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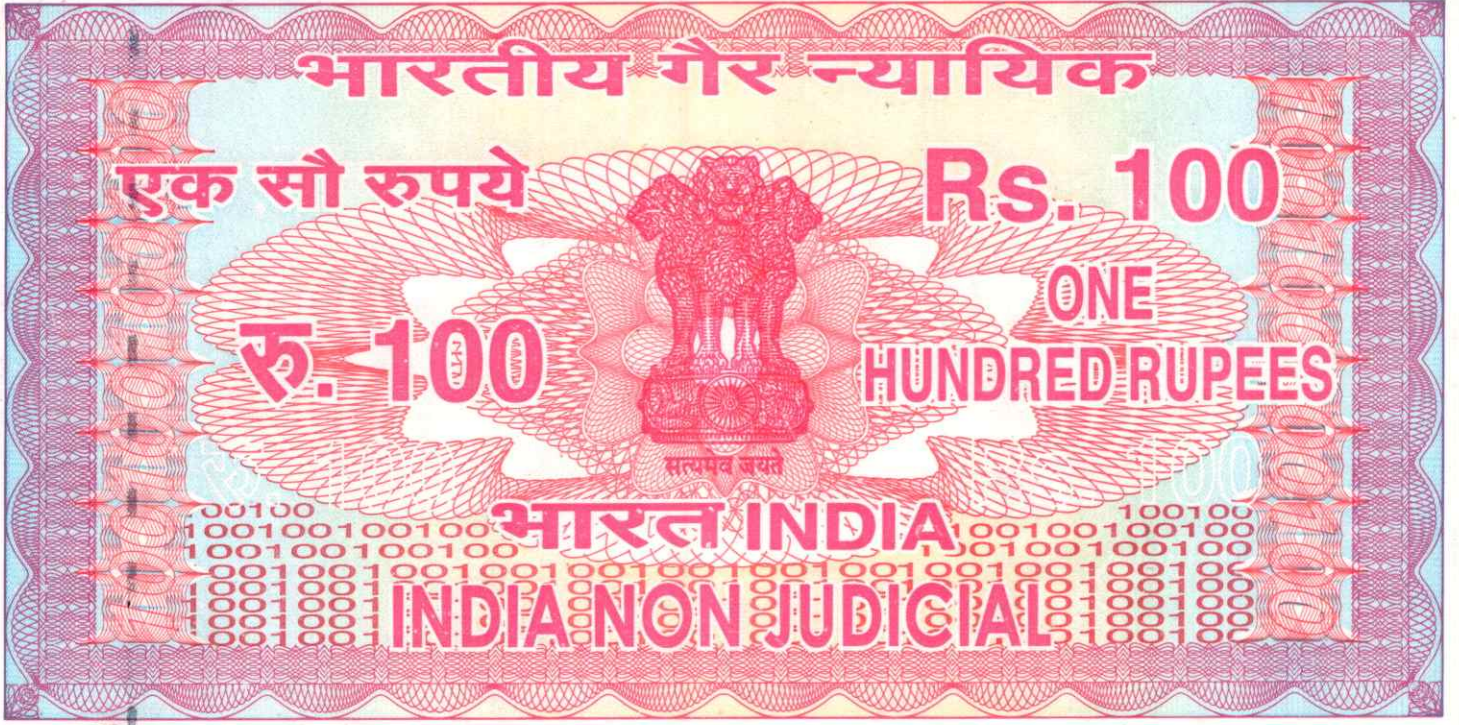
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28 MAR 2023

CW 600183

DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/91
SAIDAPET, CHENNAI-15. :9840173094

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made at Chennai, on this the 11th Day of May, 2023

BETWEEN

Mrs. C.V. ADILAKSHMI [Pan : AMVPA0813G] [Aadhaar No:4299 1705 2950] wife of C.L.N.Rao, aged about 63 years and residing at No.1/1, Ground Floor, Sambasivam Street, T.Nagar, Chennai – 600 017, hereinafter collectively referred to as the “**LAND OWNER**” which term shall mean and include her representatives, heirs, administrators, agents, nominees, executors and assigns of the **ONE PART**;

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

MANAGING DIRECTOR

c.v. adilakshmi

AND

M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED [PAN : AACCD3734H], a company incorporated in India under the Companies Act, 1956, and having its registered office at NEW NO. 109, 111 & 113, OLD NO. 76/1, 77 & 78, LLOYDS ROAD (AVVAI SHANMUGAM SALAI), ROYAPETTAH Chennai TN 600014, represented by its Managing Director **Mr.Ranjeeth D Rathod** son of Daman Prakash, aged about 45 years, hereinafter referred to as the "**DEVELOPER**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns) of the **OTHER PART**;

WHEREAS the land comprised in Survey No.1110, land measuring with an extent of 2.10 Acres, Situated at Madavaram Village, Madavaram Taluk, Chennai District, originally owned by Mr.C.Adhiseseshlyar, then he bequeathed all his properties to and in favour of his grandsons (i). C.Surya Prakasa Rao and (ii) C.Vedhagiri Rao both sons of C.Ekambaraiah, under a Will Deed dated 08.04.1944, registered as Document No.24 of 1944, Book 3, in the office of Sub Registrar office Madras North (Periamet).

WHEREAS in pursuance of the said will the said (i). C.Surya Prakasa Rao and (ii) C.Vedhagiri Rao, have been registered as Joint Pattadar vide Patta No.5, in respect of the land comprised in Survey No.1110, extent 2.10 Acres. Subsequently, Chitta and Adangal also stands in their name.

WHEREAS the said (i). C.Surya Prakasa Rao and (ii) C.Vedhagiri Rao, both have decided to partitioned the entire properties by executing a Koorchit dated 07.08.1953, thereby western half portion of land comprised in Survey No.1110, land measuring with an extent of 1.05 Acres, was allotted to C.Surya Prakasa Rao.

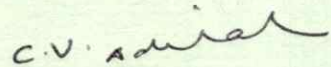
WHEREAS the said C.S.Prakasa Rao, have entered into a lease agreement for the land comprised in Survey No.1110, measuring with an extent of 15,000 Sq.ft., (*North western corner*) out of 1.05 Acres, with Bharath Petroleum Corporation Ltd., under a Lease Deed dated 14.01.1992, registered as Document No.249 of 1992, Book I, in the office of Sub Registrar Madhavaram.

WHEREAS the said C.Surya Prakasa Rao, has executed a settlement deed for the land comprised in Survey No.1110, extent of 1.05 Acres, at G.N.T Road, Madavaram Village, Madavaram Taluk, Thiruvallur District, to and in favour of his wife Mrs.C.Vani wife of C.S.Prakasa Rao, under a Settlement Deed Dated 13.09.2012, registered as Document No.4766 of 2012, in the office of the Sub Registrar Madhavaram.

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.



MANAGING DIRECTOR



WHEREAS in pursuance of the aforesaid settlement the said Mrs.C.Vani, has mutated the revenue records and registered as Pattadar vide RPT No.9498/2012, Dated 22.10.2012, in respect of the property comprised in Old Survey No.1110, T.S.No.3, Ward No.D, Block No.115, measuring to an extent of **15554 Sq.ft.**, and Patta TK8A/755/1423, Dated 25.10.2013, in respect of the property comprised in Old Survey No.1110, T.S.No.5/2, Ward No.D, Block No.115, measuring to an extent **33573 sq.ft.**, both issued by The Zonal Deputy Tahsildar, Madhavaram Taluk

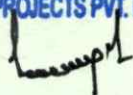
Thereafter the endorsement made on the aforesaid settlement deed by the Special Deputy Collector vide dated 01.03.2013. Tamil Nadu Urban Development Project III, the government have acquired an extent of **396 sq.mts or 4262.5 Sq.ft.**, of land in the Northern Portion from the aforesaid land under order in R.C.396/2010, and by the Award No.6/2012, dated 25.05.2012 for the construction of grade separator at the inter sector of G.N.T Road, at Moolakadai.

WHEREAS the said C.Vani wife of C.S.Prakasa Rao, has executed a settlement deed to and in favour of his daughter Mrs.C.V.Adilakshmi wife of C.L.N Rao, under a settlement deed dated 25.01.2016, registered as Document No.377 of 2016, in the office of Sub Registrar, Madhavaram and ever since then she is in absolute possession and enjoyment of the aforesaid property along with lease rights of Bharath Petroleum Corporation Limited.

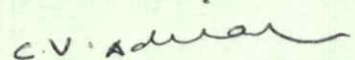
WHEREAS in pursuance of the settlement deed the said Mrs.C.V.Adilakshmi wife of C.L.N.Rao, has mutated the revenue records vide TSLR Patta S.R.No.4095/17, Dated 30.10.2018, in respect of land in Old Survey No.1110 part, New T.S.No.3/1, Ward D, Block No.115, measuring 10 Ares 49 Sq.mt or **11286 Sq.ft.**, and Old Survey No.1110 part, New T.S.No.5/6, Ward D, Block No.115, measuring 31 Ares 19 Sq.mt or **33558 Sq.ft.**, issued by The Tahsildar, Madhavaram Taluk.

WHEREAS the said C.V.Adilakshmi and Bharath Petroleum Corporation Limited, both have mutually agreed and entered a fresh lease deed thereby the Bharath Petroleum Corporation Limited, has hold only **6660 Sq.ft.**, (Western Portion) of land (measuring 90 Feet Frontage X 74 Feet Depth) i.e., North to South 90 feet and East to West 74 feet out of **10737.5 Sq.ft.**, in Survey Number 1110 part, Town Survey Number 3/1, Block No.115, Ward No.D and further Bharath Petroleum Corporation Limited, have surrendered and handed over the remaining portion of land measuring an extent of **4440 Sq.ft.**, to C.V.Adilakshmi, by a surrender lease deed dated 03.07.2017, registered as Document No.3562 of 2017, in the office of Sub Registrar Madhavaram.

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.



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WHEREAS the said C.Vani wife of C.S.Prakasa Rao, has executed a Rectification Deed for reason for that error mistake of the Schedule of the above mentioned which is Settlement Deed. As a Correct Schedule in this Deed had the property, measuring with an extent of 1.05 Acre., Comprised in Old Survey No.1110, Town Survey Nos. 5/2 and Town Survey No.3, Block No.115, Ward D to and in favour of Mrs.C.V.Adilakshmi, under a Rectification Deed dated 10.05.2023 registered as Document No. 3513 of 2023, in the office of Sub Registrar, Madhavaram.

WHEREAS the Land Owner is desirous of developing the balance land measuring **34815.5** Sq.ft., comprised in Old Survey No.1110 part, New T.S.Nos.3/1 and 5/6, Ward D, Block No.115, situated at Madhavaram Village, Madhavaram Taluk, Chennai District, and has approached the Developer and expressed her intention to develop the Schedule Property and on representation of the Land owner the Developer agrees to undertake the development of Schedule property into Residential apartments at its own cost and expenses on the terms and conditions set out hereunder.

WHEREAS the developer herein represented that they have adequate infrastructure and facilities and experience in developing and constructing Residential apartments by obtaining separate Plan Approval from the competent Authorities for the Residential apartment, on various terms and conditions.

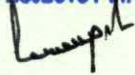
NOW THIS JOINT VENTURE AGREEMENT WITNESSETH AS FOLLOWS:

The Parties hereto agreed that the Schedule hereunder (Project Land) shall be jointly developed by the Parties, and inter-alia, the Revenue share (defined hereinbelow) in ratio fixed at **40% (Forty percent)** for the Land Owners and **60% (Sixty percent)** for the Developer, in the manner and in accordance with the terms and conditions recorded morefully in clause 14 of this agreement hereinafter

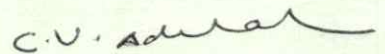
Appointment of Developer

1. That the LAND OWNER hereby appoint and authorize the DEVELOPER to construct Residential apartments on the land comprised in Old Survey No.1110 part, New T.S.Nos.3/1 and 5/6, Ward D, Block No.115, as per document measuring **34815.5** Sq.ft., situated at G.N.T Road, Moolakadai, Madhavaram Village, Madhavaram Taluk, Chennai District, the DEVELOPER is hereby authorized to Develop, market and sell the undivided share together with the proportionate Saleable area, in Schedule mentioned property to its customer(s)/client(s)/nominee(s) to the extent of its share **60 %** of Saleable area and 40 % shall be towards the Land Owner Share.

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.



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2. That the Developer shall achieve saleable FSI of 3.25 times on the least of the extent as mentioned on schedule property, However, subject to architect feasibility. Developer shall try to achieve Premium FSI to maximum of additional **15,000 Sq.ft.**, and premium FSI cost thereon, shall be borne by the Land owner.

Acceptance and Undertaking of Developer

3. That the DEVELOPER hereby accepts the said appointment and undertakes to develop the Schedule Property by constructing residential apartment in accordance with terms and conditions specified herein. Further, the DEVELOPER is hereby authorized to market undivided shares out of the Schedule Property corresponding to the Residential units to its customer(s)/client(s)/nominee(s).

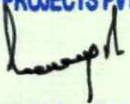
Owner's undertaking to sell undivided interest in the Said Land

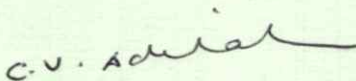
4. The LAND OWNER hereby agree and undertake to sell the Schedule Property to the customer(s)/Client(s)/nominee(s) of the DEVELOPER in such undivided shares and as per the Sale Deed as the DEVELOPER may require, and the consideration thus passed on to the land owner shall be subject to Deduction of Tax at source under section 194 IC of Income Tax Act 1961 from the amount paid to LAND OWNER by the Developer.
5. The LAND OWNER hereby authorises the Developer to demolish the existing building, if any, with a super built-up area on the Schedule Property land for the purpose of development of the land into residential apartments with a provision that all expenses in connection with such demolition shall be borne exclusively by the Developer. However, the Developer will undertake the demolition of the existing building or any other structure after obtaining the approval for the proposed construction of the apartment building from the concerned authorities.

Sharing of proceeds from marketing and consideration to the Land Owner

6. The Parties hereby agree that the overall super built up area (Saleable Area) in the said Residential apartment together with corresponding undivided share in the said land or any part(s) thereof shall be shared between the parties hereto in the ratio as specified in clause 14 in this Agreement.

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.


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7. That the DEVELOPER is hereby authorised and empowered to receive and collect the Proceeds from the marketing of the saleable area in the said Residential apartment and as well the proportionate undivided share in the said land or any part(s) thereof, directly from the allottees/purchasers thereof. The Proceeds received by the Developers shall be deposited in the Bank Account specifically designated for this and other purposes (as per RERA) referred to in this agreement and shall be apportioned to the Land Owner as per the agreed ratio of revenue sharing. The Land Owner will be given access to the Designated Account at all times for viewing the account as and when required.
8. For the purpose of this Agreement, the term Proceeds shall mean and include only amounts received from the allottees/purchasers towards the cost of saleable areas in the said Residential Apartments, the cost of the corresponding undivided share in the Said Land or any part(s) thereof and the cost of any reserved car park, terrace, garden balcony or other similar areas allotted for the exclusive use of any allottee(s)/Purchase(s). Proceeds shall not, for the purposes of this Agreement, include payments received from the allottees/purchasers towards Stamp Duty, Registration Fee, Documentation Charges, Legal Fees, Expenses and deposits for service connections, Maintenance Charges or Corpus Fund, Service Taxes, and GST Taxes.
9. The Proceeds shall also not include infrastructure fee or other similar levy by the planning authorities for the proposed construction of the Said Residential Apartments and the DEVELOPER shall be entitled to collect the same from the allottees/buyers in its name as reimbursement of the amounts paid by the DEVELOPER to the planning authorities. The LAND OWNER shall not be entitled to claim any share in such amounts.
10. The sharing of the Proceeds shall be effected, upon realization of payments from the purchasers/allottees, **at intervals of not more than 15 days each** or at such frequencies as may be mutually agreed between the DEVELOPER & OWNER from time to time. However, 10% of the sale proceeds up to a maximum of **Rs.1,00,00,000/-** (Rupees One crore only) received by the DEVELOPER shall be left in the said Designated Account as "Cancellation Reserve" that will belong to the DEVELOPER & OWNER jointly [as per sharing ratio i.e. 60 :40] in order to refund any amounts to the allottees/purchasers in the event of cancellation of agreement by such allottees/purchasers. In the event of such refunds becoming necessary and if the amount in the account is inadequate to effect the refund, the

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

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CV. Adithya

DEVELOPER shall call upon the OWNER to pay amounts to make good the shortfall. If the LAND OWNER fail(s)/neglect(s) to make such payments to enable refunds to the allottees/purchasers, the DEVELOPER may use its own funds and effect the refund to the allottees/purchasers. The DEVELOPER shall be entitled to reimburse itself of the payments so made from the next disbursement(s) of the OWNER share of the Proceeds. Any amount standing to the credit of such Cancellation reserve shall be distributed amongst Developer and Land owner as per the agreed ratio at the end of the project or at the time of final settlement made to the Land owners

11. That the DEVELOPER shall apply its best efforts to market sell, collect or recover, the sale proceeds of the super built up area allocated to it under this agreement. The LAND OWNER shall refrain from committing any act of omission that could prevent, obstruct or impede the efforts of the DEVELOPER in the regard. The DEVELOPER shall fully bear all the marketing costs for selling its share of the entire saleable area, including that of Landowners share as per the agreed ratio as defined in this agreement.

Refundable of Security Deposit

12. The Developer, having been satisfied as to the clear and marketable title to the land described in Schedule Property hereunder, has paid a sum of **Rs 4,00,00,000/- (Rupees Four crore Only)** by way of Demand Draft No 560455, drawn from RBL Bank, T.Nagar Branch, to the LAND OWNER, as an interest free refundable Security Deposit in order to secure the due compliance by the DEVELOPER of the terms and conditions set out herein.

13. The Said Refundable Security deposit as defined in **clause 12** above, The Land Owner has agreed that the said refundable deposit shall be deducted from land owner revenue share in the following manner :

- (i) The Land Owner Revenue share shall be adjusted immediately and transferred to Developer account till an aggregated sum of Rs.1,00,00,000/- (Rupees One Crore Only) out of refundable security deposit is repaid.
- (ii) The Remaining Rs.3,00,00,000/- (Rupees Three Crore Only) shall be adjusted against the Payments disbursed to Land owners proportionate to the Overall estimated collections to be payable to the Land Owners.

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

MANAGING DIRECTOR

C.V. Anand

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

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In an unlikely event of the approvals and permits for the proposed project are not sanctioned by the competent authorities for any reasons, the Land Owner shall refund the said security deposit to the Developer within a period of 15 days from date of such rejection of the plan by the appropriate authorities.

Sharing ratio between the parties

14. The Proceeds from the marketing of the Saleable Area of residential apartments as well of the corresponding undivided share in the said land shall be shared between the DEVELOPER and LAND OWNER in the ratio as follows:

- a. 40 % (Forty percent) of the proceeds to the Land Owners
- b. 60% (Sixty percent) of the proceeds to the DEVELOPER

Proceeds for the purpose of the above Distribution to the parties as mentioned in the above ratio, in this agreement.

Sale consideration for the purpose of sharing shall include the following ;

- Basic Price
- Car parking
- Amenities
- PLC charges
- any other charges in the nature of revenue to developer

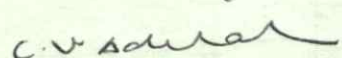
Sale consideration for the purpose of sharing shall exclude the following;

- Corpus fund payable by Customers
- Maintenance fees or charges collected in advance from Customers
- GST applicable and payable by the customers
- Stamp duty and registration charges
- Documentation, legal fees or MODT charges collected for said registration
- Infrastructure charges towards EB, Water, Metro and Property tax in the form reimbursements
- Any other charges which are in the nature of reimbursements and pass thru and not forming part of revenue to the developer

15. That Land Owner and Developer hereby agree to segregate 23 units from the total achievable saleable area, and allot 14 units to Developer and 9 units to be allotted to Land owner in such a way that overall area allocated will be as per 60:40 ratio by executing a separate allotment agreement and the balance saleable area will be considered for Revenue share at the ratio agreed between the parties. However, the parties shall get their respective share of their Revenue

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MANAGING DIRECTOR



in full for the above allotted units, Subject to exclusions in Revenue as mentioned in Clause 14. Developer shall be at their discretion to sell their 14 units initially at the time of launch itself. It will be the Developer's Responsibility to sell the land Owners Units as and when they desire they to sell those allotted units. Parties shall enter into a separate allotment agreement after RERA approval covering the above points.

Power of Attorney

16. The LAND OWNER shall at the time of signing this agreement, execute and register a power of attorney empowering the DEVELOPER and/or a person designated for this purpose by the DEVELOPER to apply for and obtain the necessary sanctions, permits, quotas and licenses on behalf of the LAND OWNER for the construction of the said Residential Apartment. By the said power of attorney, the LAND OWNER shall also empower the DEVELOPER and/or a person designated for this purpose by the DEVELOPER to gift any portion of the lands described in Schedule Property hereunder to the Chennai Metropolitan Development Authority (CMDA) / Corporation/ Panchayat / Municipality or other government authorities in compliance of the provisions pertaining to "Open Space Reservation" or as road/ for public purposes and in this connection to execute as well register any Gift Deed or other Deed(s). The Land Owner shall execute and register a General Power of Attorney, empowering the DEVELOPER and/or a person designated for this purpose by the DEVELOPER to sell both Developers as well as Land owners share of Saleable area and proportionate Undivided share of Land to the customers

17. The LAND OWNER shall keep the said Power of Attorney valid and subsisting during the subsistence of this Agreement

Mortgage

18. It is specifically agreed that the DEVELOPER shall be entitled to offer the Schedule Property as collateral security towards securing construction finance from a registered NBFC or a scheduled bank, to the extent of 60 % of the Developer's Revenue Share along with the proportionate undivided share of land, for the development of said land, on the condition that **any liabilities relating to such loan shall be limited to the said DEVELOPER and the OWNER shall not be liable or responsible for repayment of any money on account of such borrowings or transactions.** In the event of the DEVELOPER raising financial assistance as aforesaid, the DEVELOPER shall be entitled to deposit the original

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.



MANAGING DIRECTOR

C.V. Adhikari

title deeds and records pertaining to the Schedule Property with the said NBFC or Bank as security for such financial assistance/credit facilities. However the parties herein agree land owner is exonerated from all liability arising out of mortgage by the Developer.

OSR Areas

19. The parties hereto agree that certain portions of the Schedule Property shall be gifted to CMDA, Corporation/Municipality/ Panchayat or competent government/ planning authorities. After that, all references to the Schedule Property hereunder under this agreement shall exclude such gifted lands. In case the OSR needs to be bought or purchased from CMDA, Corporation / Municipality / Panchayat or competent government / planning authorities, then such cost and expenses for purchasing of OSR shall be borne by the Land OWNER.

DEVELOPER'S rights to enter into Agreement

20. The DEVELOPER shall, in its own right, be entitled to enter into Agreements for the construction or the sale of saleable areas in the said apartments with person/s interesting in acquiring and owning the same on such terms and conditions as the DEVELOPER may deem fit excepting only that the consideration payable under such Agreement shall be in keeping with the marketing rates mutually agreed upon between the parties hereto as provided above. The DEVELOPER shall exclusively be entitled to collect all prices or moneys that are paid or payable under such Agreements.

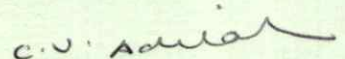
21. The DEVELOPER shall, as the Power of Attorney Agent for the LAND OWNER, be entitled to enter into agreements to sell and/or execute sale deeds for conveying the Schedule Property to the DEVELOPER's customers/clients/allottees/purchasers in such undivided shares and under as many sale deeds as the DEVELOPER may deem fit, Provided however that the consideration payable under such Agreements shall be in keeping with the marketing rates mutually agreed upon between the parties hereto as set out above. The DEVELOPER shall exclusively be entitled to collect all prices or moneys that are paid or payable under such Agreements or Deeds.

Orders, Clearances, Plans, Approval and Permits

22. The Architect for the Said Building shall be appointed by the developer and the specifications & technical feasibility shall be finalized with Architect.

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.


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23. The DEVELOPER shall at its cost, have the plans for the constructions of the Said Residential apartments drawn and shall for the LAND OWNER information, furnish a copy of the aforementioned plan/s certified by the DEVELOPER'S Architect.

Sanctions, Permits and Approvals

24. The DEVELOPER shall at its cost apply for and obtain all necessary, permits and approvals for the construction of the Said Residential apartments from the competent planning authorities. All expenses such as Architect Fees, scrutiny Fees, Development Charges, Security deposits, vector charges etc., shall be borne by the DEVELOPER.
25. The DEVELOPER specifically agrees and undertakes to apply for and obtain all the necessary Orders and Clearances, Clearances (if any required) from the Ministry of Environment and Forests etc., as well as all the sanctions permits and approvals for the construction of the said Residential apartments.

Leave and license TO DEVELOPER

26. The Land Owner hereby assure and grant the leave and license to the DEVELOPER to enter upon the Schedule Property with its men material, equipment and machinery so as to enable the DEVELOPER to commence and carry out the development works envisaged herein. The parties hereto specifically agree that notwithstanding the grant of leave and license as aforesaid, possession of the land described in Schedule Property hereunder shall remain with the Land Owners until the execute Sale Deed(s) conveying in the undivided share(s) in the said land property to the purchaser(s) thereof.

Permission to Erect Board/hording

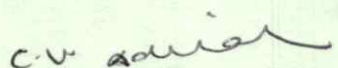
27. The DEVELOPER shall be permitted to erect its Board/hoarding on the said land from this date onwards

Time for completion of construction and marketing

28. The DEVELOPER hereby agrees and undertakes to complete the construction of the said Residential apartments, within **36 months** from the date of receipt of the necessary approvals and Permits from the competent planning authorities including RERA registration for the construction of the said Residential building. In the event the buildings are incomplete at the end of the 36 months term contemplated herein for reasons beyond its control, the DEVELOPER shall be entitled to a grace period of additional **6 months**. However, the Developer shall

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keep the Land Owner informed of such delays beyond its control for the Land Owner to grant the grace period mentioned herein.

29. However, the DEVELOPER shall not incur any liability for delay in completion of construction of the said Residential apartments or any consequential delays in the marketing envisaged herein, if such delay is caused due to the prevalence or occurrence of any of the following:

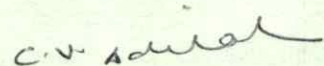
- a. The shortage of steel and / or cement and / or any other building materials within the state of Tamil Nadu in general;
- b. War, Civil Commotion, Riots, acts of god, natural calamities, irresistible forces majeure events;
- c. Any Order, Rule or Notification of any Court of Law, Government Agency or any other public or competent authority which has the effect of that preventing or hindering the DEVELOPER from raising or marketing the said Residential apartments so long as the Order, Rule Notification etc., is not attributable to or arising out of any act or omission or failure on the part of the DEVELOPER;
- d. Any change in law that prevents the DEVELOPER from raising or marketing the said Residential apartments.
- e. Any Government Authority or Competent Authority deciding to revoke any permit due to reasons other than any act or omission or failure by or on the part of the DEVELOPER
- f. Circumstances which make the performance of the contract impossible
- g. Any delay by the EB, CMWSSB and other competent authorities in providing the approval/connections in respect of Electricity, Water and Sewerage in spite of the necessary follow-up action having been taken by the DEVELOPER.

Responsibilities for workmen, for construction and to third parties

30. The DEVELOPER alone (to the exclusion of the LAND OWNER) shall be responsible and liable for the payment of any wages or compensation or other moneys to any workmen/agent of the DEVELOPER for any work, dispute, accident or injury to such persons in the course of the proposed development on the said land. Further, the LAND OWNER shall in no way be held liable or responsible for any claim, dispute or liability that may arise between the DEVELOPER and its contractors, suppliers, agents, customers, clients, purchasers, allottees or other third parties excepts if such claim or dispute or liability relates to an act or omission on the part of the LAND OWNER. The

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DEVELOPER shall also be liable for any loss or damages that may arise due to non-observance of all Laws, Rules, Regulation etc., governing development of plots and construction activities.

Indemnity to the LAND OWNER

31. That the DEVELOPER shall indemnify the LAND OWNER and keep the LAND Owner indemnified and harmless against all losses, damages, actions, claims and proceedings that may arise on account of liability of the DEVELOPER to its workmen etc., for the construction of the said apartments or on account of any dispute between the DEVELOPER and its nominees. The DEVELOPER shall also indemnify the LAND OWNER against all actions, claims, proceedings, losses or damage arising from any act or omission on the part of the power of attorney agents [DEVELOPER or its nominee] appointed under the aforementioned Power of Attorney that may be in excess of the powers thereby conferred or that are not in accordance with the terms herein contained.

DEVELOPER to construct as per Sanctioned Plan

32. The DEVELOPER shall construct the Said Residential apartments with the specifications and amenities as per the sanctioned plan approved by CMDA and Corporation and/or all other competent authorities. DEVELOPER shall adhere to the plan sanction as per the Chennai Metropolitan Development Authority and/or all other competent authorities. The said Residential apartments shall be constructed to the satisfaction and as per sanction received from the competent authorities. The conditions imposed in the planning permission shall also be strictly adhered to

LAND OWNER Assurance on title

33. The LAND OWNER has a clear and marketable title to the Schedule Property. The LAND OWNER hereby assure the DEVELOPER that the LAND OWNER shall not except in accordance with the terms of this Agreement, encumber or create a charge on the Schedule Property land or any part(s) thereof during the subsistence of this Agreement. The LAND OWNER declare that as on date, neither the Schedule Property land nor any part(s) thereof are the subject matter of any subsisting agreement or litigation or acquisition or attachment proceedings or maintenance claim or charge in favour of any financial institution or third party for any borrowing. In cas-e of any third party claim over the Schedule Property land while the project envisaged herein is in progress the LAND OWNER shall indemnify and keep the developer and its nominees well and sufficiently

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

MANAGING DIRECTOR

C.V. Adithan

indemnified against all losses, damages, actions, claims and proceeding that may arise to the DEVELOPER as a result of such claim

Stamp duty, Registration Fees & other Charges and levies

34. The Stamp Duty, Registration Fees and other expenses incidental to the transfer of undivided shares in the Said Land in favour of the DEVELOPER and/or persons identified by the DEVELOPER (its customers/ clients/allottees etc.) shall be borne by the DEVELOPER or its nominees.

Original title deeds

35. The original parent documents, title deeds and other records relating to the land described in Schedule Property hereunder shall be deposited in a Bank Locker to be jointly opened & operated by the DEVELOPER and LAND OWNER. The LAND OWNER, and / or its nominees shall, upon reasonable notice, will facilitate the Developer and/or its nominees or their respective authorized representatives an opportunity to inspect and take copies of the same and shall during the subsistence of this Agreement keep the said title deeds safe, and undefaced unless prevented from doing so by virtue of fire or inevitable accident. On completion of the construction, the original title/parent documents pertaining to of Schedule Property shall be handed over to the Residential Association of the project as per Societies registration act 1975

Name of the Building

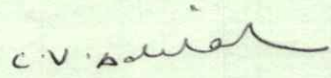
36. The name of the Said Residential apartments Building shall always be decided by the Developer in consultation with the LAND OWNER. The DEVELOPER shall be entitled to put up its logo in any part/ s of the building as it may deem fit.

Unsold/ Unmarketed Portions

37. At the end of the project envisaged herein, if any saleable areas are not marketed and the corresponding undivided land shares are left unsold, the OWNER and DEVELOPER shall divide and own such unmarketed saleable areas in the Said Building Complex and the corresponding unsold undivided land shares in their agreed ratio. When dividing the balance saleable areas, the apartments in each location shall be divided in the ratios set out above. The maintenance corpus fund, deposits for electricity and Water and Sewerage, charges payable for any connection's expenses and maintenance charges payable in respect of their respective areas shall be borne/deposited by the OWNER and DEVELOPER respectively. In the event of any apartment being jointly owned by the OWNER and the DEVELOPER to facilitate the sharing ratio, either party may purchase the

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.


MANAGING DIRECTOR



share of the other. The price adopted for such sale shall be the selling price of the last apartment sold or such other price as may be mutually agreed upon by the parties hereto.

GST Liability

38. GST liability arising out of any Unsold Inventory at the time of Completion of the project i.e.. On the date of receipt of completion certification, shall be borne by the Developer & Land owner at an agreed ratio of 60:40 respectively

Audit of Books of Accounts and MIS

39. DEVELOPER shall open the books of accounts pertaining to the project for review by the Land owners or their auditors on a monthly basis or any other frequent intervals mutually decided by the parties on a specified date and time and DEVELOPER shall made available all the necessary bank statement, customer ledgers, or any other relevant documents for the above review. DEVELOPER shall also share a MIS on a monthly basis on a prescribed format consisting of details such as Gross Sales segmenting with Basic price, Car parking, PLC charges or any other revenue items along with Pass thru items as mentioned in Clause 14 of this agreement, Collections and Pending Dues from Customers

Specific Performance

40. In the event of default on the part of either party to this Agreement in conforming to the terms and conditions of this Agreement the other party shall be entitled to seek specific performance of this Agreement through Arbitration and/or a court of competent Jurisdiction.

Arbitration

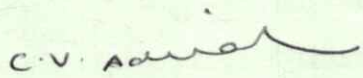
41. It is agreed that the parties to this Agreement shall Endeavour to resolve any dispute that may arise between them by mediation. If the mediation fails, the matter shall be referred to Arbitration as per the provisions of the Arbitration and Conciliation Act 2021 or any amendments thereof. In such case, the LAND OWNER shall appoint an arbitrator and the DEVELOPER shall appoint an arbitrator. The two arbitrators so appointed shall nominate the third arbitrator. The arbitration shall be conducted in English and the venue of arbitration shall be Chennai.

Jurisdiction

42. Any dispute arising in connection with this Agreement, shall be subject to jurisdiction of the courts in Chennai.

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.


MANAGING DIRECTOR


C.V. Adithyan

SCHEDULE OF PROPERTY

All that piece and parcel of the land comprised in Old Survey No.1110 part, (Old Town Survey Nos.3 & 5/2, Ward D, Block No.115), New Town Survey Nos.3/1 and 5/6, Ward D, Block No.115, land measuring as per document **34815.5 Sq.ft.**, and as per physical measurement **36984 Sq.ft.**, Situated at G.N.T Road, Moolakadai, Madhavaram Village, Madhavaram Taluk, Chennai District, and land being bounded on the

North by : GNT Road and Bharath Petrol Pump,
 South by : Land in T.S.No.6,
 East by : Land in T.S.No.5/2,
 West by : Land in Block No.114,

and within the Sub Registration District of Madhavaram and registration District of Chennai North

IN WITNESS WHEREOF, OF PARTIES ABOVE MENTIONED HAVE SET THEIR HANDS AND SIGNED THEIR AGREEMENT ON THE DAY, MONTH AND YEAR FIRST WRITTEN ABOVE.

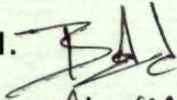
For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

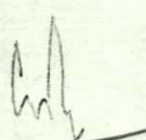
MANAGING DIRECTOR

DEVELOPER

C.V. Sathish
 LAND OWNER

WITNESSES:

1.  B. AVINASH
 A4, NAGAR ASHIYANA, KAZURA GARDEN
 1st Street, Neelankarai, ch-41

2.  (C L.N. RAO)
 1/1 Sambasivam St
 T. Nagar
 Chennai - 12



STANDARD SPECIFICATIONS Madhavaram - Moolakadai

STRUCTURE

Structural System	RCC framed structure designed for seismic compliance (Zone-III).
Masonry	AAC block masonry wall
Pest Control	Anti-termite treatments wherever applicable during the construction stage.

FLOOR FINISH WITH SKIRTING

Living, dining	1200mm x 600mm vitrified tile flooring and skirting – (U)
Master Bedroom	Wooden Finish vitrified tile flooring and skirting – (U)
Bedrooms & kitchen	600mm x 600mm vitrified tile flooring and skirting
Bathrooms	300mm x 300mm anti-skid ceramic tile flooring
Balcony	300mm x 300mm anti-skid ceramic tile flooring

WALL FINISHES

Internal walls	Two coats of acrylic emulsion over one coat primer and two coats of wall putty
Ceiling	Two coats of acrylic emulsion over one coat primer
Exterior walls	Plaster finish with weatherproof texture paint or weatherproof emulsion paint as decided by the architect
Bathrooms	300mm x 450mm Glazed ceramic wall tiles up to 7'-0" height

KITCHEN & SERVICE AREA

Kitchen platform	Bare Kitchen
Electrical point	Provision for chimney, water purifier & washing machine.

BATHROOMS

Sanitary fixture	Wall mounted European Water Closet (EWC) of JAQUAR / PARRYWARE or equivalent. Rimless wall mounted EWC for all the toilets. (The rimless toilet is easier to keep clean, it will stay more hygienic after every flush. The direct flush
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STANDARD SPECIFICATIONS Madhavaram - Moolakadai

	technique used by most rimless toilets shoots water around the whole of the bowl, which cleans the pan much more effectively than a regular toilet) – (U)
Cp fitting	Health faucet, pillar cock, SINGLE LEVER HI-FLOW CONCEALED DIVERTER FOR HOT & COLD MIXER (U), overhead shower of JAQUAR / PARRYWARE or equivalent
Drain	SS square designed gratings will be provided
False ceiling	Grid type false ceiling will be provided above 7'-0" height (easy maintenance of plumbing lines & geysers)

JOINERY

Main doors	Pre-engineered veneer finish flush door with architrave, ironmongery like door lock, tower bolt, door viewer, magnetic catcher will be provided
Bedroom doors	Pre-engineered laminate finish flush door with architrave, ironmongery like door lock, tower bolt, magnetic catcher will be provided
Bathroom doors	Pre-engineered FRP moulded shutter doors with ironmongery like thumb turn lock and a latch will be provided

WINDOWS

Windows	UPVC sliding windows with necessary hardware will be provided
French doors	UPVC frame and sliding door with see through glass
Ventilators	UPVC frame with glass louvered ventilation will be provided
MS Grill	MS safety grills will be provided for all the sliding windows inside the apartment

HANDRAIL

Balcony handrails	SS handrail with Toughened Glass as per architect design –(U)
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WATERPROOFING

Water proofing	Water proofing will be done the water retain area like lift pit, toilet, balcony, UG sump, STP & OHT
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For DRA AADITHYA SOUTH CITY PROJECTS PVT.LTD.

MANAGING DIRECTOR

C. V. Acharya



STANDARD SPECIFICATIONS Madhavaram - Moolakadai

ELECTRICAL

Power supply	3 Phase connection for each apartment
Power back-up	350 watts for 2BHK, 600 watts for 3BHK, 800 watts for 4BHK through Automatic Changeover Current & Limiter (ACCL). (Instead of pre-designed use of electrical light points during power cut flexibility to use the lighting circuit of choice within the allotted power capacity) -- (U)
Safety device	RCCB safety device will be provided for each apartment (<i>protection against voltage fluctuations, earth fault as well as any leakage current</i>)
Switches & sockets	Modular Switches and sockets will be of Anchor Roma Plus/ L & T or equivalent.
Wires	Fire Retardant Low Smoke (FRLS) copper wire of a quality ISI brand
TV	Provision for TV in living and master bedroom with pre-wired co-axial cable for DTH easy connectivity.
Data	Provision for fibre optical cabling in living
Air-conditioner	Split air-conditioner provision will be provided living/dining and all the bedrooms. Drain and copper pipe provision for A/C (<i>Easy for fixing your air-conditioner without calling technicians to drill the walls</i>)
Exhaust fan	Exhaust fan provision for all the toilet
Geyser	Geyser provision for all the toilets

PLUMBING

Water supply	Hydro pneumatic Pressure System (<i>Provides water at constant pressure in all apartments irrespective of the floor vis-à-vis traditional overhead tank</i>) -- (U)
Internal	All internal plumbing line are CPVC.
External	All external plumbing lines are UPVC / PVC pipes.
Drainage	All drainage plumbing lines are PVC pipes.



STANDARD SPECIFICATIONS Madhavaram - Moolakadai

COMMON FEATURES

Power back-up	100% power back-up for common areas
Lift	13 passenger stretcher lift KONE / FUJITEC or equivalent
Lift facia	Tiles or panel cladding will be provided.
Lobby & corridor	Ground floor lobby finished with vitrified flooring with gypsum false ceiling. All the corridors will be finished with vitrified tile flooring with matching skirting. Painting will be two coats of acrylic emulsion over one coat primer.
Staircase	Anti- skid ceramic tile flooring and painting will two coats of acrylic emulsion over one coat primer
Staircase handrail	MS handrail with enamel paint for all the floors
Parking area	Granolith cement flooring with car park numbering
Terrace floor	Weathering course with pressed clay tile finishing
Driveway	Well defined driveway with interlocking paver block laid all-round the building, demarcation of driveway, convex mirror, driveway lighting, speed breakers for safe turning in driveway.
STP	Centralized sewage treatment plant will be provided.
WTP	Adequate capacity of centralized water treatment plant will be provided based on water quality
Safety	CCTV surveillance cameras will be provided at entry and exit, stilt lobby, driveway & All floors lift/staircase lobby.
Security	Security cabin will be provided at the entrance.
Compound wall	Building perimeter fenced by the compound wall with grand entry gates for a height as per architect / landscape design.
Landscape	Adequate landscape will be provided as per the landscaping consultant.
Signages	Apartment owners name board will be provided in the stilt floor.



STANDARD SPECIFICATIONS Madhavaram - Moolakadai

AMENITIES

Gym	Well-equipped gymnasium
Multipurpose hall	Multipurpose Hall with furniture
Association room	Association room will be provided
Common Toilet	Toilet at stilt floor for drivers / domestic help
Solar panel	Solar panels will be provided at terrace and connected with common services
EV charging	Two-wheeler electric charging point will be provided at designated location in the stilt floor level

*Amenities will be varied based on the project volume and locations

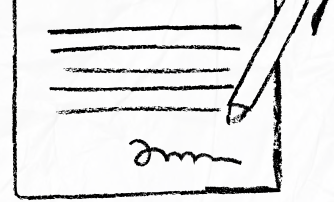
For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

MANAGING DIRECTOR

[Signature]

MANAGING DIRECTOR

C. V. Acharya



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.



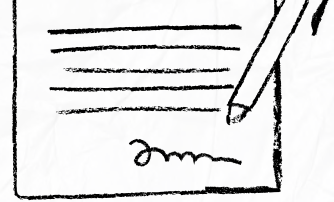
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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



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



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