாளையம் வடக்கு, முனிசிபல் லேஅவுட் 1-வது வீதி, கதவு தெ. 4(3) லக்கமிட்ட வீட்டில் குடியிருக்கும் S.நாச்சிமுத்துகவுண்டர் குமாரர் திரு.N.பழனிசாமி (PAN: ADOPP 9545J) (ஆதார் அடையாள அட்டை எண்.

எழுதிக்கொடுப்பவர்

எழுதிவாங்குபவர்கள்

1. K.R

2.

...டிசம்பர் 2022 ம் வருடம் ...ம் ஆண்டு
...தாக்கல்செய்யப்பட்டது...3..... வது நகல்

1வது இணை சார்பதிவாளர்,
(மாவட்ட பதிவாளர் நிலை)

THE JOINT SUB REGISTRAR
TIRUPPUR

V.DEVARAJ
COIMBATORE DIST
TAMILNADU
Rer. No. 11014/2015
GOVT. OF INDIA

9628 2032 2390) (செல் தொ. 94778 82828) ஆகிய நான் எழுதி வைத்துக் கொடுத்த சுத்தச் சிரய சாசனம்.

எனக்கு சுயார்ஜிதமாய் 27.1.2006-ம் தேதியில் கிரய வகையில் பாத்தியப்-பட்டதும், அது திருப்பூர் மாவட்டப்பதிவாளர் அலுவலகம், 1 புத்தகம், 2006-ம் வருடத்திய, 672-ம் நெம்பராக பதிவு செய்யப்பட்டுள்ளதும், என் சுவாதீன அனுபோகத்தில் இருந்து வருகிறதுமான இதனடியிற்கண்ட சொத்தை நானது தேதியில் நான் உங்களுக்கு ரூபாய் 27,30,000/- (ரூபாய் இருபத்தி ஏழு லட்சத்தி இருபதாயிரம்)-க்கு சுத்தச் சிரயமும் சுவாதீனமும் செய்து கொடுத்து வே சிரயத் தொகை ரூபாய் ரூபாய் இருபத்தி ஏழு லட்சத்தி இருபதாயிரமும் எனக்கு உங்களால் செல்லுவதற்கு விபரம் -

Federal Bank, Avinashi Road Branch, 20.10.2022-ம் தேதிய Cheque No. 168686-படி உங்களில் 1 லக்கமிட்டவரால் எனக்கு செல்லவான ரூபாய் 18,40,000/- (ரூபாய் பதினெட்டு லட்சத்தி அறுபதாயிரம்).

மேலும் **State Bank of India, Main Branch, Tirupur, 20.10.2022-ம் தேதிய Cheque No. 893766-படி** உங்களில் 2 லக்கமிட்டவரால் எனக்கு செல்லவான ரூபாய் 18,40,000/- (ரூபாய் பதினெட்டு லட்சத்தி அறுபதாயிரம்).

ஆக மேற்கண்ட வகைகளில் வே சிரயத் தொகை ரூபாய் இருபத்தி ஏழு லட்சத்தி இருபதாயிரமும் எனக்கு உங்களால் செல்லவிலிட்டபடியால் இன்று முதல் இதனடியிற்கண்ட சொத்துக்கு நீங்களே பூரண பாத்தியஸ்தர்களாகி பத்தின் பொத்தின் பரம்பரியமாய் தானாதி சிரய விற்கிரயங்களுக்கு யோக்கியமாய் சகல சுதந்திரத்துடன் ஆண்டனுபவித்துக் கொள்ள வேண்டியது.

இனிமேல் இதனடியிற்கண்ட சொத்தைப் பொருத்து எனக்கும், என் வாரிசுகளுக்கும் எவ்வித பாத்திய சம்பந்தமும், பிரதொடர்ச்சியும் இல்லை.

இதனடியிற்கண்ட சொத்தின் பேரில் அடமானம், போக்கியம், சுக்கிரீபிரி மார்ட்கேஜ், வம்சிக்கட்டாகள், கோர்ட் நடவடிக்கைகள் மற்றும் வேறு எவ்வித

எழுதிக்கொடுப்பவர்

எழுதி வாங்குபவர்கள்

1: Yuvaraj.K.R

2.

....பத்தாம் 2022 ம் வருடத்திய ....ம் ஆவணம்

....V. தங்கவேலன்.....ம்.....வது நான்

1 வது இணை சார்பதிவாளர்,
(மாவட்ட பதிவாளர் நிலை)

NOTARY
V.DEVARAJ
COIMBATORE DIST
TAMIL NADU
Reg. No: 1074/2015
GOVT. OF INDIA

விவசாய விலையல்லாம் இல்லையென்றும், தானும் எல்லாத விவசாய விலையல்லாத்திற்கும் உட்பட்டுத்த விலையென்றும் உங்களை நம்பும்படி நான் உறுதியாய் கூறுகிறேன்.

அப்படி வேறு ஏதேனும் விவசாய விலையல்லாம் இருந்து வெளிப்படும் பட்சத்தில் அவைகளை நானே முன்வந்து என் சொந்தப் பொறுப்பிலும், சொந்தச் செலவிலும் இதனடியிற்கண்ட சொத்துக்கு பாதிப்பு எதுவும் ஏற்படாமல் தீர்த்துக் கொடுக்க கடமைப்பட்டவர்.

இதனடியிற்கண்ட சொத்துக்குண்டான பட்டா உங்கள் பெயருக்கு மாறும் பொருட்டு சம்பந்தப்பட்ட மாறுதல் மனுவில் கையெழுத்தும் செய்து கொடுத்துள்ளேன்.

நானது தேதியில் இதனடியிற்கண்ட சொத்தை உங்கள் சுவாதீன அனுபோகத்தில் நான் விட்டுவிட்டேன்.

இதனடியிற்கண்ட சொத்துக்குண்டான அசல் தஸ்தாவேஜையும் மற்றும் சம்பந்தப்பட்ட மூல ஆவணங்களின் போட்டோ நகல்களையும் இதற்கு ஆதாரமாக உங்களிடம் நான் ஒப்புவித்துள்ளேன்.

இதனடியிற்கண்ட சொத்தானது முன்பு முத்தனம்பாளையம் கிராமம் பஞ்சாயத்து போர்டு எல்லைக்குட்பட்டிருந்து தற்பொழுது திருப்பூர் மாநகாட்சி எல்லைக்குட்பட்டது.

சொத்துவிபரம்

திருப்பூர் ரிடி. திருப்பூர் ஜாயிண்ட் நெ. 1 சப்டி. திருப்பூர் தாலுக்கா, முத்தனம்பாளையம் கிராமம், க.ச. 347 நெ. காலையில் பு.ஏ. 6.42-க்கு தரம் ரூ. 5.25 இதில் பு.ஏ. 0.56^{3}/4 இந்த விஸ்தீரணமுள்ள பூமிக்கு செக்குபந்தி விபரம்

க.ச. 345, க.ச. 350 நெ. காலைகளுக்கும்	-	வடக்கு.
நெ காலையில் குப்புசாமிக்கு பாத்தியப்பட்ட பூமிக்கும்	-	கிழக்கு.
கிழமேல் 40 அடி தடத்திற்கும்	-	தெற்கு.

எழுதிக்கொடுப்பவர்

எழுதி வாங்குபவர்கள்

1.

2.

...1...புத்தகம் 2022 ம் வருத்தில்...1500...ம் ஆவணம்

...17...தான்பணம்வாங்கியது.....5.... வது நான்

1 வின் இணை சார்பதிவாளர்,
(மாவட்ட பதிவாளர் நிலை)



வ. காலையில் வசந்தராஜன் வகையறா
பூமிக்கும் - மேற்கு.

இவ்வாத்தியில் பு.எ. 0.56[0]/4 இந்த விலாந்தோறுள்ள பூமி பூராவும் சகிதம்.

வ. சொத்துக்களுக்கு மிகமேல் தாராபுரம் ரோட்டிலிருந்து தெற்கே க.ச. 359/B1, க.ச. 351/1, க.ச. 351/3, க.ச. 347 வ. காலைகளில் தென்னைமரமும், அதன்மேல் க.ச. 347, க.ச. 346/1A வ. காலைகளில் மிகமேலாகவும், பொதுவாக விட்டுள்ள 60 வீங்கல் (40 அடி) அகலமுள்ள தடங்களிலும் மற்றும் க.ச. 351/2 வ. காலையில் மிகமேலாக உள்ள தடத்திலும் நீங்கள் நடத்து கொள்ளவும், காற்றாடி, வண்டி, மாடுகளோடு, காற்றாடி, ஆள்தடம் போகவர நடத்து கொள்ளவும் உண்டான தடபாத்தியமும் சகிதம்.

வ. சொத்தானது தற்போதைய சப்டிவிஷன்படி க.ச. 347/1B வ. காலைக்கு கட்டுப்பட்டது. பட்டா எண். 1390. பிரண்முனி நாசிடம் அதனில் உள்ளது.

வ. சொத்தின் தற்கால மார்க்கெட் மதிப்பு .. ரூ. 27,20,000/-

எழுதிக்கொடுப்பவர்

எழுதிவாங்குபவர்கள்
1. K.R
2.

சாட்சிகள்----------

(K.S.சுப்பத்துமார்)

த/பெ செங்கோடன், 16, அம்மணிம்மாள் லேஅவுட், பெரிச்சிபாளையம் 2-வது வீதி, திருப்பூர்-641 604. (ஆதார் எண். 4056 3274 2178)

(N.P.விஜய் பிரவீன்)

த/பெ பழனிசாமி, 6, முனிசிபல் லேஅவுட் பெரிச்சிபாளையம் ஜெ.ஆர்.எம்.காம்ப்ளக்ஸ், தாராபுரம் ரோடு, திருப்பூர்-641 604. (ஆதார் எண். 8767 7856 2280)

தயார்செய்தவர்

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No.279, 2nd Floor, Opp. EB Office,
Sivasakthi Complex, Kumaran Road,
Tirupur - 641 601. Mobile : 99420 76333

...1 ஆகஸ்ட் 2022 ம் வருடத்திலிருந்து ...ம் ஆண்டு
...ம் தேதிவரை ...ம் வருடம்

1 வண்டி இரண்டு மாடுகளோடு ...ம் வருடம்
(வரை பதினைந்து வருடம்)

NOTARY
V.DEVARAJ
COIMBATORE DIST
TAMIL NADU
Regn No : 11014/2015
GOVT. OF INDIA

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. சலன 10(1) பிரிவு

மாவட்டம் : திருப்பூர் வட்டம் : திருப்பூர் தெற்கு

வருவாய் கிராமம் : முத்தணம்பாளையம் பட்டா எண் : 1390

உரிமையாளர்கள் பெயர்

1. நாச்சிமுத்து மகன் எல்.பழனிசாமி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		தெக் - ஏ	ரூ - பை	தெக் - ஏ	ரூ - பை	தெக் - ஏ	ரூ - பை	
347	1B	0 - 23.00	0.46	--	--	--	--	RDS/3799-51/1418 -- 10-10-2008
		0 - 23.00	0.46					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை நாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 32/08/013/01390/10383 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 19-10-2022 அன்று 08:00:28 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. மைக்ரோசாஃப்ட் கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம்

A.முத்துசாமி

Ajithkumar K.R

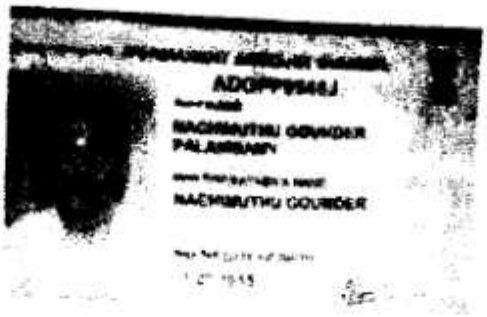
...பத்தாம் 2022 ம் வருடம்...ம் ஆவணம்

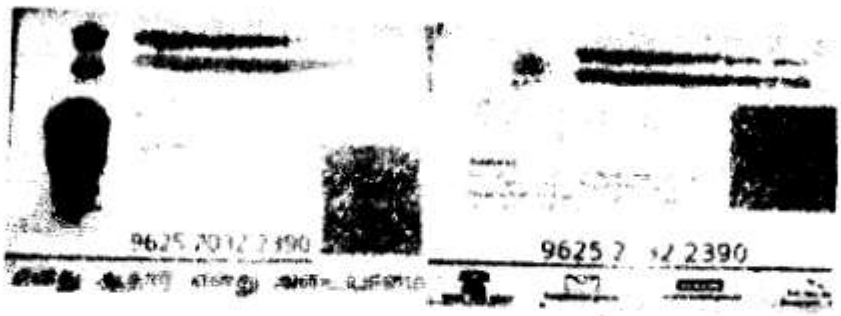
https://eservices.tn.gov.in/eservicesnew/land/chitta1.html?...

...வது நகல்

1 எண் இணை எண் முத்திரை, (மாவட்ட பதிவாளர் நிலை)

NOTARY V.DEVARAJ COIMBATORE DIST TAMIL NADU GOVT. OF INDIA

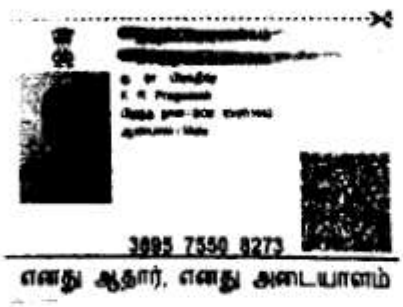


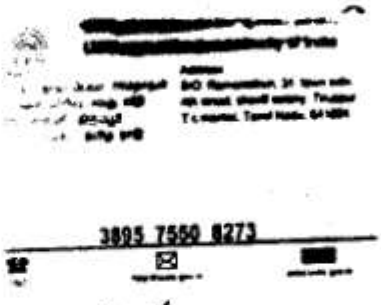


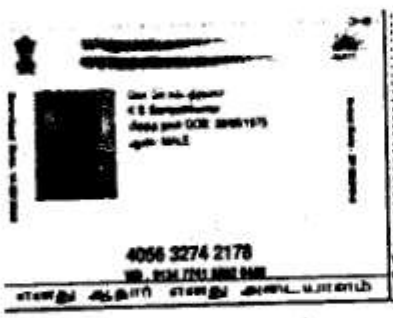


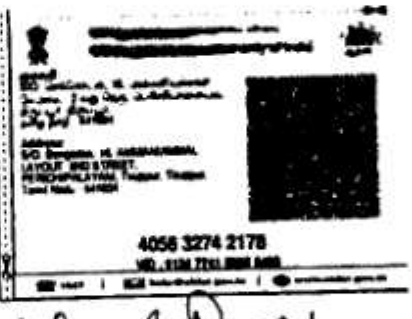
K.DEVARAJ
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TAMIL NADU
Reg. No. 30/4/2015
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GOVT. OF INDIA

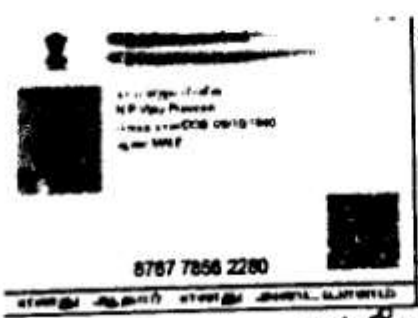


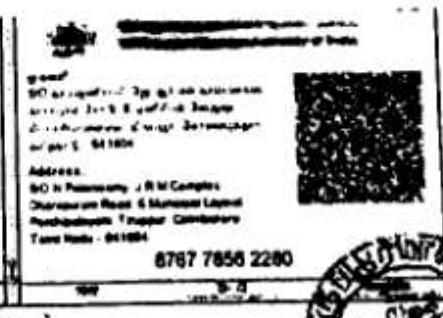

3895 7550 8273
எனது ஆதார், எனது அடையாளம்


3895 7550 8273


4056 3274 2178


4056 3274 2178


8767 7856 2280


8767 7856 2280


GOVT. OF INDIA

உறுதிமொழிப்பத்திரம்

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணை எண். 22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில்கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/ நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்துவோம் என்பதையும் அறிவேன்/ அறிவோம்.

எழுதிக்கொடுப்பவர்

1.

எழுதி வாங்குபவர்

1. A5M7.K.R

2.

..1.. பத்தகம் 2022 ம் வருடத்தில்..... ம் ஆண்டு

.....2..... நான்களைக்கொண்டது ..1.0..... வது நாள்

1 என் இலை சார்பதிவாளர்,
(மாவட்ட பதிவாளர் நிலை)

THE SPECIAL REGISTRAR OF TIRUPUR

S. DEVARAJ

GOVT. OF

R/1 எண் இணை சார்பதிவாளர் திருப்பூர்புத்தகம்-1/11400/2022

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் கீழான சான்று

2022ம் ஆண்டு வரிசை எண் 8002

31 டவுன் விதிவு, மெரீப் காலனி 4வது வீதி திருப்பூர் திருப்பூர் தமிழ்நாடு இந்தியா 641604-ல் வசிக்கும் திரு C.ஆர் கௌதமன் எனபவரிடமிருந்து ₹ 1,75,400/- (ரூபாய் ஒரு இலட்சத்து எழுபத்தைந்தாயிரத்து நானூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் 1 எண் இணை சார்பதிவாளர் திருப்பூர்
நாள் 20/10/2022

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி அலுவலர்

2022 ஆம் ஆண்டு அக்டோபர் மாதம் 20ம் தேதி முப 11:23 மணியளவில் 1 எண் இணை சார்பதிவாளர் திருப்பூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,09,650/- செலுத்தியவர்

இடது பெருவிரல்





K.R

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





'சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்' என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது ஒப்பீட்டு எண்
UKC 787408e82b7ff0e6cc40c7b993e78801a125b3
(Details from UIDAI : H Parameshwari, DOB: 07-07-1958, xxxxxxxx2390)



1 ஆகஸ்ட் 2022 வரை ..... ID ஆதாரை ஏற்றுக்கொண்டது ..11.... வது நபர்

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





K.R

1 எண் இணை சார்பதிவாளர்,
(மேலாட்சி

'சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்' என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது ஒப்பீட்டு எண்
UKC 48893049546&d0fc7541d9bd9a2560&2
(Details from UIDAI : Gowthaman . K . R 32



V. DEVARAJ
COIMBATORE DIST
TAMIL NADU
1/01/2015
GOVT. OF INDIA

R/1 எண் இணை சார்பதிவாளர் திருப்பூர்/புத்தகம்-1/11400/2022

	Ramanathan, 30-03-1991, xxxxxxxx1781)	
எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது ஒப்பிட்டு எண் UKC:985859e9cde5e0c3f24eeb81bd0399e8e2f136 (Details from UIDAI : K . R . Pragadesh S/O: Ramanathan, 03-07-1993, xxxxxxxx8273)	

2022 ஆம் ஆண்டு அக்டோபர் மாதம் 20ம் நாள்

மணி மேகலை
சார்பதிவாளர்
1 எண் இணை சார்பதிவாளர் திருப்பூர்

R/1 எண் இணை சார்பதிவாளர் திருப்பூர்/புத்தகம்-1/11400/2022 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள் 20/10/2022
1 எண் இணை சார்பதிவாளர் திருப்பூர்

மணி மேகலை
சார்பதிவாளர்



V. DEVARAJ, B.Sc.,B.L.,
ADVOCATE & NOTARY PUBLIC (Govt. of India)
Enrl. No: 21/07 / 2000
99, C.P.C. Garden Avenue, Kalikkanaickenpalayam
Gobichettipalayam (Post), Erode - 638 476
Cell: 94420 40071

புத்தகம் 2022 ம் வருத்திற்குரிய ஆவணம்

.....திரும்பவைக்கொண்டது...12.....வது நாள்

1 எண் இணை சார்பதிவாளர்,
(மாவட்ட பதிவாளர் நிலை)





CARPET AREA STATEMENT

SL.No	Floor	Flat No	Type	RERA Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandhah/Utility/ Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS Land Area (sq.m)	Parking (Nos)	
										Car	
										Covered	Open
1	VILLA - 1	-	3BHK	140.20	0.00	0.00	12.03	152.23	191.55	-	1.00
2	VILLA - 2	-	3BHK	140.20	0.00	0.00	12.03	152.23	191.55	-	1.00
3	VILLA - 3	-	3BHK	140.20	0.00	0.00	12.03	152.23	191.55	-	1.00
4	VILLA - 4	-	3BHK	175.38	0.00	0.00	15.05	190.43	239.61	-	1.00
5	VILLA - 5	-	3BHK	175.38	0.00	0.00	15.05	190.43	239.61	-	1.00
6	VILLA - 6	-	3BHK	130.30	0.00	0.00	11.18	141.48	178.02	-	1.00
7	VILLA - 7	-	3BHK	130.30	0.00	0.00	11.18	141.48	178.02	-	1.00
8	VILLA - 8	-	3BHK	130.30	0.00	0.00	11.18	141.48	178.02	-	1.00
9	VILLA - 9	-	3BHK	130.30	0.00	0.00	11.18	141.48	178.02	-	1.00
10	VILLA - 10	-	3BHK	130.30	0.00	0.00	11.18	141.48	178.02	-	1.00
11	VILLA - 11	-	3BHK	130.30	0.00	0.00	11.18	141.48	178.02	-	1.00
12	VILLA - 12	-	3BHK	130.30	0.00	0.00	11.18	141.48	178.02	-	1.00
13	AMENITY BLOCK	-	-	144.46	-	-	-	-	-	-	-
									Visitors Parking	-	**2.00**
										-	**14.00**
TOTAL		**12 No's**		**1683.46**	**0.00**	**0.00**	**144.46**	**1827.92**	**2300.00**	**14.00**	

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

HDFC BANK
We understand your world

HDFC Bank Limited
No- 14, Aristo International,
Mahaveer Colony,
Sabapathipuram, Tiruppur,
Tamilnadu- 641 601.

30th August 2024

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No 1A first floor,

Gandhi Irwin Bridge,

Egmore,

Chennai-600008

Dear Sir,

TNRERA -Application for project Registration – Construction -Opening an account exclusively for the project concerned.

Ref: Application dated 03/05/2024

With reference to the application for the registration of projects, it is certified that M/s. RK PROPERTIES have opened a RERA Account no: 50200095592594 (Account Name: RK PROPERTIES MAJESTIC VILLAS RERA) exclusively for the project MAJESTIC VILLAS at SF NO 347/1B, K CHETTIPALYAM, MUTHANAMPLAYAM, DHARAPURAM ROAD, TIRUPPUR – 641606.

In compliance with subclass 'D' of clause (1) of sub-section (2) of section of the act M/s. RK PROPERTIES has agreed to deposit 70% of the amount collected from the allotees from time to time will be deposited to the above account.

FOR HDFC BANK LIMITED

L. SENTHILKUMAR
Relationship Manager
Emp Code : L1715

Authorised Signatory

AGREEMENT FOR SALE

This Agreement for sale ("AGREEMENT") entered into at [ ] on [ ]
BY AND BETWEEN

[If the promoter is a company] M/s. [ ] (CIN no.), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be, having its registered office at [ ] and its corporate office at [ ](PAN -), represented by its authorized signatory [ ] (Aadhar no.) authorized VIDE board resolution dated [ ] hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

[OR]

[If the promoter is a Partnership firm], [ ]a partnership firm registered under the Indian Partnership Act,1932, having its principal place of business at [ ], (PAN), represented by its authorized Partner [ ],(Aadhar no.) authorized *VIDE* [], hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the promoter is an Individual] Mr. / Ms.[ ] , (Aadhar no.) son /daughter of [ ], aged about [ ] , residing at [ ], (PAN), hereinafter called the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in- interest and permitted assignees).

AND

[If the Allottee is a company] M/s. *[ ]*, (CIN no.) a company incorporated under the provisions of the Companies Act,1956 or 2013, as the case may be, having its registered office at [ ], (PAN), represented by its authorized signatory, [ ], (Aadhar no.) duly authorized *VIDE* board resolution dated [ ], hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership] [ ], a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at [ ], (PAN), represented by its authorized partner, [ ], (Aadhar no.) authorized *VIDE [ ]*, hereinafter referred to as the "Allottee"(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

For RK PROPERTIES
Partner

For RK PROPERTIES
Partner

[If the Allottee is an Individual] Mr. / Ms.[ ], (Aadhar no.) son / daughter of [ ], aged about [ ], residing at [ ], (PAN), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HINDU UNDIVIDED FAMILY, Mr. [ ], (Aadhar no.) son of [ ] aged about [ ] for self and as the Karta of the Hindu Joint Mitakshara Family known as [ ] HINDU UNDIVIDED FAMILY, having its place of business / residence at [ ], (PAN), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HINDU UNDIVIDED FAMILY, their heirs, executors, administrators, successors in-interest and permitted assignees).

[Please insert details of other Allottee(s), in case of more than one Allottee]

The Promoter and the Allottee shall hereinafter be either collectively referred to as "Parties" and/ or individually as "Party".

WHEREAS

A. The Promoter is the absolute and lawful owner of lands admeasuring *[ ]* square meters comprised in Survey Nos. []situated at [] Village, [] Taluk, []District, morefully described in Schedule A hereunder ("Said Land") *VIDE* sale deed(s) dated registered as documents no.[ ] at the office of the Sub-Registrar; and

[OR]

[ ]("Owner") is/are the absolute and lawful owner of lands admeasuring*[]* square meters comprised in S.Nos.[ ] situated at [ ] Village, [ ] Taluk, [ ] District ("Said Land") *VIDE* sale deed(s) dated registered as documents no. at the office of the Sub-Registrar. The Owner and the Promoter have entered into a [collaboration/development/joint development] agreement dated [ ] ; and

B. [f the Project is to develop commercial/residential complex] The Promoter has formulated a scheme for developing the Said Land. The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] project comprising of [ ] Towers having [ ] Blocks with [ ] Floors having [ ] with amenities and facilities ("Project"); and

[OR]

[If the Project is plotted development] The Promoter has formulated a scheme for developing the Said Land into plotted development comprising of residential/commercial plots ("Project"); and

C. [If the Project is to develop commercial/residential complex] The Promoter has obtained requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities for construction and development of the Project vide Planning Permit No.[ ] dated [ ] issued by [ ]and Building Permit No.[ ] dated [ ] issued by [ ]; and

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

[OR]

If the Project is plotted development] The Promoter has obtained requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities for plotted development vide lay-out approval vide Permit No.[ ] dated [ ] issued by [ ]; and

D. Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at [ ] on [ ] under registration No [ ]; and

E. The Allottee has already scrutinized / verified all sanctions, authorizations, consents, no objections, permissions and approvals issued by the appropriate authorities and is satisfied with the title and statutory compliance with regards to the Project; and

F. [If the Project is to develop commercial/residential complex] The Allottee desirous of owning an apartment in the Project has offered to purchase [ ] square feet of undivided share in the Said Land, which is more fully described in Schedule B hereunder and engage the Promoter to construct an apartment as per the scheme formulated by the Promoter; and

[OR]

If the Project is plotted development] The Allottee desirous of purchasing a Plot in the Project has offered to purchase a plot admeasuring [ ] square feet, which is more fully described in Schedule B hereunder; and

G. The Promoter has agreed to transfer the Schedule B property in favour of the Allottee subject to the terms recorded hereunder; and

H. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be developed have been completed; and

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

NOW THERE OF THIS AGREEMENT WTTNESSE AS FOLLOWS:

The Promoter and the Allottee mutually agree and covenant as follows:-

1. The Promoter agree to transfer and convey Schedule B hereunder in favour of the Allottee for a sum of Rs. [ ] (Rupees [] Only) ('Consideration') to be paid by the Allottee as per the schedule of payment mentioned in Schedule C hereunder.

2. If any subsisting charge on the Schedule A property] The Promoter represent that there is an existing charge created over the Schedule A property with the [{financial institute,/bank] for availing project finance. However, the Promoter shall release the Schedule B properly from the charge created and

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

obtain suitable 'Release & No objection certificate' from the respective banks/financial institution and hand over the same to the Allottee within [ ] days from execution of this Agreement.

3. [save as mentioned in clause 2 supra] , the Promoter doth hereby covenant with the Allottee that the property agreed to be conveyed and transferred by the Promoter to the Allottee is free from all encumbrances and defects in title and that the Promoter have full and absolute power to convey and transfer Schedule B property.

4. [If the Project is to develop commercial/residential complex] The right of the Allottee to purchase the Schedule B property shall be subject to the Allottee engaging the Promoter for construction of his/her apartment through the Promoter by entering into p Construction Agreement in accordance with the scheme of development formulated by the Promoter.

5. [If the Project is to develop commercial/residential complex] The Allottee agrees that the execution of the Construction Agreement with Promoter and timely payment of installments as per the payment schedule in the respective agreements executed under the scheme of development shall be condition precedent for purchase of the Schedule B property.

6. The Allottee without the prior written consent of Promoter shall not have the right in any way to assign or transfer the interest under this Agreement at any time before registration of sale deed for the Schedule 'B' property.

7. That the Promoter hereby further covenant with the Allottee that the Promoter shall pot encumber, create a charge over or otherwise deal with the property described in the Schedule 'B' hereunder or any part thereof in a manner contrary to the terms of this Agreement. The Promoter hereto shall not enter into any agreement in respect of the property described in Schedule 'B' hereunder with any other person/s during the subsistence of this agreement.

8. That all payments to be paid under this Agreement by the Allottee to the Promoter, apart from the loan amount, shall be paid directly by the Allottee to the Promoter. Any loan amounts availed by the Allottee, shall be directly disbursed / released by the bank / financial institution to the Promoter and the same shall be treated as payments made on behalf of the Allottee. Notwithstanding whether the loan is obtained or not, the Allottee shall be liable to pay to the Promoter on the due dates the relevant installments and all other sums due under this Agreement and in the event, i1'there is any delay and or default is made in payment of such amounts, the Allottee shall be liable for the consequences including payment of delayed payment charges on the outstanding payment as provided in this agreement.

9. The Allottee hereby agrees that the assignment of the Allottee's right under this & agreement to any third party is subject to the prior written permission of the Promoter and further agrees to pay to the Promoter in an Assignment fee of []% of Total Price ('Assignment Fee')

10. The Parties hereto agree and confirm that the execution and registration of the Sale Deed envisaged for conveyance of the Schedule B property to the Allottee shall be completed only on receipt of all monies due from the Allottee to the Promoter under this Agreement as well as other agreements, if any, executed between the Parties under the scheme of development.

11. Provided always it is hereby expressly agreed to by and between the Parties hereto that all agreements entered into between the Parties pursuant to the scheme of development are separate and distinct but

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

default in one shall be construed as default in the other and the rights and obligations of the Parties shall be determined accordingly. Further the Parties agree and confirm that this agreement shall stand automatically terminated in the event of termination of any one of the agreements entered into between the Parties under the scheme of development.

12. The Allottee shall come forward for registration of this Agreement, at the request of the Promoter and all stamp duty, registration charges, legal expenses and all other miscellaneous and incidental expenses for registration of this Agreement and the sale peed in future, including additional stamp duty, if any, registration fee or any other charges that may be demanded by the appropriate authority present and future shall be borne to by the Allottee.

13. In the event of the Allottee failing to pay the aforesaid sums, in the manner provided in Schedule C or cancel/withdraw from the Project except for the default of the promoter, then the Promoter at their discretion after due notice of 15 days to the Allottee is entitled to cancel this Agreement and re-allot Schedule B property to another party and the Allottee shall thereafter have no right, interest or claim over the schedule B property. Consequent to such termination, subject to deduction of the looking amount, the Promoter shall refund the monies collected from the Allottee within 45 days of such cancellation without interest, simultaneous to the Allottee executing necessary cancellation and registration of the Agreement and/or sale deed by the Allottee.

14. If the Project is to develop commercial/residential complex) The Parties hereby confirm that this Agreement and the Construction Agreement of even date entered into by the Allottee shall co-exist or co-terminate.

15. That the Promoter shall pay land taxes (if applicable), levies, rents, public charges and other payable in respect of the property described in Schedule 'B' hereunder unto the date of Registration of the sale deed or delivery of possession of the plot/apartment to the Allottee, whichever is earlier. The Allottee shall be liable to pay the said taxes, pates, levies, etc., from the date of registration of Sale Deed or delivery of possession of the plot/apartment to the Allottee, whichever is earlier.

16. Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction

17. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the promoter by Registered Post/ e-mail courier at their respective addresses specified below:

_____ (Name of Allottee)
_____ (Allottee Address)
M/s _____ (Promoter name)
_____(Promoter Address)

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all

For RK PROPERTIES
Partner

For RK PROPERTIES
Partner

communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

18. That in case there are joint Allottees, all communications shall be sent by the promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

19. The Promoter may, at its sole option and discretion, without prejudice to its rights as 6et out in this Agreement, waive the breach by the Allottee is in not making payments as per the Payment Plan including waiving the payment of interest for delayed pa5rment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

20. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the light thereafter to enforce each and every provision.

21. It any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement

22. This Agreement may only be amended through written consent of the parties

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

24. The execution of this Agreement shall be complete only upon its execution by the promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in_____ after the Agreement is duly executed by the Allottee and the promoter or simultaneously with the execution the said Agreement shall be registered at the office Sub register. Hence this agreement shall be deemed to have been executed at____

25. All or any disputes arising out or touching upon or in relation to the terms and conditions of this agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act. [Please insert any other terms and conditions as per (the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder)

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at _____(city/town name) in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE - A
(Description of the Total Land)

SCHEDULE – B
(Description of undivided share of land/plot hereby agreed to be conveyed to the Allottee)

SCHEDULE C
(Schedule of Payment)

Schedule of payments to be paid by the Allottee to the Promoter for delivery of SCHEDULE B

PROPERTY:

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SIGNED THEIR NAMES ON THIS AGREEMENT ON [ ] DAY OF [ ]

Allottee

Promoter

WITNESSES:

1.

2.

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

CONSTRUCTION AGREEMENT
THIS CONSTRUCTION AGREEMENT ("AGREEMENT") ENTERED INTO
AT [] ON [], BY AND BETWEEN

[If the promoter is a company] M/s.t I (CIN no.), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at [ ] and its corporate office at [ ](PAN -), represented by its authorized signatory [] (Aadhar no.) authorized *VIDE* board resolution dated [ ] hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

[OR]

[If the promoter is a Partnership firm], [ ]a partnership firm registered under the Indian Partnership Act,l932, having its principal place of business at [ ], (PAN), represented by its authorized Partner [ ],(Aadhar no.) authorized *VIDE [ ],* hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the promoter is an Individual] Mr. / Ms. [ ] , (Aadhar no.) son /daughter of [ ], aged about [ ] , residing at [ ], (PAN), herein after called the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in- interest and permitted assignees).

AND

[If the Allottee is a company] M/s. //, (CIN no.) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at [ ], (PAN), represented by its authorized signatory, [ ], (Aadhar no.) duly authorized *VIDE* board resolution dated [ ], hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

If the Allottee is a Partnership [ ], a partnership firm registered under the Indian Partnership Act, l932, having its principal place of business at [ ], (PAN), represented by its authorized partner, [ ], (Aadhar no.) authorized *VIDE* [], hereinafter referred to as the "Allottee"(which expression shall unless repugnant to the context or meaning there of be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

If the Allottee is an Individual Mr. / Ms.[ ], (Aadhar no.) son / daughter of [ ], aged about [ ], residing at [ ], (PAN), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees). To

[OR]

If the Allottee is a HINDU LINDIVIDED FAMILYWT. [ ], (Aadhar no.) son of [ ] aged about [ ] fo. self and as the Karta of the Hindu Joint Mitakshara Family known as [ ] HINDU LINDIVIDED FAMILY, having its place of business / residence at [ ], (PAN), hereinafter referred to as the "Allottee" (which expression shall unless

For RK PROPERTIES
Partner

For RK PROPERTIES
Partner

repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HNDU UNDIVIDED FAMILY, their heirs, executors, administrators, successors in-interest and permitted assignees).

[Please insert details of other Allottee(s), in case of more than one Allottee]

The Promoter and the Allottee shall hereinafter be either collectively referred to as "Parties" and/ or individually as "Party". WHEREAS

A. The Promoter is the absolute and lawful owner of lands admeasuring [ ] square meterscomprisedinS.Nos.[]situatedat[]Village,[]Taluk,[]District,morefully described in Schedule A hereunder ("Said Land") *VIDE* sale deed(s) dated registered as documents no.[ ] at the office of the Sub-Registrar;

[OR]

[ ] ("Owner") is/are the absolute and lawful owner of lands admeasuring [ ] square meters comprised in S.Nos.[ ] situated at [ ] Village, [] Taluk , [ ] District ("Said Land") *VIDE* sale deed(s) dated registered as documents no. at the office of the Sub-Registrar. The Owner and the Promoter have entered into a [collaboration/development/joint development] agreement dated [ ] ;

B. The Promoter has formulated a scheme for developing the Said Land. The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose [] project comprising of [] Tower shaving [] Blocks with [] Floor shaving [] with amenities and facilities ("Project").

C. The Promoter has obtained requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities for construction and development of the Project vide Planning Permit No.[ ] dated [ ] issued by [ ]and Building Permit No.[ ] dated [ ] issued by [ ];

D. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at [ ] on [ ] under registration No [ ].

E. The Allottee has already scrutinized / verified all sanctions, authorizations, consents, no objections, permissions and approvals issued by the appropriate authorities and is satisfied with the title and statutory compliance with regards to the Project;

F. The Allottee desirous of owning an apartment in the Project has entered into an Agreement for Sale with the Owner for purchase of [ ] square feet of undivided share of land in the Said Land, which is morefully described in Schedule B hereunder and secured the right to appoint Promoter to construct an apartment as per the scheme formulated by the Promoter;

G. The Allottee has now applied for construction of an apartment in the Project vide application no. [ ] dated [ ] to the Promoter and the Promoter has agreed to construct andallotapartmentno.[]havingcarpetareaof[]squarefeet,type[],on[]floorin [tower/block building] along with [ ] reserved car parking No.[ ] and proportionate share in the common area as, morefully described in Schedule B hereunder ('Apartment') to the Allottee.

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

H. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

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

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

The Promoter and the Allottee mutually agree and covenant as follows:

1. ALLOTMENT:

The Promoter hereby agrees to construct, allot and deliver the Apartment, as per the specifications mentioned in the Annexure hereunder, to the Allottee at the cost of the Allottee.

2. CONSTRUCTION COSTS AND OTHER RELATED PAYMENTS:

The Construction Cost for the Apartment based on the carpet area is Rs. [ ] (Rupees [ ] only). The Construction Cost includes the following

Block/Building/Tower Apartment No. Type Floor	Amount

Rupees_____ only ("Construction Cost) (Give break up and description):

Provide breakup of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

The Construction Cost above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;

1. The Construction Cost above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment:

2. Provided that in case there is any change / modification in the existing taxes and any other new Taxes, the subsequent amount payable by the Allottee to the promoter shall be increased/reduced based on such change I modification.

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

3. The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (1) above and the Allottee shall make payment within (- -------) days from the date of such written intimation.

4. The Construction Cost is escalation-free, save and except increases, which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges, which may be levied or imposed by the competent authority from time to time.

5. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall quote the said notification/order/ru1e/regulation to that effect along with the demand letter being issued to the Allottee.

6. The Allottee(s) shall make the payment as per the payment plan set out in Schedule D ("Payment Plan"). The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust this payment in any manner. .,

   In case maintenance of the project is done by the promoter after hand over, promoter shall be entitled to collect advance maintenance charges as mutually agreed with the Allottee

7. a sum of Rs.[ ]/- (Rupees [ ] only) towards corpus fund, to be utilized for major expenditure in maintenance of the building and other infrastructural facilities and amenities in the Project shall be paid at the time of handing over possession of the SCHEDULE "C" PROPERTY. The Promoter shall transfer this amount after deducting any expenses incurred, for the purpose of maintenance of the buildings; without interest to the agency to be appointed by them or the Association / Society to be formed by the Allottee.

3. MODE OF PAYMENT:

(a) The Allottee has paid a sum of Rs.[ ]/- (Rupees [ ]only), to the Promoter vide Cheque No. [ ] dated [ ] drawn on [ ]Bank, [ ] Branch Chennai, as booking amount at the time of allotment of the Apartment;

(b) The Allottee shall pay the balance consideration amount as per the schedule of payments detailed in the SCHEDULE- D hereunder;

(c) The Allottee hereby undertake/s and assure/s that based on the stage intimation letters issued / to be issued by the Promoter to the Allottee, the above payments shall be made by the Allottee within the due date and without any further demand, as time for payment of the above said sums being the essence of the contract and the Allottee is fully informed by the Promoter that any default in payment of the above said amount would affect the completion of the Project;

(d) All payments shall be made by Cheques or Demand Drafts or through RTGS. The date of credit of the amount into the account of the Promoter will be considered as the date of payment made by the Allottee and the delayed payment charges will become payable from the due date;

(e) The Allottee shall not delay, withhold or postpone the payments due as mentioned in SCHEDULE-D, on whatever reason and in that event, Allottee shall be responsible for any consequential sufferance or damages and they shall adhere to clause 5(a)(1) mentioned herein.

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(f) The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment / remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. PERIOD OF COMPLETION AND HANDING OVER OF POSSESSION:

(a) The Promoter shall endeavor to complete the construction of the Apartment within [ ] months with grace period of [ ] months from the date of this Agreement. The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment as committed, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature, which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allottment within (--) days from that date of determination of impossibility of performance. After refund of the money paid by the Allottee, Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement

(b) The Promoter, upon completion of construction of the Apartment shall intimate to the Allottee of the same at the last known address of the Allottee by letter and the Allottee shall take possession of the Apartment within (---) days of receipt of such intimation. The Promoter shall not be liable in any manner whatsoever, for failure of the Allottee to take over possession of the Apartment.

(c) Upon receiving a written intimation from the Promoter as per clause 4 (b), the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give

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possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 4(b), such Allottee shall continue to be liable to pay maintenance charges as applicable

(d) The Promoter shall hand over possession of the Apartment to the Allottee as committed subject to receipt of the entire consideration including the other payments as per Schedule D. It is made abundantly clear that the obligation of the Promoter to handover the Apartment to the Allottee does not arise until the Promoter receives the entire payment/s as mentioned in Schedule D

(e) The Allottee shall not do or permit any agent I workers to carry out any work in the Apartment, until possession is handed over to the Allottee.

5. BREACH OF TERMS AND ITS REMEDY:

(a) Allottee's COVENANT:

1. In the event of the Allottee failing to pay the aforesaid sums, in the manner provided in Schedule D or cancel/withdraw from the Project except for the default of the Promoter, then the Promoter at their discretion after due notice of (---) days to the Allottee is entitled to cancel this Agreement and re-allot the Apartment, to the another party and the Allottee shall thereafter have no right, interest or claim over the Apartment. Consequent to such termination, subject to deduction of the booking amount, the Promoter shall refund the monies collected from the Allottee within (---) days of such cancellation without interest, simultaneous to the Allottee executing necessary cancellation and registration of the Agreement and/or sale deed by the Allottee.

2. The Allottee hereby agrees that the assignment of the Allottee's right under this agreement to any third party is subject to the prior written permission of the Promoter and further agrees to pay to the Promoter an Assignment fee of [ ]% of Construction Cost ('Assignment Fee').

3. The Parties hereby confirm that this Agreement and the Agreement for Sale of even date entered into by the Allottee shall co-exist or co-terminate.

4. It is specifically agreed by the Allottee that the Allottee shall bear all statutory charges from the date of intimating the readiness of the Apartment for handover by the Promoter

(b) PROMOTERS COVENANT:

Subject to the Force Majeure clause, the Promoter shall be considered to be on default, in the following events:

1. Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
2. Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Real Estate Regulatory Authority Act or the rules or regulations made there under;

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3. In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest;

[OR]

(ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Apartment, along with interest at the rate specified in the Rules within (-----)of receiving the termination notice, simultaneous to the execution of cancellation agreement and registration thereof, if required

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he/she shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

6. MAINTENANCE OF COMMON AREAS AND AMENITIES IN THE PROJECT:

(a) The Promoter shall provide essential maintenance services to common areas I amenities / facilities from the date of completion of the Project at reasonable cost, by themselves or through any other agency appointed by the Promoter.

(b) The Parties may mutually agree to execute an independent maintenance agreement at the time of handover of the Apartment with the Promoter or nominated maintenance agency. The rights, duties and obligation of maintenance of the Common Areas and amenities provided in the Project may be captured in the said maintenance agreement ('Maintenance Agreement'). The Promoter shall deduct the monthly maintenance charges from the Maintenance Advance, if any collected.

(c) Any capital expenditure for providing additional amenities shall be met out by the Promoter from and out of the Corpus Fund with the consent of the association of allottees.

(d) The capital expenditure spent of the Corpus Fund shall be replenished by raising pro-rate demand and collection from each Allottee, if the Allottee defaults in making the proportionate Corpus Fund the Promoter shall be entitled to collect the prescribed interest for the due payments. The Allottee along with the other allottees of the Project shall ensure that the owners welfare association is formed as per the provisions of the Tamil Nadu Apartment Ownership Act, 1994 ('Owners Association').

(e) The Promoter shall render its co-operation and facilitate in formation of the Owners Association. The Promoter shall render proper accounts to the Owners Association at the time of handover of the maintenance with respect to the spending from Advance Maintenance charges and Corpus Fund collected.

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(f) Subsequent to the taking over of maintenance by the Owners Association, the Allottee shall continue to pay the all costs, charges, expenses, relating to the management, maintenance and upkeep of common areas and common facilities / amenities including but not limited to Sewerage Treatment Plant/Effluent Treatment Plant, Water Treatment Plant, RO Plats Lifts, Motors, pumps, bio metric systems, dish antennas, net work cablings etc., etc., within the Project on pro-rata basis or in another manner as deem fit by the Association. The Promoter shall not be liable for any shortcomings or deficiency thereof, in any manner whatever.

(g) It is specifically agreed by the Allottee that the Allottee shall pay their pro-rata maintenance charges for the common areas, common amenities / facilities in the Project in time and without any delay and in the event of the Allottee's inability to pay the maintenance charges or any default or delay in payment of maintenance charges and deposits if any, the Allottee may be deprived of his/her/its/their rights to enjoy the common facilities and amenities. In addition to that, such defaults will be displayed in the notice board within the Project.

7. SANCTIONS AND APPROVALS:

(a) The statutory approvals, including State and Central Government approvals/permissions including amendments / modifications / alterations, its departments, local bodies, authorities, Chennai Metropolitan Development Authority, Tamil Nadu Electricity Board, Corporation of Chennai, and all other concerned authorities, may mandate the Promoter to handover certain percentage of land to the statutory authorities concerned, as a condition for granting approval. The Promoter shall have absolute discretion to determine and identify the portion of the land to be handed over for complying with the terms and conditions of statutory approvals

(b) The Promoter hereby covenants that the Project shall be constructed as per the approved building plan.

(c) The Allottee is aware that the present plans sanctioned by the competent authority is valid for specific term, the promoter shall be responsible to get the approvals duly renewed, the Allottee hereby give their specific consent and empower the promoter to file necessary renewal application with the appropriate authority and to comply with any statutory requirement for such renewal.

8. DEFECTS LIABILITY:

The Promoter shall rectify any structural defects with respect to the Apartment (normal wear and tear is exempted), which shall not be as the result of any commission or omission of the Allottee, any damages caused due to the acts of god or natural calamities or fire accidents, any willful or accidental

damages caused, any damages caused due to tampering by the Allottee, any product that has been installed by the Promoter brought to the notice of the Promoter within 5 years from the date of intimating the readiness to handover of the Apartment and thereafter no claim shall be entertained against the Promoter in respect of any alleged defective work in the Apartment and/or Project under any circumstances. The above liability of the Promoter shall be restricted only to rectify / repair the above defects and any consequential damages will not be covered under this Agreement. Structural

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defects shall not include plastering hairline crack. Third party warranty on products shall be governed by the terms and conditions provided by the manufacturer of the respective products.

9. LOANS AND FINANCIAL ASSISTANCES:

(a) The original Sale Deed relating to the SCHEDULE "B" PROPERTY will be under the custody of the Promoter till such time all / last payment including cost of construction and extra amenities are paid I settled by the Allottee to the Promoter. However, if the Allottee prefer/s to avail loan, the original Sale Deed in respect of SCHEDIJLE "B" PROPERTY will be released directly to the mortgagee / Banks / Financial Institutions, after obtaining a commitment letter from the mortgagee / banks I financial institutions. The Promoter undertakes to furnish one set of photocopies of title deeds pertaining to the SCHEDULE 1'A'r PROPERTY to the Allottee. In the event of foreclosure of the loan by the Allottee prior to handing over the SCHEDULE "C" PROPERTY by the Promoter to the Allottee, the Allottee shall hand over the original Sale Deed to the Promoter and the Promoter will have the custody of the documents till such time a1l / last payment including cost of construction and extra amenities are paid I settled by the Allottee to the Promoter

(b) All the payments to be paid under this Agreement by the Allottee to the Promoter, apart from the loan amount, shall be paid directly by the Allottee to the Promoter;

(c) All the loan amount/s, availed by the Allottee, shall be directly disbursed / released by the bank / financial institution to the Promoter and the same shall be treated as payments made on behalf of the Allottee;

(d) Not with standing whether the loan is obtained or not, the Allottee shall still be liable to pay to the Promoter on the due dates the relevant installments and all other sums due under this Agreement and in the event, if there is any delay and or default is made in payment of such amount/s, the Allottee shall be liable for the consequences including payment of delayed payment charges on the outstanding payment as provided in this agreement.

11. RIGHTS AND DUTIES OF THE ALLOTTEE:

(a) While the Allottee would have absolute and exclusive ownership / possession / enjoyment of the Apartment, after handing over, the Allottee's right, title and interest in the common areas shall be enjoyed in concurrence with other owners / residents of other apartments in the Project, who would be equally entitled to the common amenities / facilities / easements available in the Project, all costs of repairs I maintenance of which common enjoyments shall be shared by all the owners, including the Allottee as per the articles / regulations / bye-laws of the Association to be formed by all the apartment owners in the Project;

(b) It is abundantly made clear that all the service lines, ducts, watercourses and other facilities passing through the Said Land shall be treated as common to all the owners, which shall be maintained by the Association. The owners of the apartments shall not object to the common services passing through their respective apartments and allow the service persons to do the maintenance services in the areas through which the services are passing through;

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(c) The Allottee shall adhere to the maintenance and usage guidelines provided by the Association to maintain harmonious community living and ensure that rights and enjoyment of other apartment owners are not affected;

(d) The Allottee covenants not to make any alteration in the structure of the Apartment, which may affect directly or indirectly, the structural safety & stability and the aesthetic elevation of the building complex;

(e) The Allottee or their tenants (Occupants) and/or Association shall not, at any time, encroach and carry on in the common areas or within the SCHEDULE "A" PROPERTY, any commercial trade or business or use it for storage of anything which is offensive in nature, hazardous or inflammable or is likely to be a nuisance or danger or diminish the value or the utility of the other portions of the building in the Project in occupation of the owners of other apartments or their successors in title and further shall not do or commit any activity which is unlawful and anti-social;

(f) The Allottee shall either in his/her/its/their individual capacity or as a member of the Association / Society, after its formation, come to an understanding with the other owners of the apartment shall operate and maintain all the essential amenities like STP, RO, Genset , fire fighting equipments, elevator, piped gas, Rain water harvesting etc either individually or through the Association whenever required and in good running condition. It is the responsibility of the Allottee and or the Association to ensure proper assistance to the government officials concerned during periodical inspection.

(g) The Allottee shall not either in his/her/its/their individual capacity or as a member of the Association, after its formation, come to an understanding with the other owners of the apartment to utilize the common areas for commercial purposes or for earning income from outsiders;

(h) The Allottee agrees to sign from time to time all papers and documents and to do all things as the Promoter may require, for the effective completion of the construction and in matters connected with obtaining, erecting and providing the infrastructural facilities like water, sewerage, electricity, etc ;

(i) The Allottee shall not encroach upon the common areas;

(j) The Allottee shall not decorate the exterior of the proposed buildings in the Project otherwise than in a manner agreed to by the majority of the apartment owners with the prior permission of the Association;

(k) The Allottee shall not put up any temporary or permanent structure anywhere in the Project nor change the elevation of the proposed buildings;

(l) The Allottee shall not make any alterations in the structural feature of the proposed building like R.C.C. Flooring, Roofing, columns and external walls during \ after completion, including the parking space allotted;

(m) The Allottee shall use the Apartment only for residential purposes and not to use for any other purposes and for business prohibited by law;

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(n) The Allottee shall not cause any nuisance to the other occupants of proposed apartments in the Project;

(o) The Allottee shall have no right to hinder the progress of construction of the residential apartment buildings in the Project or any part thereof under any circumstances whatsoever, and at whatever stage of construction;

(p) The Allottee shall give all necessary support, assistance to the other apartment owners /Association. The supporting common walls and roofs and all common areas of the buildings in the Project shall be maintained and repaired in common by all the owners of the apartments in the Project;

(q) The Allottee shall park their cars I vehicles only at the specific car parking space allotted to the Allottee and not at any other place around the building and shall use the Car Parking space only for parking their vehicles and shall not use the parking space for other purposes including storage of materials;

12. RIGHTS AND DUTIES OF THE PROMOTER:

(a) The Promoter undertakes to develop the Project with good workmanship using standard materials, through its own labour, materials, tools, machineries and other equipment for the purpose of construction, or by appointing contractors / sub - contractors, engineers and supervisors at their choice and to take steps to complete the SCHEDIJLE "C" PROPERTY within the time stipulated for completion of the same;

(b) The Promoter shall be responsible and liable to pay the land tax in respect of the Said Land up to the date of execution and registration of Sale Deed in respect of SCHEDULE "B" PROPERTY or delivery of possession of the SCHEDULE "C" PROPERTY to the Allottee, whichever is earlier. From the date of intimating the readiness to hand over possession, the Allottee is solely responsible and liable for property tax and other relevant taxes / charges and duties to the respective authorities with respect to the SCHEDULE "B & C" PROPERTY;

(c) The Promoter will provide only electrical points. The cost of all electrical fixtures and consumables like bulbs, fans, fittings etc., will be borne by the Allottee;

13. NAME OF THE PROJECT:

The Project to be developed by the Promoter in the SCHEDULE "A" PROPERTY is named as [ ], which shall not be changed I altered by the Allottee at any point of time. The Promoter is expressly permitted to display, at all times, the name and logo of the Project along with the name of the Promoter or their group companies, upon the Project in such location and in the style and format of the Promoter's choice. The Promoter shall have exclusive proprietary and other rights, title and interest on such name.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS :

The Promoter I maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the

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normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the -(project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC., BY ALLOTTEE:

The Allottee is entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment at his/ her own cost.

17. ADDITIONALCONSTRUCTIONS :

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act.

18. APARTMENT OWNERSHIP ACT:

The Promoter has assured the allottees that the project in its entirety is in accordance with the provisions of the Tamil Nadu Apartment ownership Act, 1994 and Allottee shall comply with the compliance as required under the Apartment Ownership Act.

19. ENTIRE AGREEMENT :

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

20. RIGHT TO AMEND :

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

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21. PROVISIONS OF THIS AGREEMENT APPLICABLE ON :

Allottee I SUBSEQUENT ALLOTTEES It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. WAIVER NOT A LIMITATION TO ENFORCE :

(a) The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

(b) Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

23. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

24. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the [Apartments/Plots] in the Project.

25. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for

herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

For RK PROPERTIES

Partner

For RK PROPERTIES

Partner

26. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee In after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at

27. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post/ e-mail/ courier at their respective addresses specified below: (Name of Allottee) (Allottee Address) M/s (Promoter name) (Promoter Address) It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. GOVERNING LAW:

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

30. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act. Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made there under.

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Partner

For RK PROPERTIES

Partner

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE A

(Description of the Total Land)

"All that piece and parcel of vacant lands measuring an total extent of [ ] Sq.Ft in which [ ] Sq.Ft., of land has been gifted to appropriate Authority and remaining extent of [ ] Sq.Ft, situated at ---------- comprised in - New Survey Nos[ ] [ ]Village, [ ] Taluk, [ ] District, Tamil Nadu, being bounded on the

North By : []
South By : []
East By : []
West By : []

and situate in the Sub-Registration District of ---------, in the Registration District of ----------".

SCHEDULE B

(Description of undivided share of land hereby agreed to be conveyed to the Allottee) [ ]square feet undivided share of land in the SCHEDUL,E "4" PROPERTY

SCHEDULE C

(Description of Apartment)

Apartment Bearing No. [ ], having carpet area of [ ] square feet, in the [ ]Floor of Block No.[ ] in Tower No.[ ], in the residential apartment complex known as

SCHEDULE D

(Schedule of Payment)

Schedule of payments to be paid by the Allottee to the Promoter for construction and delivery of the SCHEDULE "C" PROPERTY:

S. No	Period of payment	Percentage
1		
2		

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Partner

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Partner

ANNEXURE
(Features of the Apartment)
STRUCTURE:

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SIGNED THETR NAMES ON THIS CONSTRUCTION AGREEMENT ON _____DAY OF_____

Allottee

Promoter

WITNESSES:
1.
2.

DRAFTED BY

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Partner

For RK PROPERTIES

Partner

DIMENSIONS

Structural Engineering Consultancy | Project Management Consultancy | Architectural Design & Interior Constructions | Repair & Rehabilitation Solutions | Education & Training | Structural Audits

STABILITY CERTIFICATE

This is to certify that the residential building of S.F No.347/1B, PATTA No:4292, situated at Muthanampalayam village, Tirupur South Taluk & District was designed as a RCC Framed structure (Ground + 1 floor) as per building approval with SBC considered as 220 kN/Sq.m at 2.1m depth from Natural Ground level.

This building is designed as per the applicable Indian Standards and is Structurally sound.

Declaration:

The Structure described here is certified to be **"Structurally Sound and Stable"**

Note:

Any further additions of load or alterations in the structure will not have a bearing on this certificate and will require a fresh evaluations.

Place : Coimbatore

Date : 08.05.2024.

DIMENSIONS Coimbatore

Signature of the Engineer
P.E.NO: PE/00774/16
SE/GR-I/19/03/009
F-1285175

Dr.A.Sudhahar,B E(Civil),M.E(Struct),Ph.D.
Registered Structural Engineer Grade-I
Coimbatore LPA/SE/GR-I/19/03/009
93, Veera Towers
Dr. Krishnasamy Mudaliyar Street,
R.S. Puram, Coimbatore - 641 001.

93, Veera Tower, Dr. Krishnasamy Mudaliyar Street
Near Devanga School Signal,
Coimbatore - 641 001. Ph : +91 422 4373400 I Mob : 9047023400
GSTIN : 33AAMFD3564E1ZL
office@dimensionscbe.com



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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