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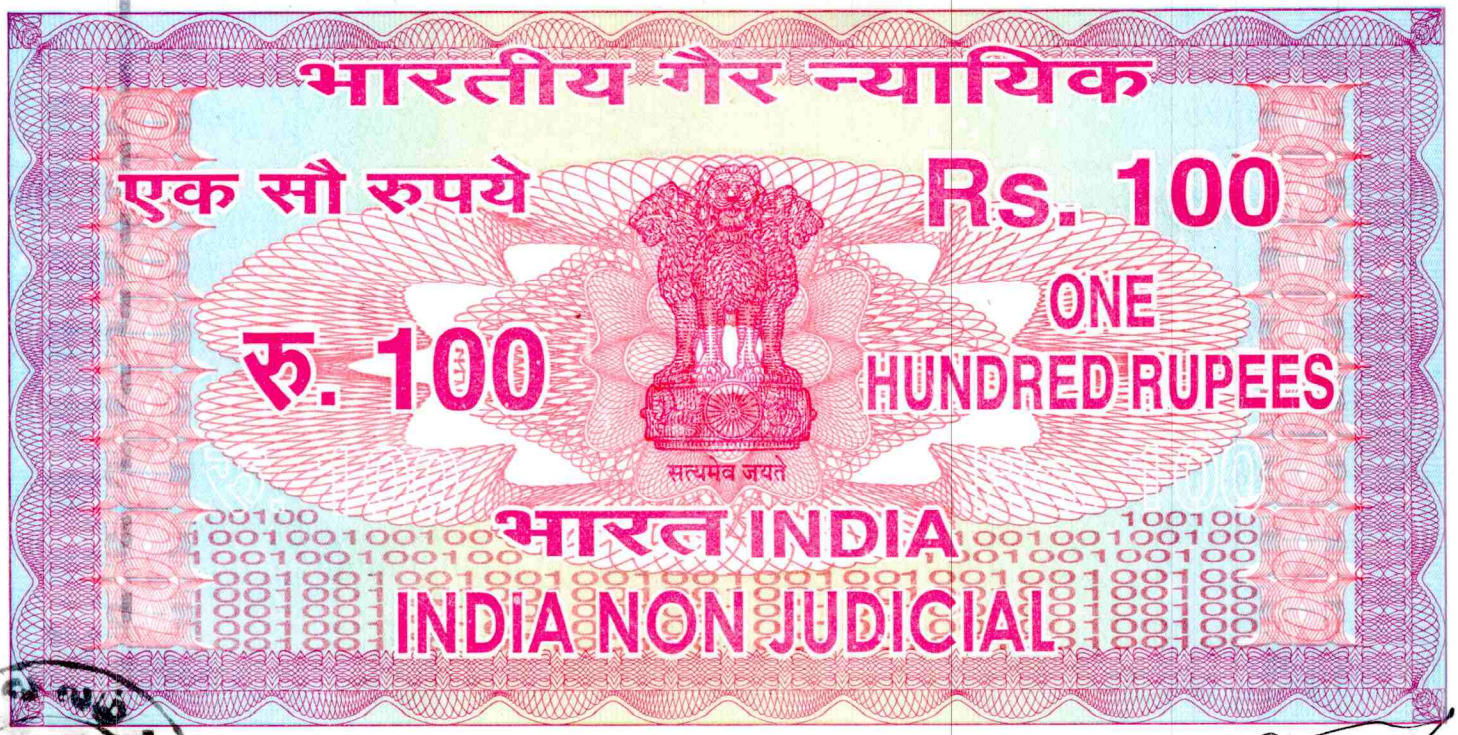
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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தமிழ்நாடு तमिलनाडु TAMILNADU

25 JUL 2024

SK Developerss

DC 866739
S.P. VELUSAMY
STAMP VENDER
LICENCE No.15/83/97
K.K. NAGAR, CHENNAI-78.

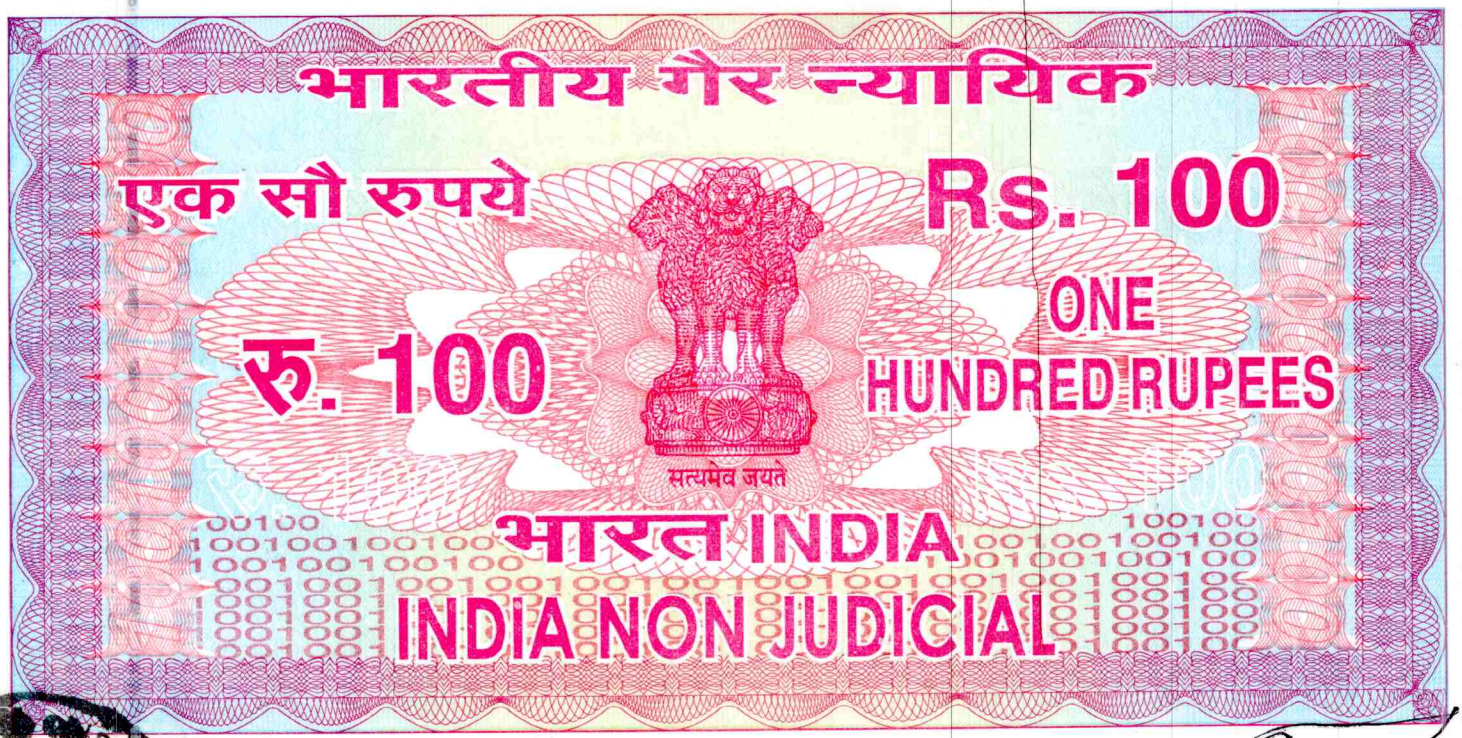
SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is entered into at Chennai on this 25th day of October, 2024 between:

1. **M/s. L.V. BEACH CITY PROPERTY PROMOTERS,** a registered partnership firm, with registration number 111/2004 on the rolls of the Registrar of Firms, Krishna District, Andhra Pradesh, having their office at Door No. 40-3/1-46, Krishna Nagar, Venkateswarapuram, Vijayawada-520010, Andhra Pradesh, represented herein by its Partners **(i) Mr. TALLURI HANUMANTHA RAO,** Son of Mr. Radhakrishna Murthy, Hindu, aged 73 years, resident of Door No. 40-25-19/A, Patamata Lanka, Vijayawada – 520 010, Andhra Pradesh, Now at Chennai **(ii) Mr. VADLAPATLA VENKATA BALAKRISHNA RAO,** Son of Mr. Pedapunnaiah, Hindu, aged 74 years, resident of Bendapudivari Veedi, Ramachandra Rao Pet, Eluru, Pincode – 534 002, Andhra Pradesh, Now at Chennai,

For SK DEVELOPERS
Managing Partner

LV BEACHCITY PROPERTY PROMOTERS
& LS PROPERTY PROMOTERS
Managing Partners



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STAMP VENDER
LICENCE No. 15/B3/97
K.K. NAGAR, CHENNAI - 78.

2. **M/s. L.S. PROPERTY PROMOTERS,** a registered partnership firm registration number 31/2006 on the rolls of the Registrar of Firms, Krishna District, Andhra Pradesh, having their office at Door No. 40-3/1-46, Krishna Nagar, Venkateswarapuram, Vijayawada-520010, Andhra Pradesh, represented herein by its Partners **(i) Mr. TALLURI HANUMANTHA RAO,** Son of Mr. Radhakrishna Murthy, Hindu, aged 73 years, resident of Door No.40-25-19/A, Patamata Lanka, Vijayawada – 520 010, Andhra Pradesh, Now at Chennai **(ii) Mr. VADLAPATLA VENKATA BALAKRISHNA RAO,** Son of Mr. Pedapunnaiah, Hindu, aged 74 years, resident of Bendapudivari Veedi, Ramachandra Rao Pet, Eluru, Pincode – 534 002, Andhra Pradesh,

For SK DEVELOPERS

Managing Partner

LV BEACHCITY PROPERTY PROMOTERS
& LS PROPERTY PROMOTERS

Managing Partners

hereinafter called the "**OWNERS**" or the "**PARTIES OF THE FIRST PART**", which term shall mean and include wherever the context so requires or permits their respective successors-in-interest and assigns of the One PART:

AND

M/s. S.K. DEVELOPERS, represented by its Manging Partner Mr.A.V.Subba Rao, Aged 62 years, S/o. Late Sri.Rama Krishna Rao, having office at No.16, NSK Lane, Saligramam, Chennai – 600093, hereinafter called the "**PROMOTER**" or the "**PARTY OF THE SECOND PART''**, which term shall mean and include wherever the context so requires or permits their respective successors-in-interest and assigns of the other PART:

WHEREAS the PARTIES OF THE FIRST PART are the absolute owners of the following land to the extent of 14.81 Acres at Agaram Then Village, Tambaram Taluk, Chengalpattu District, within the limits of St. Thomas Mount Panchayat Union.

S.No.	Survey No.	Extent
1.	254/3A	4.81 Ac
2.	254/2A	1.01 Ac
3.	254/2B	3.99 Ac
4.	254/1	5.00 Ac
	Total	**14.81 Ac**

WHEREAS the PARTIES OF THE FIRST PART and the PARTY OF THE SECOND PART having entered into Development Agreement dated 16.10.2022, for the development of the above referred lands, into a single layout of residential plots as per the applicable statutory regulations, to be developed by the PARTY OF THE SECOND PART at its own cost and efforts; and

WHEREAS in consideration of the efforts involving in procuring necessary approvals for the layout designs from appropriate authorities for the extent of 14.81 acres into

For SK DEVELOPERS

Managing Partner

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small plots of land, the PARTY OF THE SECOND PART is to be allotted 8.5% of the approved plots on the 14.81 acres of land as enunciated in the development agreement entered into with the Developer; and

WHEREAS the PARTY OF THE SECOND PART having arranged for the design of a common layout in respect of the total land of 14.81 acres, into small housing plots duly complying with all statutory formalities laid down there for and having obtained the approval from CMDA vide PPD/LO/No.26/2024 dated 06.02.2024 and having done all things necessary; physical as well as statutory as per the Development Agreement; and

NOW THIS AGREEMENT WITNESSETH AS UNDER

1. In view of the PARTY OF THE SECOND PART having complied with formation of layout under the said Development Agreement dated 16.10.2022, the PARTIES OF THE FIRST PART have come forward to allot the PARTY OF THE SECOND PART, the following plots in the Approved Layout named as "DOLLARS COLONY PHASE II", being 34,440Sq.Ft towards 8.5% share in the developed land, more clearly shown in yellow colour in the layout sketch annexed hereto.

Sl.	Plot No.	Extent (sq.ft.)
1	11	931
2	12	1,241
3	21	922
4	22	980
5	30	934
6	40	1,689
7	58	1,332
8	91	1,517
9	92	1,539

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10	121	1,507
11	135	1,525
12	136	1,511
13	150	1,207
14	163	1,205
15	170	1,209
16	185	1,205
17	198	1,215
18	208	1,209
19	222	1,214
20	240	850
21	241	845
22	243	914
23	244	849
24	248	1,599
25	253	1,581
26	269	756
27	270	760
28	301	712
29	326	733
30	327	753
	TOTAL	34,444

2. The total extent of the of the plots as allotted to the PARTY OF THE SECOND PART as per the table at (1) above being 34,444 sq ft *i.e.*, 4 sq ft Excess of the agreed allotment of 34,440 sq ft, the PARTIES OF THE SECOND PART hereby agree to pay the PARTY OF THE FIRST PART, money, in lieu of that excess, as per the prevailing market value at the subject lands, within 3 months from this date.

For SK DEVELOPERS

Managing Partner

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3. The PARTIES OF THE FIRST PART hereby agree to execute (GPA) General Power of Attorney, in respect of the aforesaid plots, in favour of the PARTY OF THE SECOND PART or its Nominee(s), in pursuance of the development work of the land and all other allied services rendered by the PARTY OF THE SECOND PART and in full and final settlement of all the dues for carrying out the development work as desired by the II part.

4. The PARTY OF THE SECOND PART is at liberty to deal with the aforesaid 30Plots, 34,444 Sq.Ft as an absolute owner, without there being any adverse effect on the FIRST PARTY in any manner, more-particularly as to the taxes payable on income derived out of transactions of whatsoever over the said plots to any statutory state and central authorities, so also not to adversely effect the 1st party from the purchasers of subject plots regarding any deficiency of services in providing aminities etc.,

5. In the event of imposing of tax on party of Ist part, the party of IInd party shall indemnly the same to the party of 1st part.

6. This Agreement is irrevocable.

7. This agreement is made in two sets, one set to be retained by each of the parties.

IN WITNESS WHEREOF the Parties have signed this Supplementary Agreement on the day, month and the year first above written in the presence of –

WITNESSES:

1) CH. VENKATESWARA RAO

2) (A. SURYA TEJA)

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Managing Partners

OWNERS/PARTY OF THE FIRST PART

For SK DEVELOPERS

Managing Partner

PROMOTER/PARTY OF THE SECOND PART



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

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

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