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DIGITALLY VERIFIED RECORD

MEMORANDUM OF UNDERSTANDING

Mr.R.Gurusankar, (PAN:AKYPG 6125 E) (Aadhaar No.3920 7217 1490) (Ph.No:90926 66266), S/o.Late Mr.R.Rajkumar, residing at No.24, Narayana Avenue, Krishna Colony, Trichy Road, Coimbatore – 641005, (hereinafter referred to as the Owner which term shall mean and include Owner's successors, executors and assigns)

AND

M/s.Sreevatsa Real Estates Private Limited, (CIN U70101TZ1995PTC005875), (PAN:ADCS0177J), (Ph.No.:0422-2432184) a Private Limited Company, having its registered office at New No.324, Old No.8/2, Mettupalayam Road, Coimbatore – 641 043, represented by **Mr.Rajiv Ramaswamy, Managing Director**, S/o.Mr.C.S.Ramaswamy, **(PAN:AEJPR9562B)**, having his office at the address aforesaid (hereinafter collectively referred to as **"PROMOTERS"** which expression wherever the context admits shall include their legal representatives, transferees, assigns and successors in interest)

Based on the **Joint Development Agreement dated 30th April 2025** entered into between the Promoter and the Land Owner for **SREEVATSA MATHURA** Project, this Memorandum of Understanding is entered into and covers the following:

1. Based on the Joint Development Agreement executed among the Owner and the Promoter, out of **5,410.75 Sq.Mt.** area to be constructed on the land earmarked for Development of **SREEVATSA MATHURA** Project, land measuring **5,183 Sq.Mt.**, the **Owner is entitled to 2,034.76 Sq.Mt of Super Built Up Area and the Promoter is entitled to 3,375.99 Sq.Mt. of Super Built Up Area.**

FOR SREEVATSA REAL ESTATES PVT LTD

OWNER

MANAGING DIRECTOR (PROMOTER)

2. Following Villas along with earmarked car parks will be the Land Owners Share:

S.No.	Unit No.	Total UDS AREA in Sq.Mt	SBA in Sq.Mt
1	Unit 1	199.24	201.81
2	Unit 6	202.01	235.43
3	Unit 11	255.13	279.29
4	Unit 12	224.27	255.08
5	Unit 14	197.07	197.32
6	Unit16	199.51	194.24
7	Unit 18	207.76	225.80
8	Unit 20	208.53	243.99
9	Unit 23	211.57	201.80
	TOTAL	1,905.09	2,034.76

OWNER

FOR SREEVATSA REAL ESTATES PVT LTD

MANAGING DIRECTOR (PROMOTER)

3. Following Villas along with earmarked car parks will be Promoters Share

S.No.	Unit No.	Total UDS AREA in Sq.Mt	SBA in Sq.Mt
1	Unit 2	196.58	195.78
2	Unit 3	186.57	182.92
3	Unit 4	219.83	232.72
4	Unit 5	205.11	223.16
5	Unit 7	185.53	201.11
6	Unit 7A	243.63	250.54
7	Unit 9	234.87	235.34
8	Unit 10	256.38	272.83
9	Unit 12 A	179.73	197.06
10	Unit 15	196.37	196.86
11	Unit 17	224.73	231.71
12	Unit 19	207.27	225.80
13	Unit 21	289.09	299.01
14	Unit 22	248.85	243.68
15	Unit 24	203.37	187.47
	TOTAL	3,277.91	3,375.99

FOR SREEVATSA REAL ESTATES PVT LTD

OWNER

MANAGING DIRECTOR (PROMOTER)

4. Before taking possession of the Land Owner's share of Villas, the owner will have to pay all common charges like statutory charges, deposits, taxes and levies, corpus fund, GST etc for such Villa similar to any buyer of Villa in Promoter share as stipulated in Joint Development Agreement dated 30th April 2025.

5. The Owner's share of Villas will be handed over to them only after completion of all Villas in all respects similar to other Villas directly sold by the Promoter.

FOR SREEVATSA REAL ESTATES PVT LTD

OWNER

MANAGING DIRECTOR (PROMOTER)

In witness whereof, both parties have signed this instrument at Coimbatore on **this 1ST Day of SEPTEMBER 2026** before the following witnesses:

1. Mrs. Saraswathi-C
W/o. C.S. Varadarajan,
No. 58, Ponnusamy Nagar, S.N. Palayam,
Coimbatore - 641007.

2. Miss. Jayasree. S,
No. 68/1, Hemambika Krupa,
P.V. Samy Road (west),
R.S. Puram,
Coimbatore - 641002

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

EK 691300

29-04-2025

V. SARAVANA KUMAR
STAMP VENDOR
3(4), Mariamman Kovil St.,
Machampalayam, CBE - 24.
Lic No : 928 / B1 / 2021-7

SREEVATSA REAL ESTATES PVT LTD CBE

Joint Development Cum Construction Agreement

This Joint Development Cum Construction Agreement executed on this the 30th day of April 2025 at Coimbatore

Between

M/s.Sreevatsa Real Estates Private Ltd., a Private Limited Company, (PAN AADCS 0177J) (CIN U70101TZ1995PTC005875), incorporated under the Companies Act 1956 and carrying on business with its Registered Office at Old No.8/2, New No.324, Mettupalayam Road, Coimbatore - 641 043, represented by its Joint Managing Director Mr.Rajiv Ramaswamy, S/o.Mr.C.S.Ramaswamy,

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

OWNER

DEVELOPER

(PAN AEJPR9562B) having his office at the address aforesaid (Hereinafter referred to as the "DEVELOPER" which term shall mean and include its successors, executors and assigns)

And

Mr.R.Gurusankar, (PAN:AKYPG 6125 E) (Aadhaar No.3920 7217 1490) (Ph.No:90926 66266), S/o.Mr.R.Rajkumar, residing at No.24, Narayana Avenue, Krishna Colony, Trichy Road, Coimbatore – 641005, (hereinafter referred to as the Owner which term shall mean and include Owner's successors, executors and assigns)

Witnesseth

1. Whereas the property morefully described in the schedule hereunder belongs to the Owner, the Owner acquired the scheduled property as detailed below:
   Item I:
   a. Document No.1895 of 2009 dated 24-04-2009
   b. Document Type : Deed of Partition BETWEEN Mr.R.Rajkumar and Mrs.R.Krishnaveni, Mrs.R.Deepa and Mr.R.Gurusankar
   c. Registered with the SRO, Gandhipuram, Coimbatore.
   d. S.F.Nos. 45/1B2B & 45/3A2
   e. Extent of the Property: In S.F.No.45/1B2B 0.29 Acres & S.F.No.45/3A2 0.30 Acres totaling to 2,387.65 Sq.Mts or 0.59 Acres
   f. Village: Kalapatti Village West
   g. Patta No.5325

   Item II:
   a. Document No.6633 of 2024 dated 21-06-2024
   b. Document Type : Settlement Deed By Mr.R.Rajkumar in favour of Mr.R.Gurusankar
   c. Registered with the SRO, Gandhipuram, Coimbatore.
   d. S.F.Nos. 46/1B1
   e. Extent of the Property: In S.F.No.46/1B1 measuring 10,508.32 Sq.Mts or 2.60 Acres
   f. Village: Kalapatti Village West
   g. Patta No.5217

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

Item III:

a. Document No.6634 of 2024 dated 21-06-2024
b. Document Type : Settlement Deed By Mrs.R.Krishnaveni in favour of Mr.R.Gurusankar
c. Registered with the SRO, Gandhipuram, Coimbatore.
d. S.F.Nos.46/3A1
e. Extent of the Property: In S.F.No.46/3A1 measuring 3,969.11 Sq.Mts or 0.98 Acres
f. Village: Kalapatti Village West
g. Patta No. 5094

All the above Item I, II and III total extent measuring 16,865.08 Sq.Mts or 4.17 Acres.

2. Whereas the OWNER is desirous of jointly developing the scheduled property by using the expertise of the Developer and accordingly, the Owner and the Developer have entered into this Joint Development cum Construction Agreement and also decided to reduce the same into writing.

3. Now this Deed witnesseth and it is hereby agreed to by and between the parties on the following terms and conditions:

Development of Property:

4. The OWNER AND DEVELOPER have understood the nature hereby agree to jointly develop the scheduled property by constructing residential units thereon.

5. The OWNER hereby authorizes the Developer to develop the scheduled property by submitting plans for approval, appointing architect/s and to develop the scheduled property into residential Villas complex.

6. Such developed property shall be shared between the owners and the Developer in the following proportion:
   a. Owners 38%
   b. Developer 62%

7. In consideration of such transfer, the Developer agrees to construct residential units at their own cost as per specifications mutually agreed and to deliver 38% of the Constructed area to be constructed free of cost to the OWNER. The Developer will retain the remaining 62% of the constructed area and undivided

OWNER

VATSA REAL ESTATES PVT. LTD.
Joint Managing Director
DEVELOPER

part of the land. Each one is empowered to dispose off their share defined above to their nominee/s and purchaser/s.

8. However, the owner shall not sell or transfer owner's share of 38% of the constructed area and the proportionate land or any part thereof until the completion of the project and sharing of physical possession between parties.

9. It is hereby specifically agreed that the OWNER shall be entitled to get the car parks as detailed below:
   a. Covered 38%
   b. Uncovered 38%
   Or in any other manner as mutually agreed and signed by both the parties.

Marketable Title:

10. That the Owner has assured unto the Developer that the property is Owner's absolute property, and the owner has got a clean, clear and marketable title to the same.

11. That the Developer has inspected all the original documents of the title related to the property and is satisfied with the rights, title and interest of the Owner in the property, based on the documents produced and facts made available to the Developer.

12. That the Owner assures and declares:
    a. That the OWNER is the absolute OWNER of the property.
    b. That the property does not form part of the assets of any partnership firm or corporate body.
    c. The Schedule property is not the subject matter of HUF and no part thereof is owned by any minor and/or no minor has any right, title and claim over the schedule property;
    d. No Notice from the Government or any other Local Body or Authority or any Legislative Enactment, Government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the DEVELOPERS in respect of the said land.
    e. That the OWNER is entitled to construct, develop, sell and transfer the whole or part of the property in the manner set out in this agreement.

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

f. That the property is not subject to any mortgage, charge, attachment or any other encumbrance of any kind whatsoever and also the OWNER further assures unto the DEVELOPER that no proceedings or litigation is pending in the courts of law or before any other authority and no proceedings are pending under the Urban Land Ceiling Act.
g. That there is no adverse possession of part or whole of the property and there are no unauthorized persons who occupy the property.
h. That to the knowledge of the OWNER there are no notifications or other steps taken by any authority for the acquisition of the property or any portion thereof under the laws relating to land acquisition and /or requisition of the property.
i. That the OWNER has not done any act, deed or thing whereby, or by reason whereof the development of the property in the manner set out in this agreement may be prevented or affected in any manner whatsoever.
j. That the OWNER has not agreed committed or contracted or entered into any agreement for sale, lease or development of the property or any part thereof with any person other than the DEVELOPER.

13. The OWNER further covenants to conduct at the OWNER'S cost any resurvey and realignment of the plot.

14. The Owner shall make out as a pre-condition for performance of this JDA a full, valid and marketable Title to the Scheduled property free of any charges, encumbrances or lispendens and usable for the Development as proposed herein to the satisfaction of the Developer.

15. While at the same time it is agreed between the parties that the Developer shall independently through a legal counsel of their choice make a complete investigation of the Owners title to the schedule property and satisfy themselves regarding its marketability

16. The OWNER covenant that they would cooperate in allowing inspection of the original documents by intending prospective buyers of the residential villas or their legal counsel, financial institutions, etc. for approval/verification.

For SREEVATSA REAL ESTATES PVT. LTD.

OWNER

Joint Managing Director
DEVELOPER

Custody of Title Deeds:

17. The OWNER has agreed to hand over the Original title deeds pertaining to the Scheduled property to the Developer on signing of this agreement and the same shall be retained by the Developer during the subsistence of this Agreement.

18. On receipt of the approval, the villas shall be earmarked for the Developer and the Owner by a supplementary Agreement.

    However the Developer shall be entitled to deal with the title deeds if necessary for creation of mortgage in favour of any financial institutions for availing a project loan for completion of the project.

    Such Mortgage shall be limited to Developer share of 62% earmarked in the supplementary Agreement.

19. The Owner shall execute a Registered General Power of Attorney to mortgage the Developers share of the scheduled property to avail the project loans by the Developer.

EXCLUSIVE RIGHTS OF DEVELOPMENT IN THE SCHEDULED PROPERTY GRANTED TO THE DEVELOPER AS AND WHEN APPROVALS ARE ACCORDED BY AUTHORITIES:

20. The Owner hereby grants unto and in favour of the Developer herein, the exclusive rights of development in and for the Scheduled Property as per the terms and conditions set out herein as and when approvals are accorded by authorities.

21. The Owner states and confirms that the Developer shall have the irrevocable power, right and authority to prepare and submit in the name of Developer, layout plans, building plans and other revised plans, Sub-division Plans etc., to the competent authorities and other concerned authorities for the purpose of obtaining their approval and sanction for such building, layout plan and sub division plans and for the purpose of commencing and carrying out the construction work of the said complex in pursuance of this Agreement and for obtaining commencement/construction continuance certificate/completion certificate etc and also for obtaining permission or exemption order or development permission from the Government or the Competent Authority appointed by the Government of Tamil Nadu.

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

OWNER

DEVELOPER

22. For the purpose of obtaining the aforesaid sanctions and clearances the Owner hereby agrees and undertakes to sign and execute a Registered General Power of Attorney in favour of the developer to sign the said documents, such applications, plans, affidavits and other papers, forms, as may be required by the Competent authorities and other concerned authorities. All approvals will be in the name of the Developer.

23. The Owner undertakes not to revoke, modify or alter such powers under any circumstances and not to deal individually with the approvals.

24. The Owner hereby agrees to donate the required extent of lands as contemplated under law to the competent authorities if required for formation of approach and/or internal roads, OSR areas at appropriate time as required by the competent authorities for issuing approval or as specific conditions in the approval.

25. The Owner hereby agrees and undertakes to extend full co-operation and offer all assistance to the Developer for enabling them to comply with all the provisions of the Statutes enabling the Developer to apply for and obtain necessary permission(s) from the Appropriate authorities as and when required to develop the schedule property by the Developer in pursuance of this Agreement and the Owner shall sign all the relevant forms, applications, affidavits etc., as may be required by the Developer in this regard.

26. Upon signing of this Agreement, the Owner hereby grants an irrevocable license and authority to the Developer to enter into and upon the schedule property for the purpose of soil testing, water testing, surveying, measuring and marking the extent and erect the name board of the Developer with the detailed particulars of the residential complex that is proposed to be built on the schedule property and for doing any other pre-construction job on the schedule properties.

27. The Owner agrees that the plans and specifications given by the Architect appointed by the Developer is final and the project will be executed as per the said plan. No change in the plan prepared and submitted by the Architect can be effected by the Owner.

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

Naming of Project:

28. The name of the residential building to be constructed on the Scheduled Property shall be SREEVATSA _____ and the same may be modified only by mutual consent.

Demolition of Existing Structures

29. That the DEVELOPER shall undertake at their cost, the demolition of the existing Buildings and structures, if any, on the property and is entitled to and shall receive and own the proceeds of demolition.

Inputs for Construction:

30. The entire cost of construction and all approval fees and charges will be borne by Developer.

31. The Developer hereby covenants with the Owner that they have all the expertise and infrastructure to undertake and execute "Building Projects" of the nature dealt with in this Joint Development Agreement and shall construct the Complex having due regard for quality of materials used, soundness of Construction, Structural Design and Soundness architectural design and layout, landscaping etc., with due the compliance of legal regulations and rules as applicable to projects of this nature and if in the course of the constructions on at a later date, any defect in construction of the nature mentioned above or non- compliance of any legal regulations or rules which results "Damage Loss" to the Owner, the prospective purchasers or to the general public, then, its shall be the absolute legal liability and responsibility of the Developer to compensate all those who have sustained damages and the Owner shall in no way be legally responsible to answer or compensate such claims and damages.

32. It is agreed by both the parties that the same quality of materials will be used for the portion earmarked for the Owner and the Developer in the proposed villas. The Developer will use quality materials and fittings. If Owner requires any upgradation of the materials then the Owner should do so at Owner's cost but fixing up or erecting shall be done by the Developer subject to the approval by the Developer.

Co-operation in Development of the Property:

33. That the OWNER hereby agrees to render all assistance and co-operation that may be required by the DEVELOPER from time to time to carry out the development work and construction and completion of the project in accordance

For SREEVATSA REAL ESTATES PVT. LTD.

OWNER

Managing Director
DEVELOPER

with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising therefrom, provided always that the OWNER shall not be liable to incur any financial obligations in that behalf.

34. The Owner or anyone else claiming under the Owner shall not interfere with the construction work to be carried on by the Developer on the schedule property in pursuance of this Agreement. The Owner or anyone else claiming under the Owner shall not interfere with the possession and enjoyment by the allottees/purchasers of the Villas etc. constructed and allotted by the Developer to the various allottees of their choice in the said complex.

35. The Owner hereby agrees and undertakes not to create any mortgage, charge, lien or any other sort of encumbrance over the said property or suffer or allow any execution, attachment or distress by any person over the schedule property till the last sale deed in respect of the undivided share in the schedule property is executed and registered by the Owner or through Power Agent in favour of the Developer or in favour of their nominee.

36. That the DEVELOPER shall construct the building by providing the entire finance, equipments, inputs, infrastructure, manpower and expertise necessary.

License to construct and sale of units in the project:

37. That the OWNER grants an irrevocable licence to the DEVELOPER or NOMINEES to construct a building on the property. It is clearly understood that what is hereby granted to the DEVELOPER is only licence to develop the land and put up dwelling units thereon. The OWNER shall, however, transfer title to the DEVELOPER/DEVELOPER'S nominee/s as undivided share/s of land from time to time, as and when the DEVELOPER'S share of developed property is sold to buyers.

38. The OWNER and the DEVELOPER will earmark the respective portions to be allotted to them proportionately, in proportionate number of units to be constructed, when the plans are duly approved by the competent authorities.

39. The OWNER is not entitled to seek any modifications in the external elevation of the proposed villa units in the complex.

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

40. However, if any internal modifications are required by the OWNER and if the architect agrees to suitably modify, civil and electrical work within the Villa units earmarked for the OWNER then such modifications may be made as desired by the OWNER provided that no major structural alterations in the form of modifications can be sought.

    If the architect opines that any change is not feasible, then the decision of the architect is final. Any additional cost involved in effecting any modifications shall be payable by the OWNER.

Sharing ratio:

41. That the OWNER and the Developer shall be allotted the chargeable area, referred to herein as the Super Built up area as per this agreement as detailed below:

Owners Share shall be allotted	38%	and
DEVELOPER shall be allotted	62%.	

42. The chargeable area or Super Built Up area shall include common area and amenities. The chargeable area shall be as defined and decided by the DEVELOPER.

43. The OWNER shall be allotted number of car parks as detailed below:

Owners share	Number of Car parks	38%
Developers share	Number of Car Parks	62%

    The sharing ratio will be of the total number of car parks, and not the total area of car parks.

44. That in the case of any change in the developed area, now or in future due to change in Development Control Rules or as per sanction of the Competent Authority, revision of plan or for any other reason, the OWNER and DEVELOPER shall maintain the same sharing ratio on actual basis.

45. That, if the sharing ratio between the parties results in fraction of a Unit, then whole number of villas shall be allotted to the OWNER, keeping the fraction aside, and the DEVELOPER shall compensate the OWNER for the fraction by payment at the rate mutually agreed by both the parties.

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

46. Developer to compensate the Owner for the fraction by payment on the day of handing over the completed units to the Owner.

Allotment:

47. The respective Villa units allotted to the OWNER and the DEVELOPER shall be arrived and earmarked in a supplementary agreement.

Power of Attorney to the Developer for sale:

48. The Owner hereby authorizes the Developer and agrees further actions to execute necessary Registered General Power of Attorney to sell the Developers share of built up area in the building/s to be constructed over the scheduled property including undivided interest in the property subject to the common enjoyment of the other common amenities for any consideration and on any terms and conditions to be determined by the Developer and authorize them to receive all such considerations and money from the buyers of such constructed area.

49. That the OWNER covenants and authorizes the DEVELOPER to sell the DEVELOPER'S share on ownership basis to purchasers of Developer's choice at prices decided by the DEVELOPER and to receive from them consideration including sale price of undivided share of land in part or in full and to pass receipts for the same and generally to do all such acts as may be necessary for execution of such scheme in respect of the DEVELOPER'S share. All such consideration received in respect of the DEVELOPER'S share of units and undivided share of land shall be to the DEVELOPER'S account.

50. The Owner undertakes not to revoke, modify or alter such powers under any circumstances and not to deal with the sale of undivided share of the Developer; and sale of undivided share of the Owner in the scheduled property either by themselves or through any other representatives or agents till the project is completed and the owners share is handed over.

Sale of Owners Share:

51. If the Owner so desires, the owner's share of constructed area will be marketed by the Developer at a nominal service charge mutually agreed and signed separately on the base selling price to cover the administrative and marketing costs for the same. The Owner shall be entitled to deduct the TDS for the service charge so payable and GST, if any, payable on the service charge shall be paid by the Owner.

For SREEVATSA REAL ESTATES PVT. LTD.

OWNER

Joint Managing Director
DEVELOPER

52. The Owner shall not sell directly to the purchaser, before taking possession of the allotted units, without taking prior permission of the developer before effecting such sale.

53. The Owner assures the Developer that apart from this Agreement, there is no other subsisting Agreement for sale or development in favour of any other persons in respect of the schedule property or any part thereof hereby agreed to be granted for sale/development to the Developer.

Advertisement:

54. That the DEVELOPER has the right to put up their signboard/advertisement board on the Schedule property and to advertise in newspapers and other media.

Commencement:

55. The DEVELOPER undertakes that the new constructions will be commenced within **180 days** from the date of receipt of registration number from TNRERA after getting approval/sanction from Coimbatore Municipal Corporation, Local Planning Office, Coimbatore and Director of Town & Country Planning, Chennai.

Time Frame:

56. Developer try to complete the project within 48 months from the date of receipt of necessary approval from TNRERA. However, force majeure clause will apply in case of unforeseen circumstances, natural causes and other calamities. In the event of delay due to unforeseen and force majeure conditions, the extension of time shall be discussed with the OWNER for grant of time to complete the Project.

57. Delays in getting approvals from governmental authorities and local bodies, and delays in obtaining power, water, sewerage services and any other services to be provided by Government departments shall be excluded in reckoning the period of Construction of 48 months.

58. Further, a grace period is permissible on mutual agreement having regard to the circumstances.

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

Advances, Taxes, Maintenance, Deposits Etc:

59. The Developer has agreed to pay a interest free refundable advance of Rs.3,00,000/- per month in favour of the Owner, Mr.R.Gurusankar, every month till handing over of the completed units to the Owner.

    The Developer have already paid a refundable advance of Rs.6,00,000/- as detailed below:

    a. Rs.1,00,000/- in favour of Mr.R.Rajkumar on 09-08-2024, 23-09-2024 and 17-10-2024 totalling Rs.3,00,000/-
    b. Rs.1,00,000/- in favour of Mrs.R.Krishnaveni on 09-08-2024, 23-09-2024 and 17-10-2024 totalling Rs.3,00,000/-

    The Owner acknowledges receipt of the said advance payment issued by the Developer.

    The advance paid shall be refunded by the Owner to the Developer without interest at the time of taking possession of the Owner's share of the Villas on completion of the project.

60. The Owner shall be liable to bear and pay all the property tax, Vacant Land Tax and all other taxes, dues and cess pertaining to the Scheduled Property up to the date of Plan Approval.

61. From the date of Plan Approval, the Developer shall pay all taxes and dues pertaining to the Scheduled property up to the date of completion of construction of the residential Villa units.

62. Any taxes, dues or cess, including Vacant Land Tax or other taxes charged at a later date for the period prior to obtaining of approval, are to be paid by the Owner.

63. After completion of construction of the Villa units on the Schedule property, the same shall be assessed to tax and the Owner or purchasers of the Owner's share shall bear the property tax, E.B. deposit, Water connection charges and Underground drainage charges etc in respect of the Owner's share of constructed area and the Developer or their purchasers of Villas shall bear the property tax, E.B. deposits etc. in respect of the Developer's share of constructed area.

For SREEVATSA REAL ESTATES PVT. LTD.

OWNER

Joint Managing Director

DEVELOPER

64. All the statutory charges like Drainage & Sewage connection deposits, Electricity Board deposits for connections, deposits for Water Connections, property tax including the vacant land tax for the period of construction and statutory expenses for getting the facilities and corpus fund for the Owner share of Villas shall be borne by the Owner like any other occupier of the Villa units.

65. The due date for this purpose shall commence from the date of notification by the developer that the Villa units is liable for above taxes respectively.

66. The Owner will pay Developer the following charges for their 38% share of the constructed area to the Developer:
    a. Security Deposit for electricity line
    b. Security Deposit for sewage & water connections.
    c. Corpus fund for Association.
    d. Statutory taxes that are levied by the Government authorities.
    e. GST/WCT/VAT etc. payable as per the prevailing rates.
    f. Property tax from the date of assessment of villas
    g. Proportionate Vacant Land Tax from the date of approval till the date of Property tax assessment.
    h. Any other taxes, levies, etc., that would be introduced by competent authorities at a later date, if any.

67. The GST and any other taxes prevailing towards portion of the Owner will be collected from the Owner or Owner's nominees by the Developer and remitted to the concerned competent authorities similar to the case of the buyers of property from the Developer's portion. The Owner will have to pay all these taxes for their portion to the Developer whether they have actually sold or retained for their use such units in the project. As per the rules prevailing today, the GST is to be paid based on the receipt of completion certificate, irrespective of whether the Owner has taken possession or not, which is to be paid by the OWNER. A demand note will be raised by the DEVELOPER.

68. Maintenance charges shall be payable by the OWNER whether the OWNER takes possession of the Units allotted or not from the notified date of possession. As regards the payment of maintenance charges, the commencement date, quantum, whether as lumpsum or in instalments, periodicity and due date, the OWNER will be governed by exactly the same rules as will be formulated for

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

OWNER

DEVELOPER

Purchasers of villas in the project, and as amended from time to time, by the DEVELOPER or by the Association/Society to be formed.

Appointment of Personnel:

69. That the DEVELOPER shall on signing this agreement appoint at Developer's sole discretion, Architects, Engineers and other technical personnel necessary for drawing plans, specifications, designs and related work for submission to the Competent Authority /Authorities for obtaining sanction for the construction of the building complex, and also to appoint technical personnel for resurvey and realignment if the same becomes necessary for obtaining approval for construction.

70. That the DEVELOPER shall at Developer's discretion appoint engineers, contractors, agents, workmen and other persons necessary for the purpose of development of the villas.

Indemnities:

71. That the OWNER shall indemnify and keep indemnified the DEVELOPER, its transferees, nominees or any persons claiming under it against all losses and damages suffered by reason of any defect in title or discovery of any charge, encumbrance, attachment, lien and against all claims, damages, demands, lispendens, actions at law and other proceedings at the instance of any person or persons or Governmental agencies, and against all damages, losses, costs, expenses which the DEVELOPER, vendees, transferees, nominees or any persons claiming under Developer may sustain, incur or be put to by reason of any such claims, demands, actions at law and other proceedings. Any such claim, demand, action at law or other liability shall be met and satisfied only out of the share of the OWNER in this agreement and not out of the share or any part thereof of the DEVELOPER.

72. That during the process of plan approval if it transpires that property does not qualify for approval, the OWNER covenants to reimburse the entire expenditure incurred by the developer in order to perfect title, removal of electrical/telephone or any other posts/ obstructions or by any action of government, expenditure incurred to any tax payments or any levies, cess or fees or charges or penalty or whatsoever be the nature of expenditure, out of packet expenses, expenditure incurred in employing architectures consultants and its own staff and personnel and or any other agencies Any fee/ charges/

For SREEVATSA REAL ESTATES PVT. LTD.

OWNER

Joint Managing Director

DEVELOPER

levies refunded by the government or / Any other agencies incurred by the developer shall be to the account of the developer.

Income Tax / Wealth Tax/ Goods and Service Tax/RENT GST/ RERA:

73. That Income tax, wealth tax, Capital Gains Tax, RERA, Goods and Service Tax or any other taxes and levies resulting from or arising out of the development of the property shall be borne by the respective parties for their respective shares.

Income Tax Clearance:

74. That the OWNER undertakes to obtain clearance certificate u/s.230-A of the Income Tax Act and produce the same at the time of the execution of the conveyance deeds if need be and the OWNER further undertakes to obtain and produce all such permissions, as may be necessary for execution and registration of conveyance deed.

75. The Owner and/or owner's transferees in regard to the Owner's constructed area shall become members of an Association to be formed by all the residential unit holders (hereinafter referred to as the "ASSOCIATION") for the purpose of attending to maintenance, upkeep and safety of the building and common amenities and all matters of common interest, bear the proportionate cost thereof and shall observe and perform the terms/conditions/Bye-laws/Rules/ Regulations of such Association. In this regard, each owner of the residential units in the Owner share shall be liable to contribute to a Corpus fund set up for this purpose and similar sum will be collected also from the buyers of residential units of the Developer's share. In the event of there being any delay in formation of such Association, the Developer shall continue to take care of maintenance subject to payment of a maintenance charge decided at that time and such maintenance will include maintenance of all common facilities.

This obligation on the Developer will be limited to a period of maximum three months from the date of handing over of all the villas. Maintenance charges for the Owner's unsold units are to be paid by the Owner to the Association as per the bye laws of the Association.

Life Certificate:

76. Owner of the property to provide the life certificate to developer every time during registration of prospective purchaser to executive the sale deed.

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

77. The Owner hereby agrees that if there is any breach of any one or more of the terms and conditions stipulated in this Agreement, the Developer shall have the right to sue for specific performance of this contract and recover all costs and value of all resources including men and materials deployed in this project.

78. That the DEVELOPER shall indemnify and keep indemnified the OWNER against all losses, damages, costs, charges, expenses that may be incurred or suffered by the OWNER on account of or arising out of any breach of any of these terms or breach of any law, rules or regulations relating to construction, or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction.

79. The Owner and the Developer shall use the Villa units earmarked for them only for the said purpose and shall not at any time carry on in the said residential villas any commercial trade or business. The Owner and the Developer shall stipulate the same conditions to their respective purchasers and in the Association Bye laws.

80. In the case of breach of any of the terms and conditions of this agreement by one party, the other party is at liberty to seek specific performance of the agreement.

Common Rights of Owners of Undivided Share of Land:

81. That the OWNER and the DEVELOPER covenant that this Joint Development Agreement will be part of the title documents in respect of their respective vendees, assigns, transferees or persons claiming under them, and that such vendees, assigns, transferees, or persons claiming under them, in common with all other co-owners and persons authorised by them shall have the right over the entrance pathways and land, and easementary rights in the property.

Impartibility of Land:

82. That the OWNER and the DEVELOPER and their respective vendees, transferees, assigns or persons claiming under them shall remain co-owners and shall not be entitled to claim partition of their respective shares of the land in the property which shall remain undivided and impartible. The OWNER shall accordingly incorporate this provision in the sale agreements/deeds with the OWNER'S prospective purchaser/s.

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

Association of Ultimate Owners:

83. That the OWNER and the DEVELOPER and their respective vendees, transferees, assigns and persons claiming under them shall become members of an Association or Body as the case may be, to be formed or constituted of all the undivided co-owners in the property or by reason of any statutory prescription in that behalf and shall abide by all regulations that the Association or body may determine from time to time for the purpose of maintenance of the common facilities of the residential complex.

Cancellation:

84. The Developer is entitled to cancel the Joint Development Agreement during the pendency of the development, if they face any practical difficulties or litigation in proceeding with the development work. The Owner is not entitled to terminate this development agreement unilaterally.

85. However, the Owner and the Developer may jointly decide to cancel and terminate this agreement if all of them think that it is inappropriate to proceed with the development of the project. In the event of termination of this agreement due to any of the reasons aforesaid, accounts will be mutually settled and the Developer will be compensated by Owner with all the monies spent for the development of the property including architects fees, cost of construction and all expenses incurred as per clause 77 supra.

Other Terms:

86. All claims and disputes arising in respect this Agreement will be resolved through mediations failing which through Arbitration under the provisions of Arbitration & Conciliation Act 1996 with all amendments thereto. The sole Arbitrator shall be nominated by the Developer and the Owner on consent and the venue of arbitration will be preferably Coimbatore. Provided that such Arbitrator appointed shall be a retired High Court Judge, or District Judge or Architect or Lawyer of at least 25 years standing.

87. The terms and conditions, stipulations and other connected and related terms specified in this agreement will be operative only when the sanctions and approvals are accorded by appropriated and concerned authorities and not otherwise.

88. The OWNER hereby agrees that the Owner has been made aware of the provisions of Real Estate Regulations Act (RERA) and the word "DEVELOPER"

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

will be deemed to include only within the meaning of Real Estate Regulations Act (RERA) 2016.

89. That the OWNER shall be entitled to visit the site under construction with prior appointment.

90. That the OWNER hereby confers exclusive development rights unto the DEVELOPER and the OWNER hereby authorizes and empowers the DEVELOPER to develop the property and put a building thereon consisting of Residential units and car parks as applicable.

DESCRIPTION OF PROPERTY

ITEM 1:
Deed of Partition between Mr.R.Rajkumar, Mrs.R.Krishnaveni, Mrs.R.Deepa and Mr.R.Gurusankar:

a. Coimbatore North Registration District, Gandhipuram Sub Registrar Office, Coimbatore North Taluk, Kalapatti West Village in S.F.No.45/1B an extent of 2.13 acres of land or 0.862 Hectares of land situate within the following boundaries:

North of	:	Lands in S.F.No.46/1B
South of	:	Existing 30 ft road in S.F.No.45/1B
West of	:	Existing North South Cart Track in S.F.No.45/2
East of	:	Lands in S.F.No.45/1A

b. In S.F.No.45/3A, an extent of 1.69 acres of land or 0.68.5 hectares of land situate within the following boundaries:

North of	:	Lands in S.F.No.46/3A allotted to Mrs.R.Krishnaveni
South of	:	Lands in S.F.No.26 and Cart Track
West of	:	Existing North South Cart Track
East of	:	Existing North South Cart Track

Out of the total area of 3.82 acres of land, an extent of 0.59 acres of land has been earmarked for the purpose of construction of residential villas as per this Joint

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director
DEVELOPER

Development Agreement and the said is subdivided as S.F.Nos 45/1B2B & 45/3A2 within the following boundaries:

S.F.No.45/1B2B measuring 0.29 acres:

North of	:	Lands in S.F.No.46/1B1
South of	:	Lands in S.F.No.45/1B2A
West of	:	Existing North South Road
East of	:	Lands in S.F.No.45/1A

S.F.No.45/3A2 measuring 0.30 acres:

North of	:	Lands in S.F.No.46/3A1
South of	:	Lands in S.F.No.45/3A1
West of	:	Existing North South Road
East of	:	Existing North South Road

The above land measuring 2,387.65 Sq.Mts or 0.59 acres in the Plan (not to scale) annexed hereto with all appurtenances attached thereto is situate within the limits of Coimbatore Corporation.

The Property is in S.F.Nos.45/1B2B & 45/3A2

ITEM II:

Coimbatore North Registration District, Gandhipuram Sub Registrar Office, Coimbatore North Taluk, Kalapatti West Village in S.F.No.46/1B, an extent of 3.16 acres of land or 1.28.0 Hectares or 12,787.97 Sq.Mts of land situate within the following boundaries:

North of	:	Lands in S.F.Nos.48 & 49
South of	:	Lands in S.F.No.45/1B pt
West of	:	Existing North South Road in S.F.No.46/2
East of	:	Lands in S.F.No.46/1A

Out of the the above, an area measuring 774.52 sq.mts of land handed over to Coimbatore Corporation as Road vide Document No.6077 of 2009 registered with SRO, Gandhipuram and 1505.13 Sq.Mts handed over to Coimbatore Corporation as OSR vide

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

document No.1544 of 2024 registered with SRO, Gandhipuram leaving a balance of 10,508.32 Sq.Mts or 2.60 Acres

The above land situate within the following boundaries:

North of	:	Lands in S.F.Nos.48 & 49
South of	:	Lands in S.F.No.45/1B2B
West of	:	Existing North South Road
East of	:	Lands in S.F.No.46/1A

The above land measuring 10,508.32 Sq.Mts of land or 2.60 Acres of land in the plan (not to scale) annexed hereto with all appurtenances attached thereto is situate within the limits of Coimbatore Corporation.

The property is in S.F.No.46/1B1

ITEM III:

Coimbatore North Registration District, Gandhipuram Sub Registrar Office, Coimbatore North Taluk, Kalapatti West Village, in S.F.No.46/3A, an extent of 1.31 Acres of land or 0.53.0 Hectares or 5,301.34 Sq.Mts of land situate within the following boundaries:

North of	:	Lands in S.F.No.49
South of	:	Lands in S.F.No.45/3A
East of	:	Existing North-South Road in S.F.No.46/2
West of	:	Existing North-South in S.F.No.46/3B.

Out of the above, an area measuring 1,332.23 Sq.Mts handed over to Coimbatore Corporation as OSR vide document No.1544 of 2024 leaving a balance of 3,969.11 Sq.Mts or 0.98 Acres of land.

The above land situate within the following boundaries:

North of	:	Lands in S.F.No.46/3A2
South of	:	Lands in S.F.No.45/3A2
East of	:	Existing North-South Road
West of	:	Existing North-South Road

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

DEVELOPER

The above land measuring 3,969.11 Sq.Mts or 0.98 Acres of land in the plan (not to scale) annexed hereto with all appurtenances attached thereto is situate within the limits of Coimbatore Corporation.

The property is in S.F.No.46/3A1

The lands mentioned in the above Item Nos.I, II and III are totally admeasuring an extent of 16,865.08 Sq.Mts or 4.17 Acres of vacant land together with usual path rights and other easements.

The above said property is situated in S.F.Nos.45/1B2B, 45/3A2, 46/1B1 & 46/3A1 in Kalapatti West Village, within the limits of Coimbatore Corporation.

IN WITNESS WHEREOF ALL THE PARTIES HAVE SIGNED THIS AGREEMENT ON THE 30th DAY OF APRIL 2025 AT COIMBATORE BEFORE THE FOLLOWING WITNESSES:

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director
DEVELOPER

Witnesses:

1. Mrs. Saraswathi. V
No.58, Ponnusamy Nagar,
Seeranaickenpalayam, Coimbatore - 641 007.

2. Ms. Payasree. R
No.68, Hemambika Krupa,
P.V. Samy Road (West),
R.S. Puram, Coimbatore - 641002

OWNER

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director
DEVELOPER

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : கோயம்புத்தூர் வடக்கு

வட்டம் : கோயம்புத்தூர்

வருவாய் கிராமம் : காளப்பட்டி (மேற்கு)

பட்டா எண் : 5325

உரிமையாளர்கள் பெயர்

1. ராஜ்குமார் மகன் குருசங்கர் -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
45	1B2B	0 - 11.75	0.40	--	--	--	--	2024/0105/12/542047--2024/12/02/001524SD -------- 21-08-2024
45	3A2	0 - 12.15	0.41	--	--	--	--	2024/0105/12/542047--2024/12/02/001524SD -------- 21-08-2024
		0 - 23.90	0.81					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **12/02/028/05325/50875** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-09-2024 அன்று 12:57:45 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : கோயம்புத்தூர் வடக்கு

வட்டம் : கோயம்புத்தூர்

வருவாய் கிராமம் : காளப்பட்டி (மேற்கு)

பட்டா எண் : 5217

உரிமையாளர்கள் பெயர்

1. ராஜ்குமார் மகன் குருசங்கர் -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
46	1B1	1 - 5.21	3.56	--	--	--	--	2024/0103/12/594015--2024/12/02/001399SD -------- 01-07-2024
		1 - 5.21	3.56					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **12/02/028/05217/50895** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-09-2024 அன்று 12:46:51 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : கோயம்புத்தூர் வட்டம் : கோயம்புத்தூர் வடக்கு

வருவாய் கிராமம் : காளப்பட்டி (மேற்கு) பட்டா எண் : 5094

உரிமையாளர்கள் பெயர்

1. ராஜ்குமார் மகன் குருசங்கர்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
46	3A1	0 - 39.68	1.34	--	--	--	--	2024/0103/12/599366--2024/12/02/001397SD -------- 02-08-2024
		0 - 39.68	1.34					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **12/02/028/05094/50868** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-09-2024 அன்று 12:48:31 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

District : Coimbatore

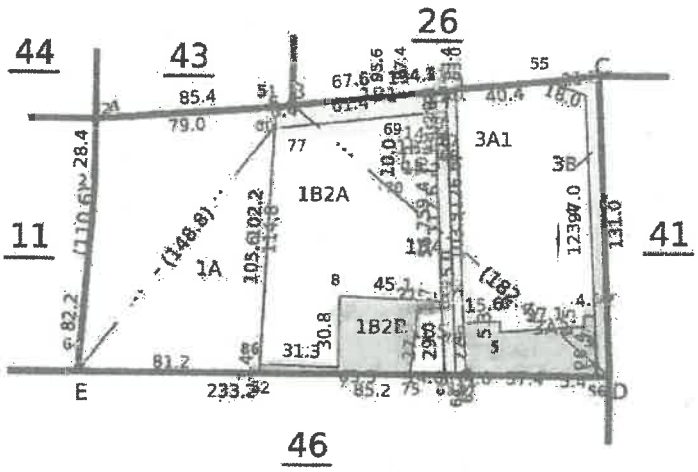
Taluk : Coimbatore North

Village : Kalapatty (West) [28]

Survey No : 45

Area : Hect 02 Ares 65.62

Scale : 1 : 2681



Data Digitally Signed By
MANIVEL PALANISAMY

Date of Issue: 22-01-2025 19:29:52

Survey and Settlement Department, Government of TamilNadu

260 fv.7

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

District : Coimbatore

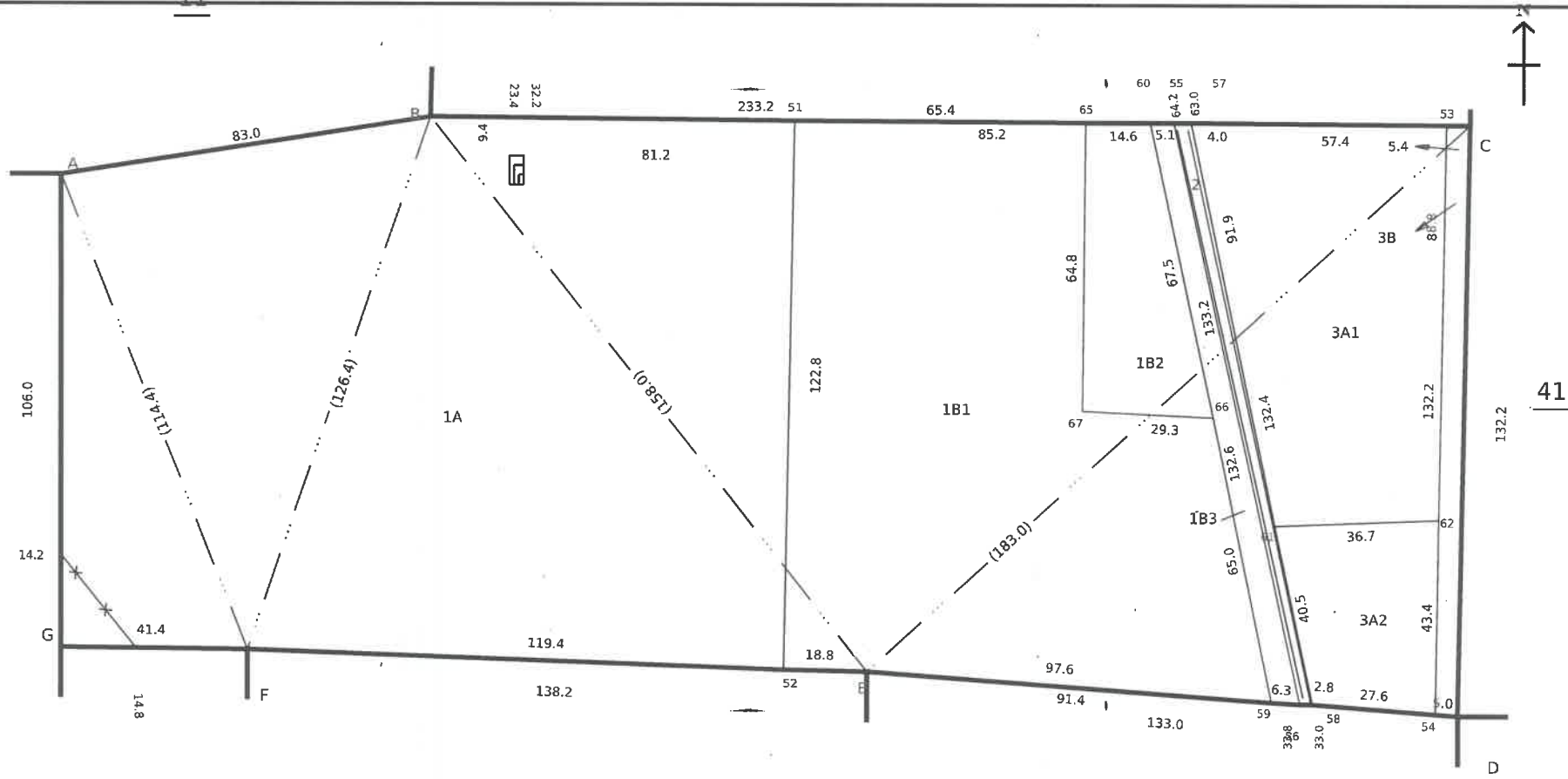
Taluk : Coimbatore North

Village : Kalapatty (West) [28]

Survey No : 46

Area : Hect 03 Ares 84.25

Scale : 1 : 1000



For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

Data Digitally Signed By
MANIVEL PALANISAMY

Date of Issue: 22-05-2024 21:45:33

Survey and Settlement Department, Government of TamilNadu

270 fv.3

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

Verified RealEstate™

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.