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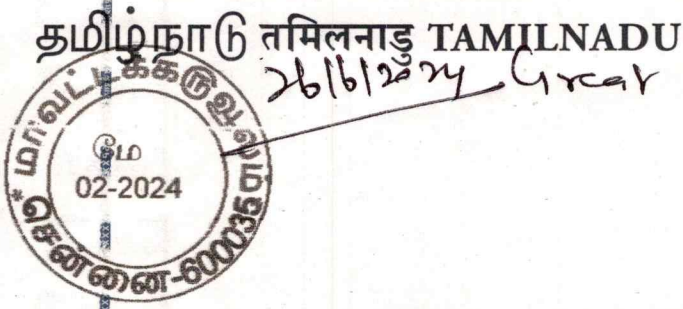
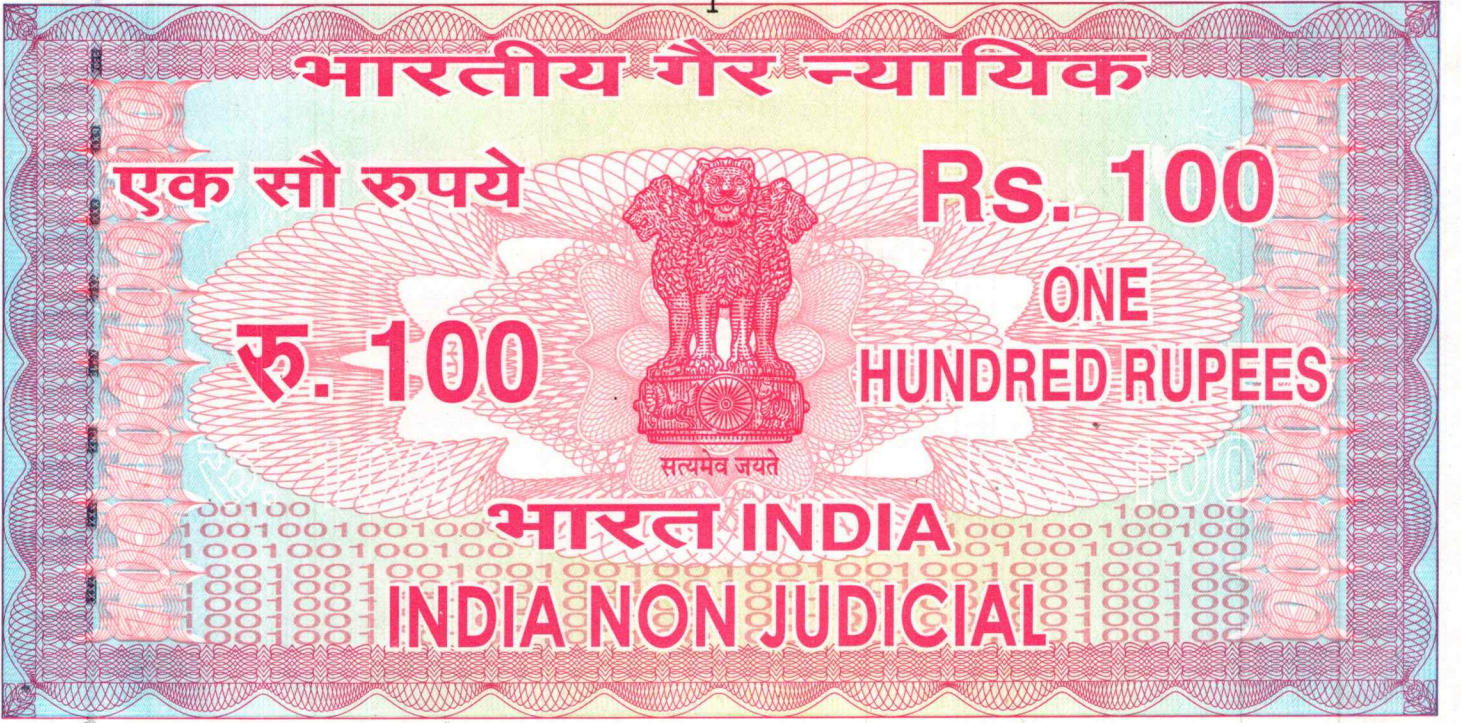
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V. RAJENDRAN, B.A.,

L.No. 44/B3/97

No.54/420, PANTHEON ROAD,

CGMORE, CHENNAI-600 000

JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement executed on this 26TH DAY OF JUNE 2024 at Chennai, Between:

1. **Mr. VIKAS KUMAR** (Aadhar No.2365 32620265 & PAN No.: AAAPV4267A), Son of Mr. Madanlal, aged about 45 years, residing at No.474, T. H. Road, Old Washermanpet, Chennai-600021,
2. **Mr. KAMAL KUMAR**, (Aadhar No._8171 9857 4962 & PAN No.: AABPK2827Q), Son of Mr. Babulal, aged about 46 years, residing at Old No.481, New No.902, T. H. Road, Old Washermanpet, Chennai-600021,
3. **Mr. MAHENDRA KUMAR**, (Aadhar No.8471 4934 3909 & PAN No.: AABPM0691C), Son of Mr. Manak Chand, aged about 49 years, residing at Old No.485, T. H. Road, Old Washermanpet, Chennai-600021,

1 M. Vikas Kumar

2 Kamal

3 M. Mahendra/K

4 M. Manak

5 M. D. Kumar

For GREAT HEIGHTS DEVELOPERS LLP

Partner

4. **Mr. SAJJANRAJ**, (Aadhar No.3779 3904 5863 & PAN NO.: AAHPS0559B), Son of Mr. Motilal, aged about 47 years, residing at Old NO.481, New No.902, T. H. Road, Old Washermanpet, Chennai-600021,

5. **Mr. DILIP KUMAR** (Aadhar No.6642 9667 0143 & PAN No.: AAAPD6739K), Son of Mr. Mohanlal, aged about 42 years, residing at No.12/1A, Muthiya Mudali Street, Old Washermanpet, Chennai-600021, herein after called as the OWNERS (which term wherever the context so, requires or permits shall mean and include their heirs, legal representatives and successors in title and assigns) of the FIRST PART;

AND

M/s. GREAT HEIGHT DEVELOPERS LLP, a body corporate as per the provisions of the LLP act 2008, having LLP Identification Number – AAC-3784 (**PAN No. AANFG2925M**), represented by its Partner **Mr. SUNIL P PITALIYA**, S/o. P. Pyarelal Jain, aged about 45 years, (**ID DL – TN01/19970006363**) having its office at No.42, Montieth Road, Sindur Plaza, 4th Floor, Egmore, Chennai – 600 008, here-in-after referred to as the ‘SECOND PARTY’ or the ‘DEVELOPERS’ (which expression shall wherever the context so requires or admits, mean and include its successors – in – title and assigns.)

This Documents Witnesseth as follows:

WHEREAS the Land measuring 1 acre comprised in Old S.Nos.347 & 347/1, T.S.No.13/2, Ward No.B, Block No.38, situated in Madhavaram Village was originally purchased by one Mr.Karthik, Mr.Ramesh and Mr.Elumalai under the Sale Deed dated 15.06.2001, registered as Document No.7982/2001 at the Sub-Registrar Office, Sembium from one Mr.Adhimoolam & 23 others through their Power Agents Mr.M.R.Tharmalingam & Mr.V.Loganathan appointed under Five General Power of Attorneys bearing Document Nos.212/1994, 213/1994, 280/1994, 487/1995 & 1794/1996 all registered at SRO., Sembium.

WHEREAS the aforesaid Mr.Karthik, Mr.Ramesh and Mr.Elumalai partitioned the above said total property measuring 1 Acre under the Partition Deed dated 14.05.2003, Registered as Document No.3516 of 2003 at SRO., Sembium.

WHEREAS subsequently, the aforesaid Mr.Karthik, Mr.Ramesh and Mr.Elumalai jointly sold the above said property measuring 1 Acre to one Mrs.E.Parameswari under the Sale Deed dated 13.07.2005, Registered as Document No.5799 of 2005 at SRO., Sembium through their Power of Attorney Agent Mr.V.Moorthy appointed under the General Power of Attorney, Registered as Document No.1212 of 2005 at SRO., Sembium.

WHEREAS the aforesaid Mrs.E.Parameswari settled 36 Cents of Land out of the above said total 1 Acre land to Mr.Elumalai under the Settlement Deed dated 02.05.2006, Registered as Document No.3508 of 2006 at SRO., Sembium.

WHEREAS subsequently, the above said Mrs.E.Parameswari and Mr.Elumalai jointly sold the above said total 1 Acre Land (equaling to 43600 sq.ft.) comprised in Old Survey Nos.347, 347/1 in Madhavaram Village to one M/s. High Value Developers, under the Sale Deed dated 27.08.2010, Registered as Document No.7017 of 2010 at SRO., Sembium and whereas there were some errors / mistakes in the above said Sale Deed bearing Document No.7017 of 2010 and so, the same were rectified under the Rectification Deed dated 05.01.2016, Registered as Document No.48 of 2016 and so, M/s. High Value Developers, became the absolute owner of the above said 1 Acre Land and this Property was shown as the

1 *M. Vikas Kumar*
2 *[Signature]*
3 *Mr. Mahendrak*
4 *[Signature]*
5 *M. [Signature]*

For GREAT HEIGHTS DEVELOPERS LLP
[Signature]
Partner

Item No.1 of the Schedule A property in the Sale Deeds bearing Document Nos.2625, 2626, 2627, 2628, 2629, 2630, 2631/2016, Registered at SRO., Madhavaram.

WHEREAS another piece of Land measuring 33 cents (14,388 sq.ft.) comprised in S.No.348, T.S.No.12, Madhavaram Village, was originally belonged to Mr.Elumalai as his ancestral property and the said Mr.Elumalai also got Patta bearing No.3735 in his name to the above said 33 Cents of Land and whereas the above said Mr.Elumalai settled the above said 33 Cents of land to his wife Mrs.E.Parameswari under the Settlement Deed dated 02.03.2008, bearing Document No.2465 of 2008 Registered at SRO., Sembium.

WHEREAS the above said Mrs.E.Parameswari sold the above said 33 Cents of land to (1) Mr.P.Pyarelal Jain, (2) Mr.P.Vinod Jain, (3) Mr.P.Sanjay Jain and (4) Mr.Sunil P Pitaliya under the Sale Deed dated 22.07.2008, Registered as Document No.5815/2008 at SRO., Sembium through her Power Agent Mr.Elumali, appointed under the General Power of Attorney dated 21.07.2008, Registered as Document No.3457/2008 at SRO., Sembium and so, the above said Mr.P.Pyarelal Jain & 3 others became the absolute owners of the above said property measuring 33 Cents (14388 sq.ft.).

WHEREAS the above said M/s. High Value Developers, the owners of the above said 1 Acre Land and the above said (1) Mr.P.Pyarelal Jain, (2) Mr.P.Vinod Jain, (3) Mr.P.Sanjay Jain and (4) Mr.Sunil P Pitaliya, the owners of the above said 33 Cents of Land jointly developed a portion of the above said Land measuring 38007 sq.ft. (out of which Plot No.1 to 7 measuring 26,244 sq.ft. were shown as a Plot area and 11,763 sq.ft. was shown as the Common Passage area and Common A & B Service area) in the below said Sale Deeds.

WHEREAS the above said M/s. High Value Developers, and the above said (1) Mr.P.Pyarelal Jain, (2) Mr.P.Vinod Jain, (3) Mr.P.Sanjay Jain and (4) Mr.Sunil P Pitaliya, the owners of the Item No.2 of the Schedule A Land jointly developed their above said total Land and they jointly sold the properties mentioned as Item Nos. 1, 2, 3, 4, 5, 6 & 7 of the Schedule A Land hereunder along with additional areas totally measuring 38,007 sq.ft., (out of which Plot Nos.1 to 7 measuring 26,244 sq.ft. were shown as the Plot area and 11,763 sq.ft. was shown as the Common Passage area and Common A & B Service area) as shown in the Plans attached in the 7 Sale Deeds to the 14 persons as mentioned below;

S. No	Sale Deeds Document Numbers	Owners / Vendors	Plots Area	Common Psge Area & Com A, B Service Area.
1.	2625/2016	Mr.Vikas Kumar & Mrs.Pinky Kumari	3750 sq.ft.	1680.40 sq.ft.
2.	2626/2016	Mr.Mansukhlal & Mrs.Sangeetha Kumari	3750 sq.ft.	1680.40 sq.ft.
3.	2627/2016	Mr.Kamal Kumar & Mrs.Vanitha Kumari	3748 sq.ft.	1680.40 sq.ft.
4.	2628/2016	Mr.Gouthamchand & Mrs.Vasanta Devi	3750 sq.ft.	1680.40 sq.ft.
5.	2629/2016	Mr.Mahendra Kumar & Mrs.Rekha	3756 sq.ft.	1680.40 sq.ft.
6.	2630/2016	Mr.Sajjanraj & Mrs.Padma Kumari	3740 sq.ft.	1680.50 sq.ft.
7.	2631/2016	Mr.Dilip Kumar & Mrs.Rakhi Devi	3750 sq.ft.	1680.50 sq.ft.
Total Land : (26,244 + 11,763) = 38,007 sq.ft.			26,244 sq.ft.	11,763 sq.ft.

WHEREAS the above said 14 persons became the absolute owners of the above said total land measuring 38,007 sq.ft., in pursuance of the above said 7 Sale Deeds and their

1 *Mr. Vikas Kumar*

2 *Mr. Mansukhlal*

3 *Mr. Mahendra Kumar*

4 *Mr. Gouthamchand*

5 *Mr. Dilip Kumar*

For GREAT HEIGHTS DEVELOPERS LLP

[Signature]

Partner

respective portion of the property are individually mentioned as Item Nos.1, 2, 3, 4, 5, 6 & 7 in the Schedule A hereunder.

WHEREAS the above said 14 owners of the Layout property decided to construct Residential Building and to develop their property jointly and so, they jointly gifted a portion of their property measuring 48.46 Sq.Mts., Comprised in T.S.Nos. 13/2 (Part) and 13/3 (Part), Block No.38 of Madhavaram Village to the Greater Chennai Corporation under the Gift Deed dated 30.11.2023 Registered as Document No.8971 of 2023 at the Sub-Registrar Office, Madhavaram.

WHEREAS the Vendor No.1, Mr.Vikas Kumar and his wife Mrs.Pinky Kumari who purchased the Item No.1 of the Schedule A Property along with additional area under the Sale Deed bearing Document No.2625/2016 made a Settlement under which the above said wife settled her 50% UDS in the above said Item No.1 of the Schedule A property in favour of the Vendor No.1 under the Settlement Deed dated 30.12.2023, Registered as Document No.423 of 2024 at SRO., Madhavaram on 24.01.2024 and so, the Vendor No.1 became the absolute owner of the above said Item No.1 Property.

WHEREAS the Vendor No.2, Mr.Kamal Kumar and his wife Mrs.Vanitha Kumari who purchased the Item No.3 of the Schedule A Property along with additional area under the Sale Deed Document No.2627/2016 made a settlement under which the above said wife settled her 50% UDS in the above said Item No.3 of the Schedule A property in favour of the Vendor No.2 under the Settlement Deed dated 30.12.2023, Registered as Document No.425 of 2024 on 24.01.2024 at SRO., Madhavaram and so, the Vendor No.2 became the absolute owner of the above said Item No.3 Property.

WHEREAS the Vendor No.3, Mr.Mahendra Kumar and his wife Mrs.Rekha who purchased the Item No.5 of the Schedule A Property along with additional area under the Sale Deed Document No.2629/2016 made a Settlement under which the above said wife settled her 50% UDS in the above said Item No.5 of the Schedule A property in favour of the Vendor No.3 under the Settlement Deed dated 30.12.2023, Registered as Document No.428 of 2024 on 24.01.2024 at SRO., Madhavaram and so, the Vendor No.3 became the absolute owner of the above said Item No.5 Property.

WHEREAS the Vendor No.4, Mr.Sajjanraj and his wife Mrs.Padma Mumari who purchased the Item No.6 of the Schedule A Property along with additional area under the Sale Deed Document No.2630/2016 made a Settlement under which the above said wife settled her 50% UDS in the above said Item No.6 of the Schedule A property in favour of the Vendor No.4 under the Settlement Deed dated 30.12.2023, Registered as Document No.429 of 2024 on 24.01.2024 at SRO., Madhavaram and so, the Vendor No.4 became the absolute owner of the above said Item No.6 Property.

WHEREAS the Vendor No.5, Mr.Dilip Kumar and his wife Mrs.Rakhi Devi who purchased the Item No.7 of the Schedule A Property along with additional area under the Sale Deed Document No.2631/2016 made a Settlement under which the above said wife settled her 50% UDS in the above said Item No.7 of the Schedule A property in favour of the Vendor No.5 under the Settlement Deed dated 30.12.2023, Registered as Document No.430 of 2024 on 24.01.2024 at SRO., Madhavaram and so, the Vendor No.5 became the absolute owner of the above said Item No.7 Property.

1 Mr. Vikas Kumar

2 Kamal

3 M. Mahendra Kumar

4 M. Mumari

5 M. Dilip Kumar

For GREAT HEIGHTS DEVELOPERS LLP

B. J. J.
Partner

WHEREAS Mr. Mansukhlal and his wife Mrs. Sangeetha Kumari who purchased the Item No.2 of the Schedule A Property along with additional area under the Sale Deed Document No.2626/2016 made a Settlement under which the above said wife settled her 50% UDS in the above said Item No.2 of the Schedule A property in favour of her husband Mr.Mansukhlal under the Settlement Deed dated 30.12.2023, Registered as Document No.424 of 2024 on 24.01.2024 at SRO., Madhavaram and whereas the above said Mr.Mansukhlal Settled the above said Item No.2 of the Schedule A Property infavour of the Vendor No.2 under the Settlement Deed dated 15.02.2024, Registered as Document No.900 of 2024 at SRO., Madhavaram and so, the above said Vendor No.2 became the absolute owner of the above said Item No.2 Property.

WHEREAS Mr.Gouthamchand and his wife Mrs.Vasanta Devi who purchased the Item No.4 of the Schedule A Property along with additional area under the Sale Deed Document No.2628/2016 made a Settlement under which the above said wife settled her 50% UDS in the above said Item No.4 of the Schedule A property in favour of her husband Mr.Gouthamchand under the Settlement Deed dated 30.12.2023, Registered as Document No.427 of 2024 at SRO., Madhavaram and whereas the above said Mr.Gouthamchand Settled the above said Item No.4 of the Schedule A Property infavour of the Vendor No.4 under the Settlement Deed dated 15.02.2024, Registered as Document No.901 of 2024 at SRO., Madhavaram and so, the above said Vendor No.4 became the absolute owner of the above said Item No.4 Property.

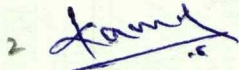
WHEREAS the above said Vendor 1 to 5 are the absolute owners of the properties mentioned as Item Nos.1 to 7 in the Schedule A Property hereunder and whereas the convenient usage of the above said property, the above said Item Nos.1 to 7 of the Schedule A Property glubbed as a Single property which is morefully mentioned hereunder as a single property in the Schedule B hereunder.

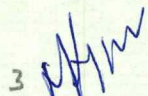
WHEREAS the OWNERS are desirous of jointly developing the scheduled property by constructing multi-unit building for residential purpose thereon by using the expertise of the Developer and accordingly,

The Owners and the Developer have entered into this Joint Developmentcum Construction Agreement on the following terms and conditions.

1. The OWNERS AND DEVELOPER hereby agree to jointly develop the scheduled property by constructing multi-storied building thereon.
2. The owners hereby authorize the developer to develop the entire scheduled property by submitting plans for approval, appointing architect/s and to develop the scheduled property into residential building.
3. The Owners have agreed to convey 100% of the undivided share and interest in the land in the scheduled property to the Developer absolutely to hold and have and/or convey, transfer to the nominee(s) of the Developer.
4. In consideration thereof, the Developer agrees to construct a multi-storied residential complex (i.e., 64 units) at their own cost as per specifications mutually agreed and to pay a sum of Rs. 11,50,00,000 /- (Rupees Eleven Crores Fifty Lakhs Only) to the OWNERS in the staggered manner. The Developer will retain 100% of the total saleable area.

1 M. Vikas Kumar

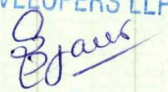
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3 

4 M. Mahendran

5 M. D. S. Kumar

For GREAT HEIGHTS DEVELOPERS LLP


Partner

5. The entire cost of construction and all approval fees and charges by the appropriate authorities will be entirely borne by Developer at their own risk and cost.

6. EXCLUSIVE RIGHTS OF DEVELOPMENT IN THE SCHEDULED PROPERTY GRANTED TO THE DEVELOPER

The Owners hereby grant unto and in favour of the Developer herein, the exclusive rights of development in and for the Scheduled Property as per the terms and conditions set out herein.

7. The Owners hereby authorize the Developer and agree to execute necessary Registered General Power of Attorney to sell all of the total saleable area in the building to be constructed over the scheduled property including undivided interest in the land/property subject to the common enjoyment of the staircases and other common amenities for any consideration and on any terms and conditions to be determined by the Developer and authorize them to receive all such considerations and moneys from the buyers of such residential area.

8. The Developer undertakes that the new constructions will be commenced soon from the date of receipt of approval/sanction from concerned authorities and try to complete the project within 24 months from the date of receipt of necessary approvals from the Local Planning Authority. However, force majeure clause will apply in case of unforeseen circumstances, natural causes and other calamities.

9. The Developer shall be entirely responsible for the design, safety related procedural aspects connected with the construction of the buildings/apartments as authorized by the statutory authorities from time to time and in meeting with all the procedural formalities with statutory and non-statutory agencies in connection with the development of the project.

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

11. The Owners state and confirm that the Developer shall have the irrevocable power, right and authority to prepare and submit in the name of Developer, layout plans, building plans and other revised plans, Sub-division Plans etc., to the competent authorities and other concerned authorities for the purpose of obtaining their approval and sanction for such building, layout plan and sub division plans and for the purpose of commencing and carrying out the construction work of residential complex in pursuance of this Agreement and for obtaining commencement/ Completion Certificate and also for obtaining permission or exemption order or development permission from the Government or the Competent Authority appointed by the Government of Tamil Nadu and for the purpose of obtaining the aforesaid sanctions and clearances the Owner hereby agree and undertake to sign and execute a Registered General Power of Attorney in favour of the developer to sign the said documents, such applications, plans, affidavits and other papers, forms, as may be required by the Competent authorities and other concerned authorities. All approvals will be in the name of the Developer.

12. The Owners agree that the plans and specifications given by the Architect appointed by the Developer is final and the project will be executed as per the said plan. No change in the plan prepared and submitted by the Architect can be affected by the Owners. The developer agrees to execute the project as per the approved plans from competent authorities and not to cause any deviations during the constructions.

1 M. Vikas Kumar

2 Kamru

3 M. Maheshwari

4 M. S. Iyer

5 M. D. Kumar

For GREAT HEIGHTS DEVELOPERS LLP

G. J. Jeyaraj
Partner

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

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

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

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

17. TAXES, MAINTENANCE, DEPOSITS ETC:

a) After completion of construction of the building on the Schedule property, the same shall be assessed to tax and the purchasers shall bear the property tax, E.B. deposit, Water connection charges and Underground drainage charges in respect of the constructed area and the Developer shall bear the property tax.

b) The Owners shall be liable to bear and pay any Income Tax or Capital Gains tax arising out of their share. Similarly, the developer will be liable to bear and pay any Income Tax or Capital Gains tax arising out of share or the units allocated to the developer by way of development or further sale.

18. CANCELLATION:

The Developer and Owners are entitled to cancel the Joint Development Agreement during the pendency of the development, if they face any practical difficulties or litigation in proceeding with the development work. However, the Owners and the Developer may jointly decide to cancel and terminate this agreement if all of them think that it is inappropriate to proceed with the development of the project. In the event of termination of this agreement due to any of the reasons aforesaid, accounts will be mutually settled and the Developer will be compensated by Owners with all the monies spent for the development of the property including architects' fees, cost of construction and all expenses incurred.

1. M. Vikas Kumar

2. *[Signature]*

3. M. Mahendra

4. *[Signature]*

5. M. *[Signature]*

For GREAT HEIGHTS DEVELOPERS LLP

[Signature]
Partner

19. TITLE AND POSSESSION:

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

The Landowner agrees to show relevant originals to the developer for obtaining the legal opinion and UDS registration purpose.

The Landowner agrees to submit the original title deeds to the developer for registration of sale deed pertaining to units to the purchasers for registration purpose.

The original title deeds will be entrusted to the office bearers of the residential welfare association as and when formed, by the developer after completion of the project.

20. NAME OF THE BUILDING:

The name of the Residential Complex to be constructed on the Scheduled Property shall be "SINDUR FLORENCE" and the same may be modified only by mutual consent.

21. All claims and disputes arising in respect this Agreement will be resolved through Court in CHENNAI Jurisdiction.

SCHEDULE A

(The 1 to 7 Item of total Property)

Item No.1 – Property of the Vendor No.1

The property belonged to the Vendor No.1 admeasuring 3358 sq.ft. comprised in Survey No.347 and T.S.No.13/4 as per Town Survey Online Land Register, Block No.38, Ward No.B, situated at Plot No.1 Part, Perumal Koil Street Assasi Nagar Link Road, Madhavaram Village & Taluk, previously Thiruvallur District, now comes under Chennai District, morefully shown in the Plan annexed herewith from and out of Plot No.1 part Plot Area measuring **3358 sq.ft.** along with an Additional undivided share measuring **1450.13 sq.ft.** in the portion of the Common Area admeasuring 10151 sq.ft. comprised in Town Survey Land Register T.S.No.13/2 & 13/9, **Total Area being 4808.13 sq.ft.** morefully shown in the Plan Annexed herewith all situated in Block No.38, Ward No.B.

(1) The boundaries to the Plot area of 3358 sq.ft. comprised in T.S.No. 13/4 are as follows;

North by : T.S.No. 13/2
South by : T.S.No.13/5
East by : T.S.Nos. 30/1 & 28
West by : T.S.Nos. 13/2 & 12/7

(1) The boundaries to Common Passage area admeasuring 10151 sq.ft. comprised in T.S.No.13/2 & 13/9 are as follows;

(a) **Boundaries to T.S.No. 13/2 is as follows;**

North by : T.S.Nos.9/8, 9/7 & 30/15
South by : T.S.No.12/6, 13/3 & 13/4
East by : T.S.No. 30/1
West by : T.S.No.11

1 Mithas Kumar

2 *[Signature]*

3 M. Mahendran

4 *[Signature]*

5 M. *[Signature]*

For GREAT HEIGHTS DEVELOPERS LLP

[Signature]

Partner

(b) Boundaries to T.S.No. 13/9 is as follows;

North by : T.S.Nos.12/6, 13/6
 South by : T.S.No.13/10
 East by : T.S.No. 27
 West by : T.S.Nos.13/8, 13/7 & 12/6.

Item No.2 – Property of the Vendor No.2

The property belonged to the Vendor No.2 admeasuring 3671 sq.ft. comprised in Survey No.347 and T.S.No.13/5 as per Town Survey Online Land Register, Block No.38, Ward No.B, situated at Plot No.2 part, Perumal Koil Street Assasi Nagar Link Road, Madhavaram Village & Taluk, previously Thiruvallur District, now comes under Chennai District, from and out of Plot No.2 part Plot Area measuring **3671 sq.ft.** along with an Additional undivided share measuring **1450.13 sq.ft.** in the portion of the Common Area admeasuring 10151 sq.ft. comprised in Town Survey Land Register T.S.No.13/2 & 13/9, **Total Area being 5121.13 sq.ft.** morefully shown in the Plan Annexed herewith all situated in Block No.38, Ward No.B.

(1) The boundaries to the Plot area of 3671 sq.ft. comprised in T.S.No. 13/5 are as follows;

North by : T.S.No. 13/4
 South by : T.S.No.13/6
 East by : T.S.No. 28
 West by : T.S.Nos. 12/7 & 13/9

(2) The boundaries to Common Passage area admeasuring 10151 sq.ft. comprised in T.S.No.13/2 & 13/9 are as follows;

(a) Boundaries to the Property in T.S.No. 13/2 is as follows;

North by : T.S.Nos.9/8, 9/7 & 30/15
 South by : T.S.No.12/6, 13/3 & 13/4
 East by : T.S.No. 30/1
 West by : T.S.No.11

(b) Boundaries to the Property in T.S.No. 13/9 is as follows;

North by : T.S.Nos.12/6, 13/6
 South by : T.S.No.13/10
 East by : T.S.No. 27
 West by : T.S.Nos.13/8, 13/7 & 12/6.

Item No.3 -Property of the Vendor No.2

The property belonged to the Vendor No. 2 admeasuring 3748 sq.ft. comprised in Survey No.347 and T.S.No.13/6 as per Town Survey Online Land Register, Block No.38, Ward No.B, situated at Plot No.3 Part, Perumal Koil Street Assasi Nagar Link Road, Madhavaram Village & Taluk, previously Thiruvallur District, now comes under Chennai District, from and out of Plot No.3 Plot Part Area measuring **3748 sq.ft.** along with an Additional undivided share measuring 1450.13 sq.ft. in the portion of the Common Area admeasuring 10151 sq.ft. comprised in Town Survey Land Register T.S.No.13/2 & 13/9, **Total Area being 5198 sq.ft.,** morefully shown in the Plan Annexed herewith all situated in Block No.38, Ward No. B.

1 M. Vikas Kumar

2 Kamal

3 M. Mahendran

4 M. G. N. M.

5 M. D. Kumar

For GREAT HEIGHTS DEVELOPERS LLP

G. Jais
 Partner

(1) The boundaries to the Plot area of 3748 sq.ft. comprised in T.S.No. 13/6 are as follows;

North by : T.S.No. 13/5
 South by : T.S.No.13/9
 East by : T.S.No. 28
 West by : T.S.Nos. 13/9

(2) The boundaries to Common Passage area admeasuring 10151 sq.ft. comprised in T.S.No.13/2 & 13/9 are as follows;

(a) Boundaries to the Property in T.S.No. 13/2 is as follows;

North by : T.S.Nos.9/8, 9/7 & 30/15
 South by : T.S.No.12/6, 13/3 & 13/4
 East by : T.S.No. 30/1
 West by : T.S.No.11

(b) Boundaries to the Property in T.S.No. 13/9 is as follows;

North by : T.S.Nos.12/6, 13/6
 South by : T.S.No.13/10
 East by : T.S.No. 27
 West by : T.S.Nos.13/8, 13/7 & 12/6.

Item No.4 - Property of the Vendor No.4

The property belonged to the Vendor No.4 admeasuring 1480 sq.ft. comprised in Survey No.347 and T.S.No.13/3 as per Town Survey Online Land Register, Block No.38, Ward No.B, situated at Plot No.4 Part, Perumal Koil Street Assasi Nagar Link Road, Madhavaram Village & Taluk, previously Thiruvallur District, now comes under Chennai District, morefully shown in the Plan Annexed herewith from and out of Plot No.4 Plot Part Area measuring **1480 sq.ft.** along with an Additional undivided share measuring **1450.13 sq.ft.** in the portion of the Common Area admeasuring 10151 sq.ft. comprised in Town Survey Land Register T.S.No.13/2 & 13/9 **Total Area being 2930.13 sq.ft.** morefully shown in the Plan Annexed herewith all situated in Block No.38, Ward No.B.

(1) The boundaries to the Plot area of 1480 sq.ft. comprised in T.S.No. 13/3 is as follows;

North by : T.S.No. 13/2
 South by : T.S.No.12/1
 East by : T.S.No. 13/2
 West by : T.S.No.11

(2) The boundaries to Common Passage area admeasuring 101501 sq.ft. comprised in T.S.No.13/2 & 13/9 are as follows;

(a) Boundaries to the Property in T.S.No. 13/2 is as follows;

North by : T.S.Nos.9/8, 9/7 & 30/15
 South by : T.S.No.12/6, 13/3 & 13/4
 East by : T.S.No. 30/1
 West by : T.S.No.11

1. *Mirkaas Kumar*

2. *James*

3. *M. Mahendrak*

4. *M. S. S. S.*

5. *M. S. S. S.*

For GREAT HEIGHTS DEVELOPERS LLP

Byjus
 Partner

(b) Boundaries to the Property in T.S.No. 13/9 is as follows;

North by : T.S.Nos.12/6, 13/6
 South by : T.S.No.13/10
 East by : T.S.No. 27
 West by : T.S.Nos.13/8, 13/7 & 12/6.

Item No.5 - Property of the Vendor No.3

The property belonged to the Vendor No.3 admeasuring **1450.13 sq.ft.** of UDS in the portion of the Common Area admeasuring 10151 sq.ft. comprised in Town Survey Land Register T.S.No.13/2 & 13/9, **Total Area being 1450 sq.ft.**, morefully shown in the Plan Annexed herewith all situated in Block No.38 and Ward No.B

(1) The boundaries to Common Passage area admeasuring 10151 sq.ft. comprised in T.S.No.13/2 & 13/9 are as follows;

(a) Boundaries to the Property in T.S.No. 13/2 is as follows;

North by : T.S.Nos.9/8, 9/7 & 30/15
 South by : T.S.No.12/6, 13/3 & 13/4
 East by : T.S.No. 30/1
 West by : T.S.No.11

(b) Boundaries to the Property in T.S.No. 13/9 is as follows;

North by : T.S.Nos.12/6, 13/6
 South by : T.S.No.13/10
 East by : T.S.No. 27
 West by : T.S.Nos.13/8, 13/7 & 12/6.

Item No.6 - Property of the Vendor No.4

The property belonged to the Vendor No.4 admeasuring 65 sq.ft. comprised in Survey No.347 and T.S.No.13/7 as per Town Survey Online Land Register, Block No.38, Ward No.B, situated at Plot No.6 Part, Perumal Koil Street Assasi Nagar Link Road, Madhavaram Village & Taluk, previously Thiruvallur District, now comes under Chennai District, from and out of Plot No.6 Plot Part Area measuring 65 sq.ft. along with an Additional undivided share measuirng 1450.13 sq.ft. in the portion of the Common Area admeasuring 10151 sq.ft. comprised in Town Survey Land Register T.S.No.13/2 & 13/9, **Total Area being 1515.13 sq.ft.**, morefully shown in the Plan Annexed herewith all situated in Block No.38, Ward No.B.

(1) The boundaries to the Plot area of 65 sq.ft. comprised in T.S.No. 13/7 is as follows;

North by : T.S.Nos. 12/2
 South by : T.S.No.13/8
 East by : T.S.No. 13/9
 West by : T.S.No. 12/3

(2) The boundaries to Common Passage area admeasuring 10151 sq.ft. comprised in T.S.No.13/2 & 13/9 are as follows;

(a) Boundaries to the Property in T.S.No. 13/2 is as follows;

North by : T.S.Nos.9/8, 9/7 & 30/15
 South by : T.S.No.12/6, 13/3 & 13/4
 East by : T.S.No. 30/1
 West by : T.S.No.11

1 M. Vikes Kumar

2 Kama

3 M. Maheshwari

4 M. S. S. S.

5 M. D. S.

For GREAT HEIGHTS DEVELOPERS LLP
 Partner

(b) Boundaries to the Property in T.S.No. 13/9 is as follows;

North by : T.S.Nos.12/6, 13/6
 South by : T.S.No.13/10
 East by : T.S.No. 27
 West by : T.S.Nos.13/8, 13/7 & 12/6.

Item No.7 - Property of the Vendor No.5

The property belonged to the Vendor No.5 admeasuring 850 sq.ft. comprised in Survey No.347 and T.S.No.13/8 as per Town Survey Online Land Register, Block No.38, Ward No.B, situated at Plot No.7 Part, Perumal Koil Assasi Nagar Link Road, Madhavaram Village & Taluk, previously Tiruvallur District, now comes under Chennai District, morefully shown in the Plan Annexed herewith from and out of the Plot No.7 Part Area measuring **850 sq.ft.** along with an Additional undivided share measuring **1450.13 sq.ft.** in the portion of the Common Area admeasuring 10151 sq.ft. comprised in Town Survey Land Register T.S.No.13/2 & 13/9, **Total Area being 2300 sq.ft.**, morefully shown in the Plan Annexed herewith all situated in Block No.38, Ward No.B.

The boundaries to the Plot area of 850 sq.ft. comprised in T.S.No. 13/8 is as follows;

North by : T.S.No. 13/7
 South by : T.S.No.13/10
 East by : T.S.No. 13/9
 West by : T.S.No. 12/4

The boundaries to Common Passage area admeasuring 10150.91 sq.ft. comprised in T.S.No.13/2 & 13/9 are as follows;

Boundaries to the Property in T.S.No.13/2 is as follows;

North by : T.S.Nos.9/8, 9/7 & 30/15
 South by : T.S.No.12/6, 13/3 & 13/4
 East by : T.S.No. 30/1
 West by : T.S.No.11

Boundaries to the Property in T.S.No. 13/9 is as follows;

North by : T.S.Nos.12/6, 13/6
 South by : T.S.No.13/10
 East by : T.S.No. 27
 West by : T.S.Nos.13/8, 13/7 & 12/6.

SCHEDULE B

(The properties mentioned as Item Nos 1 to 7 in the Schedule A above is clubbed together as a single property for the purpose of joint development and for convenience and the total property as mentioned hereunder as a single property in the Schedule B)

All the properties mentioned as Item Nos.1,2,3,4,5,6 & 7 in the Schedule A property all totally measuring 23322.91 sq.ft. comprised in Survey No.347 (Part) and T.S.Nos. 13/2, 13/3, 13/4, 13/5, 13/6, 13/7, 13/8, & 13/9 as per Town Survey Online Land Register, Block No.38, Ward No.B, situated at Plot Nos. 1, 2, 3, 4, 5, 6 & 7, Perumal Koil Street Assasi Nagar Link Road,

1 *M. N. K. Kumar*

2 *[Signature]*

3 *M. Mahendran*

4 *M. S. S. S.*

5 *M. S. S. S.*

For GREAT HEIGHTS DEVELOPERS LLP

[Signature]
 Partner

Madhavaram Village & Taluk, previously Tiruvallur District, now comes under Chennai District. For the purpose of clarity, the Schedule B Land is morefully shown in Green Colour in the Plan Annexed herewith and detailed description is also mentioned in the table below;

Vendors	Name	R.S.No & T.S.No.	Item No.	Plot Area in Sq.ft.	Common Passage, A, B Service Area in Sq.ft.	Total Land Area in Sq.ft.
1.	Mr. Vikas Kumar	347 Part & 13/4, 13/2, 13/9	1	3358 (13/4)	1450.13	4808.13
2.	Mr. Kamal Kumar	347 part & 13/5, 13/6, 13/2, 13/9	2	3671 (13/5) 3748 (13/6)	2900.26	10319.26
3.	Mr. Mahendra Kumar	347 Part & 13/2, 13/9	3	0	1450.13	1450.13
4.	Mr. Sajjanraj	347 Part & 13/3, 13/7, 13/2, 13/9	4	1480 13/3) 65 (13/7)	2900.26	4445.26
5.	Mr. Dilip Kumar	347 Part & 13/8, 13/2, 13/9	5	850(13/8)	1450.13	2300.13
				13172.00	10151.00	23323.00

This Schedule B property is bounded on as follows;

North by : T.S.Nos. 9/8, 9/7 & 30/15

South by : T.S.No.13/10

East by: T.S.No.27, 28 & 30/1

West by : T.S.No.11 & 30 Feet Road

Situated within the Registration District of North Chennai and Sub Registration District of Madhavaram.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

1. *M. Vikas Kumar*

2. *Kamal*

3. *M. Mahendrayya*

4. *M. Sajjanraj*

5. *M. Dilip Kumar*

**OWNERS
WITNESSES:**

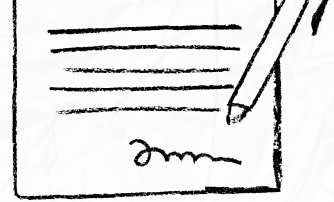
1.

2.

For GREAT HEIGHTS DEVELOPERS LLP

[Signature]
Partner

DEVELOPER



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.



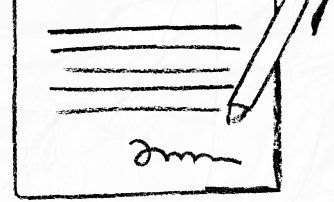
NRI & Investment Services

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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate