Verified RealEstate™

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

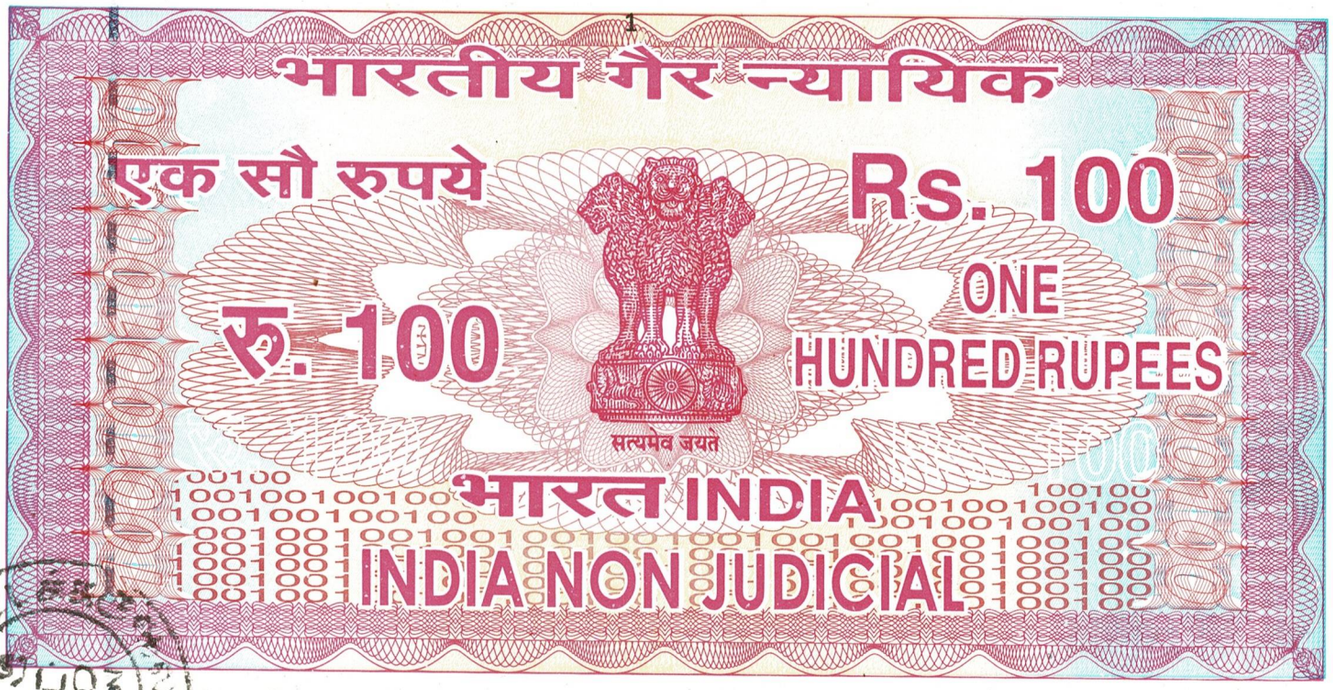
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU

24 MAY 2023

CW 794725

K. SIVAKAMI SHREE
STAMP VENDOR
Licence No.1347/B2/CH(S)/2021-4
Saidapet, Chennai-600 015.
cell: 8056090171

TUYA Homes
Ch-14

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT entered into at Chennai on this 13th day of September 2023, BETWEEN:

Dr.D.BENNETT DEVASIGAMONIE, Son of Dr.Sam.M.Devasigamonie, aged about 78 years, **(PAN No. AAEPB2938A) (Aadhar No. 4738 6164 5602)** residing at No.60, Harrington Road, Chennai - 600030., hereinafter called "**LAND OWNER**" (which expression unless the context otherwise requires, shall mean and include his successors, legal heirs, representatives, administrators and assigns of the **LAND OWNER**) ON ONE PART;

For TUYA HOMES

Partner

AND

M/s.TUYA HOMES, a Partnership firm incorporated under the Indian Partnership Act, 1932, **(PAN No. AARFT0996P)** having its office at No.12, T.T.K. Road, Royapettah, Chennai – 600014, represented herein by its Partner, **Mr.Suresh Vaidyanathan, (PAN No. ABDPS0452L) (Aadhar No. 3839 8491 2040)** (Mobile No.9940589990), Son of late Mr.R.Vaidyanathan, hereinafter called **"PROMOTERS/DEVELOPER"**(which expression unless the context otherwise requires, shall mean and include its representatives, successors and assigns); of the OTHER PART

IN THESE PRESENTS, contextual to any fact / circumstance, any word, term / expression shall mean / include plural for singular; and any verb / phrase / clause expressed in any particular tense shall read as expressive of any other tense; past, present or future.

WHEREAS the LAND OWNER is the lawful absolute owner of the Property being the land and building which is more fully described in the SCHEDULE - A hereto and hereinafter referred to as the SCHEDULE "A"PROPERTY, he having acquired the same under three Deeds of Settlements executed and registered in his favour by his father Dr.Sam.M.Devasigamonie, being **Settlement Deed dt 21.01.1981 registered as Document No.181 of 1981 (SRO, Kodambakkam), Settlement Deed dt 20.08.1984 registered as Document No.2269 of 1984 (SRO, Kodambakkam) and Settlement Deed dt 03.07.1985 registered as Document No.2039 of 1985 (SRO, Kodambakkam),** and the LAND OWNER had been considering to develop the SCHEDULE"A" PROPERTY for better investment and yield; and,

WHEREAS the PROMOTERS/DEVELOPER have offered to develop the SCHEDULE 'A' PROPERTY by constructing a residential apartment thereon under a Scheme of Joint Development by building stilt plus 5 floors consisting of 10 flats, each flat measuring 1300 sq.ft. of built up area approximately., i.e. Car Park in the Stilt Floor and TWO Flats in each floor, each flat being a 3 BHK and has offered the LAND OWNER 6 (SIX) FLATS out of the above said 10 Flats proposed to be constructed in the SCHEDULE 'A' PROPERTY and to pay a sum of Rs.50,00,000/- (Rupees Fifty Lakhs only) vide Cheque No. 000088 dated 13.09.2023 drawn on HDFC BANK in

For TUYA HOMES

Partner

Chennai, as non-interest bearing refundable deposit in consideration of the LAND OWNER agreeing to transfer/convey 40% undivided share in the SCHEDULE A PROPERTY to the PROMOTERS/DEVELOPER and/or their nominees, which shall be corresponding to the remaining 4 flats out of the said 10 Flats, which 4 flats could be retained by the PROMOTERS/DEVELOPERS either for their own use or could be sold to their nominees along with the proportionate Undivided share of land aggregating to 40% of UDS in the Schedule A Property.

The PROMOTERS/DEVELOPER shall thus be entitled to 4 (Four) FLATS with each flat having super built up area of 1300 sq.ft., either for their own use or sale to their nominees corresponding to the 40% of UDS in the Schedule A Property which the Land owner agreed to transfer/convey, by executing an irrevocable General Power of Attorney in favour of the PROMOTERS/DEVELOPER or their nominees as mentioned in clause 5 hereunder. The Power of Attorney would be given with the rights to develop the entire Schedule A Property and with the right to sell 40% of the UDS of the Land in Schedule A Property. The cost for the entire Development of all these 10 flats proposed to be constructed as the Owner's share as well as the PROMOTERS/DEVELOPER Share will be borne by the PROMOTERS/DEVELOPER.

WHEREAS to expeditiously commence / complete the proposed residential project, the LAND OWNER has agreed to execute an Irrevocable General Power of Attorney in favour of the PROMOTERS/DEVELOPER, **AND/OR** to sign all applications / documents/papers, that may be necessary to procure permits/license/approvals to demolish the existing superstructure and to construct the proposed building / complex and effect thereof connection of water / sewerage / electricity / other utilities and to do all necessary acts to effectively develop the Schedule A Property,

WHEREAS the LAND OWNER accepting and appreciating the offer of the PROMOTERS/DEVELOPER has agreed to the terms and requirements for development and BOTH PARTIES consider it necessary / expedient to reduce in writing all the terms / conditions that are mutually agreed between them to govern the transaction and bind each PARTY;

For TUYA HOMES

Partner

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSES THAT:

1. LAND OWNER agrees to retain 60 % of Undivided share of land out in his 100% right / title / interest of the extent of Land described in SCHEDULE 'A' hereunder, along with the 6 flats, each of the said 6 flats will be having about 1300 sq.ft. of built up area, which is proposed to be constructed by the PROMOTERS/DEVELOPER in the apartment complex to be called "SHARON ROSE" and those 6 flats being the Share of the LAND OWNER and those 6 flats would be in the entire 3rd, 4thand 5thfloors of the Apartment building which is proposed to be constructed.

2. The LAND OWNER has agreed to grant leave and license to the PROMOTERS/DEVELOPER to bring necessary men and machinery to demolish the existing building in the Schedule A Property and to construct the proposed Apartment building.

3. The LAND OWNER assures the PROMOTERS/DEVELOPER that the SCHEDULE A PROPERTY is free from any encumbrance / agreement / contract / claim / lispendens / acquisition proceedings of the Central / State Government, and that absolute / dispositive marketable title vests with the LAND OWNER.

4. The LAND OWNER agrees to sign / execute / furnish all deeds / documents / papers and do all such acts / deeds / things which may be necessary in law to perfect the title of the PROMOTERS/DEVELOPER and / or their legal nominees, in respect of the 40% of Undivided share which they are entitled to in the SCHEDULE A PROPERTY.

5. The LAND OWNER shall execute an irrevocable Power of Attorney in favour of the PROMOTERS/DEVELOPER immediately after obtaining the Building Plan approval in order to enable the PROMOTERS/DEVELOPER to carry out the development activity in the entire land in the Schedule A Property and also permitting the PROMOTERS/DEVELOPER to sell the UDS to the proposed purchasers to the extent of 40% of the UDS of Land in the Schedule A Property.

For TUYA HOMES

Partner

6. The Stamp Duty and Registration / other incidental charges, on the several sale deeds and construction agreements to be executed and registered in favor of the PROMOTERS/DEVELOPER and / or their nominees shall be borne by the PROMOTERS/DEVELOPER and / or their nominees.

7. Permits for Planning and Building from the CMDA and the Corporation of Chennai, (hereinafter Corporation) have to be obtained at the instance / cost of the PROMOTERS/DEVELOPER.

   The PROMOTERS/DEVELOPER shall carry out the demolition work of the existing superstructure in the Schedule A Property at their own cost and shall possess themselves the sale proceeds of the building demolished. The demolition work will be carried out in a most skillful manner with all precautionary measures without causing any damages, injury to any other building or buildings or loss of life or limb of the people residing at the locality and shall remain fully liable for all the acts, deeds, things and errors in judgment on that account.

8. The PROMOTERS/DEVELOPER, hereby agrees and undertakes to complete the construction of the proposed building at their instance / cost in all respects within 18 months from the date of approval or after the demolition of the existing structure, whichever is later.

9. The LAND OWNER confirms with the PROMOTERS/DEVELOPER that he shall pay / clear all statutory or any other dues on account of Property Tax, Water & Sewerage Taxes, Urban Land Tax, electricity and water consumption charges as on/ up to the date of handing over vacant possession of the SCHEDULE A PROPERTY to the PROMOTERS/DEVELOPER to carry out the development activity.

10. The original title deeds and other records relating to the SCHEDULE A PROPERTY shall from this day and until completion of the sales of the saleable undivided interest that are to be retained by the LAND OWNER without creating any encumbrance of any nature whatsoever. During such time the LAND OWNER shall upon reasonable notice provide the

For TUYA HOMES

Partner

PROMOTERS/DEVELOPER and/or their nominees or their respective authorized representatives an opportunity to inspect the same.

11. During the subsistence of this Agreement the LAND OWNER shall keep the said title deeds safe and unencumbered. After the completion of all the sales of the saleable undivided interest as agreed in this Joint Development Agreement, the LAND OWNER shall handover the original title deeds in trust to the association for and on behalf of the PROMOTERS/DEVELOPER and its nominees who purchase the undivided interest in the SCHEDULE 'A' PROPERTY.

12. The LAND OWNER agrees to permit the PROMOTERS/DEVELOPER during the process of construction to use the land, for storage of any civil, electrical, sanitary, plumbing or other connected material to be used in the construction project.

13. **The LAND OWNER and PROMOTERS/DEVELOPER hereby agrees that:**

a) While the LAND OWNER would have absolute and exclusive ownership / possession / enjoyment of the FLATS that are agreed to be allotted to him after completion of construction, the LAND OWNER'S undivided share of right / title / interest in the PROPERTY shall be enjoyed along with the undivided share of right / title / interest in the PROPERTY of the PROMOTERS/DEVELOPER and their nominees, who would be equally entitled to use the common amenities / facilities / easements available in the land and building.

b) The LAND OWNER after taking possession of his FLATS, shall pay all levies for the same as assessed by the Corporation and / or public authorities; like property tax, metro water and sewerage tax etc., which are payable in respect of his apartments. The LAND OWNER shall also be liable to pay the official deposits that shall be required to be paid for all the utility services provided by the statutory authorities.

For TUYA HOMES

Partner

c) The PROMOTERS/DEVELOPER assures that they will complete the construction with their own funds without creating any encumbrance to the property and will not use the same to obtain any bank loan.

d) Both Parties and their nominees will not utilise / allow to be utilised the FLATS or part thereof for commercial / Office or trade purposes of any kind and shall utilise it exclusively for residential purposes.

e) The PROMOTERS/DEVELOPER agrees to indemnify the LAND OWNER against any loss / cost / damage, if any is made to be suffered by the later for any alteration / violation / deviation in the construction from the approved plan.

f) The Land Owner shall pay the then applicable GST for flats that are allotted to him as per this Agreement. The same will become due to be paid by the Land Owner on the date of obtaining completion certificate for the building. The Land Owner will keep indemnified the PROMOTERS/DEVELOPER from any such claim in future.

g) The proposed residential Apartment building to be erected on the Schedule 'A' Property will have stilt parking and 5 floors. The Land Owner and PROMOTERS/DEVELOPER will get ear-marked parking slots in the stilt floor in the ratio of 60:40. The remaining areas excluding the ear-marked parking slots, EB rooms, Generator space and the lobby will be symbolically shared as per the UDS percentage between the Land owner and the proposed purchasers (Nominees of the PROMOTERS/DEVELOPER). The Land Owner's request for an additional car park in the stilt parking shall be provided with the first priority to the Land Owner subject to the Building plan approvals.

14. This Agreement being entered into for the mutual benefits of the Land Owner and the PROMOTERS/DEVELOPER. The physical possession of the SCHEDULE A PROPERTY shall be with the PROMOTERS/DEVELOPER during the period of construction.

For TUYA HOMES

Partner

15. All water, sewage, electricity and any other usage charges payable during the construction of the flats will be borne by PROMOTERS/DEVELOPER.

16. PROMOTERS/DEVELOPER agrees to construct the flats as per best building practices by using best and materials of superior quality. The building will be made earthquake resistant.

17. The Land Owner shall return the refundable deposit of Rs.50,00,000/- (Rupees Fifty Lakhs only) to the PROMOTERS/DEVELOPER., on or before the date of handing over of the possession of his 6 flats to him.

18. The Land Owner will have to bear the cost of any additional alterations or fittings like wooden Wardrobes, modular kitchen, TV units, Air conditioners, fans and geysers etc., if any, he needs to be fixed within the flats allotted as his share and any such additional work so requested by the Land Owner will be done at the discretion of the PROMOTERS/DEVELOPER.

19. That the PROMOTERS/DEVELOPER shall make every effort to adhere to the sizes and specifications mentioned in the Schedule 'C' hereunder, nevertheless, it shall have the right to make necessary changes or alterations with prior notice to the LAND OWNER.

20. That the PROMOTERS/DEVELOPER agrees to handover the copy of the COMPLETION CERTIFICATE as and when it is issued by Chennai Metropolitan Development Authority.

21. All notices to be served on the LAND OWNER as contemplated under this Agreement shall be deemed to have been duly served if sent to the LANDOWNER under ordinary post at the address specified in this Agreement.

22. If any litigation or encumbrances arise after execution of this agreement and until handing over of new Flats, the PROMOTERS/DEVELOPER will be responsible to handle and resolve the same at their own cost and expenditure and land owner should join hands, render all necessary

For TUYA HOMES

Partner

cooperation without incurring any expenditure from their side and try to resolve whatever issues that may arise from time to time with mutual co-operation and understanding. However, in case the litigation arises out of the shortcoming or default on the part of the LAND OWNER or his title to the Schedule A Property, then the cost and responsibility of handling the said litigation shall be borne by the Land owner and in such case, the PROMOTERS/DEVELOPER is entitled to adjust whatever charges that is incurred from the payments to be made to the Land Owner and also will be liable to handover the Flat only after receipt of such expenses, which are reasonable.

23. Defect liability period will be as per TNRERA stipulation, from the date of handing over. During this period the PROMOTERS/DEVELOPER will carry out all repair, maintenance, which arises due to defect of materials (subject to the warranty provided by the manufacturing company / Vendor) and major construction fault. However, day to day maintenance expenditure, payment of salary to the watchman / servant and payment of common EB meter etc. should be borne by the Association / flat owners or residents on a pro – rata basis. The PROMOTERS/DEVELOPER will provide all possible assistance to form the Association.

24. After entering into this Agreement, if there is any change in the total Construction area due to changes with respect to development regulations or available land extent, the benefits will be altered and shared in the same proportion as mentioned in this Joint Development Agreement.

25. Normally the following documents will be handed over to the Association upon completion of the project by the PROMOTERS/DEVELOPER.

a. Original title documents

b. Joint Development Agreement

c. Addendum to joint development agreement / possession handing over letter.

For TUYA HOMES

Partner

d. Original power of attorney issued by the land owner.

e. Updated property tax receipts. (Photo Copy)

f. CMWSSB receipts. (Photo Copy)

g. Individual EB cards. (Photo Copy)

h. Original Demolition advice, receipt and plan.

i. Original Planning permit advice, receipt and planning permit issued by CMDA.

j. Original Building permit advice, receipt and building permit issued by Corporation.

k. Original Lift license.

26. The PROMOTERS/DEVELOPER agrees to pay a rent of Rs.20,000/- per month from date of completion of demolition of the existing building upto date of handing over of the possession of flats proposed to be constructed as the LAND OWNERS share.

27. If either party fails to fulfill their respective obligations under this Agreement, the party not at fault shall have the right to compel the other to specifically perform his / it's obligations under this agreement. However, if any dispute arises in respect of this agreement, the same shall be referred to an Arbitrator acceptable to both **PROMOTERS/DEVELOPER** & **LAND OWNER** as per the provisions of law contained in the Arbitration & Conciliation Act 1996. The venue for Arbitration shall be at Chennai.

28. **Both parties agree that this Agreement shall be under the Jurisdiction of the Courts of Madras (Chennai). Both parties will sort out disputes if any through arbitration.**

29. **Both parties hereby agree that time is the essence of this Agreement.**

For TUYA HOMES

Partner

SCHEDULE-A

(Entire Property)

All that piece and parcel of the land admeasuring an extent of 6128 Sq.ft or thereabouts, situated at No.15, First Street, Zackaria Colony, Kodambakkam, Chennai-600 024., comprised in T.S.No. 62, As per TSLR Extract, present T.S.No. 62/2, Block No.29, PuliyurVillage, EgmoreTaluk, Chennai District, situated within the Registration District of Chennai-Central and Registration Sub-District of Kodambakkam, together with all the fittings, fixtures, T.N.E.B.Service connection with all deposits, etc;

The Property being bounded on the

North by : Door Nos.6 and 7, 2nd Street, Zackaria Colony
South by : 1stStreet, Zackaria Colony
East by : Property originally belonging to Mrs.DawoodBibi
West by : Door No.14, 1stStreet, Zackaria Colony

Measurements of the Land being:

On the Northern Side : 54 Feet 6 Inches
On the Southern Side : 54 Feet 6 Inches
On the Eastern Side : 111 Feet
On the Western Side : 112 Feet

Admeasuring an extent of 6128 Sq.ft. or thereabouts;

SCHEDULE-B

(Property hereby conveyed by LAND OWNER to PROMOTERS/DEVELOPER)

An undivided share of 40%, share of right / title / interest in Schedule – A

For TUYA HOMES

Partner

SCHEDULE-C

(SPECIFICATIONS)

[A] STRUCTURE:

1. RCC framed structure designed as recommended by the Architect / Structural Engineer.
2. All walls will be of solid concrete blocks.
3. External walls will be 8" inch and Internal walls of 4" thickness.

[B] WALL FINISHES:

1. All External walls will be plastered with Cement Mortar and painted with exterior grade Asian Apex paint.
2. All Internal walls will be plastered with Cement Mortar and painted with premium Asian Tractor Emulsion or Nerolac OBD.

[C] FLOOR TILES:

1. Flooring - 2 x 2 Vitrified tiles and skirting.(Kajaria, Johnson or Somany)

[D] DOORS & WINDOWS:

1. Main door - Teak frame, 35mm solid flush door of teak veneer finish on both sides and melamine polish.
2. Bedroom – Flush doors with laminate finish.
3. Toilet – One side PV coated laminated doors.
4. UPVC glazed / aluminium sliding windows will be provided along with M.S.Security grills and mosquito netting.

[E] TOILET:

1. All toilets will be provided with 1'.6" tiles on the walls upto 7' height and Anti-Skid tiles for flooring.
2. All toilets will be provided with Parryware / Hindustan sanitary ware and CP Fittings.
3. Provision in plumbing for one Geyser in each toilet.

For TUYA HOMES

Partner

[F] KITCHEN AND UTILITY:

1. Ceramic tile Dado of 2 feet over the counter will be provided.
2. A stainless steel single bowl sink with drain board will be provided. (36*18 inch Diamond brand)
3. Power water outlets and drain for washing machine will be provided in the Utility. (15AMP switch)
4. Black Granite Counters will be provided. 5. Exhaust fan provision will be made.

[G] ELECTRICAL:

1. Three–phase connection will be provided.
2. Copper wires will be concealed in PVC conduits and Modular Switches / Sockets will be provided. (ANCHOR PANASONIC)
3. Provision for A.C. in all bed rooms as well as Hall / Dining.
4. EV Charging provision for each flat.
5. Earth leakage circuit breaker for safety.

[H] VOICE & DATA:

1. Telephone and broadband jacks in living room and Master bedroom will be provided.
2. Jack for cable TV will be provided.

[I] STAIRCASE & LOBBIES:

1. Staircase & Lobbies will be provided with polished granite.
2. Staircase railing will be of stainless steel tubing or MS, as designed by the Architect.

[J] LIFT:

1. One Automatic Lift will be provided. (Kone or Johnson make)

[K] EMERGENCY POWER:

1. Generator of adequate capacity connecting common lighting, lift, motor pumps and 1000W per apartment will be provided.
2. Solar panels shall be provided in the terrace.

For TUVA HOMES

Partner

[L] WATER SUPPLY:

1. Underground sump.
2. Rainwater Harvesting System.

[M] LANDSCAPING:

1. The common area outside the building shall be paved and suitably landscaped.

[N] PLUMBING:

1. All internal water lines will be concealed PVC pipes. (Aashirwad)
2. All waste water and soil lines will be of PVC pipes. (Star or Truflo)
3. All toilets cum bathrooms will be provided with wall mixer and One health faucet. (Parryware)

[O] OTHERS:

1. Car park height will generally be 2'6" from road level.
2. Anti-termite treatment, pre and post construction will be done, with warranty as provided for by the vendor / manufacturer.
3. Water proofing for underground sump, overhead tank, toilets, wash area, lift pit and wherever else required will be done.
4. Terrace water proofing and weathering course will be done.
5. Floor to ceiling height in the flat will generally be 9'9".
6. Automatic water level controller for underground & overhead tank.
7. Decorative Main Entrance Lobby as per architect design.
8. Name Plate Directory and Letter Boxes will be provided.
9. CC TV cameras for security.
10. Video door phone (as per builder choice) will be installed.

For TUYA HOMES

Partner

IN WITNESS WHEREOF THE PARTIES hereto have set hand and signed this AGREEMENT on the day, month and year first above mentioned, in the presence of witnesses,

For TUYA HOMES

Partner

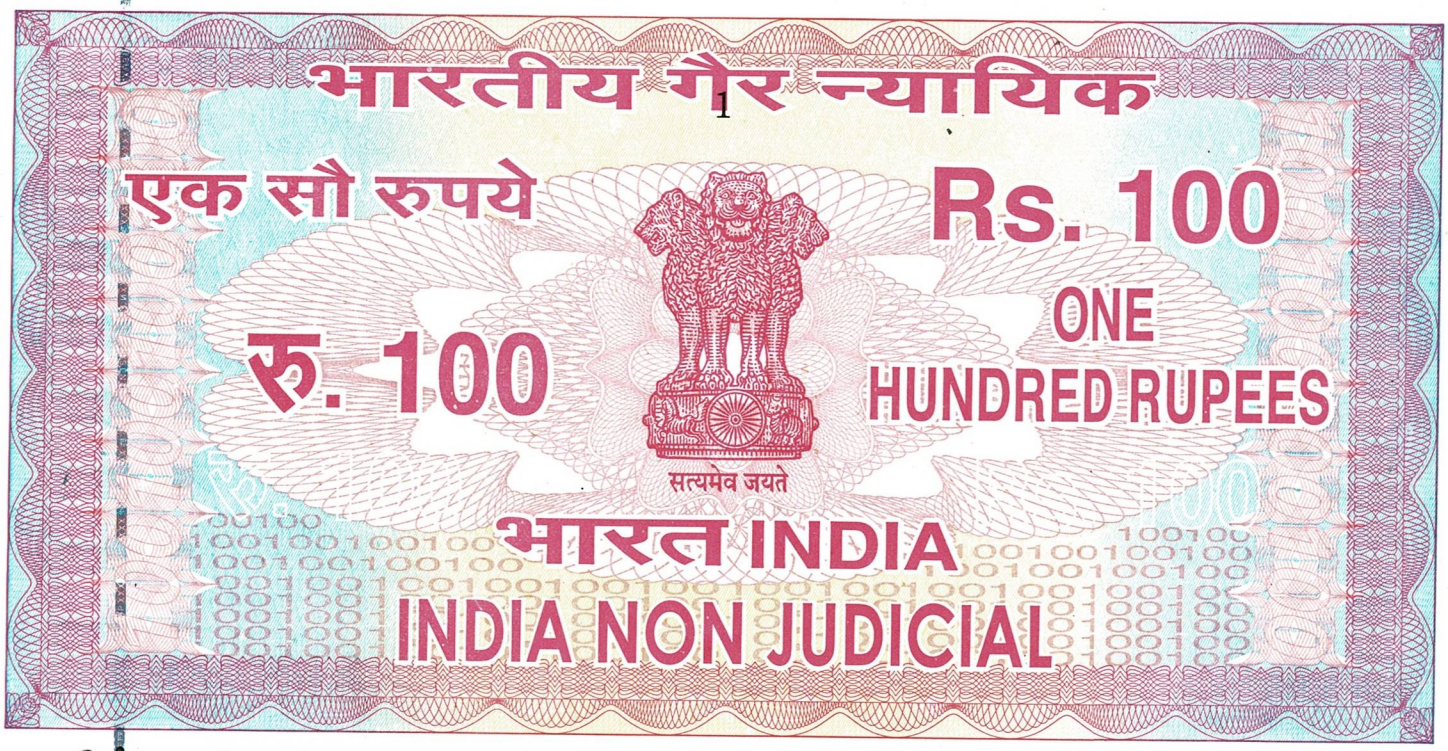
PROMOTERS/DEVELOPER

LAND OWNER

WITNESSES

1. P.RAMESH KUMAR

2. ALBINA SWINY



தமிழ்நாடு तमिलनाडु TAMILNADU

DC 026917

03 MAY 2024

Tuya Homes

T.ANANTHA RAMAN
STAMP VENDOR
No: 14, Narayani Apts,
R.A.Puram, Chennai-28
L.No: 44/B3/2000

AGREEMENT

This Agreement is entered into at Chennai on this 24th day of October 2024,

BY AND BETWEEN

Dr.BENNETT DEVASIGAMONIE, Son of Dr.Sam.M.Devasigamonie, aged about 78 years, (PAN: AAEPB2938A, AdhaarNo. 4738 6164 5602) residing at No.60, Harrington Road, Chennai- 600030., hereinafter called the "LAND OWNER" (unless it is repugnant to the context, the term 'Land Owner' shall include his heirs, executors, administrators and all persons claiming title through him);

For TUYA HOMES

Partner

TO AND IN FAVOUR OF

M/s. TUYA HOMES (PAN: AARFT0996P), a partnership firm duly incorporated under the Indian Partnership Act, 1932, with its registered office situated at No. 12, T.T.K. Road, Royapettah, Chennai – 600014, represented herein by its partner, **Mr.SURESH VAIDYANATHAN**, [PAN: ABDPS 0452 L & Aadhar No. 3839 8491 2040] aged about 60 years, son of Mr. Vaidyanathan, hereinafter referred to as the "DEVELOPER" (unless it is repugnant to the context, the term 'DEVELOPER' shall include their successors-in-interest administrators and assigns), hereinafter referred to as the DEVELOPER.

WHEREAS the LANDOWNER and the DEVELOPER had entered into a development agreement on the 13.09.2023 for construction of a new residential apartment complex, the property is more fully in the schedule hereunder.

Whereas under the said Development agreement dated 13.09.2023, the Developer had agreed to construct in total 10 (Ten) flats and allot 6 (Six) flats to the LANDOWNER and retained 4 (Four) flats, wherein the flat numbers were not specifically mentioned.

Whereas for the purpose of clarity and to ensure the flat numbers are clearly spelt out, the parties desire to enter into this agreement. This agreement and the Development agreement entered into between the parties on 13.09.2023 shall always be read as a single document for all legal purposes.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The LANDOWNER and the DEVELOPER entered into a Development Agreement on 13.09.2023 for the construction of a new residential apartment complex, the property is more fully detailed in the schedule hereunder to this agreement.

For TUYA HOMES

Partner

2. This Agreement is entered into to specify the flat numbers, area, undivided share of land, and car parking details allotted to the LANDOWNER and DEVELOPER.

3. The Parties agree as follows:
LANDOWNER'S Entitlements:

S.No.	Flat No.	Floor	Undivided share of land	Super built-up area in Sq.ft.	Covered Car Parking details
1	3A	Third Floor	612.80	1304	1
2	3B	Third Floor	612.80	1304	1
3	4A	Fourth Floor	612.80	1304	1
4	4B	Fourth Floor	612.80	1304	1
5	5A	Fifth Floor	612.80	1304	1
6	5B	Fifth Floor	612.80	1304	1

DEVELOPER's Entitlements:

S.No	Flat No.	Floor	Undivided share of land	Super built-up area in Sq.ft.	Covered Car Parking details
1	1A	First Floor	612.80	1304	1
2	1B	First Floor	612.80	1304	1
3	2A	Second Floor	612.80	1304	1
4	2B	Second Floor	612.80	1304	1

For TUYA HOMES

Partner

4. The LANDOWNER and the DEVELOPER confirm that all the other terms and conditions in the Development agreement dated 13.09.2023 shall remain unaltered and this agreement and the Development agreement entered between the parties shall always be read as a single document for all legal purposes.

SCHEDULE OF PROPERTY

All that piece and parcel of the land measuring an extent of 6128 Sq.ft, situated at No.15, First Street, Zackaria Colony, Kodambakkam, Chennai-600 024., comprised in T.S.No. 62 as per document, T.S.No. 62/2 as per TSLR Extract, Block No.29, Puliyur Village, Egmore Taluk, Chennai District, bounded on the

North by : Door Nos.6 and 7, 2nd Street, Zackaria Colony
South by : 1st Street, Zackaria Colony
East by : Property originally belonging to Mrs. DawoodBibi
West by : Door No.14, 1st Street, Zackaria Colony

Measurements of the Land being:

On the Northern Side : 54 Feet 6 Inches
On the Southern Side : 54 Feet 6 Inches
On the Eastern Side : 111 Feet
On the Western Side : 112 Feet

Admeasuring an extent of 6128 Sq.ft.

For TUYA HOMES

Partner

situated within the Registration District of Chennai- Central and Registration Sub-District of Kodambakkam,

IN Witness whereof the OWNER and the DEVELOPER have signed this agreement on the day, month and year first above written.

LANDOWNER

For TUYA HOMES

Partner

DEVELOPER

WITNESSES:

1. P. RAMESHKUMAR

2. M. Somasundaram.
(M. Saravanan.)



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