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K. SRINIVASAN - S.V
L.No. 15849/1992
TOWNHALL, TRICHY
(TAMILNADU)

M/s. ROYAL SHELTER - TRICHY

SUPPLEMENTARY AGREEMENT TO THE DEVELOPMENT AGREEMENT DATED 11.05.2022

This Supplementary Agreement is made on this 9th day of May, 2024

BETWEEN

SRI. RAJAGOPAL THONDAIMAN, adopted son of Late His Highness Rajagopala Thondaiman, residing at Door no. 1, Pudukkottai Palace, Collectors' Office road, Cantonment, Tiruchirappalli -620001 hereinafter called the **"OWNER"** which term shall, wherever the context so requires or permits, mean and include his heirs, executors, administrators, nominees and assigns **OF THE FIRST PART**;

For ROYAL SHELTER

OWNER

Managing Partner
DEVELOPER

For ROYAL SHELTER

Managing Partner
Power Agent

AND

M/s. ROYAL SHELTER, a partnership firm registered under the provisions of Indian Partnership Act No. 234 of 2002 in the Registrar of Firms, Tiruchirappalli and having its office at 2nd Floor, J.P. Tower, D27, 7th Cross (east), Thillainagar, Tiruchirappalli – 620018 represented by its Managing Partner, Mr. P. RAVICHANDRAN, son of Mr. S. Perinbam, residing at No.21, 3rd Cross, 1st Main Road, Raja Colony, Cantonment, Tiruchirappalli – 620 001 **(AADHAAR NO. 2396 3314 0639) (Mobile No.98424-66466)** hereinafter called the **"DEVELOPER"** which term shall, wherever the context so requires or permits, mean and include its heirs, executors, administrators, legal representatives, successors and assigns **OF THE SECOND PART;**

WHEREAS

A. The Owner is the sole and absolute owner and well and sufficiently seized and possessed of the property having an area measuring 8669.80 sq.m comprised in T.S. No. 1/1A part, Block – 5, Ward – AB, Ponmalai Division, Tiruchirappalli Corporation and described as item 1 of the **SCHEDULE "A" PROPERTY**

B. The Owner has decided to develop the said property by constructing Non High Rise residential buildings and for the purpose of development of the said property and the Owner has appointed the Developer as the exclusive Developer for construction of residential buildings and erection of new buildings on the said property in accordance with the plan sanctioned by the DTCP, Trichy District and Tiruchirappalli City Corporation on the terms and conditions hereinafter appearing and written

C. The Owner and the Developer have executed a **Development Agreement** dated **11th May, 2022**.

D. Both the Parties, the Owner and the Developer, have mutually agreed that the Owner shall be entitled to **43%** of the total constructed space in the proposed building and also similar percentage share in the common facilities and Car Parking together with **43%** in the land comprised in the Schedule "A" property forming part of the Owner's allocation AND that the Developer being entitled to 57% of the total constructed space in the proposed building and also **57%** share in the common facilities and car parking spaces together with **57%** undivided share in the land comprised in the Schedule "A" property forming part of the Developer's allocation.

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E. The parties, the Owner and the Developer have, for the purpose of smooth sharing of the flats and car parking spaces in the said development and to avoid future complications/anomalies/litigations, executed this "Supplementary Agreement".

The Owner and the Developer have mutually agreed that the terms and conditions contained herein, are additions to the Development Agreement dated 11th May, 2022 which is as more fully written herein below:

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the parties hereto as follows:-

The Owner and the Developer have mutually agreed that,

1. The Owner is entitled to **43%** of the total constructed space in the proposed buildings and **43%** share in the common facilities and car parking spaces together with **43%** share of undivided share in the land comprised in the Schedule "A" property forming part of the Owner's allocation

   AND

   The Developer is entitled to **57%** of the total constructed space in the proposed buildings and also **57%** share in the common facilities and car parking spaces sanctioned by Tiruchirappalli City Corporation together with **57%** of undivided share in the land comprised in the Schedule "A" property forming part of the Developer's allocation.

   WHEREAS the Developer has obtained approval for the proposed construction of Royal Windgates Phase - I Project from the Joint Director/Member Secretary, **District Town & Country Planning, Tiruchirappalli Region Vide SWP/BPA/042364/2023 and Planning Permit Vide P.P No. 31/2024 dated 27.02.2024 and Building License from the Tiruchirappalli Corporation vide No.086/BL/2024/ in BA.No.086/BPA/2024/ , dated . .2024**

   The **Total FSI area to be constructed is 57603.11Sq.ft. (5351.46Sq.m)** as per the plan submitted to the DTCP, Trichy District and the Total **carpet area to be constructed in all the 5 floors is 4105.24Sq.m** and the total number of Car Parking slots to be constructed in the Stilt floor is **55 nos.**

2. The Carpet area allotted to the share of Land Owner for his **43%** of share is **1766.14**Sq.m, the UDS area allotted is **885.33Sq.m** and the flats allotted to him is earmarked in **Annexure I**
3. The Carpet area allotted to the share of Developer for its **57%** of share is **2339.10Sq.m**, the UDS area allotted is **1172.73Sq.m** and the flats allotted to them is earmarked in **Annexure II**

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The number of car parking slots allotted to the share of Land Owner for his **43%** of share is 23 (Twenty Three only nos. which have been earmarked in Annexure III.

The number of car parking slots allotted to the share of Developer for its 57% of share is 32 (Thirty Two only) nos which have been earmarked in **Annexure III.**

The Owner authorizes the Developer to sell the flats , apartments, car parking slots falling within the share of the Developer's allocation being the **57%** of the total constructed space as stated herein above and the Developer shall book, allocate or sell at such rates and price as may be fixed by the Developer.

4. The sale proceeds received by the Developer from the sale of the flats, apartments, car parking spaces allotted to their share in the proposed building can be retained by the Developer.
5. The Owner has executed an Irrevocable Power of Attorney (which shall be deemed to be coupled with interest) in the name of the **DEVELOPER** or it's nominee herein for the development of the **SCHEDULE "A" PROPERTY** and to take all necessary steps towards obtaining approvals, including Building approval from DTCP/Corporation of Tiruchirappalli/RERA/other competent authorities as applicable and also to enter into Sale/Construction agreement/s and execute Sale Deed/s for 57% allotted to the Developer and such of Power of Attorney shall be in force until the development is completed and all obligations under the Development Agreement/Supplementary Agreement are discharged by the Parties hereto and shall not be cancelled without the written consent from the **DEVELOPER.** Such Power of Attorney in favor of the **DEVELOPER** and or its nominee shall be duly registered.
6. The terms and conditions contained herein shall override and supersede any term or condition which is contrary hereto contained in the Development Agreement dated 11th May, 2022. The other terms and conditions contained in the Development Agreement dated 11th May, 2022 shall be binding on the parties.

IN WINTNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

OWNER

For ROYAL SHELTER

Managing Partner
Power Agent

For ROYAL SHELTER

Managing Partner
DEVELOPER

SCHEDULE "A" PROPERTY

Item No. 1

Tiruchirapalli District, Tiruchirapalli Registration District, Tiruchirapalli Taluk, **Joint I&II Sub Registration District,** Tiruchirapalli Corporation Limits in **K. Abishekapuram Village, New Ward K (Latest Ward "AB"), Block No.5, New T.S.No.1/1 present Sub Division T.S.No.1/1A,** known as Pudukottai Palace measuring an extent of **Acre17.91 Cents (780160 Sq.ft)** in which an extent of Acre 2.58 Cents (112615 Sq.ft) had already been sold and the remaining extent of **Acre 15.33 Cents (667701.40 Sq.ft)** lies within the following four boundaries:

North by	:	Block No.1
East by	:	T.S.No.1/3 and Block No.4
South by	:	Collectors Office Road
West by	:	Block No.6

Within these boundaries an extent of **Acre 15.33 cents (667701.40Sq.ft)** of land and along with and all usual pathway and easement rights relating thereto.

Out of the above property an extent of land measuring 8669.74Sq.m on the North West corner bounded on the

North by	:	Layout approval No.1
East by	:	Remaining area in T.S No.1/1A
South by	:	Raja colony layout
West by	:	T.S.No.1/1B

Within these boundaries an extent of 8669.74 Sq.m of land and along with and all usual pathway and easement rights relating thereto.

The above property lies within the limits of Tiruchirapalli City Corporation.

As per the latest site measurement the above property measures **2058.06Sq.m (22153Sq.ft)** only

As per present survey, the above property bears T.S. No. 1/1A part, Block – 5, Ward –AB, Ponmalai Division, Tiruchirappalli Corporation.

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ANNEXURE-I
CARPET AREA & UDS ALLOTTED TO LAND OWNER FOR 43%

FLAT No.	RERA CARPET AREA in sq.m	UDS in sq.m
FLAT No. 1A	141.30	70.87
FLAT No. 1B	121.15	60.65
FLAT No. 1C	78.85	40.60
FLAT No. 1E	120.60	60.15
FLAT No. 2D	97.56	49.27
FLAT No. 2F	122.03	60.50
FLAT No. 3A	141.30	70.87
FLAT No. 3D	97.56	49.27
FLAT No. 3F	122.03	60.50
FLAT No. 4A	141.30	70.87
FLAT No. 4F	122.03	60.50
FLAT No. 4G	139.49	69.47
FLAT No. 5B&C	200.34	101.66
FLAT No. 5E	120.60	60.15
TOTAL	**1766.14**	**885.33**

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ANNEXURE-II
CARPET AREA & UDS ALLOTTED TO DEVELOPER FOR ITS 57%

FLAT No.	RERA CARPET AREA in sq.m	UDS in sq.m
FLAT No. 1D	97.56	49.27
FLAT No. 1F	122.03	60.50
FLAT No. 1G	139.49	69.47
FLAT No. 2A	141.30	70.87
FLAT No. 2B	121.15	60.65
FLAT No. 2C	78.85	40.60
FLAT No. 2E	120.60	60.15
FLAT No. 2G	139.49	69.47
FLAT No. 3B	121.15	60.65
FLAT No. 3C	78.85	40.60
FLAT No. 3E	120.60	60.15
FLAT No. 3G	139.49	69.47
FLAT No. 4B	121.15	60.65
FLAT No. 4C	78.85	40.60
FLAT No. 4D	97.56	49.27
FLAT No. 4E	120.60	60.15
FLAT No. 5A	141.30	70.87
FLAT No. 5D	97.56	49.27
FLAT No. 5F	122.03	60.50
FLAT No. 5G	139.49	69.47
TOTAL	2339.10	1172.73

ANNEXURE-III

CAR PARKING ALLOTTED TO LAND OWNER AND DEVELOPER

FOR OWNER FOR HIS 43% SHARE – 23 Nos. (TWENTY THREE)

FOR DEVELOPER FOR ITS 57% SHARE – 32 Nos. (THIRTY TWO)

OWNER

For ROYAL SHELTER

Managing Partner
DEVELOPER

For ROYAL SHELTER

Managing Partner
Power Agent



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

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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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