Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



WATER RESOURCES DEPARTMENT

From
Er. R.Arunmozhi, B.Tech.,
Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

To
M/s. Jain Housing LLP,
No.98/99, Habibullah Road,
T.Nagar, Chennai-600017.

Letter No. DB/JDO.1/F.40 /NOC /2025/ Dated: 03.02.2025.

Sir,

Sub: WRD-Renewal of Track Rent Lease Agreement for the Constructed RCC Box type culvert across Nemam Tank Surplus Course in S.F.No.636 of Kuthambakkam village, Poonamallee Taluk of Thiruvallur District - 379.80M² – Renewal of Track Rent – Name Transfer – Reg.

Ref:
1) The Chief Engineer, WRD., Chennai Region, Chepauk, Chennai-5, Lr. No: T5(3) /18560/2012/ Dated: 21.12.2012.
2) This office Lr. No. DB/ JDO.1/ F.40/ NOC/ 2023/ Dated: 25.03.2024 (Agt.No:56KB/2023-2024)
3) Your request letter dt:24.01.2025.

****

With reference to the letter cited above, the lease agreement for Constructed RCC Box Type Culvert across Nemam Tank Surplus Course in S.F.No.636 of Kuthambakkam village, Poonamallee Taluk of Thiruvallur District for which the permission has been accorded by the Chief Engineer, WRD., Chennai Region, Chepauk, Chennai-5's in the reference 1st cited. The above Lease agreement signed by you vide agreement No. 41 **KB/2024-2025** for the period from **26.12.2024 to 27.12.2027**.

You are requested to renew the agreement promptly before expiry of Agreement period otherwise the permission already granted will be automatically stand cancelled without further notice. A copy of lease agreement is enclosed herewith for reference.

The receipt of this letter may be acknowledged by return of post.

Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

3/2/25

EXECUTED

AGREEMENT NO :1/KB /2022-2023

Between

M/s.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai-600 017.

and

The Executive Engineer, PWD., WRD, Kosasthalaiyar Basin Division, Thiruvallur-602001.

Lease Agreement from 26.12.2024 to 27.12.2027 (i. e. for three years)

Approval accorded in

The Chief Engineer, WRD., Chennai Region, Chepauk, Chennai-5, Lr. No: T5(3) /18560/2012/ Dated: 21.12.2012.

Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

3/12/25

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

07.02.2025 Jain Housing LLP

DF 062218

I. SARASWATHI
S.V.L. No. 30/B3/97
14, Mandapam Street, 1st Lane,
KILPAUK GARDEN,
CHENNAI-10. Cell: 93828 98011

LEASE AGREEMENT

The land specified in the schedule is hereby temporarily granted for lease for a period of three years from **26.12.2024 to 27.12.2027** to M/s.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai-600 017, for the said Constructed RCC Box type culvert across Nemam Tank Surplus Course in **S.F.No.636** of Kuthambakkam village, Poonamallee Taluk of Thiruvallur District, area of the constructed box type culvert 379.80M² [(20.60 + 21.60)/2 x 18.00 = 379.80M²] subject to the following conditions to which the aforesaid grantee already has agreed upon.

For JAIN HOUSING LLP

Partner

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

Terms and Conditions

1) The grantee is liable to cancellation if it is found that it was grossly inequitable or was made under a mistake of fact or owing to misrepresentation of fraud or in excess of the limit of authority delegated to the Officer sanctioning the grant or that there was an irregularity in the procedure. Cancellation on any of these grounds may be ordered by any authority to whom the sanctioning authority is administratively subordinate.

2) In the event of such cancellation of the grant, the grantee shall not be entitled to claim compensation for any loss caused to him by the cancellation.

3) The grantee shall not transfer to any other person the rights hereby conveyed to him without the prior sanction of the authority which has made the grant.

4) M/s.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai-600 017., should pay lease rent of Rs.3,90,000/- (Rupees Three Lakhs Ninety thousand only) for three years in the form of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur before the expiry date of the lease period mentioned in the agreement (Amount may vary as per the Guideline Value time to time)

5) The M/s.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai-600 017. should also pay GST at 18% of the lease rent of Rs.70,200/- (Rupees Seventy thousand Two hundred only) (i.e) in the form of Demand Draft in favour of Executive Engineer, WRD.,Kosasthalaiyar Basin Division, Thiruvallur

6) The grantee shall, so long as the grant be in force bear, pay and discharge all existing and future taxes, charges, assessments and outgoing payable by M/s.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai-600 017. As a result of his occupation of the land.

7) The grantee shall not use the land for any other purpose except for the purpose for which the Land is granted (i.e.) for the purpose of Construction of RCC Box type Culvert by M/s.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai-600 017.

8) The land shall not be used for political meetings.

9) The grantee shall maintain the said land in clean and sanitary condition to the satisfaction of the assigning authority and shall also maintain the structures, if any, erected thereon as aforesaid, in good substantial repair to the satisfaction of the assigning authority.

For JAIN HOUSING LLP

Partner

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

10) The grantee may uproot, cut down or destroy such trees, plants, groves or bushes, as in the opinion of the assigning authority it is necessary to uproot, cut down or destroy to make the land fit for the purpose of Construction of RCC Box Type Culvert across the channel S.F.No.636 of Kuthambakkam Village in Thiruvallur District. so as to by M/s.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai-600 017 and dispose of them in the manner only in consultation with the assigning authority. The grantee may have to strengthen the bund on either sides of the Channel in Kuthambakkam Village in Thiruvallur District for the Construction of RCC Box type Culvert and may now and then cut the grass thereon and dispose of the same in the opinion of the assigning authority if necessary for such purpose.

11) The grantee shall remove immediately any unauthorized buildings, fence or structure on receiving notice from the assigning authority and in default of immediate compliance with any such notice, the assigning authority shall have power to remove the same and the grantee shall, upon demand made by his or on behalf of the assigning authority, pay the cost of removal and the cost of storing the materials removed and take delivery of the same. The grantee shall have no rights to claim to any materials removed under this condition, which shall not have been taken delivery of or the cost of removal and storage of which shall not have been paid by the grantee on demand made as aforesaid.

12) The grantee shall not, without the prior written sanction of the assigning authority, permit any person to use the land or any structure thereon or any portion of the land or structure except as provided in condition 7.

13) The grantee shall not, without the prior written sanction of the assigning authority, permit any person.

14) The grantee shall on the termination or revocation of this grant, restore the said land to the assigning authority in a good condition as it consistent with the foregoing conditions.

15) The grantee shall be answerable to the Government of Tamilnadu for all or any injury or damage done to the said land and other Government property thereon except as it is permitted by the foregoing conditions.

16) The assigning authority may revoke the grant wholly or in part if, the charge specified in conditions (4) above or any part thereof shall remain unpaid for fifteen days after it has become payable whether formally demanded or not, or if the grantee shall have breach any of the conditions of the grant therein contained and assume control or otherwise dispute of all or any part of the land and any buildings, fences and structures, thereon and the grantee shall not be entitled to any compensation therefore.

For JAIN HOUSING LLP

Partner

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

17) If the amount specified in conditions (4) above or any part thereof in arrear, it shall also be competent for the assigning authority to recover the same from the grantee as an arrear of land revenue.

18) The grantee hereby given may be revoked by the assigning authority (i.e) (the Executive Engineer) after giving 3 (three) months notice in writing and by the Government or the Chief Engineer without notice for emergent reasons (the said Government or the Chief Engineer being the sole judge on emergency) and shall be terminable by grantee by giving to the assigning authority 3 (three) months notice in writing but without prejudice to any rights of action or remedy of the assigningauthority in respect of any antecedent breach of any of the foregoing conditions. The grantee shall not in case of such revocation or termination be entitled to any compensation in respect of any buildings, fences and structures on the land or of any other improvements effected by the grantee to the land but the applicant may, before the revocation or termination of the grantee takes effect or if the grantee is revoked without notice, within such time as may be allowed by the assigning authority in that behalf, remove such buildings, fences and structures.

19) The grantee includes all rights, easements and appurtenances belonging to the land or reputed to belong to it or usually held or enjoyed with it. The existing and customary rights of Government and the public in roads and paths and rivers, streams and field channels running through or bounding the land and the right of Government to the mines and quarries, adjacent to the said land are however, reserved and are in no way affected by the grant.

20) The applicant should be renewed the lease agreement once in three years with the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur.

21) Subsequent renewal of this grant will be issued by the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur for which, the applicant has to be applied within two months before the expiry of the earlier lease period.

22) The track rent is subject to revision from time to time.

23) The width of the field channel earmarked in the revenue records should be maintained without encroaching as per revenue records.

24) The applicant should not claim any privilege on the above lease portions of Government land and RCC Box type culvert.

25) There should not be any hindrance at any time to the free flow of water through the existing surplus course to the downside.

For JAIN HOUSING LLP

Partner

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

26) The applicant should not carry out any other cross masonry structures across the channel without prior permission from Water Resources Department.

27) The applicant should strictly adhere to maintain the hydraulic particulars of the Field Channel.

28) The Water Resources Department Officials should be allowed to inspect the site at any time during execution.

29) The applicant should abide by the rules and regulations of the Water Resource Department as in force.

30) The applicant shall not indulge to occupy any piece of the channel Poromboke at all times.

31) The applicant should allow the Water Resource Department officials for inspecting the channel as and when required even after completion of work for periodical inspection and also should not object Public to use the RCC Box Type Culvert.

32) No encroachment should be done in Government Poromboke lands (i.e.,) Channel.

33) Sewage and Sullage water should not be let in to the Channel and necessary sewage treatment plant arrangement should be constructed as per Pollution Control Board norms at the proposed site by the applicant's own cost.

34) If any complaint/petition received by WRD or found by WRD officials during field inspection at any time and if there is objection for usage of the RCC culvert /any other restriction for the common public, the above permission for construction of RCC culvert will be cancelled, such a case caution deposit/lease rent will not be refunded at any cost for which applicants are not entitled of RCC culvert also, the same principle (i.e. no refund at all) will be followed and the constructed RCC culvert should be dismantled completely at applicant own cost and handed over the above lease portion of the Government land to this [WRD] department in condition without fail, for which applicant is not entitled for any compensation and as well as any legal entitle and the same should be ensured and to give undertaking before signing the agreement

Failing to comply with any of the above conditions, the Water Resource Department reserves the right to withdraw the "No objection certificate" issued for construction of RCC Box Type Culvert and in that event, the applicant shall not be eligible for any compensation whatsoever.

For JAIN HOUSING LLP

Partner

Executive Engineer, WRD,
Kosasthalaiyar Basin Division,
Tiruvallur

SCHEDULE

District	Taluk and Village	Town Number	Ward Number	Survey No.	Area
Thiruvallur	Poonamallee Taluk & Kuthambakkam Village	--	--	636	379.80 M^2

In witness where of I, **R. Arunmozhi,** Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, acting for and on behalf of and by the order and direction of his Excellency the Governor of Tamil Nadu hereunder set my hand on 7th of this day of February 2025.

for JAIN HOUSING LLP

Partner

Executive Engineer, WRD,
Kosasthalaiyar Basin Division,
Tiruvallur

TRACK RENT CALCULATION

Constructed RCC Box type culvert across Nemam Tank Surplus Course in **S.F.No.636** of Kuthambakkam village, Poonamallee Taluk of Thiruvallur District.

Area of the RCC box culvert = (20.60 + 21.60)/2 x 18.00

= 379.80M²

The Guideline value in S.F No.600 and 636 is not available in Revenue Records, Since it is a channel poromboke. Hence the adjacent land bearing in S.F.No. 560/1A is taken for calculation.

Guide Line Value of S.F.No.560/A1 = 2370/ M²

Total Value of land (S.F.No.560/A is taken for calculation for higher value)

= 379.80M² x 2370/M²

= Rs.9,00,126/-

For Commercial = Rs.2 x 9,00,126/-

= Rs. 18,00,252/-

Lease Rent for annum is 7% of the total value of land

= Rs. 7/100 x 18,00,252/-

= Rs. 1,26,017.64/- (or)

Say = Rs.1,30,000/-

For three years = 3 x 1,30,000/-

= **Rs. 3,90,000/-**

GST at 18% for three years Rs.3,90,000 x 18/100 = Rs.70,200/-

For JAIN HOUSING LLP

Partner

Executive Engineer, WRD,
Kosasthalaiyar Basin Division,
Thiruvallur



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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate