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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU 31 JAN 2026 EX 632724

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

SUPPLEMENTARY AGREEMENT TO THE DEVELOPMENT AGREEMENT DATED 11.05.2022

This Supplementary Agreement is made on this 7th day of February, 2026

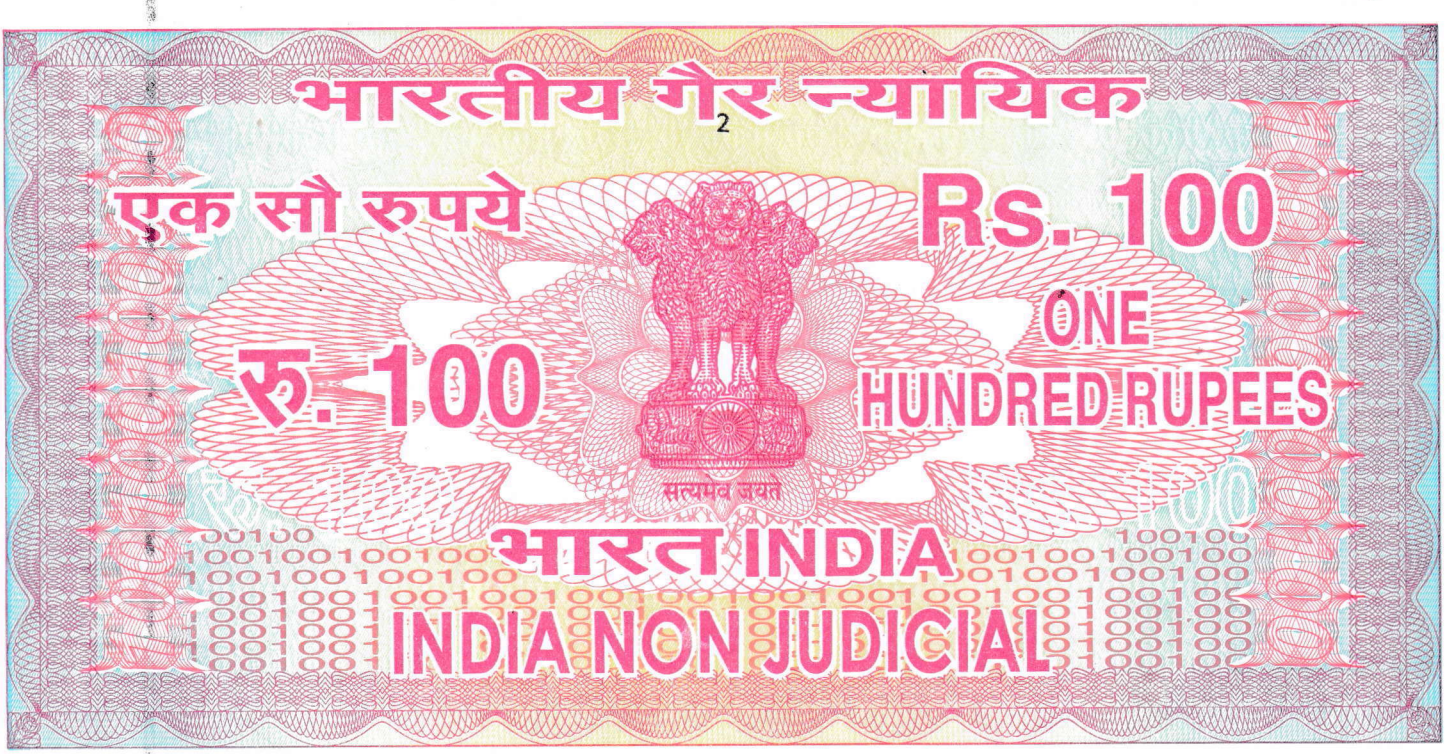
BETWEEN

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**;

OWNER

For ROYAL SHELTER

Managing Partner
DEVELOPER



தமிழ்நாடு तमिलनाडु TAMILNADU

EX 632725

31 JAN 2026

M/S. Royal SHELTER-TRICHY

R. SRINIVASAN - S.V
L.No. 15849/19[illegible]
TOWNHALL, TR...HY
(TAMILNADU)

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;**

OWNER

For ROYAL SHELTER

Managing Partner
DEVELOPER

WHEREAS

A. The **OWNER** is the sole and absolute owner of the Plots 5, 6 & 7 in the layout Royal Windgates comprised in T.S. No. 1/1A part, Block – 5, Ward – AB, Ponmalai Division, Tiruchirappalli Corporation measuring an extent of 2084.76 sq.m and morefully described as **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.

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

OWNER

For ROYAL SHELTER

Managing Partner
DEVELOPER

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 - III Project from the Joint Director/Member Secretary, District Town & Country Planning, Tiruchirappalli Region Vide SWP/BPA/304475/2024 and Planning Permit Vide P.P No. 69/2025, dated 16-05-2025 and Building License from the Tiruchirappalli Corporation vide No. 086/BL/2026/00025 in BA.No.086/BPA/2026/00012, dated 06-02-2026.

The Total FSI area to be constructed is 58348.30Sq.ft. (5420.69Sq.m) and the Total carpet area to be constructed in all the 5 floors is 4241.81Sq.m and the total number of Car Parking slots to be constructed in the Stilt floor is 46 nos.

2. The Carpet area allotted to the share of Land Owner for his 43% of share is 1823.97Sq.m, the UDS area allotted is 896.44Sq.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 2417.84Sq.m, the UDS area allotted is 1188.32Sq.m and the flats allotted to them is earmarked in Annexure II.

   The number of car parking slots allotted to the share of Land Owner for his 43% of share is 20 Nos. (Twenty only).

   The number of car parking slots allotted to the share of Developer for its 57% of share is 26 Nos. (Twenty Six only).

   The Owner has executed a General Power of Attorney authorizing 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** 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

OWNER

For ROYAL SHELTER

Managing Partner
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.**

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.

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 in the layout Royal Windgates Plot Nos. 5, 6 & 7 measuring an extent of 2084.76 sq.m bounded on the**

North by	:	10 meter Royal Windgates Layout road
East by	:	10 meter Royal Windgates Layout road
South by	:	Raja Colony layout
West by	:	Royal Castle Apartment

along with all usual pathway and easement rights relating thereto.

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

As per present survey, the above property situated at Plot Nos. 5, 6 & 7 in T.S. No. 1/1A part, Block – 5, Ward –AB in Royal Windgates layout (DTCP Approval No. 97/2022), Ponmalai Division, Tiruchirappalli Corporation.

OWNER

For ROYAL SHELTER

Managing Partner
DEVELOPER

ANNEXURE-I

CARPET AREA & UDS ALLOTTED TO LAND OWNER FOR 43%

S.No.	Flat	RERA Carpet Area in Sq.m	UDS in Sq.m
1	1A	**112.15**	55.53
2	1C	**97.97**	49.03
3	1F	**125.70**	61.06
4	1G	**128.00**	64.63
5	2A	**112.15**	55.53
6	2B	**124.22**	62.76
7	2E	**126.42**	62.07
8	2F	**125.7**	61.06
9	3D	**135.27**	67.73
10	3F	**125.70**	61.06
11	4A	**112.15**	55.53
12	4B	**124.22**	62.76
13	5C	**90.69**	45.30
14	5E	**126.42**	62.07
15	Club House	**157.22**	70.33
Total		**1823.98**	**896.45**

ANNEXURE-II

CARPET AREA & UDS ALLOTTED TO DEVELOPER FOR ITS 57%

S.No.	Flat	RERA Carpet Area in Sq.m	UDS in Sq.m
1	1B	**124.23**	62.55
2	1E	**126.42**	62.07
3	2C	**90.69**	45.09
4	2D	**135.27**	67.73
5	2G	**128.00**	64.63
6	3A	**112.15**	55.53
7	3B	**124.22**	62.76
8	3C	**90.69**	45.09
9	3E	**126.42**	62.07

OWNER

For ROYAL SHELTER

Managing Partner
DEVELOPER

S.No.	Flat	RERA Carpet Area in Sq.m	UDS in Sq.m
10	3G	**128.00**	64.63
11	4C	**90.69**	45.09
12	4D	**135.27**	67.73
13	4E	**126.42**	62.07
14	4F	**125.70**	61.06
15	4G	**128.00**	64.63
16	5A	**112.15**	55.53
17	5B	**124.22**	62.97
18	5F	**196.12**	98.31
19	Club House	**193.17**	78.78
Total		**2417.83**	**1188.31**

OWNER

For ROYAL SHELTER

Managing Partner
DEVELOPER

Witness: -

1. K-Thirumalai (K-THIRUMALAI) S/o V.T. Krishnan, No-8, West Chitra Street, Srirangam, Trichy-6

2. (N.S. Sampathkumar) S/o N.V. Sathiah, P18, 13th Cross, Sree Meenakshi Nagar, K.K. Nagar, Chennai-600078

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

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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.