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தமிழ்நாடு तमिलनाडु TAMILNADU

GP HOMES PVT LTD

01/09/2021

CL 234010

K.R.V. RAJES KUMAR
STAMP VENDOR
Lic. No. 54 / B8 / 2009
No. 27, TNHB Shopping Complex
Thirumangalam, Chennai - 600 106

DEED OF MEMORANDUM OF UNDERSTANDING CUM JOINT VENTURE AGREEMENT

THIS DEED OF MEMORANDUM OF UNDERSTANDING CUM JOINT VENTURE AGREEMENT executed at Chennai on this 2nd day of September 2021.

BY & BETWEEN

1) MEGANATHAN KUPPUSAMY, (ID: - AADHAR CARD No.4129 1747 1928,) Son of Kuppusamy Mudaliar, aged about 67 years and residing at No.169, Swamy Nagar, Mudichoor, Mannivakkam, Chennai – 600048

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2. Bmuthukar
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OWNERS

For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

2) Mr. RAMANATHAN SUNDARAM MUDHLIAR, ID: - AADHAR CARD No.2109 6420 6722), Son of Mr. Sundram K Mudhliar , aged about 31 years and residing at Building No.163, Room No.5109,Namrata Co-operative Housing Society, Kanna Munar Nagar – 1, Vikhroli East, Mumbai – 400 083;

3) Mrs. POONGODHAI (ID: - AADHAR CARD No.8316 4213 3378, Daughter of Late. Jayaraman and Wife of Mr. Murugan, aged about 68 years and residing at No.2/1076, B.V. Koil Street, Mugalivakkam, Kanchipuram, Pin: 600 125, and

4) Mr. N. SELVAM, (ID: - AADHAR CARD No.8308 2119 2082, Son of Late Narayanasamy and Late Saroja, aged about 51 years and residing at No.1/290, Ganapathy Nagar, Kolapakkam, (Kerugambakkam,) Kanchipuram, Pin: 600 122 hereinafter called the **OWNERS,** which term shall wherever the context so admits, mean, and include themselves, their heirs, legal representatives, administrators, executors, assigns or nominees, successors in interest, and all person or persons deriving or claiming title through or under all or any of them as the case may be:

AND

M/s. G.P HOMES PRIVATE LIMITED, having its Registered Office at No.W-740, First Floor, 4th Avenue, Syndicate Bank Colony, Anna Nagar West Extension, Chennai – 600 101, Represented by its Managing Director **Mr. S. ELUMALAI,** Son of Mr. Sivalingam, aged about 51 years and residing at No.15/23, Anna Street, Kallikuppam, Ambattur, Chennai – 600 053; hereinafter called the **DEVELOPER /PROMOTER** which term shall wherever the context so admits, mean and include himself, his heirs/ successors in office, legal representatives, administrators, executors, assigns or nominees, successors in interest and all person or persons deriving or claiming title through or under all or any of them as the case may be **WITNESSETH.**

WHEREAS originally the property namely All the Piece and Parcel of Vacant Land measuring to an extent of 56 Cents (0-22-5 Hectares) Comprised in Survey No.218/2, as per Patta No.3579, New Survey No.218/2B and Patta No.3580, New Survey No.218/2A, situated at No.53, Madanandapuram Village, Porur Firka of Sriperumbudur Taluk, Presently Alandur Taluk, Kancheepuram District, within the Registration of Kancheepuram and sub Registration District of Alandur and within the Civic Jurisdiction of Chennai Corporation Zone XII morefully and particularly described in the schedule –A hereunder was

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For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

possessed and and enjoyed by Mr. Murugappa Mudaliar who has settled the same in favour of his Daughter Mrs. K. Chinnammal, Wife of Mr. Kuppusamy in and by a Deed of Settlement dated 12.02.1943 Registered as Document No.323 of 1943 at Sub Registrar Office, Saidapet. Mrs. Chinnammal who was in possession and enjoyment of the Schedule A mentioned property from the date of settlement by duly transferring the Patta in her name and duly paying the taxes and other levies in her name without default died intestate on 24.04.1955 leaving behind her Husband Mr. Kuppusamy, Sons Mr. Jayaraman, Mr. Sundaram, Mr. Meganathan and Daughters Mrs. Pattammal, Mrs., Saroja as her legal heirs to succeed to the above mentioned Schedule A property.

WHEREAS Mr. Kuppusamy died leaving behind her Sons and Daughters namely Mr. Jayaraman, Mr. Sundaram, Mr. Meganathan and Daughters Mrs. Pattammal, Mrs., Saroja to succeed to his share in the above mentioned Schedule A property. Thus the Sons and Daughters of Chinnammal and Kuppusamy become entitled to the Schedule A mentioned property, each having 1/5th share. Mr. Jayaraman died intestate on 17.11.2013 leaving behind her Daughter Mrs. Poongodhai as his legal heir to succeed to his share in the Schedule A mentioned property. Likewise, Mrs. Saroja died intestate on 30.10.1965..leaving behind her Husband Mr. Narayanasamy and Son Mr. N. Selvam as her legal heirs to succeed to the above mentioned Schedule A property and subsequently Narayanasamy also died on 29.10.2004 and hence Saroja's only Son N. Selvam has become entitled to the 1/5th share in the Schedule A mentioned property. Thus the OWNERS herein being jointly entitled to the Schedule A mentioned property duly transferred Patta in their names Patta No.3579 with New Survey No.218/2B and Patta No.3580 with New Survey No.218/2A and are in joint possession and enjoyment of the same.

WHEREAS Mrs. Pattammal died as a widower without any issues as her Husband pre deceased her long back, Likewise the father and mother of Parasuraman predeceased Mr. Parasuraman long back and as such Pattammal's 1/5th share in the Schedule A mentioned property devolved upon the brothers and sisters of later Pattammal as per Relationship Certificate dated 23.03.2021 issued by Tashildar, Alandure Taluk. Mr. Jayaraman died intestate on 17.11.2013 leaving behind her Daughter Mrs. Poongodhai as his legal heir to succeed to his share in the Schedule A mentioned property. Likewise, Mrs. Saroja died intestate on 30.10.1965..leaving behind her Husband Mr. Narayanasamy and Son Mr. N. Selvam as her legal heirs to succeed to the above mentioned Schedule A property and subsequently Narayanasamy also died on 29.10.2004 and hence Saroja's only Son N. Selvam has become entitled to the 1/4th share in the Schedule A mentioned property.

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Managing Director

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WHEREAS the Brothers of Late. Chinnammal, Murugesa Mudaliar and Kanni Mudaliar claimed right over the Schedule A mentioned property against which the legal heirs of Chinnammal the OWNERS herein filed the suit against the legal heirs of Ganesa Mudaliar and Kanni Mudaliar for declaration of title and recovery of possession on the file of District Munsif Court, Judicial Magistrate Court at Sriperumbudur in O.S. No.224 of 2009 and the above suit was decreed in favour of the legal heirs of Chinnammal against which the legal heirs of Ganesa Mudaliar and Kanni Mudaliar has filed the appeal in A.S. No.96 of 2014 on the file of the Principal Sub Ordinate Judge at Kancheepuram and the above appeal has been dismissed on 29.04.2019 against which a Second Appeal in S.A. No.415 of 2021 was filed before the High Court of Judicature at Madras and the same has been dismissed by the Hon'ble Justice M. Sundar on 28.04.2021 confirming the title in favour of the legalheirs of Mrs. Chinnammal-the **OWNERS** herein. The legal heirs of Mrs. Chinnammal-the **OWNERS** herein , has filed E.P. No.72 of 2012 in O.S. No.224 of 2009 on the file of the District Munsif Cum Judicial Magistrate Court at Sriperumbudur for recovery of possession and obtained Possession of the schedule mentioned property through Court on 04.04.2016 and the delivery in favour of the **OWNERS** was recorded. Thus the OWNERS being entitled to the Schedule A mentioned property and are in possession and enjoyment of the same as absolute and exclusive **OWNERS.**

WHEREAS Mr. Sundaram K Mudhliar, Mr. Meganathan Kuppusamy, Mrs. Poongodhai and Mr. N. Selvam become the joint OWNERS of the schedule A mentioned property are in possession and enjoyment of the same by duly paying the taxes and other levies in their names without default till date represented that they are having indefeasible right, title and authority to deal with the Schedule A mentioned property.Thus Mr. Sundaram K Mudhliar, Mr. Meganathan Kuppusamy, Mrs. Poongodhai and Mr. N. Selvam become the absolute joint OWNERS of the schedule A mentioned property left by Late. Chinnammal, Kuppusamy & Pattammal, partitioned the same in and by a Deed of Partition dated 29.07.2021 Registered as Document No.14658 of 2021 at S.R.O. Kundrathur, in which the 1st Owner was allotted Undivided 1/4th share in the Schedule A property more fully and particularly described in the B Schedule in the said Partition Deed, likewise the 2nd Owners Father Mr. Sundaram K. Mudhliar was allotted Undivided 1/4th share in the Schedule A property more fully and particularly described in the C Schedule in the said Partition Deed. likewise the 3rd Owner was allotted Undivided 1/4th share in the Schedule A property more fully and particularly described in the D Schedule in the said Partition Deed. likewise the 4th Owner was allotted Undivided 1/4th share in the Schedule A property more fully and particularly described in the E Schedule in the said Partition Deed.

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2. K Mudhliar
3. M. Lakshmi
4. N. Selvam

OWNERS

For GP HOMES PVT. LTD.

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WHEREAS the 2nd Owner's father Sundaram K Mudhliar who acquired 1/4th share right, title and interest in Schedule A mentioned property through the Partition Deed as C schedule settled the same in favour of 2nd Owner in and by a Deed of Settlement dated 02.09.2021 Registered as Document No..... of 2021 at Sub Registrar Office, Kundrathur. (Mr. Sundaram K. Mudhliar has appointed his son Mr. Ramanathan Sundaram Mudhliar as his Power Agent in and by a Deed of General Power of Attorney dated 17.06.2021, Registered as Document No. 9761 of 2021 of Book – 3 Office of the Sub Registrar Kurla No.3, Bandra District to execute the above Partition Deed & Settlement Deed on his behalf),

WHEREAS the Owner's herein by way of inheritance and from the date of obtaining Partition deed , Settlement Deed in their favour are in absolute use, possession and beneficial enjoyment of the schedule-A mentioned property by duly paying the Land tax and all statutory charges on their own accord without default till date. has decided to promote residential apartment / multi-storied Residential/Commercial Building for themselves and for Prospective Purchasers in the schedule A mentioned property under Joint Venture and for this purpose the **OWNERS** have approached the **PROMOTER/BUILDER** who are property developers.

WHEREAS the **OWNERS** being in possession and enjoyment of the schedule mentioned property and for Development & selling of Flats of the Schedule A Property and for Construction of the Flats for the OWNERS' own use the **OWNERS** will be retaining 40% **undivided Share of Land** in the Schedule A mentioned Property for the Flat building area 40% (including Common Area) morefully and Particularly described in the Schedule B has offered to give the Schedule A Mentioned Land to the Promoter/Buildier to construct Residential Apartment/Multi-storied building with Stilt Floor + 5(Five) Floors at the cost of the Promoter/Builder. And the **OWNERS** and Promoter/Builder jointly agreed that the **OWNERS** shall give Power to the Promoter/Builder in
respect of the Schedule A Property to develop and construct and to sell 60% **undivided Share of Land** in the Schedule A mentioned Property together with 60% **Constructed Area (including the Common Area)** together with Premium FSI Constructed area morefully and particularly described in the Schedule C hereunder and for the same that the Promoter/Builder shall give to the **OWNERS** 40% **undivided Share of Land** in the Schedule A mentioned Property together with 40% **Constructed Building Area (including Common Area); as detailed below in the Schedule C.**

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OWNERS

For GP HOMES PVT. LTD.

Managing Director

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NOW THIS DEED OF MEMORANDUM OF UNDERSTANDING CUM JOINT VENTURE AGREEMENT WITNESSETH AS FOLLOWS: -

1. In consideration of the parties agreeing to perform their respective obligations under this agreement and share the right over the schedule mentioned property expressly agreed hereunder, especially the OWNERS conveying the proportionate share as agreed here under to the DEVELOPER,. The DEVELOPER shall pay the OWNERS a sum of Rs. 2,00,00,000/-(Rupees Two Crores Only) as refundable advance/ security deposit for developing this project. The advance amount of Rs.2,00,00,000/-(Rupees Two Crores Only) shall be refunded by the OWNERS to the DEVELOPER without interest at the time of handing over of OWNERS share of flats.

2. The **DEVELOPER** is here with paying the above advance amount to the **OWNERS** in the following manner :-

a. 1.Rs.95,00,000/- (Rupees Ninty Five Lakhs only) vide Cheque No.001795 to Mr. Meganathan Kuppusamy.

2.Rs.4,50,000/-(Rupees Four Lakhs Fifty Thousand only) vide Cheque No.001796 to Mr. Sundaram K Mudaliar father of Mr. Ramanathan Sundaram Mudhliar.

3.Rs.50,00,000/- (Rupees Fifty Lakhs only) vide Cheque No.001793 to Mrs. Poongodhai.

4.Rs.50,000/- (Rupees Fifty Thousand only) vide Cheque No.001794 to Mr. N. Selvam.

3.That the **OWNERS** have handedover vacant possession of the Schedule mentioned A Property immediately on signing this Memorandum of Understanding cum Joint Venture Agreement and the Promoter/Builder hereby agrees to hand over the completed Flats. (40% of the total number of flats to be allotted to the Party of the First Part / OWNERS shall be identified and marked by the Party of the Second Part/Promoter - Builder immediately on obtaining the Building Plan approval from the Chennai Corporation / CMDA and the OWNERS will execute the General Power of Attorney in respect of the Schedule A mentioned property

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2. Mudaliar
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4. N. Selvam

OWNERS

For GP HOMES PVT. LTD.

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in favour of the DEVELOPER the Power to sell **60% constructed area together with 60% Undivided Share of land on the Schedule A mentioned Property, plus UDS to be purchased by DEVELOPER from the Authority along with the Premium F.S.I. Builtup area to be constructed shall belong to the DEVELOPER/BUILDER exclusively.**

4. The OWNERS agrees that the Promoter/Builder is entitled to construct on the schedule- A property a residential apartments/Multi-storied apartments / commercial Building as per the specification and plan of Builders choice and the Builder is entitled to construct on the Schedule A property.

5. The OWNERS have agreed that the construction of building on the schedule A property is integral and cardinally to this Agreement and the OWNERS shall at no stage withdraw or prejudice the same.

6. The DEVELOPER is at liberty and entitled to construct building on the schedule A property by appointing suitable persons, contractors, architects, etc in regard to the development & Construction of schedule A property.

7. The OWNERS shall execute and register in favour of DEVELOPER/Builder an irrecovable power of attorney in respect of the Schedule A Property and the OWNERS themselves if required will sign necessary Papers in respect of the Schedule A Property to enable them to commence and carry on the work of making applications, receiving sanctions and other necessary aspect of Approval for construction of the building on the schedule A property. The OWNERS shall extend all Co-operation to the Builder for the construction of the building on the schedule A Property. The General Power of Attorney for obtaining Approval shall be registered immediately after signing of this Agreement.

8. The OWNERS shall also execute in favour of the Promoter/Builder an irrevocable power of Attorney authorising him with full powers to deal and convey 60% **Undivided share of Land in the schedule A property** and to present the same before registering authority. This power of attorney shall be registered immediately on signing this Joint Venture Agreement.
That the said General Power of Attorney to be executed by OWNERS IN FAVOUR OF Builder shall also empower the Builder to apply for and obtain / renew ,construction plan sanction, demolition plan sanction, building permit, planning permit, service connections such as water

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sewerage, Electricity, Sand, Steel, Cement Permit etc., to sign all forms/ applications required in this connection, to appear and act on behalf of the OWNERS in connection with the Schedule A mentioned property in all Offices & Courts, Tribunals, Civil Revenue Authorities, Criminal Court, Income Tax Offices, State and Central Government, District Board, Taluk Office, Collector Office, Municipal, C.M.D.A. Chennai Corporation, etc.,.

9. The Party of the First Part agrees that the Promoter/Builder is entitled to construct on the schedule- A property a residential apartments/Multi-storied apartments / commercial Building as per the specification and plan of Builders choice and the Builder is entitled to construct on the Schedule A property.

10. The **OWNERS** have agreed that the construction of building on the schedule A property is integral and cardinally to this Agreement and the **OWNERS** shall at no stage withdraw or prejudice the same.

11. The **DEVELOPER** is at liberty and entitled to construct building on the schedule A property by appointing suitable persons, contractors, architects, etc in regard to the development & Construction of schedule A property.

12. The **OWNERS** shall execute and register in favour of **DEVELOPER/Builder** an irrecovable power of attorney in respect of the Schedule A Property and the OWNERS themselves if required will sign necessary Papers in respect of the Schedule A Property to enable them to commence and carry on the work of making applications, receiving sanctions and other necessary aspect of Approval for construction of the building on the schedule A property. The OWNERS shall extend all Co-operation to the Builder for the construction of the building on the schedule A Property. The General Power of Attorney for obtaining Approval shall be registered immediately after signing of this Agreement.

13. The DEVELOPER is hereby authorized by the OWNERS to construct Residential/ Residential cum Commercial apartments / Buildings over the schedule mentioned property as agreed by the parties herein. The entire cost of construction including the incidental matters such as engaging engineers, architects, etc., for construction of the building according to the specification mentioned as per schedule D hereunder shall be borne by the DEVELOPER alone. The DEVELOPER shall also apply and obtain

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necessary licenses/ permission/ sanction for construction of the building form appropriate authority at their own cost. The Plan/ structural specification shall be prepared in consultation with the OWNERS/ their representatives.

14. All expenses towards plan approval inducing incidental expenses shall be BORNE basis by DEVELOPER and the OWNERS for his share of Flats has to pay the cost of E.B.Service Connection & Water & Sewerage Connection, GST.

15. The **OWNERS** and the **DEVELOPER** have mutually agreed to share the constructed area to be put up on the said property along with such amenities/ facilities in the ratio of 40:60 i.e., 40 % to the **OWNERS** and 60 % to the **DEVELOPER** with stilt level car parking + 5 (Five) Floors; including undivided share in the vacant land of the said property in the same ratio. The DEVELOPER/PROMOTER is entitled to obtain Premium F.S.I at his own cost and construct the building for which are the OWNERS shall not make any claim over the same. In the premium FSI to be purchased by the **DEVELOPER** from the authorities the corresponding constructed area shall belongs exclusively to the **DEVELOPER / BUILDER**.
In any event the DEVELOPER's share or the OWNER's share of constructed area falling short of the agreed proportion, the **OWNERS** or the **DEVELOPER**, as the case may be shall compensate the other party for excess portion retained at the price prevailing as on the date of completion of the project. For the purpose of this agreement, expression built are shall means by other structures such as stair case, arcades, electric room association room, lift room, common area, circulation area, but excludes a car parking, terrace and walk ways. Upon obtaining the plan sanction from the competent authorities the parties herein shall enter into a sharing agreement demarcating the OWNER's and the DEVELOPER's allocation in the built up area.

17. The **DEVELOPER** hereby agrees to give a tentative Site Building Plan of the Proposed construction on the Schedule A mentioned Property within 30 days from the date of this Agreement and the Land OWNERS and DEVELOPER will identify their respective Share of building as per Clause 4 of this Agreement and the DEVELOPER agrees to submit such a proposal for plan approval by the competent authorities and shall build as per the approval by the competent authorities and the DEVELOPER and Land OWNERS will enter into a Supplemental Property Development Agreement by mentioning their respective share of Building immediately after obtaining approval from the Competent authorities.

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18. For any dispute between the Prospective Purchasers of Flats, Employees & Contractors and the DEVELOPER, the Land OWNERS are not liable at any cost and the DEVELOPER herein undertakes to indemnify the Land OWNERS against any loss, claim or damages that may occur due to dispute between prospective purchasers of Flats, Employees & Contractors in respect of the Development of the Schedule mentioned A Property by the DEVELOPER.

19. The DEVELOPER herein agrees to indemnify the Land OWNERS against any loss claim or damages that may occur to them by reason of any Violation of the Building Approval Rules and Regulations by the Builder or his nominees, Engineers, Agents, Representatives, Employees etc.,

20. Immediately with the execution of this Agreement the Land OWNERS will allow the DEVELOPER to install and fix a board on the said property who shall also issue public advertisement inviting offers from Purchaser's of the flats and / or apartments to be constructed on the site of the said Property.

21. The Land OWNERS and the DEVELOPER has agreed has agreed that the construction of building on the Schedule A Property is integral and cardinally to this Agreement and the Parties herein shall at no stage withdraw or prejudice the same. Both the Parties mutually agree that this agreement shall be in full force until all the transactions are fully and effectually completed.

22. The Possession of the Schedule A Property which will vest with the **DEVELOPER** under this Agreement is only for the Purpose of construction & Development of the Said Property for the Land OWNERS as Well as for Prospective Purchasers.

23. The **DEVELOPER** shall have the right to alienate their share in the property to whomsoever they like at whatever cost they determine and appropriate the same with the OWNERS has no right, claim or demand over the same in whole or in part, subject to performance of DEVELOPER's obligations under this agreement, without any breach whatsoever.

24.The construction to be put up by the DEVELOPER shall be incompliance with the sanctioned building plan as approved by the competent authority and shall not violate beyond the maximum permissible floor space index (FSI) as prescribed by the authorities. The DEVELOPER shall alone be responsible for the violations if any and shall indemnify the OWNERS or

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his nominees in this regard. The entire project is to be completed within 18 months from the date of building plan sanction from CMDA/, or such other local body, subject to force major conditions.

25. The DEVELOPER agrees and convents that every effort will be made to obtain completion certificate or such other certificate from CMDA or other competent authorities for electrical connection and sewerage connection (if applicable) within the stipulated completion period, however no responsibilities is accepted for any delay beyond the DEVELOPER control in obtaining the services form the statutory bodies and any expenses incurred for providing temporary supply and consumption for the occupation of the flat shall be borne by the occupants of the builders and OWNERS allocation of flats.

26. The OWNERS shall execute an irrevocable power of attorney in favour of the DEVELOPER to do the following:

a.To prepare the necessary Plans, apply and obtain necessary sanction / approval / Permission, from CMDA, Poonamallee Municipality / Thiruverkadu Municipality or such other local body, including no objection Certificates / Completion Certificate, if any, for putting up the construction as envisaged in this agreement at the cost of DEVELOPER inclusive of Deposits and incidental expenses that may be required. The DEVELOPER shall also be authorized to apply and obtain such completion certificates or occupancy certificate, as the case may be from the appropriate authorities at their own cost.

b. To obtain necessary sanction for water and sewage connection from the concerned authority to the entire developed property at the cost of DEVELOPER inclusive of all Deposits and incidental expenses that may be required, if such departmental water / sewage connections are available.

c. To apply and obtain Electricity supply / connection, including temporary electricity supply / connection to the entire developed property at the cost of DEVELOPER inclusive of all Deposits and incidental expenses that may be required. - immediately on signing this agreement and further agrees to execute General Power of Attorney in favour of DEVELOPER with selling power of share in the Schedule A mentioned property immediately on obtaining the Building Plan Approval as follows:-

d. To sell the DEVELOPER's share of 60% of the flats as agreed in the sharing agreement to be executed between the parties and to sell 60% of the undivided share of interest in the vacant land to the purchasers chosen by the DEVELOPER, to receive and appropriate the Sale consideration from

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the said Purchasers, to execute necessary agreements, deeds of conveyance in favour of the Purchasers and get the respective sale deeds duly registered before the appropriate registering authority and sign in all forms, statements, declarations, endorsements etc., relating to the above purpose.

e. To do such other acts, and things as may be necessary for the effective execution and completion of the project undertaken by the DEVELOPER.

27. The OWNERS this day handed over vacant possession of the property and the OWNERS hereby permit the DEVELOPER to enter and carryout the Development/Construction activities in the Schedule-A Property.

28. The OWNERS today handed over all the original documents pertaining to the Property to the builder and the same shall be returned to the OWNERS by the DEVELOPER on completion of the Project.

29. The DEVELOPER may be at liberty to raise loan, credit facilities, etc., for the Project by offering such external securities, collaterals as the case may be on his own to such banks, financial institutions, creditors, without causing any loss, damages, liability on the OWNERS or their nominees or over their Portion of the Property. The DEVELOPER shall be at liberty to create charge, mortgage, encumbrance or lien only over its share of the flats, as may be identified by the parties herein as per the sharing agreement to be executed by the Parties, after approval of the sanctioned building Plan.

30. In the course of construction of the proposed building, the DEVELOPER alone shall comply with all notices or regulations issued by the Corporation and other authorities and shall indemnify and keep indemnified the OWNERS against noncompliance of such notice, orders, requisitions and against all or any of the actions, suits and or other proceedings, costs, claims, losses, demands, etc., in this regard.

31. The DEVELOPER shall strictly adhere to the quality of construction in respect of the entire project, especially in respect of the specification atlest in so far as the OWNERS's allocation in the Project is concerned. The OWNERS shall be entitled to inspect the construction of the building to satisfy himself regarding standard quality of specifications without interfering with the progress of Work. The OWNERS are at liberty to have the assistance of his own architect/s in this regard and the suggestions / concerns of thesuch architect shall be considered by the DEVELOPERs.

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32. The DEVELOPER shall alone be responsible for any structural defects in the building and in particular in respect of the OWNERS's allocation noticed up to a period of 12 (twelve) months from the date of notice of completion of the construction from the DEVELOPER to the OWNERS in all respect. However small hairline cracks in the Plaster masonry, war page in doors and windows or regular maintenance of the Plumbing, electrical, etc., which are quite normal even in the best of the constructions shall not be considered as defect. The DEVELOPER shall alone be responsible for the quality of the construction materials used and the construction to be put up in the said property. The DEVELOPER undertakes to indemnify the OWNERS for any loss damages, claims, etc., as may be made by any one in this regard.

33. The DEVELOPER shall keep the OWNERS fully indemnified as harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the OWNERS or the OWNERS allocation in the Project by reasons of any failure on the Part of the DEVELOPER to discharge its liabilities / obligations or on account of any act of omission, commission in using the Schedule Property or putting up the Project. The DEVELOPER alone shall be liable for the employees, workers, labourers working on the project or engaged by the DEVELOPER and the DEVELOPER shall indemnify the OWNERS in this regard.

34. This agreement shall from the entire understanding the parties and shall not be subject to modification except in writing signed / executed by all the parties concerned. The Project cannot be discontinued or delayed by the DEVELOPER merely due to any dispute or differences, if any between the OWNERS or the Directors of the DEVELOPERs.

35. The DEVELOPER shall name the building in addition to the DEVELOPER Ensign "G.P HOMES".

36. In case the General Power of attorney executed and registered by the OWNERS in favour of the DEVELOPER becomes non functional due to any reason or cause attributable to the OWNERS during the Period of development of the Property and before the conclusion of the Project as a consequence of which the DEVELOPER is put to monetary loss, difficulties and other legal entanglements the OWNERS hereby agree to fully reimburse the DEVELOPER such losses.

37. Similarly in the event of failure to implement, delay or discontinuing the Project by the DEVELOPER or such losses, damages, etc., caused by them, the DEVELOPER hereby agrees to fully reimburse the OWNERS such losses.

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For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

38.. Nothing contained herein shall be deemed or construed as a partnership between the OWNERS and the DEVELOPER or a joint Venture or an association of persons. Each parties herein shall be strictly responsible for its income, wealth, gifts taxes and other dues / duties, proportionate to their shares.

39. The **OWNERS** represent that he has not encumbered the property, nor this property is the subject matter of any subsisting agreement for sale or litigation or acquisition or attachment provisions or maintenance claim or charge in favour of any financial institution or third party for any borrowing. In the event of any claim or action arising out of any defect or deficiency in the title of the **OWNERS**, while the project is in progress or thereafter, the **OWNERS** agree and undertake to indemnify and keep the **DEVELOPER** or their nominees indemnified well and sufficiently. The **OWNERS** also undertakes to keep SCHEDULE mentioned property free from encumbrance during the period of development.

40. Each party shall provide to the other all necessary information regarding the joint development proposed herein and such incidental acts and including details as would be required for any taxation or other purposes.

41. All taxes and other dues to the State Government and local authorities, CMWSSB, TNEB etc. in respect of the said property before delivery of vacant possession shall be paid by the **OWNERS** and after delivery of vacant possession and until construction is completed are t obe borne by the **DEVELOPER**.

'42. Any / all disputes or differences which may arise between the Parties or their representatives / nominees with regard to the construction, meaning and effect of this agreement or any part thereof or any other matter relating to the same or incidental thereto either during or after the period of this agreement shall be resolved by mutually between the parties or in the event of failure be referred to Arbitration by appointment of an arbitrator each by the parties herein. Such proceedings shall be governed by the provisions of the Arbitration and Conciliation Act, 1996. The venue of such Arbitration shall be at Chennai.

43. RIGHTS OF THE OWNERS / DEVELOPER AND THEIR TRANSFEREES.

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OWNERS

For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

The OWNERS and the DEVELOPER and their Transferees shall have the following rights in respect of their respective Allocations.

a. The OWNERS and DEVELOPER and all persons authorized and permitted by them (in common with all other persons entitled, permitted or authorized to a similar right) shall have the same right at all times, and for all purposes to use the staircases, passages, lifts, and all other common areas in the Project.

b. The right to subjacent, lateral, vertical and horizontal support for their respective Allocation from the other parts of the Project.

c. The right to free and uninterrupted passage of water, gas, electricity, sewage etc., from and to in respect of the Allocation through the pipes, wires, sewer lines, drains, water courses, cables, which are, or may at any time hereafter be, in under or passing through the project or any part thereof.

d. The right of entry and passage for the OWNERS and DEVELOPER and their agents or workmen to other parts of the Project at all reasonable times after notice to enter into and upon other parts of the project for the purpose of repairs or maintenance of their respective allocation or for repairing cleaning, maintaining or renewing the water tanks, sewers, drains and water courses, cables, pipes and wire causing as little disturbance as possible to the other OWNERS and making good any damage caused.

e. The OWNERS and DEVELOPER shall have the right to use the common areas provided in the Project including pathways, open spaces, Open Terrace, parking areas, garden areas, and other common amenities and facilities only for the said purpose and not otherwise without the written consent of the other or the OWNERS's association.

44. OBLIGATIONS OF THE OWNERS / DEVELOPER AND THEIR TRANSFEREES

Each of the **OWNERS** and **DEVELOPER** do hereby agree, confirm and undertake the obligations towards the other as follows:-

a. They shall not at any time, either by themselves or through any of their agents, representatives, heirs, carry on or cause to be carried on in their respective allocation in or any part thereof any noisy, offensive or dangerous trade or pursuit which may or which is likely to cause in any way a nuisance annoyance or danger to the other or their successors – in title or the occupiers or the neighbors.

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OWNERS

For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

b. They shall use their respective Allocation only for residential or commercial purposes depending on the area falling in residential or commercial, as the case may be.

c. They shall give to the other necessary vertical, horizontal and lateral support and reciprocate and recognize the rights of the other **OWNERS** in the Project as are enumerated hereinabove.

d. They shall become and remain a member of the Association (hereinafter referred to as " the Organisation") to be formed by and consisting of all the **OWNERS** in the Project for the Purpose of attending to matters of commons interest, including repairs, maintenance, while washing and painting and to maintain to common passage, compound walls and all other common areas and maintenance of the lifts / generators / Pumps.

e. The cost and expenses for the formation of the Organization shall be borne by the **OWNERS** and the **DEVELOPER** or their representatives, transferees proportionately.

f. They shall not make any arrangement for the maintenance of the exterior of the said Project and / or the infrastructure and utilities, common amenities therein other than through Professional agency appointed jointly by the **DEVELOPER and OWNERS** or the association for the maintenance of the Project.

g. They shall use all sewers, drains and water lines in, or upon, or hereafter to be erected, or installed in the Project in common with the other **OWNERS** and to permit free passage of water, sanitary, electrical lines, through and along the same or any of them and to share with the other **OWNERS,** the cost of repairing and maintaining all such sewers, drains and water lines as also the cost of maintaining and repairing all common amenities such as common roads, staircases etc., and to use the same aforesaid and/ or in accordance with the rules, regulations, bye – laws and terms as may be determined by the Organisation.

h. They shall duly and punctually pay the Proportionate share of the municipal taxes, rates and cesses, insurance charges, cost of maintenance and management of the Project and other charges for maintenance of service including but not limited to water, sanitation, electricity, salaries of the employees of the Organization and other expenses with regard to the Project as may be determined by the Managing Committee of the organization from time to time. The liability for such share shall commence from the date when Project is ready for occupation, irrespective of whether the parties take possession thereof or not. If the Organisation

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OWNERS

For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

does not come into existence by the date the Project is ready, the **OWNERS** shall pay such share of taxes / expenses etc., to the **DEVELOPER** or to such other persons as may be determined by the **DEVELOPER.**

i. They shall keep the common areas, open spaces, open terrace, parking areas, passages, lifts, staircase, lobbies etc., free from obstruction and in a clean hygienic and orderly manner and not to encroach on any common areas and not to throw or cause to be thrown thereon any waste or refuse.

j. They shall keep the walls, drains, pipes and other fittings in good and habitable conditions so as to support and protect all parts of the Project and shall carry out any internal works or repairs as may be required for the upkeep of their respective Allocation.

k. They shall not make additions or alterations or cause damage to any portion of the Project and shall not change the outside colour scheme, outside elevation / façade or décor of the Project, otherwise than in a manner agreed to by the majority of the **OWNERS**, nor shall make any alterations so as to enclose the balcony by grills, walls or by any other means and the same shall be in consonance with the design decided and fixed by the **DEVELOPER.**

l. They shall not alter or subscribe to the alteration of the name of the Building.

m. The **DEVELOPER** shall have the right to demarcate terrace areas, parking areas and basement areas out of available common areas and to allot these areas to specific **OWNERS** in the Project for their exclusive use and enjoyment. However such allottees shall not have right o put up any construction in these allotted common areas. The **OWNERS** shall not object to or in any manner obstruct the use of these exclusive areas.

n. They shall not park nor cause to be parked any vehicles in any part of the Project except in the parking areas specifically allotted and earmarked for each of them. After completion of the Project and after obtaining Possession of their respective Allocation, the **DEVELOPER** may set apart or demarcate any part of the common area as a parking lot for visitors and two wheelers, ensuring however, that such parking by visitors does not cause any inconvenience to the **OWNERS.**

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For GP HOMES PVT. LTD.

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BUILDER- DEVLOPER

45 The **OWNERS** hereby declares that they have not encumbered the schedule A property in any manner whatsoever nor has entered into any agreement of sale with any other party and that there is no lispendence, lease, attachments, injunction, order of acquisition of any kind of lien whatsoever in and over the Schedule A Property.

46. The PROMOTER/BUILDER is at liberty to fix the Name Board and issue and Circulate the Pamplets of the proposed construction & Sale of the Flats in the Schedule A mentioned property immediately on signing this Agreement.

'47. The **PARTY OF THE FIRST PART** has agreed to cooperate with the **PARTY OF THE SECOND PART** for obtaining any documents from the revenue authorities, Sub Registrar Office, Courts, High Court at Madras by giving initial authorization and subsequently by executing General Power of Attorney giving the Party of the Second Part all the powers to obtain the above documents from the concerned authorities

48. The **PARTY OF THE FIRST PART & NOMINEES OF THE SECOND PART** shall not make any alterations to the elevations or changes to the outer colour scheme of the said premises and shall maintain the uniform look of the building.

49. The **PARTY OF THE FIRKST PART & NOMINESS OF THE SECOND PART** shall not at any time carry on /use the Residential premises for any trade or business or any other activities offense in nature or which may become in any way a nuisance or danger to the OWNERs of the other premises or their successors in title or to the occupier or CO-OWNERs of the neighboring property or which may depreciate the value of the premises of any party thereof.

50. Neither parties at any stage or any point of time cancel this agreement or the General Power Of Attorney for any reasons and in all other aspects the provisions of Contract Act and The Specific Performance Act shall apply.

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OWNERS

For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

SCHEDULE- A OF THE PROPERTY

All the Piece and Parcel of Vacant Land measuring to an extent of 56 Cents (0-22-5 Hectares) Comprised in Survey No.218/2, as per Patta No.3579, New Survey No.218/2B and Patta No.3580, New Survey No.218/2A, situated at No.53, Madanandapuram Village, Porur Firka of Sriperumbudur Taluk, Presently Alandur Taluk, Kancheepuram District, within the Registration of Kancheepuram and sub Registration District of Kundrathur and within the Civic Jurisdiction of Chennai Corporation Zone XII.

Bounded on the:

North by	:	Mr. Chithambaram Nanja Land (survey No.218/1)
South by	:	Murugesa Mudaliar Nanja Land (Survey No.221)
East by	:	Erikal (Village No.54, Mugalivakkam)
West by	:	Murugesa Naicker Vagaiyara nanja Land (Survey No.219)

Schedule B of the Property.
(OWNERS SHARE)

40% **undivided Share of Land** in the Schedule A mentioned Property together with 40% Built up area including common area to be constructed on the schedule A mentioned property.

An amount of Rs.2,00,00,000/- (Rupees Two Crores Only) as refundable security deposit amount to be paid as follows:-

a) **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) already paid on 22.02.2021 which is mentioned in this Agreement**

b) **Rs.50,00,000/- (Rupees Fifty Lakhs only) to be paid on the date of clearing/Cancelling the bogus Agreements and Settlement Deed.**

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OWNERS

For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

Schedule C of the Property.
(BUILDER'S SHARE).

Selling Power for 60% undivided Share of Land in the Schedule A mentioned Property together with 60% Built up area including common area to be constructed on the schedule mentioned property (the DEVELOPER/PROMOTER) is entitled to obtain Premium F.S.I at his own cost and construct the building for which the OWNERS shall not make any claim over the same.

SCHEDULE – D
(TECHNICAL SPECIFICATION)

1) STRUCTURES: Footing with Column Foundations along with RCC framed structures with 9 Inches thick brick work for peripheries and 4 ½ inches thick brick work for inner partitions. The headroom olf each flat will be 9 feet 6 inches clear.

2) FLOORING: Hall Kitchen and Bedrooms will be laid with quality Verified Tiles of size 24 Inches x 24 Inches along with skirting shall be of the same tiles up to a height of 4 inches. The price of such tiles used in the project shall be not less than Rs.40/- per Sq.ft., Any thing above Rs.40/- shall be borne by the Owners / occupants.

3) DOORS & WINDORS: The Main entrance Door shall be of first quality teak wood frame with Teak Veneer flush door and other entrances shall be provided with Flush Door and Second quality teak or country wood frames. Windows shall be provided with second quality teak or country wood frames along with steel grills and second quality teak or country wood shutters with glass panels.

4) ELECTRICAL: Electrical wiring shall be concealed and suitable for 3 phase supply. The wiring shall be with good quality ISI make wires. Each flat shall be provided with phase change over switches and circuit breakers along with necessary wiring for inverter. Each Switch Board shall have one 5 Amps plug socket along with good quality switches of Anchor make / equivalent make. Bedrooms will have two light points, one fan point, and one air conditioner point. Kitchen will have two light points, one refrigerator point, one exhaust fan point two 5 Amps and one 15 Amps power points. Bath rooms will have water heater point and two light points.

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For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

5) PAINTING: All interior walls will be painted with one coat of primer and two coats of Supercem Paint. Door and windows shall be painted with one coat of primer and two coats of enamel paint of good quality. Further the main door shall be varnished on both sides. The outer walls shall be painted with two coats of ACE exterior Paint.

6) LOFT: One each in bedrooms and Kitchen shall be provided shutters.

7) CUPBOARDS: Cupboard niche one in each bed rooms and kitchen shall be provided without shutters.

8) KITCHEN: Black Granite Slab for Kitchen Platform with steel sink will be provided. Glazed tiles upto two feet height above the kitchen platform shall be provided. Metro Water provision shall be provided separately. The departmental water / sewage connections will be arranged if such arrangements are available.

9) BATH ROOM: Anti Skid flooring tiles and matching colured cermic tiles upto 6 feet height shall be provided for the walls. (Tile rate shall be not less than Rs.25/- Per Sq.ft.,) Any additional cost shall be borne by the Occupants.

10) TOILET: One European Water Closet (regular colour) with matching coloured wash basins shall be provided in each toilet.

11) All Bathroom, kitchen and toilet shall be provided with Waterman Make or equivalent fittings for water facility.

12) Finolex / Equivalent make PVC pipes for external piping and Heavy Duty PVC Pipes for concealed piping shall be used for all water lines.

13) Concealed conduits for Telephone and T.V. Shall be provided The necessary cable / wire for telephone and T.V. Connection shall be drawn by the Flat owners at their own cost.

14) Preconstructions anti-termite treatment shall be given to the building.

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OWNERS

For GP HOMES PVT. LTD.

Managing Director

BUILDER- DEVLOPER

15) Roof terrace will be treated for water proofing and weathering course with lime, surukki Jelly and pressed tiles.

16) Paving all round the building in the Plot will be carried out with interlocking precise cement blocks.

17) Each block shall have a lift of Johnson make or equivalent make with 6 passenger capacity and back up generator for the lifts and for common area lightings.

18) Each block shall have two over head tanks with adequate capacity one for metro/ corporation water and another for bore well water.

19) Common area shall be provided with Ultra tiles flooring of not less than Rs.35/- per Sq.ft.,

20) A Security room shall be provided at the entrance of the Building.

IN WITNESSES WHEREOF THE OWNERS AND THE BUILDER - DEVELOPER HEREUNTO SET THEIR HANDS AND SIGNED THEIR NAME ON THIS DEED OF MEMORANDUM OF JOINT VENTURE AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

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For GP HOMES PVT. LTD.

Managing Director

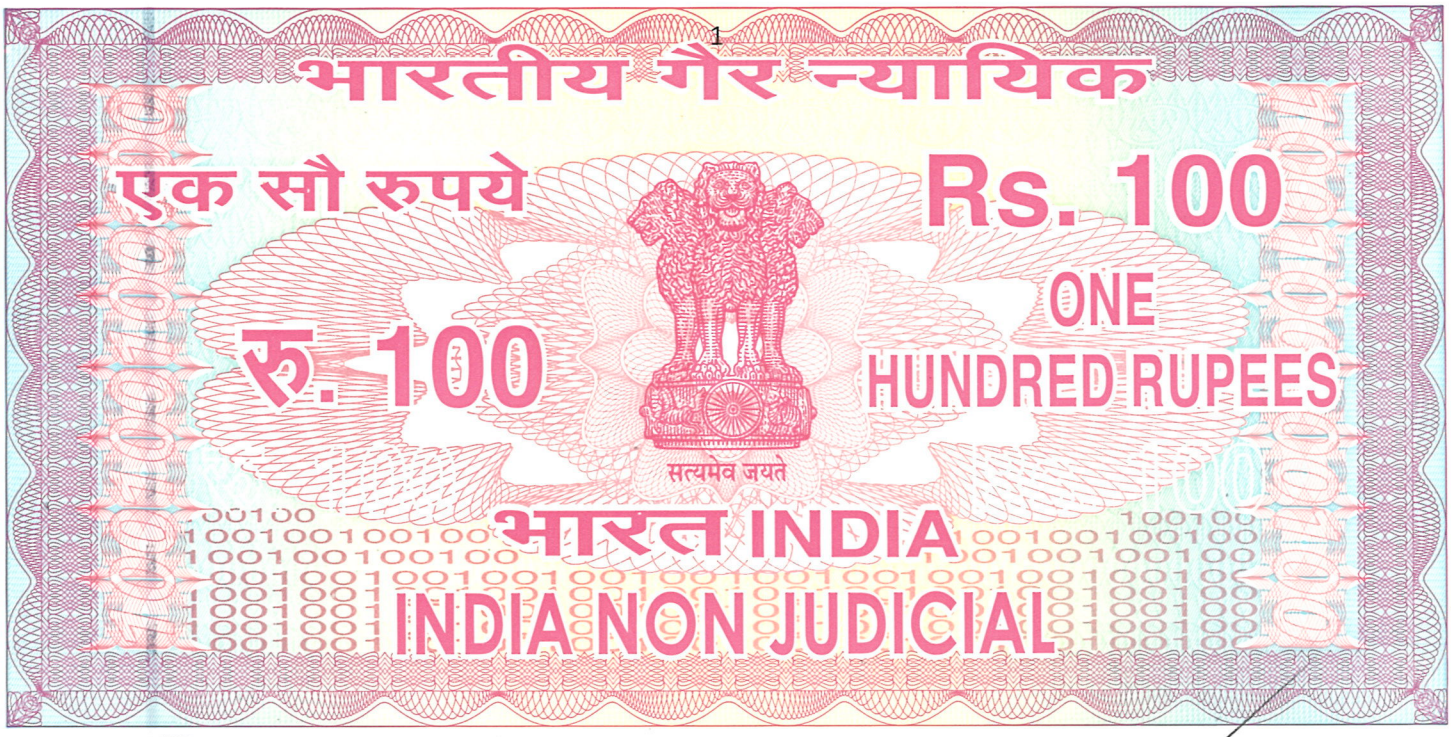
BUILDER- DEVLOPER

WITNESSES:

1. [R. MURUGESAN]

2. [P. VIJAYAKUMAR]

BLOCK-B



தமிழ்நாடு TAMILNADU

ஜூலை 11-2024

M/s GP HOMES PVT LTD

12 SEP 2024

EF 593391

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No. 27, TNHB Shopping Complex
Thirumangalam, Chennai-600 101.

SUPPLEMENTARY AGREEMENT

(allied with J.V dated. 02.09.2021)

THIS AGREEMENT OF Supplementary Agreement EXECUTED IN CHENNAI ON THIS 12th DAY OF SEPTEMBER 2024, BETWEEN

1) **Mr. MEGANATHAN KUPPUSAMY**, (PAN: AAOPM7395N, Aadhar No.4129 1747 1928,) Son of Kuppusamy Mudaliar, aged about 67 years and residing at No.169, Swamy Nagar, Mudichoor, Mannivakkam, Chennai – 600048,

2) **Mr. K. RAMANATHAN SUNDARAM MUDHLIAR**, (PAN: CALPM8079C, Aadhar No.2109 6420 6722), Son of Sundaram K Mudhliar, aged about 31 years and residing at Building No.163, Room No.5109, Kanna Munar Nagar – 1, Vikhroli East, Mumbai-400 083,

For GP HOMES PVT. LTD.

Managing Director

3) **Mrs. POONKODHAI** (Aadhar No.8316 4213 3378) Daughter of Late.Jayaraman and Wife of Mr. Murugan, aged about 68 years and residing at No.2/1076, B.V. Koil Street, Mugalivakkam, Kanchipuram, Pin: 600 125,

4) **Mr. N. SELVAM**, (Aadhar No. 8308 2119 2082), Son of Late Narayanasamy and Late Saroja, aged about 51 years and residing at No.1/290, Ganapathy Nagar, Kolapakkam, (Kerugambakkam,) Kanchipuram, Pin: 600 122,, herein after called the LAND OWNERS, the Parties of the **"FIRST PART".**

AND

M/s.GP HOMES PRIVATE LIMITED, [PAN: AADCE4072E], a Company registered under the Companies Act 1956, having its registered office at W-740, 1st Floor, 4th Avenue, Syndicate Bank Colony, Anna Nagar West Extension, Chennai- 600 101 duly represented by its Managing Director **Mr.S.ELUMALAI, [PAN: AAFPE2340A)],** son of Mr.Sivalingam, aged about 52 years herein after called the "BUILDER" the Party of the "SECOND PART".

The terms Owners and Promoter wherever occurs shall mean and include their heirs, executants, legal representatives, administrators, successors-in-office, and assigns WITNESSETH:

WHEREAS the OWNERS and DEVELOPER have entered into an Joint Development Agreement on 02.09.2021 for the development and construction of the Residential flats Described in the Schedule "A" mentioned Property.

Whereas the owner and Builder already entered into Joint Venture scheme regarding schedule property on 02.09.2021 by fixing the Ratio of 60: 40 (ie., 60% to Builder and 40% to the Owners).

Whereas the Developer and land owners as decided to develop the Schedule "A" Property in two phase as Block No. A in phase 1 & Block No. B in phase 2, Project named as "GP HOMES ELANZA", Block - A was approved by Chennai metropolitan Development Authority Planning Permit No. OL-PP/NHRB/0318/2024 dated 13.06.2024 and Greater Chennai Corporation Building permission No. CEBA/WDCN12/00272/2024 dated 24.06.2024.

For GP HOMES PVT. LTD.

Managing Director

WHEREAS the OWNERS and the Developers have mutually decided to amend /modify /alter their respective share in the super Built-up area and its corresponding undivided share of land in two phases for the land owners 2 and 3 was allotted their share of flats in Phase 1 (Block A) the area sharing agreement was entered on 02.03.2024 with all owners.

WHEREAS now, the OWNERS and the Developers have mutually decided to amend /modify /alter their respective share in the super Built-up area and its corresponding undivided share of land in the Phase 2 (BLOCK – B) for the land owners 1 & 4 was allotted, more fully described in Schedule B & C hereunder

SCHEDULE – A

All the Piece and Parcel of Land situated at Lakshmi Nagar Main Road, Madhanandapuram, Chennai – 600 125, **Comprised in Survey No.218/2, as per Patta No.4265, New Survey No.218/2A and 218/2B, situated at No.53, Madanandapuram Village, AlandhurTaluk, Chennai District,**(obtained building approval from Chennai metropolitan Development Authority Planning Permit No. PP/NHRB/278/2022 dated 14.10.2022 and Greater Chennai Corporation Building permission No. CEBA/WDCN12/00340/2022 dated 01.11.2022) **Land measuring 0.56 cents (or) 24394 Sq.ft., as per document and as per approval plan Land measuring 2250 Sq.mt., (or) 24210Sq.ft.,**

Bounded on the:

North by	:	Mr.ChithambaramNanja Land (survey No.218/1)
South by	:	MurugesaMudaliarNanja Land (Survey No.221)
East by	:	Lakshmi Nagar Main Road
West by	:	MurugesaNaickerVagaiyarananja Land (Survey No.219)

Within the Registration District of Chennai south and sub Registration District of Kundrathur, This Property within the limits in Greater Chennai Corporation.

For GP HOMES PVT. LTD.

Managing Director

SCHEDULE 'B'
(Property falls to Builder share)

S.No.	Flat No	Flat Area	Flat Type	Floor	Facing	UDS (Approx)
1	H- 1	1326	3BHK	First Floor	North	367
2	J- 1	1305	3BHK	First Floor	North	362
3	K- 1	918	2BHK	First Floor	North	254
4	L- 1	974	2BHK	First Floor	North	270
5	M- 1	889	2BHK	First Floor	East	246
6	N- 1	989	2BHK	First Floor	East	274
7	P- 1	835	2BHK	First Floor	East	231
8	H- 2	1326	3BHK	Second Floor	North	367
9	J- 2	1305	3BHK	Second Floor	North	362
10	L- 2	974	2BHK	Second Floor	North	270
11	M- 2	889	2BHK	Second Floor	East	246
12	N- 2	989	2BHK	Second Floor	East	274
13	J- 3	1305	3BHK	Third Floor	North	362
14	K- 3	918	2BHK	Third Floor	North	254
15	M- 3	889	2BHK	Third Floor	East	246
16	P- 3	835	2BHK	Third Floor	East	231
17	J- 4	1305	3BHK	Fourth Floor	North	362
18	K- 4	918	2BHK	Fourth Floor	North	254
19	L- 4	974	2BHK	Fourth Floor	North	270
20	J- 5	1315	3BHK	Fifth Floor	North	364
21	K- 5	918	2BHK	Fifth Floor	North	254
22	L- 5	974	2BHK	Fifth Floor	North	270
23	M- 5	889	2BHK	Fifth Floor	East	246
24	P- 5	835	2BHK	Fifth Floor	East	231
Shop		1425				398
		26219				**7265**

For GP HOMES PVT. LTD.

Managing Director

SCHEDULE 'C'

(FLAT ALLOCATION FOR MEGANATHAN KUPPUSAMY & Mr. N. SELVAM, (LAND OWNERs))

S.No.	Flat No	Flat Area	Flat Type	Floor	Facing	UDS (Approx)
1	K- 2	918	2BHK	Second Floor	North	442
2	P- 2	835	2BHK	Second Floor	East	402
3	H- 3	1326	3BHK	Third Floor	North	637
4	L- 3	974	2BHK	Third Floor	North	468
5	N- 3	989	2BHK	Third Floor	East	476
6	H- 4	1326	3BHK	Fourth Floor	North	637
7	M- 4	889	2BHK	Fourth Floor	East	428
8	N- 4	989	2BHK	Fourth Floor	East	476
9	P- 4	835	2BHK	Fourth Floor	East	402
10	N- 5	989	2BHK	Fifth Floor	East	476
		10070				**4844**

For GP HOMES PVT. LTD.

Managing Director

OWNERS

BUILDER

WITNESSES:

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Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

Verified RealEstate™

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

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

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+91 9996 12 9996
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