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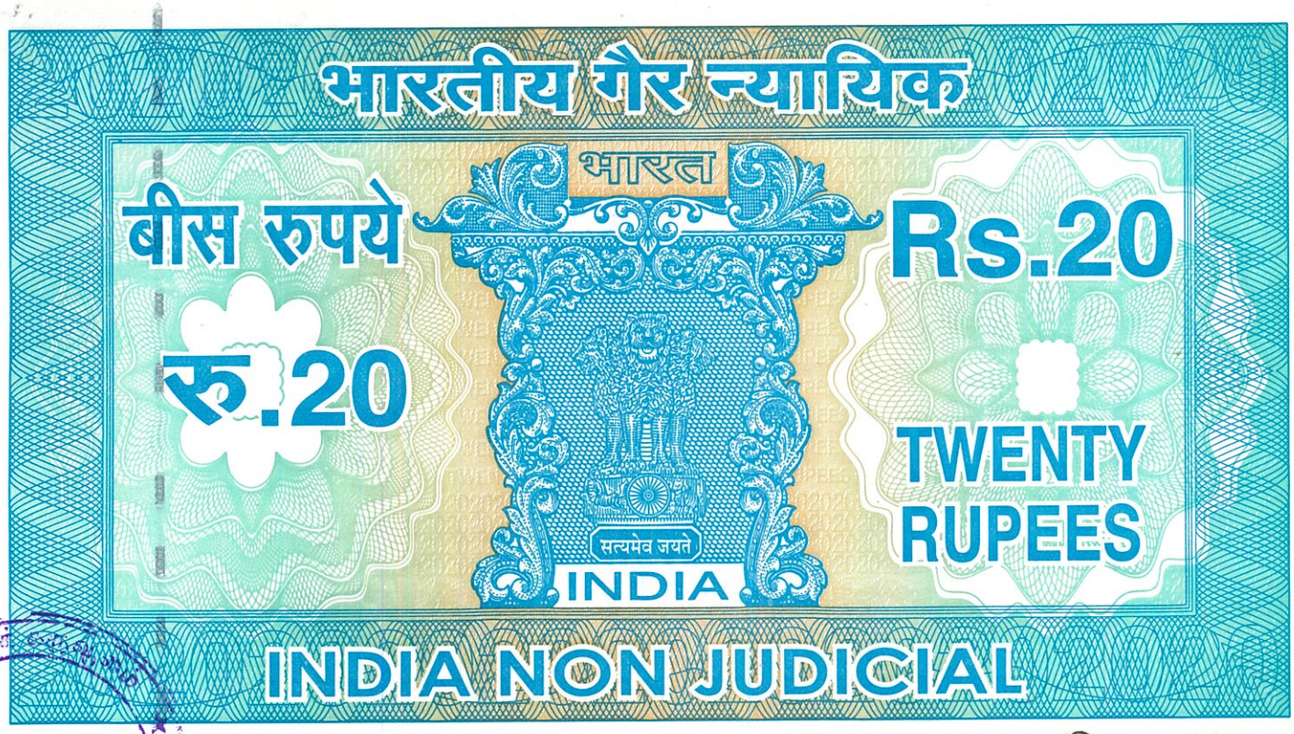
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DIGITALLY VERIFIED RECORD



16 AUG 2023

தமிழ்நாடு तमिलनाडु TAMIL NADU

30/1/2023

MR. CT. SHENTHILNATHAN
CHENNAI.

13AC 290501

M. VENKATESAN
PV / LIC No. 4255/C1/95
52, JUBILEE ROAD, CH - 33

AGREEMENT

This Deed of AGREEMENT executed at CHENNAI on this the 24th day of FEBRUARY 2023 between:

Mr.CT.Shenthilnathan (PAN No:AASPS6065R), aged about 88 years, son of late Chidambaram Chettiar, residing at New No.2, (Old No.13-A), Second Street, North Gopalapuram, Chennai – 600 086, hereinafter called and referred to as the PARTY OF THE FIRST PART.

AND

M/s. Appaswamy Real Estates Limited, (PAN No.AACCA8397H, CIN No.U70101TN1987PLC015210) a Company, registered under the Indian Companies Act, 1956, represented by its Director, Mr.Ravi Appasamy, aged about 58 years, son of Mr.S.Appaswamy, having its Registered Office at No.3, Mangesh Street, T.Nagar, Chennai 600 017, hereinafter called and referred to as the PARTY OF THE SECOND PART.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

The Party of the First Part and Party of the Second Part shall be referred collectively as "Parties" and individually as the "Party" and shall mean and include all their successors in interest, administrators, executor, wherever the context so means and includes.

Whereas the Party of the First Part had purchased 50% of share in the building in which "Kamadhenu Theatre" was being run bearing part of old Door No.64, Luz Church Road and later No.3/63-L and then No.178 and now Door No.8, Luz Church Road, Mylapore, Chennai – 600 004, from the original lessee of the land Alagappa Chettiar who had put up the super structure and later the Party of the First Part had purchased the remaining half share in the theatre and equipment in a Court auction sale on 01.10.1962.

Whereas later by a Deed of Sale dated 27.08.2007 and registered as Doc No.84 / 2008/ District Registrar, Chennai Central, the Party of the First Part had purchased (the leased land) an extent of 18 grounds along with additional land of 1 ground and 89 sq.ft. by direct purchase constituting in all 19 grounds and 89 sq.ft comprised in Old Survey No.2103 and R.S.No.1693/1 SRO Mylapore Village.

Whereas the said property as described in Schedule hereunder is covered by the PLR/TSLR/Computer Patta Extract dated 26.04.2019 and recorded in the name of the Party of the First Part.

Whereas thus the Party of the First Part has been the absolute owner of title, possession and enjoyment of the aforesaid property comprised in Old Survey No.2103 and R.S.No.1693/1 SRO Mylapore Village as described in the Schedule hereunder, hereinafter referred to as the "Said Property" .

Whereas the Party of the First Part and Party of the Second Part originally entered into an Agreement dated 31.03.2019 for conveying the said property through development in favour of Party of the Second Part or its nominee/s.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

Whereas during the pendency of the Agreement and during the Arbitration Proceedings/Mediation proceedings presently pending between the Parties herein, after extensive discussion, have arrived at a mutual agreement that the property will be conveyed by Party of the First Part to the nominees / purchasers as nominated by the party of the Second Part, and the party of the second part developing the property as per Permissible FSI and sharing of the sale proceeds between them. Further, the Party of the First Part had expressed his desire to avail Premium FSI by paying OSR charges at his cost and such Premium FSI in addition to the permissible FSI shall form part of the total development.

Whereas based on the prevailing permissible FSI of 3.25 the built up area will be 1,50,000 sq.ft. With the proposal of availing PFSI by paying OSR charges as suggested by Party of the First Part, the proposed built up area by factoring permissible / feasible PFSI will be arrived at upon approval of Planning Permission. The Party of the Second Part shall provide funds and make payment of Premium FSI charges and OSR Charges to CMDA on behalf of Party of the First Part and recover the amount funded for the said purpose from the share of the sale proceeds accruing to the share of Party of the First Part as detailed hereunder.

Whereas out of the share in the sale proceeds payable to Party of the First Part, 4% is to be paid as marketing cost by Party of the First Part to Party of the Second Part.

The Party of the Second Part shall pay an Interest Free Security Deposit of Rs.10,00,00,000/- (Rupees Ten Crores Only) to be adjusted against the sale consideration. All other cost of development for the entire built-up area shall be borne by Parties of the Second Part

The Consideration fixed under this agreement for the conveyance of the Schedule mentioned property for development by the Party of the First Part to the nominee or nominees/Purchasers will be 60% of the sale proceeds of the total development and the same will be paid by Party of Second Part to Party of First Part after deducting the Premium FSI & OSR Charges paid on his behalf, 4% marketing charges of the sale proceeds and Recovery of Interest Free Security Deposit as detailed hereunder.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

Whereas Party of the First Part and Party of the Second Part have decided to reduce the terms of this Agreement into writing as follows:-

NOW THIS DEED OF AGREEMENT WITNESSETH AS FOLLOWS:

1. The Party of the First Part has agreed to deliver possession of the said Property for developing the project for a share equal to 60% of the sale proceeds of the total built up area to be constructed in the Schedule mentioned property, payable as per Clause 6 herein below. The Party of the Second Part shall bear the entire expenses with regard to construction of the proposed building as per specification in Annexure including cost of labour, materials, input, Architects, Consultants, etc. and its statutory obligation including CAR insurance. Further the development will be in accordance with TN RERA.

2. The Party of the First Part shall bear the cost of Premium FSI alongwith the OSR charges. The Party of the Second Part will provide funds and pay the Premium FSI & OSR charges to CMDA on behalf of the Party of the First Part. Such sums paid by the Party of the Second Part on behalf of the Party of the First Part shall be recovered by way of deductions from the sale proceeds accruing to the share of the Party of the First Part as detailed in Clause 7b (i).

3. The definition of "Sale Proceeds" for the purpose of this Agreement is defined as the sale value of the built up area of the apartment at the prevailing market price which includes car park, comprising of land cost and construction cost only and shall not include any other amounts such as receipts towards additional work and modifications or any interiors required to be effected by customers / prospective purchasers, corpus fund, maintenance charges, GST or any other tax, Registration Charges, charges for providers such as telecom, television, piped gas or any amounts collected for the purpose of meeting statutory levies / expenses towards EB, Metro Water, Drainage, Infrastructure charges or any other levies that may arise from time to time and be recovered from the prospective purchasers of apartments.

4. The Party of the Second Part has agreed to pay a sum of Rs.10,00,00,000/- {Rupees Ten Crores Only} as Interest Free Refundable Security Deposit . Out of the said sum the Party of the Second Part on this day has paid :

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

a) Advance of Rs.1,00,00,000/- (Rupees One Crore Only) by Cheque No.039354 dated 23.02.2023 drawn in favour of Party of the First herein (CT.Shenthilnathan) on RBL Bank Ltd, G.N.Chetty Road, T.Nagar, Chennai 600 017.

b) Rs.9,00,00,000/- (Rupees Nine Crores Only) will be paid upon delivery of the vacant and peaceful possession of the said property to facilitate putting up construction which shall not be later than 31.01.2024 and coupled with execution and registration of GPA for sale of the said property in divided / undivided shares as envisaged in Clause 11.

The sums paid as Interest Free Refundable Security Deposit shall be recovered from the sale proceeds accruing to the Party of the First part as detailed in Clause 7 b(iii) herein below

5. The Party of the First Part agrees to bear the marketing charges reckoned at 4% of the sale proceeds accruing to his share. This shall be recovered by the Party of Second Part from the Party of First Part as detailed in Clause 7 b (ii).

6. The Party of the Second Part shall submit the modified Plans for approval within Ninety (90) days from the date of signing this Agreement. The Party of the Second Part shall prepare all required plans/drawings/designs etc. for the construction of the real estate project. Further, the Party of the Second Part shall obtain all the approvals and sanctions, at the cost of Party of the Second Part, from the planning authorities concerned including CMDA and other statutory, governmental authorities. Upon completion of the real estate project the Party of the Second Part shall, at its own cost, obtain completion and occupancy certificates to enable the handing over of the physical possession of the apartments in the real estate project to allottees/ purchasers. The Party of the Second Part shall, at its own cost, engage architects, engineers and contractors who have the necessary experience in real estate projects.

7. Sharing of Sale Proceeds:

a) The Parties hereby agree that all the apartments constructed in the real estate project shall be sold by the Party of the Second Part to the prospective purchasers / allottees and shall share the Sale Proceeds realized from the sale of the apartments in the manner provided herein below:

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

(i) The Party of the First Part shall receive his share of 60% of the Sale Proceeds, (hereinafter referred to as the **"Owners' Share")**; (which shall be the sale consideration for the conveyance of the Said Property).

(ii) The Party of the Second Part shall be entitled to a share of 40% of the Sale Proceeds, (hereinafter referred to as the **"Developer's Share")**.

b) The sale proceeds of the entire building shall be deposited in a designated bank account in the name of the Party of the Second Part (hereinafter referred to as the **"Designated Bank Account"**). The Designated Bank Account will be different from the one which is mandated for the purpose of RERA. The details of the Designated Bank Account shall befurnished to the Party of the First Part upon opening the account and from such account the sale consideration shall be dealt with in the following manner:

The sale proceeds belonging to Party of the First Part shall be paid on a monthly basis after

i) Recovery of Premium FSI & OSR amount paid by the Party of the Second Part from and out of the share of the Parties of the First Part.

ii) Adjusting marketing service charge of 4 % payable by Party of the First Part to Party of the Second Part.

iii) Adjusting such amounts proportionately from each payment so as to recover the Interest Free Refundable Security Deposit of Rs.10,00,00,000/-

(Rupees Ten Crores only) to be paid by Party of the Second Part to Party of the first part as specified in clause 4 hereinabove.

c) The balance amounts after the above adjustments shall be disbursed on the 07th of every English Calendar month, and if such day is a bank holiday, on the next working day by Party of the Second Part to Party of the First Part. All disbursals to the Parties from the Designated Bank Account shall commence from the month after which the building permit is obtained. All payments are subject to deduction of TDS as per Income Tax Act, 1961. Proof of payment of TDS to the Income Tax Department, shall be furnished by the Party of the Second Part to the Party of the First Part, within seven (7) days from the date of such remittance.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

8. The Party of the Second Part shall keep the Party of the First Part informed by E mail and Speed Post with respect to the sales and collections by providing Bank account statement of Designated / RERA Account, monthly information statements on the areas booked, sold and collections received and details of computation of amounts being paid or due to the Party of the First Part as their share on the sale proceeds, by the 07th of every English Calendar month and if such day is a holiday the date shall fall on the next working day. Further the Party of the Second Part shall keep the Party of the First Part informed details of each sale as and when it takes place.

9. The Party of the First Part is entitled to inspect the Said Property and the progress of real estate project by himself or through his employees / authorized representatives, with prior intimation to Party of the Second Part and shall not cause any obstruction or hindrance to the construction work undertaken by the Party of the Second Part.

10. The Party of the First Part has already executed and registered a Power of Attorney dated 13.03.2019, (registered on 08.05.2019) as Document No.1321 of 2019 SRO Mylapore which remains valid and in force and effect. It is also made clear that the Party of the Second Part is at liberty to proceed with approvals/amendments/alterations/modifications for the planning permission of the proposed building to be put in the said property.

11. The Party of the First Part shall execute and register a deed of General Power of Attorney in favour of the Party of the Second Part or their nominee/s for conveyance of undivided share of land in the Said Property in favour of the allottee/s Purchaser/s of apartment in the said real estate project of the Party of the Second Part upon handing over vacant possession of the property as envisaged in Clause 4(b) above. Since the Party of the Second Part has advanced substantial amounts, is remitting the consideration by paying 60% of the sale proceeds as detailed in Clause 1 above and is also investing huge sums towards construction of the residential complex the right of Party of the Second Part with regard to the above General Power of Attorney is coupled with interest. In the above circumstances the Party of the First Part shall have no right to cancel/revoke the General Power of Attorney and assures to have the GPA intact and valid during subsistence of this Agreement/ development of the real estate project.

12. The Party of the First Part:

a. has already handed over all the available original title deeds relating to Said Property.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

b. shall deliver possession of Said Property to Party of the Second Part on or before 31.01.2024. Upon handing over possession of the said property, the Party of the Second Part shall proceed with demolition, construction of the project, marketing and sale of the apartments to third parties.

The Party of the Second Part:

a. has already conducted the soil test and survey on the property.
b. The Party of the Second Part has assisted and facilitated the Party of the First Part in securing the PLR/TSLR/Computer Patta Extract dated 26.04.2019 in the name of Party of the First Part.

13. The Party of the First Part hereby agrees and undertakes to clear all arrears of taxes if any, subsisting encumbrance of all and any nature upto the date of transfer of title of the said property as per law in favour of Party of the Second Part or its nominee/s.

14. On the request of CMRL, it is being proposed to permit CMRL temporarily to utilize 66 sq meters of land or thereabout on the southern portion of the said property for executing Thirumayilai Metro Station for a period of three years. After completion of the temporary period of permission, it is agreed that Party of the Second Part is entitled to take possession of the land from CMRL directly.

15. It is agreed between the Parties herein that the entire construction of the buildings shall be completed within thirty (30) months with a further time of six months from the date of securing "All Statutory Approvals" and subject to delivery of peaceful possession and enjoyment without any disturbance in respect of Said Property. If due to the proceedings of CMRL work, the progress of the project is stalled for any reason, the time for completion of the project shall stand extended by period of such prevention / disruption.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

16. If the works relating to construction of buildings or any part thereof should be delayed by any "FORCE MAJEURE" event such as riot, strike, natural calamities, exceptional inclement weather or any loss or damage by fire, or by reason of any unavoidable delay in obtaining any material required for the said works which may become scarce or other reasons beyond the control of the Party of the Second Part provided the Party of the Second Part has undertaken their best efforts to mitigate such circumstances, the time permitted to the Party of the Second Part for completion of the real estate project shall stand extended for the period of delay caused by the "Force Majeure" event.

17. The Party of the First Part assures the Party of the Second Part that the Said Property is not subject to any mortgage, charge, lien, attachment or other encumbrances and is not subject to any Land Acquisition proceedings except the requisition of CMRL for 66 sq. meter as per Clause 14.In case of any claim or action cropping up due to any defect in the title of the Party of the First Part, the Party of the First Part undertakes to resolve the same as per law at the expense of Party of the First Part and also further indemnify and keep the Party of the Second Part and/or their nominees wholly indemnified well and sufficiently.

18. The Party of the Second Part hereby undertakes to meet all statutory compliances and shall keep the Party of the First Part indemnified and harmless in this regard. The Party of the Second Part shall keep the Party of the First Part fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the Party of the First Part and the buildings to be constructed thereon by reason of any failure on the part of the Party of the Second Part to discharge its liabilities/obligations or on account of any act of omission or commission in using the Said Property or arising out of the construction therein and further the Party of the Second Part shall be fully liable and responsible to the Government, CMDA, Tamil Nadu Electricity Board and other authorities for compliance of all the statutory requirements in the construction of buildings on the Said Property.

19. Any amendment to this Agreement shall be in writing and signed by the Parties hereto and amendments unless are reduced in writing and duly executed by both the Parties, shall not be legally binding and enforceable.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

20. Any notice to a Party hereto shall be in writing and served as mentioned herein below:

A notice shall be deemed to be duly given or served when delivered by electronic mail / registered post with acknowledgement due.

If to the Party of the First Part deliver to:

Attn: Mr.CT.Shenthilnathan
Address: New No.2, (Old No.13-A), Second Street North Gopalapuram, Chennai – 600 086
email: abhishekmahendran@hotmail.com

If to the Party of the Second Part deliver to:

Attn:Mr. Ravi Appasamy Address: No.3, Mangesh Street T.Nagar, Chennai – 600 017 email:chairman@appaswamy.com

21. Each Party hereto represents and warrants, in addition to the representations made that:

i) It/he has power to execute, deliver and perform its/his/her obligations hereunder and all necessary corporate, shareholder and other actions have been taken to authorize such execution, delivery and performance;

ii) This Agreement constitutes its/his/ legal, valid and binding obligation, enforceable in accordance with its terms;

iii) The execution, delivery and performance of its/his/ obligations under this Agreement do not and will not:

a. contravene any law, regulation or order of any Government or other official body or agency or any judgment or decree of any court having jurisdiction over it; or

b. conflict with or result in any breach or default under any agreement, instrument, regulation, license or authorization binding upon it / him or any of its / his assets;

22. As on date of execution of this Agreement, there are no pending actions, suits, or proceedings against the Party of the Second Part affecting any of its assets and there has been no event or occurrence which, in each case might reasonably be expected to have material adverse effect on the transaction contemplated herein.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

23. This Agreement shall not to be read to mean constitution of a partnership or agency or an association of persons, by and between the Parties hereto and whereas it is an agreement between two principals. The Parties herein do not desire to become agents of each other and as such, do not intend to constitute a partnership nor to form themselves into an Association of Persons and as such, the provisions of the Indian Contract Act, 1872 shall be applicable to the Parties herein in their inter-relationship and the same shall govern this Agreement.

24. This Agreement shall be in full force until all the terms are fully and finally completed and accounts between the Party of the First Part and Second Part herein are fully and finally settled.

25. In all other aspects the Provisions of Transfer of Property Act, 1882 Specific Relief Act, 1963 and Contract Act, 1872 will govern the Parties herein. The Jurisdiction for all causes for this Agreement will be in Chennai City only.

26. Both parties agree that this Agreement and the terms herein shall be duly recorded as the terms of settlement forming part and parcel of the final award/order to be passed in Arbitral proceedings Arb. Case No.13 of 2021 before the Arbitral Tribunal and the same shall be final and binding on the parties . This agreement supercedes all other agreements entered between the parties.

SCHEDULE

(Subject matter of the Property covered by this Agreement)

All that property house (building) in which Kamadhenu Kalyana Mahal is being run along with land of a total extent of 19 grounds 89 square feet formerly known as Jaggampetta Palace, being part of Door No.64, Luz Church Road and later No.3/63-L and then No.178 and now Door No.8, Luz Church Road, Mylapore, Chennai – 600 004, comprised in Old Survey No.2103 and R.S.No.1693/1 in the village of Mylapore (As per Extract of computer patta dated 26.04.2019Survey Number is 1693/1 comprising an extent of 42.6 Ares viz 4260 Square Meters situate within the Registration Sub-District of Mylapore and in the Registration District of Chennai bounded on the

North by	:	R.S.No.1693/6Part
East by	:	R.S.No.1693/6Part
West by	:	R.S.No.1692/2, 1692/24 and1692/25 and
South by	:	Luz Church Road(R.S.No.1671/1)

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

Situate in the Registration District of Central Chennai and Sub-Registration District of Mylapore.

(Property as comprised under Deed of Sale dated 27.08.2007 and registered as Doc No.84 / 2008 / District Registrar, Chennai Central as well as by the Extract of computer patta dated 26.04.2019).

IN WITNESS WHEREOF THE PARTY OF THE FIRST PART AND PARTY OF THE SECOND PART HAVE SIGNED THIS DEED OF AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

Witnesses:

1. S Mahendran
S.MAHENDRAN S/O CT. SHENTHILNATHAN
2, Second Street, North Gopalapuram
CHENNAI 600086

2. (T.V. SATHYA NARAYANA)
S/o T. Venkata Narasimhan
3, Mangesh Er, Thiagar, Chennai (T.

ANNEXURE

(Specifications)

FLOORING:

Living / Dining & Kitchen	: Italian Marble Flooring
Bedroom	: Wood finish superior quality tiles
Balcony	: Anti-skid Tiles
Bathrooms	: Granite / Anti-skid premium marble tiles.

WALL FINISH

Exterior	: Weather proof emulsion (texture finish)
Interior	: Premium / Royal emulsion.

BATHROOMS

All bathrooms	: Shower cubicle
Rain shower	
Wall mounted closet (Geberit WCS)	
Fittings	Durovit /Kohler / Toto or Equivalent

KITCHEN

Modular Kitchen	: with HOB, chimney, microwave & MF oven
Wall tiles	: upto 3 feet above the platform
	SS sink in utility.
Windows	Aluminium – windows

DOORS

Main Door	: Teakwood door frame with teak veneer on both sides.
Bedroom doors	Flush door with teak veneer on both sides
	Termite treated wooden fittings. DORMA / Hafele door fittings
	Anti-rotting door & PVC Lamination in the Inner side of bathroom doors.

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

Networking	: Network plug-in socket provision in Living /dining and all bedrooms.
Television points	Living and all bedrooms

ELECTRICAL

Phase	3-Phase with individual meters.
Living dining and all bedrooms	Wiring for air conditioning
Modular switches	Panasonic / Legrand or equivalent.
All bedrooms	2-way switches for lights and fans
ELCB tripper	SIEMENS / Equivalent. Swimming Pool

A/c Fitness centre
Indoor games
Party Hall
100% power back up for common areas, lifts & pumps
Solar lighting for common areas
Lifts with ARD & V-3F drive
Fire alarm & wet riser system Security cabins
Rain water harvesting
Toilets for drivers / domestic help
Water meters for all apartments (digital)
Provision for car wash in parking area
Garbage collection room
HNS- hydro pneumatic system
Drivers waiting room
Reticulated gas
CCTV surveillance
Access controlled doors
Access controlled boom barrier with RFID

For APPASWAMY REAL ESTATES LTD

DIRECTOR

PARTY OF THE SECOND PART

PARTY OF THE FIRST PART

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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

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

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