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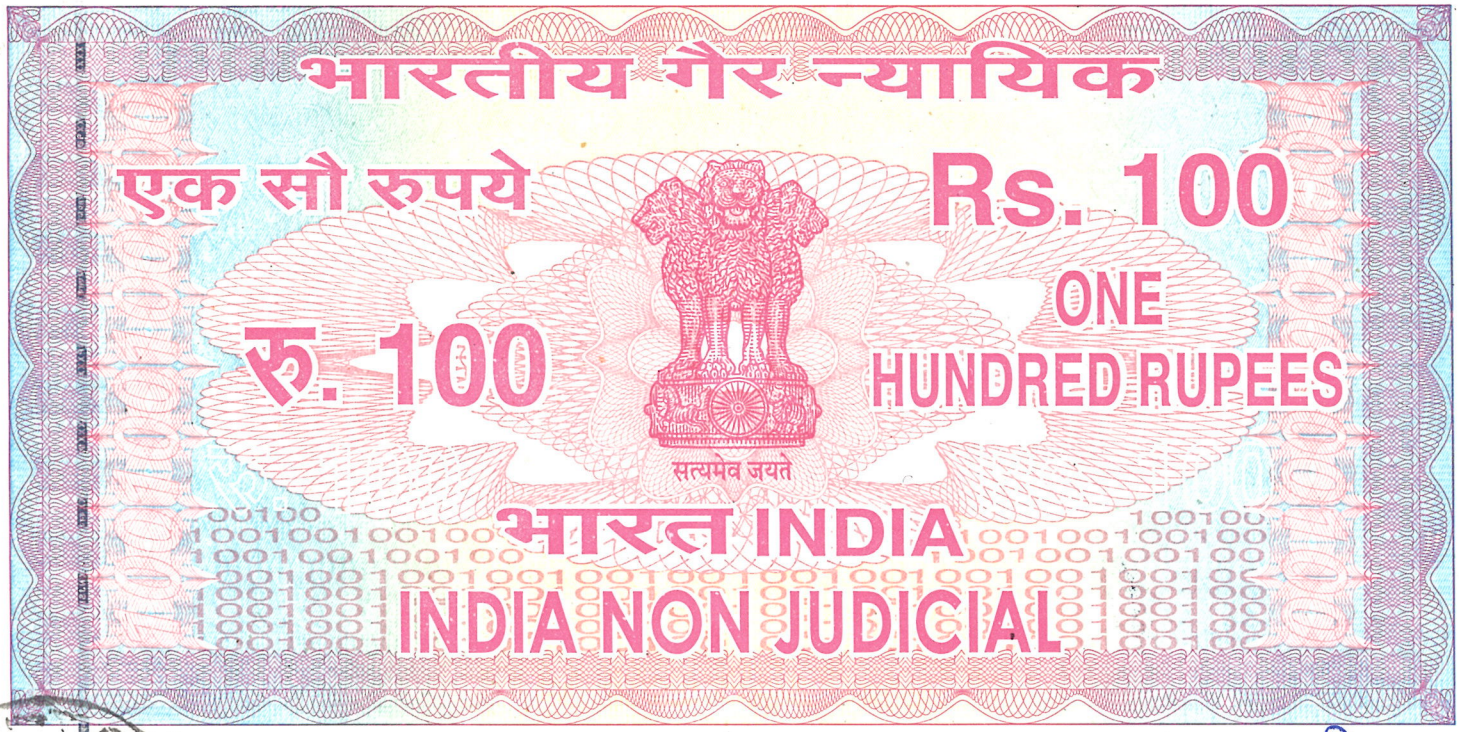
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OMR Thoraipakkam,
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தமிழ்நாடு तमिलनाडु TAMILNADU

17 APR 2024

DC 102442

K. MAHALAKSHMI

AGREEMENT FOR JOINT DEVELOPMENT

THIS AGREEMENT FOR JOINT DEVELOPMENT made at Chennai on this the **10th day of MAY 2024:**

BETWEEN

Mr. RAJU VENKATRAMAN, aged about 66 Years, Son of Mr. S. Venkatraman, Hindu, **(Permanent Account Number: AEMPR9395H, AADHAAR NO: 7496 8365 7951)** residing at No. 9, Casuarina Drive, Neelankarai, Chennai 600 115, hereinafter referred to as the **OWNER** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his legal heirs, executors, and administrators and successors in title) of the ONE PART;

AND

For Lancor Holdings Limited

OWNER

Authorized Signatory

LANCOR HOLDINGS LIMITED, (CIN: L65921TN1985PLC049092, PAN: AAACD2547D), a company incorporated under the Companies Act 1956, having its Registered Office at "VTN Square", No.58 (Old No.104) G.N. Chetty Road, T Nagar, Chennai 600017, represented herein by its represented herein by its Managing Director and Authorized Signatory, Mr. R V Shekar [Aadhar No. 5538-6052-1180], duly authorized by the Board Resolution, duly authorized by the Board Resolution dated 18.04.2024 (hereinafter referred to as **LANCOR** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in title) of the OTHER PART:

WHEREAS:

a. The **OWNER** is the absolute owner of and are seized and possessed of or well and sufficiently entitled free from all encumbrances to the land measuring an extent of 30,310 square feet (as per Patta 29,588.13 square feet) bearing Plot Nos. 1A, 2A, 3A, 4A, Clasic Retreat, Sholinganallur, Chennai – 600 119, comprised in Old Survey Nos. 602/2L Part and 602/2K Part, New Survey Nos. 602/212B, 602/2B1F, 602/2B1G and 602/2B1J, bearing Patta Nos. 3191, 3105, 3106 and 4746 of Sholinganallur Village, Sholinganallur Taluk, Chennai District, together with an existing building standing thereon, and more particularly described in the Schedule hereunder written (hereinafter called "the Schedule Property"), he having obtained ownership under the following Sale Deeds:

i. By a Deed of Sale dated 2nd June 1999, bearing Document No. 1287 of 1999, registered in the Office of the Sub Registrar, Neelangarai, executed by (1) Mr Anush Shankar, (2) Mr N Ramachandran, both represented by their Power of Attorney Holder, M/s. Clasic Farms and Resorts (India) Ltd., and (3) M/s. Clasic Farms and Resorts (India) Ltd., in favour of the **OWNER,** in respect of Plot Nos. 1A and 2A measuring an extent of 9,056 square feet comprised in Old Survey Nos.602/2L Part,

For Lancor Holdings Limited

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602/2K Part, New Survey No. 602/2B1G of Sholinganallur Village, Sholinganallur Taluk, Chennai District, covered under Patta No. 3106.

ii. By a Deed of Sale dated 8th July 1999, bearing Document No. 1591 of 1999, registered in the Office of the Sub Registrar, Neelangarai, executed by (1) Mr Anush Shankar, (2) Mr N Ramachandran, both represented by their Power of Attorney Holder M/s. Clasic Farms and Resorts (India) Ltd., and (3) M/s. Clasic Farms and Resorts (India) Ltd., in favour of the **OWNER,** in respect of Plot No. 3A measuring an extent of 4637.50 square feet comprised in Old Survey Nos.602/2L Part, 602/2K Part, New Survey No. 602/2B1F of Sholinganallur Village, Sholinganallur Taluk, Chennai District, covered under Patta No. 3105.

iii. By a Deed of Sale dated 13th December 2000, bearing Document No. 3078 of 2000, registered in the Office of the Sub Registrar, Neelangarai, executed by M/s. Clasic Farms (Chennai) Ltd., in favour of the **OWNER,** in respect of 27.50 Cents comprised in Old Survey No.602/2L2 Part, New Survey No. 602/212B covered under Patta No.3191 of Sholinganallur Village, Sholinganallur Taluk, Chennai District.

iv. By a Deed of Sale dated 16th March 2005, bearing Document No. 1519 of 2005, registered in the Office of the Sub Registrar, Neelangarai, executed by Mr. Brij Mohan Sehgal and Mrs. Veena Sehgal, both represented by their Power of Attorney, Mr. V. Srinivasan, in favour of the **OWNER,** in respect of Plot No. 4A measuring an extent of 4637.50 square feet comprised in Old Survey Nos. 602/2L2 Part, 602/2K Part, New Survey No. 602/2B1J of Sholinganallur Village, Sholinganallur Taluk, Chennai District, covered under Patta No. 4746.

For Lancor Holdings Limited

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b. The **OWNER** desires to demolish the existing structure and have the Schedule Property developed as a multi-storied residential apartment. **LANCOR** has approached the **OWNER** stating it has the expertise to build multi-storied buildings and is willing to get associated with the **OWNER** to develop the Schedule Property. After discussions and negotiations, it is agreed that **LANCOR** shall develop the Schedule Property under joint development basis wherein, in consideration of the Owner transferring 29,252.24 Sq. Ft. of undivided share of land in the Schedule Property in favour of **LANCOR** or its nominees, **LANCOR** would pay to the Owner **Rs. 14,00,00,000/- (Rupees Fourteen Crores only)** and construct and deliver one Duplex Penthouse Apartment on the 11th Floor, measuring an extent of 3,071 Sq. Ft., together with (i) an exclusive open terrace area of 820 Sq. Ft., and (ii) two covered car parks and one open car park in the proposed project to be developed by **LANCOR** in the Schedule Property with the specifications attached hereto in Annexure I;

c. **LANCOR** has held-out that it has the necessary expertise, resources, infrastructure and the ability to develop the Schedule Property;

The parties are desirous of recording the terms and conditions on which **LANCOR** will develop the Schedule Property.

NOW THIS AGREEMENT FOR JOINT DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The **OWNER** and **LANCOR** have mutually declared and represented to each other and warrant that the declarations and representations made below are true and accurate in all respects and form the foundation of this Agreement and recognizes and agrees that **LANCOR** has entered into this Agreement on the faith of the correctness of such representations. The Annexures, namely **Annexure-1 to Annexure-V** shall be deemed

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to be incorporated and read as part of this Agreement. In the event of any inconsistency, the terms of this Agreement shall prevail over the contents in the Annexures;

1.1. The **OWNER** warrants and represents that:

a. the **OWNER's** title to the Schedule Property is clear and marketable and free from any encumbrances, claims, doubts, acquisitions or requisitions and the **OWNER** has not dealt with or created any rights in, to or over the **Schedule Property** or any part thereof;

b. the **OWNER** has not entered into any agreement/s or arrangement or transactions, oral or written, or otherwise entered into or concluded any negotiations whatsoever or accepted any token or earnest money or deposit in any way concerning the **Schedule Property** or any part thereof which might in any way jeopardize or affect the terms of this agreement or the rights of **LANCOR** herein and, in particular, the **OWNER** has not agreed to sell or develop or otherwise made commitments in respect of the **Schedule Property** or any part thereof;

c. the **OWNER** has been and continues to be in uninterrupted possession of the Schedule Property ever since the date of purchase by him;

d. there are no tenants, unauthorized occupants, trespassers or encroachments on the Schedule Property or any part thereof;

e. the tenure of the Schedule Property is freehold;

f. there is no notice from any Government, Municipal or any public body or authority or any notice or order under any law including the Income Tax Act 1961 served upon the **OWNER** in respect of the Schedule Property or any part thereof that restricts or affects

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or may restrict or affect in any manner the implementation of this Agreement or the rights of **LANCOR** herein;

g. no occasion has arisen or is likely to arise whereby the **OWNER** is or will be in any manner prevented from dealing with the Schedule Property or any part thereof or whereby their right to deal with the **Schedule Property** or the development of the Schedule Property is or is likely to be prejudicially or adversely affected;

h. all rates, taxes, assessments, duties, dues, deposits etc. payable by the **OWNER** in respect of the Schedule Property have been paid and will be paid by the **OWNER** upto the date of handing over vacant possession of the Schedule Property to **LANCOR**;

i. the **OWNER's** name has been shown as the **OWNER** of the Schedule Property in all Government and Municipal records;

1.2. **LANCOR** warrants and represents that:

a. **LANCOR** has held-out that it has the necessary expertise, resources, infrastructure, and the ability to develop the Schedule Property into a multistoried residential building within the stipulated time.
b. **LANCOR** shall, at its cost and expenses, apply and obtain the necessary sanctions as well as any other approvals, permissions, Licenses etc., for putting up construction in the **Schedule Property**.
c. **LANCOR** shall start the construction activities only after obtaining all the relevant approvals and permissions.
d. **LANCOR** shall ensure that it pays on time all the security deposits / caution deposits / advances to the relevant authorities to obtain the required approvals and permissions.

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e. **LANCOR** shall ensure that it completes the development as per the timelines agreed herein.

f. **LANCOR** shall ensure that it would complete the said development of the **Schedule Property** as per the plans approved and shall not deviate from it to ensure that it obtains the completion certificate from the relevant authorities, on time.

2. **LANCOR** has inspected the Schedule Property and also documents of title relating to the ownership of the Schedule Property and **LANCOR** is satisfied about measurements, site conditions and title of the Schedule Property;

3. In consideration of the **OWNER** agreeing to transfer an undivided **29,252.24 square feet** in the Schedule Property to **LANCOR** and/or their nominee(s), **LANCOR** agrees to carry out the said development at its own cost and deliver to the **OWNER**, the following:

3.1. A sum of **Rs. 14,00,00,000/- (Rupees Fourteen Crores only)** to be paid in the following manner:

a. Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only), deducted as TDS under Sec. 194 (j) of the Income Tax Act and will be remitted to the relevant authority on behalf of the **OWNER**;

b. Rs. 1,00,000/- (Rupees One Lakhs Only), deducted as TDS under Sec. 194(IA) of the Income Tax Act and remitted to the relevant authority on behalf of the **OWNER**;

c. A sum of Rs. 99,00,000/- (Rupees Ninety Nine Lakhs only) paid vide Cheque bearing No. 054577 dated 08th September 2023 drawn on IDBI Bank;

d. A sum of Rs. 11,60,00,000/- (Rupees Eleven Crores Sixty Lakhs only) paid on 9th May 2024 vide RTGS from City Union Bank to ICICI Bank account of the OWNER (UTR:CIUBH24130404884).

For Lancor Holdings Limited

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OWNER

3.2. One Duplex Penthouse Apartment bearing No. 1102 on the 11th Floor measuring an extent of 3071 square feet of super built up area (inclusive of common areas) together with (i) an exclusive open terrace area of 820 Sq. Ft., and (ii) two covered car parks and one open car park to be constructed on the **Schedule Property**, free from all encumbrances and liabilities and completed in all respects as per the agreed specifications in **ANNEXURE - I**, for the exclusive use and occupation of **OWNER** and for the absolute use and/or benefit and ownership of the **OWNER** (hereinafter together referred to as the said '**OWNER's** Area').

3.3. The OWNER is not liable to pay any sum under this Agreement except what is expressly undertaken in **Annexure - III**.

4. The remaining Super Built-up Area measuring an extent of 84,928 square feet, together with 29,252.24 square feet of undivided share of land and the car parking spaces will be retained by **LANCOR** for sale to third party buyers (hereinafter together referred to as the said '**LANCOR'S Area'**).

5. **LANCOR** shall complete the said development of the **Schedule Property,** at its own cost, by way of construction of residential building as per the plans approved by Chennai Metropolitan Development Authority (CMDA) / Corporation of Chennai with internal and external services, amenities, lift, facilities including but not limited to compound walls, staircases, lobbies, terraces, balconies, passages, covered and uncovered car parking spaces, Generator, machine room, service room, etc., and obtain the Completion Certificate from the concerned authorities in respect of such building/s and facilities (hereinafter referred to as **the "said development")** as hereinafter provided.

6. The **OWNER** hereby authorizes and permits **LANCOR** to enter upon the **Schedule Property** and to develop the same by demolishing the existing structures and buildings

For Lancor Holdings Limited

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and construct a residential building as per sanctioned plan issued by CMDA and Corporation of Chennai, subject to the terms of this Agreement. Provided however it is expressly understood that symbolic possession of the **Schedule Property** is only being handed over to **LANCOR** for the specific purpose of development, and nothing contained herein shall be construed as delivery of possession in part performance of an Agreement of Sale under Sec. 53A of Transfer of Property Act, 1882.

7. It is further agreed between the parties hereto that the Architects for the said development will be M/s. Nataraj & Venkat Associates. **LANCOR** shall obtain the consent of the **OWNER** for the design and plans for the said development before submitting the same to CMDA/Corporation for approval.

8. **LANCOR** shall construct in the **Schedule Property** a residential apartment building with Basement, Stilt Floor for Car Parking and other Services and Eleven Upper Floors (with four apartments per floor from 1st to 9th Floors, two apartments per floor on the 10th to 11th Floors (Northern Side) and two duplex penthouses on the 10th and 11th Floors (Southern Side), as per the sanctioned plan with internal and external services, amenities, lift, facilities including but not limited to compound walls, staircases, lobbies, terraces, balconies, passages, covered and open car parking spaces, generator, machine rooms, service rooms, etc. The construction shall be in accordance with the specifications contained in **ANNEXURE I.**

9. The demarcation of the super built up areas as apartments allotted to the **OWNER** and **LANCOR** respectively has been more fully listed out in **ANNEXURE II** attached to this Agreement.

10. **LANCOR** shall prepare plans for demolition of the existing building on the **Schedule Property** through their Architects and have the same approved by the Corporation of

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Chennai. **LANCOR** shall only proceed thereafter to demolish the existing building. The salvage value that arises out of the demolition process will be set-off against the demolition charges payable to the Greater Chennai Corporation.

11. **LANCOR** shall follow up with CMDA, Corporation of Chennai and obtain necessary sanctions and permissions for the said development in accordance with the law. **LANCOR** shall intimate the **OWNER** in writing, the receipt of Planning Permit and Building Permit and shall also provide copies of all the approved plans and permits, duly authenticated by LANCOR as true copies.

12. All costs, charges and expenses relating to the said development and the construction thereon and those incidental to obtaining of the approvals, permissions and sanctions relating to the said development (except the costs, charges and expenses detailed in **ANNEXURE III** to this Agreement) shall be borne and paid by **LANCOR**. Such costs shall include the fees of Architect and other consultants, the cost of all materials, labour and contractor/s charges. **LANCOR** shall keep the **OWNER** fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may arise against the **OWNER** in respect of the said development on the **Schedule Property** and the building to be constructed thereon by reason of any failure on the part of **LANCOR** to discharge their liability or obligation to the labour employed by them or any claim of the labour contractor or on account of any omission or commission in using the **Schedule Property** or in putting up the construction.

13. **LANCOR** assures and undertakes that the commencement, construction, completion, quality and use of construction materials etc., shall be in parity in all respects both for the said **OWNER's Area** and the said **LANCOR'S Area**, as hereinafter defined. Individual preferences of purchasers of the **LANCOR'S Area** in the specifications of construction shall not be restricted in this regard.

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14. It is agreed by and between the parties hereto that:

a) subject to the terms of this Agreement, **LANCOR** will be entitled to sell or lease or rent or transfer by any other mode/nature, the said **LANCOR's Area** or any part or portion thereof to such person or persons or company or entity or body at such price and on such terms that **LANCOR** may decide at its sole discretion. **LANCOR** will also be solely entitled to all the sums that may be received or receivable in respect of the Agreements of Sale/Lease, sale or lease or rent or transfer by any other mode/nature or for any other usage of the said **LANCOR's Area** or any part or portion thereof including the sale proceeds, advances, rentals, deposits, etc. **LANCOR** will be liable to bear and pay any taxes, rates, cesses, outgoings, maintenance charges etc., in relation to the said **LANCOR's Area.** Provided however that there will not be any liability or obligation upon the **OWNER**, relating to the said **LANCOR's Area**, except the responsibility of executing the sale deeds for the proportionate undivided share in the **Schedule Property** relating to the said **LANCOR**'s Area in favour of **LANCOR** or its nominees through their Power Agent viz., **LANCOR** in terms of this Agreement. The **OWNER** will not be liable or responsible, in any manner, for any non-fulfillment of terms or default by **LANCOR** relating to the sale or lease or rent or any other mode/nature of transfer or any other usage of the said **LANCOR**'s Area and the **OWNER** shall be fully indemnified in respect of any loss or expense that the **OWNER** may be put to due to any default or action of **LANCOR** with regard to **LANCOR's Area.**

b) Subject to the terms of this Agreement, the **OWNER** will be entitled to sell or lease or rent or transfer by any other mode/nature or give for any part or portion thereof to such person or persons or company or entity or body at such price and on such terms that the **OWNER** may decide at his sole discretion the **OWNER's Area**. The **OWNER** will also be solely entitled to all the sums that may be received or

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receivable in respect of the Agreements of Sale/Lease, sale or lease or rent or transfer by any other mode/nature or for any other usage of the said **OWNER's** Area or any part or portion thereof including the sale proceeds, advances rentals, deposits etc. Provided however that there will not be any liability or obligation upon **LANCOR**, relating to the said **OWNER's** Area, except the responsibility of constructing and delivering to the **OWNER** the said **OWNER's** Area in fully habitable condition in terms of this Agreement. **LANCOR** will not be liable or responsible, in any manner, for any non-fulfillment of terms or default by the **OWNER** relating to the sale or lease or rent or any other mode/nature of transfer or any other usage of the said **OWNER's Area**.

15. The **OWNER** has today handed over all the Original Title Deeds, as per the list in **ANNEXURE IV** to **LANCOR**.

16. **LANCOR** will have the right to take all decisions pertaining to the said development, including decisions relating to appointment of consultants/contractors, plans, designs, specifications, materials, contractors etc.

17. The **OWNER** has already executed and registered in favour of **LANCOR** a specific Power of Attorney empowering **LANCOR** to carry out the said development and to obtain various approvals, sanctions and permissions relating to the said development on the **Schedule Property.** The said Power of Attorney has been registered on 16th October 2023 as Document No.13192 of 2023 in the Office of the Sub Registrar, Neelangarai.

18. The **OWNER** has this day executed in favour of **LANCOR** a General Power of Attorney empowering **LANCOR** to lease/convey/mortgage 29,252.24 square feet of undivided share in **the Schedule Property** proportionate to the said **LANCOR's Area**.

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LANCOR assures and undertakes that the Power of Attorney shall be used by them only with reference to 29,252.24 square feet of undivided share of land and not with the **OWNER's Area**.

19. The **OWNER** shall not revoke the Powers of Attorney, executed above, provided however there is no breach of the terms contained herein to be performed/observed by **LANCOR**.

20. The **OWNER** agrees and undertakes not to enter into any agreements or transactions or make any commitments in any way concerning the said **LANCOR's Area** or any part thereof, so long as this Agreement is in subsistence.

21. It is mutually agreed between the **OWNER** and **LANCOR** that the terrace / elevation of the proposed building/s shall not be used for putting up any signage, telecom towers, etc., by the **OWNER** and **LANCOR**, except the name of the proposed building and the name of **LANCOR**.

22. **LANCOR** hereby undertakes to complete the construction of the premises within 18 (eighteen) months plus 3 (three) months as grace period for obtaining power, water and sewer connections, from the date of receipt of planning permission from the CMDA, building permit from Corporation of Greater Chennai. Should there be any delay in completion of the project beyond eighteen months, **LANCOR** shall, for the period of delay, pay the **OWNER** the sum of **Rs. 8/- (Rupees Eight only)** per sq. ft. per month of the said **OWNER's** Area, until the completion and handing over of the **OWNER's Area** to the **OWNER**.

23. **LANCOR** shall not, however, incur any liability if they are unable to deliver possession of the Premises within the aforesaid time, if the completion of the building is delayed

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by reason of war, civil commotion, strike, riots, act of God, other force majeure circumstances, or if non-delivery of possession is the result of any order, rule or notification of any Court of Law or any Government Agency and/or any public or competent authority so long as the same is not a result of any act or omission on the part of **LANCOR**. **LANCOR** shall not also incur any liability in the event of hostilities, rebellion, any change in law, or if any Government Authority or competent authority decides to revoke any permit for reasons other than any act or omission on the part of **LANCOR (the 'Event').** This Clause shall not take effect unless LANCOR communicates in writing to the OWNER simultaneously with or latest within 48 (forty-eight) hours from the occurrence of the Event.

24. Upon completion of the project, the building shall be handed over to the Association or to the service provider, who shall maintain the building and the cost of maintenance shall be paid by all the owners as per the terms agreed between the owners and association/service provider.

25. Both parties shall give written notice to the other side, if there is a breach or violation of the terms of this Agreement and the other party shall rectify/remedy such breach within 30 (thirty) days of receipt of such notice, failing which only the aggrieved party will be at liberty to either seek specific performance or terminate this Agreement and the defaulting party shall be bound to perform or compensate the aggrieved party for all claims, losses and damages as the case may be.

26. It is hereby expressly agreed and understood by and between the parties hereto that this Agreement does not constitute a partnership or Joint Venture or association of persons between the **OWNER** and **LANCOR** nor is any partnership or Joint venture contemplated nor does it tantamount to forming an association of persons. It is

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expressly made clear that each of the parties shall alone be liable for discharge of their liabilities arising under this Agreement, including tax liability, if any.

27. The waiver (express or implied) of a breach of any provision of this Agreement shall not be construed as a waiver of any other provisions thereof or a waiver of subsequent breach of the same provision.

28. The provisions of this Agreement shall be read and construed as severable so that if any provision thereof becomes unlawful or illegal, the remaining provisions thereof shall continue to be lawful, legal and binding.

29. The provisions of this Agreement (including this Clause 29) shall not be altered, added to or omitted except in writing duly signed by both parties.

30. All disputes, differences and claims whatsoever which may arise during the continuance of this Agreement between the parties hereto touching these presents or the construction, meaning effect or application thereof or any Clause or thing contained in this Agreement or in respect of any account, or as to any act of omission of either party or as to any other matter in anywise relating to or arising out of or touching this Agreement or the rights, duties and liabilities of either party under this Agreement shall first be discussed and if possible resolved by the Parties hereto, who shall co-operate in good faith to resolve the dispute as amicably as possible within 30 days of service of the notice. If not resolved as aforesaid, such disputes shall be referred to arbitration, by a sole arbitrator appointed mutually by the **OWNER** and **LANCOR** and such arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended upto date. The arbitration proceedings shall be held at Chennai and courts in Chennai alone shall have the jurisdiction.

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31. It is agreed between the parties that all agreements, sale deeds/transfer deeds that **LANCOR** and the **OWNER** may execute, shall necessarily include or be deemed to include the covenants set-out in **ANNEXURE V** herein. All future transferees of undivided shares in the **Schedule Property** and the Super Built-up Area, shall also include the aforesaid covenants in the agreements, sale deeds/transfer deeds that such transferees may execute.

32. The **OWNER** and **LANCOR** hereby agree that the proposed building will be named as **"LANCOR - VETRI"** and shall not be altered either by the **OWNER** or by **LANCOR** or any of their successors in title.

33. This Agreement supersedes all discussions, correspondence, exchange of draft Agreements and the terms and conditions contained hereinabove shall be final.

34. This Agreement is executed in two Originals, one each to be retained by the **OWNER** and **LANCOR**.

35. All expenses toward registration, stamp duty and incidental expenses, if any. for this JDA or any of the documentation mentioned herein or connected thereto shall be to LANCOR's account to the express exclusion of the OWNER.

36. It is specifically understood that notwithstanding anything contained herein, both parties shall be entitled to specific performance of the Agreement.

For Lancor Holdings Limited

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OWNER

SCHEDULE PROPERTY

All that piece and parcel of land admeasuring an extent of 30,310 square feet (as per Patta 29,588.13 square feet), Clasic Retreat , Sholinganallur, Chennai – 600 119, comprised in Old Survey Nos. 602/2L Part and 602/2K Part, New Survey Nos. 602/212B, 602/2B1F, 602/2B1G and 602/2B1J, bearing Patta Nos. 3191, 3105, 3106 and 4746 of Sholinganallur Village, Sholinganallur Taluk, Chennai District, together with an existing building standing thereon, the land bounded on the

North by:	Plot No. 5A comprised in Survey No. 602/2B1K and 602/2L2A;
South by:	40 Feet Road;
East by:	Property comprised in Survey Nos. 602/2L2A, 602/1F1, 1F2 and;
West by:	20 Feet Road;

Situate within the Sub Registration District of Neelangarai and Registration District of Chennai South.

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THESE PRESENTS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

Signed and delivered by the within named **OWNER Mr. RAJU VENKATRAMAN** in the presence of the following witnesses:

Signed and delivered by the within named **LANCOR HOLDINGS LIMITED** through its Managing Director, **Mr. R V Shekar** in the presence of the following witnesses:

WITNESSES:

1.

CHANDRA SELVA JM
58 GN Chetty Road
T. Nagar, Chennai - 17

2. M. R. Narayanan.

No. 9 - Casuina Drive
Neelangarai, Chennai - 115

ANNEXURE - I
SPECIFICATION FOR THE MULTISTORIED RESIDENTIAL PROJECT AT SHOLINGANALLUR

STRUCTURE

RCC framed structure with RC foundations conforming to Bureau of Indian Standards (BIS).

Pre constructional anti-termite treatment will be provided under the Foundation and external perimeter of the building as per BIS for the complete building.

Walls will be constructed using Autoclaved Aerated Concrete blocks (AAC blocks) – from Aerocon or equivalent. The height will be maintained at 9'10" from structural floor to floor.

WALL FINISHES

Internal walls will be finished with gypsum plaster and emulsion paint above wall putty.

The toilet walls will be finished with Vitrified / Ceramic tiles upto ceiling height – colors and sizes will be as recommended by Architects. Trims and profiles will be used to protect the vertical edges of tiles

Wash area will be finished with Vitrified / Ceramic tiles upto ceiling height using tiles as recommended by our Architects.

Dado of 2' above the kitchen platform will be finished with ceramic tiles.

Lofts will be provided in Kitchen and in one bedroom.

Exterior faces of the building including the balconies will be finished with cement plaster and weather proof paint – Ultima Protek or equivalent - texture paint will be used in all exterior faces suggested by our Architects.

CEILING

Ceiling areas of living, dining, bedrooms, kitchen, toilet and balconies will be finished with putty and emulsion paint.

TERRACE

Terrace will be chemically waterproofed and filled up with foam concrete.

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FLOOR FINISHES

Living and Dining will be finished with Italian / Turkish Marble of suitable size as specified by the Architect and the Bedrooms will be finished with vitrified tiles – colors as suggested by Architects.

Kitchen, Utility, Balcony & Toilets will be finished with anti-skid Vitrified / Ceramic tiles as recommended by Architects.

4" high skirting matching the floor tile will be provided wherever required.

COMMON AREA FINISHES

Staircase & lobby floor will be finished with Polished Granite / Marble slabs.

Staircase & Lobby walls will be finished with vitrified / ceramic tiles upto ceiling height.

Car parks will be finished with Granolithic flooring. Driveway will be finished with Cement tiles - pattern will be as suggested by our Architects.

Cool Tiles in Terrace for heat reduction on foam concrete.

DOORS

MAIN DOOR - Kalpataru or equivalent veneer CDS unit with Architraves on Both Sides. Shutter shall be 40mm Flush Door with Edge Banding on all 4 sides. Frames, Architrave & Shutter shall be finished with Melamine polish. Size of door is 4'-0" x 8'-0".

Yale lock or equivalent with biometric, number pad, access card and physical key will be provided.

BEDROOM DOOR – Kalpataru or equivalent Laminated CDS unit with Architraves on both sides. Shutters shall be 32 mm flush door with both side laminate and PVC Edge Banding on all 4 sides.

Yale lock or equivalent will be provided.

Size of door is 3'-0" x 7'-0".

TOILET DOOR - Kalpataru or equivalent Laminated CDS unit with Architraves on both sides. Shutters shall be 32 mm flush door with both side laminate and PVC Edge Banding on all 4 sides.

Yale lock or equivalent will be provided.

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Size of door is 2'-6" x 7'-0"

WINDOWS

UPVC/ Aluminium powder coated Sliding/ Fixed windows will be provided in all rooms with MS Grills as per design.

FRENCH DOORS

UPVC/ Aluminium powder coated Sliding type French doors will be provided.

KITCHEN

Countertop Platform (dry fixing) will be finished with 18mm thick granite slabs 2'0" wide. Stainless Steel Single bowl sink with drain board and a sink cock will be provided. Provision for fixing a refrigerator, exhaust fan (or chimney), ceiling fan, microwave, mixer and a point for RO unit for drinking water purposes will be provided.

Wash area will have Single bowl Stainless steel sink (without drain board) and provision for fixing washing machine and dish washer, will be made.

ELECTRICAL

Concealed insulated copper multi-strand FR wires will be provided with distribution board having MCBs. Necessary number of switches & sockets will be provided as recommended by our consultant.

Telephone points/Data point will be provided in Living and Master Bedroom.

Empty conduits for DTH TV point will be provided in Living and Master Bedroom

One charging point for E-Vehicle will be provided in the carparking area for each apartment.

LIFT

Building will be served by two lifts - 1 stretcher and 1 passenger lift with automatic openable doors – Kone or equivalent.

WASHROOMS

All Sanitary ware will be of 'White' Color and suitable number of CP fittings ROCA or equivalent will be provided.

Shower Partitions will be provided in all washrooms.

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Overhead shower with diverter and spout will be provided in all washrooms.

All washrooms will have provision for connecting a Geyser and an Exhaust fan.

COMPOUND WALL

5' high compound wall will be provided as specified by Architects.

POWER SUPPLY & GENERATOR

3 phase power supply with 100% generator back-up will be provided.

LANDSCAPING

The project will be suitably landscaped as per design.

SECURITY SYSTEM

CCTV, Access Control and Video intercom system will be provided.

WATER

One Bore well and water treatment plant of adequate capacity will be provided.

Underground RCC Sump of adequate capacity for Bore well / Treated water and Overhead Tank will be provided as specified by Consultant.

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ANNEXURE – II

ALLOCATION OF APARTMENTS AND CAR PARKING BETWEEN OWNER AND LANCOR

S. No	Apt No.	Floor	Ownership	SBA in sq. ft.	Terrace Area in sq. ft.
1.	101	First	LANCOR	2,394	
2.	102	First	LANCOR	2,388	
3.	103	First	LANCOR	1,800	
4.	104	First	LANCOR	1,750	
5.	201	Second	LANCOR	2,394	
6.	202	Second	LANCOR	2,388	
7.	203	Second	LANCOR	1,800	
8.	204	Second	LANCOR	1,750	
9.	301	Third	LANCOR	2,394	
10.	302	Third	LANCOR	2,388	
11.	303	Third	LANCOR	1,800	
12.	304	Third	LANCOR	1,750	
13.	401	Fourth	LANCOR	2,394	
14.	402	Fourth	LANCOR	2,388	
15.	403	Fourth	LANCOR	1,800	
16.	404	Fourth	LANCOR	1,750	
17.	501	Fifth	LANCOR	2,394	
18.	502	Fifth	LANCOR	2,388	
19.	503	Fifth	LANCOR	1,800	
20.	504	Fifth	LANCOR	1,750	
21.	601	Sixth	LANCOR	2,394	
22.	602	Sixth	LANCOR	2,388	
23.	603	Sixth	LANCOR	1,800	
24.	604	Sixth	LANCOR	1,750	
25.	701	Seventh	LANCOR	2,394	
26.	702	Seventh	LANCOR	2,388	
27.	703	Seventh	LANCOR	1,800	
28.	704	Seventh	LANCOR	1,750	
29.	801	Eighth	LANCOR	2,394	
30.	802	Eighth	LANCOR	2,388	
31.	803	Eighth	LANCOR	1,800	
32.	804	Eighth	LANCOR	1,750	
33.	901	Nineth	LANCOR	2,394	
34.	902	Nineth	LANCOR	2,388	
35.	903	Nineth	LANCOR	1,800	
36.	904	Nineth	LANCOR	1,750	

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S. No	Apt No.	Floor	Ownership	SBA in sq. ft.	Terrace Area in sq. ft.
37.	1001 & 1101	Tenth & Eleventh	LANCOR	3,075	820
38.	1002 & 1102	Tenth & Eleventh	OWNER	3,071	819
39.	1003	Tenth	LANCOR	1,800	-
40.	1004	Tenth	LANCOR	1,750	-
41.	1103	Eleventh	LANCOR	1,635	130
42.	1104	Eleventh	LANCOR	1,680	59

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ANNEXURE – III

(Costs to be borne by the OWNER)

The following costs (and no other) shall be borne by the OWNER, namely:

1. Property Tax: The property tax relating to the apartment allotted to the OWNER.

2. Maintenance & Outgoings: The entire cost of maintenance and outgoings relating to the said OWNER's Area or any part thereof will be borne by the OWNER from the date of handing over possession of the apartment.

3. Additional Works: Any internal changes over and above the agreed specifications and drawings relating to the OWNER's Area will be borne by the OWNER.

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ANNEXURE – IV

(List of Original Title Deeds to be deposited by the OWNER as per Clause No. 15)

Item No. 1 - Survey No. 602/212B – 0.11.0 Ares or 27.50 Cents of Sholinganallur Village, Sholinganallur Taluk, Chennai District

1. Sale Deed dated 13th December 2000 executed by M/s. Clasic Farms Chennai Limited in favour of Mr Raju Venkatraman bearing Document No. 3078 of 2000 registered in the Office of the Sub Registrar, Neelangarai.
2. Patta bearing No.3191 stands in the name of Mr Raju Venkatraman vide reference No.02/11/013/03191/50324.
3. Kist Receipt bearing No. 229164 dated 12.06.2023 for the Fasli year 1432.

Item No. 2 - Survey Nos.602/2B1F, 602/2B1G and 602/2B1J - 0.16.50 Ares or 17,753 Square feet., of Sholinganallur Village, Sholinganallur Taluk, Chennai District.

1. Sale dated 02.06.1999, executed by 1.Mr Anush Shanker, Son of Mr V Narayanan, 2.Mr N Ramachandran son of V Narayanan, represented by their Power Agent M/s. Clasic Farms & Resorts (India) Ltd and 3. M/s. Clasic Farms & Resorts (India) Ltd, in favour of Mr Raju Venkatraman, Son of Mr S Venkatraman, registered as Document No.1287 of 1999, in the office of the Sub Registrar, Neelangarai.

2. Patta bearing No.3106, stands in the name of Mr Raju Venkatraman, vide reference No.02/11/013/03106/50370.

3. Sale dated 08.07.1999, executed by 1.Mr Anush Shanker, Son of Mr V Narayanan, 2.Mr N Ramachandran son of V Narayanan, represented by their Power Agent M/s. Clasic Farms & Resorts (India) Ltd and 3. M/s. Clasic Farms & Resorts (India) Ltd, in favour of Mr Raju Venkatraman, Son of Mr S Venkatraman, registered as Document No.1591 of 1999, in the office of the Sub Registrar, Neelangarai.

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4. Patta bearing No.3105, stands in the name of Mr Raju Venkatraman, vide reference No.02/11/013/03105/50369.
5. Sale Deed dated 14.07.2000, executed by 1.Mr Anush Shanker, Son of Mr V Narayanan, 2. Mr N Ramachandran son of V Narayanan, represented by their Power Agent M/s. Clasic Farms & Resorts (India) Ltd and 3. M/s. Clasic Farms & Resorts (India) Ltd, in favour of 1.Mr Brij Mohan Sehgal and 2. Veena Sehgal, registered as Document No.1884 of 2000, in the office of the Sub Registrar, Neelangarai.

6. Patta bearing No. 3153 stands in the name of Mr Brij Mohan Sehgal and 2. Veena Sehgal.

7. General Power of Attorney dated 02.03.2005 executed by Mr Brij Mohan Sehgal and 2. Veena Sehgal in favour of Srinivasan registered as Document No. 375 of 2005 in the office of the Sub Registrar, Neelangarai.

8. Sale Deed dated 16.03.2005, executed by Mr Brij Mohan Sehgal and 2. Veena Sehgal represented by their agent Srinivasan in favour of Mr. Raju Venkatraman, Son of Mr S Venkatraman, registered as Document No.1519 of 2005. In the office of the Sub Registrar, Neelangarai.

9. Patta bearing No.4746 stands in the name of Mr Raju Venkatraman, vide reference No.02/11/013/04746/60371.

10. Kist Receipt in favour of Mr Raju Venkatraman bearing No. 229164 dated 12.06.2023 for the Fasli year 1432 and 229151 dated 29.05.2023 for the Fasli year 1432.

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ANNEXURE V

COMMON COVENANTS AND CONDITIONS

1. The LAND-OWNER and his transferees and LANCOR and their transferees (hereinafter, 'UNIT OWNER' in this Annexure) shall be entitled to use and enjoy their respective constructed areas (hereinafter referred to as "Units") only as a residential building either for their own occupation or any of their tenants or lessees. The ownership of the car parks shall be co-extensive with the ownership of the Units. The car parks shall be used only for the parking of vehicles and shall not be sold or rented out to any party who is not a resident/occupant of the building.

2. The UNIT OWNER shall be entitled to own and enjoy their respective Units consistent with the rights and interests of the other UNIT-OWNERS and also to use all sewers, drains and water courses now in, or upon, or hereafter to be erected or installed hereafter in the Schedule Property, in common, and shall share with other UNIT-OWNERs the cost of repair and maintenance of such sewers, drains, water courses, whitewashing and all other common amenities of the building.

3. No UNIT-OWNER shall be entitled to claim partition of their share of land in the Schedule Property and the same shall remain undivided and impartible.

4. UNIT-OWNERs shall not obstruct the rights of other UNIT-OWNERs for entry, exit and use of the Schedule Property.

5. The plan or elevation of the proposed building, 'LANCOR VETRI', shall not be altered by UNIT-OWNERs. Further, UNIT-OWNERs shall not tamper in any way with the beams and columns that may come within or outside Units or in the premises. UNIT-OWNERs shall not be entitled to put up any other temporary or permanent structure on the Schedule Property and shall not change the elevation or plan of the construction.

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6. UNIT OWNERs shall not have any right in the exclusive terrace areas ear-marked and reserved for the use and enjoyment of specified UNIT-OWNERs. The LAND-OWNER and his transferees, and LANCOR and their transferees shall be entitled to deal with their respective exclusive terrace areas and use the same, subject to the applicable municipal bye-laws.

7. UNIT-OWNERs shall use and enjoy their respective Units only as a Residential unit either for their own occupation or any of their tenants or lessees and not use or let out for any other purpose whatsoever.

8. UNIT-OWNERs shall not at any time carry on in the said premises any trade or business offensive in nature which may become in any way a nuisance or danger to UNIT-OWNER of the other portions of the building or their successors in title or to the occupiers or owners of any neighboring property or which may depreciate the value of other portions or any part thereof. The UNIT-OWNERs shall not use or permit to be used their portion of the construction in a manner which would diminish the value or the utility of the portions owned by other UNIT OWNERs.

9. Each UNIT-OWNER and all persons authorized by the UNIT-OWNERs shall have the right to enter common areas of the construction at all reasonable times and after due notice for the purpose of repairing and maintaining the common amenities provided in the construction which pass through or are supported by other portions of the construction.

10. Each UNIT-OWNERs shall give to the other UNIT OWNERs all necessary support vertical, horizontal, and lateral; and the supporting common walls of the building shall be maintained and repaired in common by the UNIT-OWNERs.

11. The UNIT-OWNERs or occupiers shall not by virtue of this Agreement acquire any right of light or air which may prejudice free use of other portions of the said building.

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12. Each UNIT-OWNER hereby agrees to become members of the Association of UNIT-OWNER of various units in the Building, for which purpose LANCOR shall take all necessary steps in the formation of such owners association. The UNIT-OWNERs will duly observe all the rules and regulations of the Association.

13. Each UNIT-OWNER, on taking possession of their individual Units, shall have the same insured and keep insured to cover against risks of fire. The UNIT-OWNER shall also bear proportionate fire insurance charges for insurance of common services in the Schedule Property and the Building.

14. The UNIT-OWNERs shall be liable for the proportionate charges for common amenities, meter rent, electricity, water, security arrangements etc., from the date on which LANCOR communicates their readiness to hand over possession of their respective Units in the building after the said building is complete in all respects. However, in respect of the Landowner's Area, LANCOR has undertaken to maintain the building free of cost for a period of one year from the date of Completion Certificate.

15. The UNIT-OWNERs shall be liable for all taxes, charges, levies and other outgoings payable in respect of their Units and their proportionate undivided share of the Schedule Property from the date of LANCOR communicating their readiness to handover the possession of their respective units in the building after the said building is complete in all respects.

16. The UNIT-OWNER or his successors in title and LANCOR and their nominees agree that no sign boards or cell towers shall be installed on the terrace of the building, except the name of the building and the name of LANCOR.

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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

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