7159/2023 (3) TP/155781095/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CX 271541

13 JUL 2023 Sri Visalakshi Builders Chennai

M. KAIRUNISA
STAMP VENDOR
No: 18, Fanepet 2nd Street,
Nandanam, Chennai - 600 035.
L. No: 1347/B2/2021
Mobile : 9789906039

CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT ENTERED INTO AT PADAPPAI on this **13th day of July 2023:-**

BETWEEN

SRI VISALAKSHI BUILDERS - LLP (PAN: ADRFS2324R) represented by its Proprietorix **Mrs. S. CHITRA** (Permanent Account Number : ADKPC4364Q and Aadhar Identity Card No. 7957) wife of Mr. R. Veerasamy, aged about 61 years, residing at No. 73, M.C.N. Nagar Third Street, Thoraipakkam, Chennai 600 097, hereinafter called as the **PARTY OF THE FIRST PART / BUILDER:-**

For SRI VISALAKSHI BUILDERS LLP

Directors

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Registering Officer

AND

TO AND IN FAVOUR OF Mr. M. MADHAVAN (Permanent Account Number : BOMPM9954E, Aadhar Identity Card No. 7563 4720 9123), son of Mr. Malaiyandi, aged about 35 years, residing at Flat No. F2, Ravisanthi Aishwararyam Flat, Bajanai Koil Third Street, Hastinapuram, Chrompet, Chennai 600 064, hereinafter called as the **PARTY OF THE SECOND PART / PROSPETIVE OWNER.**

The terms **BUILDER** and **PROSPECTIVE OWNER** wherever the context so permits shall include themselves, their respective heirs, legal representatives, executors, administrators, nominees, assigns and successors-in-interest.

WITNESSES AS FOLLOWS:

WHEREAS the **PROSPECTIVE OWNER** herein have agreed to purchase an **undivided share of land**, measuring an extent of **302 Square Feet** out of 2,400 Square Feet i.e., **Plot No.85B and 86A** Comprised in **Survey Nos.213/2A and 213/3**, Old Patta No.4798, New **Patta No.13005,** as per patta Sub-Division **Survey No.213/1B,** in the layout named **'VIJAY NAGAR'** approved by L.P.D.M. /D.D.T.P. No.250/73, Situated at **Varadharajapuram Village**, Sriperumbudur Taluk now Kundrathur Taluk, Kancheepuram District, more fully detailed in the **Schedule – 'B'** hereunder, lying within the Sub Registration District of Padappai.

M.M

For SRI VISALAKSHI BUILDERS LLP

Directors

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Registering Officer

WHEREAS the PROSPECTIVE OWNER herein have decided to construct a Residential Flat at the **schedule 'C'** mentioned property and has approached the Builder herein for the said purpose.

WHEREAS Planning Permit for construction of a residential building at bearing **Plot No.85B and 86A,** measuring an extent of **2,400 Square Feet,** Comprised in **Survey Nos.213/2A and 213/3**, Old Patta No.4798, New **Patta No.13005,** as per patta Sub-Division **Survey No.213/1B,** in the layout named **'VIJAY NAGAR'** approved by L.P.D.M. /D.D.T.P. No.250/73, Situated in Old No.111, New No.62 **Varadharajapuram Village**, Sriperumbudur Taluk, Now Kundrathur Taluk, Kancheepuram District, morefully detailed in the **Schedule – 'A'** hereunder by the **BUILDER** on behalf of the present Owner.

WHEREAS the **PROSPECTIVE OWNER** has requested the **BUILDER** herein to construct the residential flat is having a **Built-up** area of **698 Square Feet (including common area and common amenities), Second Floor,** with **covered car parking, Flat No. S-1, Block 2, Plot No. 85B and 86A,** more fully described in **Schedule – 'C'** hereunder, being constructed thereon and the Builder has agreed to construct the same subject to the terms and conditions mentioned below.

NOW THIS AGREEMENT OF CONSTRUCTION WITNESSES AS FOLLOWS:

i) That the OWNER paid a sum of total sale Consideration of

Rs. 37,85,000/- (Rupees Thirty Seven Lakhs Eighty Five thousand only)
Rs. 32,35,000/- (Rupees Thirty Two Lakhs Thirty Five thousand only)

For SRI VISALAKSHI BUILDERS LLP

Directors

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towards the cost of construction Rs. 2,00,000/- (Rupees Two Lakhs only) towards the cost of Water & Drainage charges, Electricity charges, and Fittings, Car Parking Charges – Rs. 2,00,000/- (Rupees Two Lakhs only), & Lift charges – Rs. 1,50,000/- (Rupees One Lakhs Fifty thousand only), service tax and other taxes charges GST including.

The Prospective Owner has this day as advance paid a sum of Rs. 2,69,000/- (Rupees Two Lakhs and Sixty Nine Thousand only) by way of Cash/Cheque to the builder.

The purchasers shall pay the balance amount **Rs.35,16,000/- (Rupees Thirty Five Lakhs Sixteen Thousand only) as Bank of Maharashtra Demand Draft bearing Number 282846, dated 13.7.2023.**

ii) Subject to the terms and conditions set out hereunder, the **BUILDER** herein agrees to complete the construction of the residential flat on **31st day of July 2023**. But the **BUILDER** shall not incur any liability if she is unable to deliver possession of the completed premises due to any delay on the part of the **PROSPECTIVE OWNER** in making payment of cost of construction or any portion thereof as agreed to hereby, or due to extreme natural calamities, or due to unusual, sudden and acute scarcity of construction Materials beyond anyone's expectation or control or by reason of any civil War, Riots or commotion.

iii) The **BUILDER** agrees to construct the said residential house with all the amenities and specifications as detailed in the **Schedule 'D'** hereunder.

M-M/L

For SRI VISALAKSHI BUILDERS LLP

S Chitra

Directors

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Registering Officer

Any amenities or special provisions required by the **PROSPECTIVE OWNER** other than those specified hereunder shall be carried out by the **BUILDER** herein on payment of Extra Amounts at the rates prescribed by the **BUILDER** and agreed to by the **PROSPECTIVE OWNER.**

iv) The **PROPSECTIVE OWNER** shall be bound from time to time to sign all papers and documents and do all other things as the **BUILDER** may require them to do for the effective completion of the construction in obtaining, erecting and providing infrastructure facilities like Water, Electricity, Drainage etc.,

v) The Parties hereto agree that this agreement is irrevocable and that **TIME IS THE ESSENCE OF THIS CONTRACT.**

vi) The **PROPSECTIVE OWNER** have no right to hinder the progress of construction of the said building in any circumstances whatsoever. However, the **PROPSECTIVE OWNER** or any one authorized by her shall have access over the schedule property to inspect the progress of construction at all reasonable times on request previously made to the **BUILDER.**

vii) The Builder shall remain liable to indemnify the **PROSPECTIVE OWNER** against all risks and the damages that the **PROSPECTIVE OWNER** may be put to Vis-à-vis the construction of the Building or any part thereof on account of the Builder.

For SRI VISALAKSHI BUILDERS LLP

Directors

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viii) The Builder assures quality construction by employing qualified and skilled manpower and utilizing well-known brands of materials at all times during the construction.

ix) The **PROSPECTIVE OWNER** and all persons authorized by her shall has the right to enter in to the building premises at all reasonable times, after due notice to the Builder.

SCHEDULE 'A'
(Total Property)

All that piece and parcel of Vacant House site, Bearing **Plot No. 85B & 86A,** measuring an extent of **2,400 Square Feet,** Comprised in Survey Nos. 213/2A and 213/3, **Patta No. 13005,** as per Patta Sub-Division **Survey No. 213/1B, 'Vijay Nagar'** Approved by L.P.D.M. /D.D.T.P. No. 250/73, situated at **Varadharajapuram Village,** Sriperumbudur nod Kundrathur Taluk, Kancheepuram District.

Sub-Division Planning Permit No.744/2011, Office D.Dis. No. 1568/2011/A3, dated 12.4.2011, Commissioner Kundrathur Panchayat Union @ Padappai, This Planning Permission issued as per Delegation of Powers Given by Member Secretary C.M.D.A. Chennai 600 008, Plot No.85-A, Plot No.85-B & 86-A and Plot No.86-B.

For SRI VISALAKSHI BUILDERS LLP

Directors

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Building Planning Permit No.0317/2019, approved Subject to the Conditions in this office D.Dis.1395/2018/A3, dated 26.04.2019, For Commissioner Kundrathur Panchayat Union @ Padappai, This Planning Permission issued as per Delegation of Powers Given by Member Secretary C.M.D.A. Chennai 600 008 and Building approved No. Mu.Mu. No.16/2019-2020, Dated 10-06-2019, For Special officer, Development Officer Kundrathur Panchayat, Varadharajapuram First Grade Panchayat.

BOUNDED ON THE	**NORTH BY**	:	Plot No. 85A,
	SOUTH BY	:	Plot No. 86-B,
	EAST BY	:	30 Feet Road,
	WEST BY	:	Plot Nos. 84 and 87.
MEASURING ON THE	**NORTH BY**	:	50 Feet,
	SOUTH BY	:	50 Feet,
	EAST BY	:	48 Feet,
	WEST BY	:	48 Feet.

The above property is situated within the **Kundrathur Panchayat Union Limits** and within the Registration District of **Chennai South** and Registration Sub-District of **Padappai.**

SCHEDULE 'B'

(UDS Registration shall be made separately)

302 Square Feet Undivided Share of Land (out of Schedule 'A' mentioned property).

For SRI VISALAKSHI BUILDERS LLP

Directors

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SCHEDULE 'C'
(Property to construct)

Residential Flat having built-up area to an extent of **698 Square Feet** (including Common Area) R.C.C. Terraced building including all its amenities in **Second Floor, Flat No. S-1, Block No. 2,** Flat named as **'Swathika Flats'** and One Covered Car Parking.

SCHEDULE 'D'
ANNEXURE – I

SPECIFICATIONS & AMENITIES

1. STRUCTURES:

Column Foundation with framed structures with 9" and 4½" Auto claved aerated concrete Blocks walls. The headroom of each flat will be 9'6" clear.

2. FLOORING:

Hall, Kitchen and Bedrooms will be laid with 2 x 2 Vitrified Tiles Skirting will be of same tiles 4 inches height.

3. DOORS & WINDOWS:

First class Teak Wood Frame with First class 1½" thick Teak wood designed panel door for main entrance. Teak wood frame with flush doors for other rooms. UPVC window with glazed shutters and steel grills for windows.

For SRI VISALAKSHI BUILDERS LLP

Directors

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4. ELECTRICAL:

Electrical wiring will be concealed suitable for 3-phase supply. Each flat will be provided with power points for refrigerator, Water heater, air conditioner etc. Bedrooms will have two light points and one fan point. Switch Board will have one 5Amps plug socket. Kitchen will have two 5 Amps and one 15 Amps power points. Anchor make switches and sockets will be provided.

5. PAINTING:

All interior walls will be painted with 2 coats Emulsion paint over two coats of Putty. Doors and windows shall be painted with one coat of primer and two coats of enamel paint of good quality. Main door shall be varnished on both sides.

6. LOFTS AND CUPBOARDS:

One Cupboard and loft in bedrooms and kitchen without shutters.

7. KITCHEN:

Black Granite slab for Kitchen platform with Stainless steel sink Single bowl Glazed tiles upto 2 feet height above the kitchen platform.

8. TOILETS:

Anti skid flooring tiles and matching-coloured ceramic tiles upto 7 feet height for the walls. and overhead Tank, Septic Tank, Water Storage Sump, Bore well.

European Water closet (Parryware make White colour / IWC White). Parryware Metro Make or equivalent C.P. Fittings.

For SRI VISALAKSHI BUILDERS LLP

Directors

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ANY FEATURES NOT INCLUDED IN THE ABOVE LIST BUT DESIRED BY THE OWNER MAY BE GIVEN AT THE SOLE DISCRETION OF THE CONTRACTOR AND AT ADDITIONAL COST TO BE BORNE BY THE OWNER.

IN WITNESS WHEREOF THE BUILDER AND THE PROSPECTIVE OWNER HEREIN PLACED THEIR HANDS AND SIGNED THIS CONSTRUCTION AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For SRI VISALAKSHI BUILDERS

Directors

PROSPECTIVE OWNER. **BUILDER.**

WITNESSES:-

1. Mr. R. Balaji (Aadhar Identity Card No. 8812 6615 0161), son of Mr. Rajaraman, 1No. 4/183, Second Street, Bharathidasan Nagar, Madambakkam, Chennai 600 126.

2. Mr. G. Rajendran (Aadhar Identity Card No. 5286 0221 2138), son of Mr. Ganesan, No. 2/410B, 5th Street, Gandhi Nagar, Manimangalam 601 301.

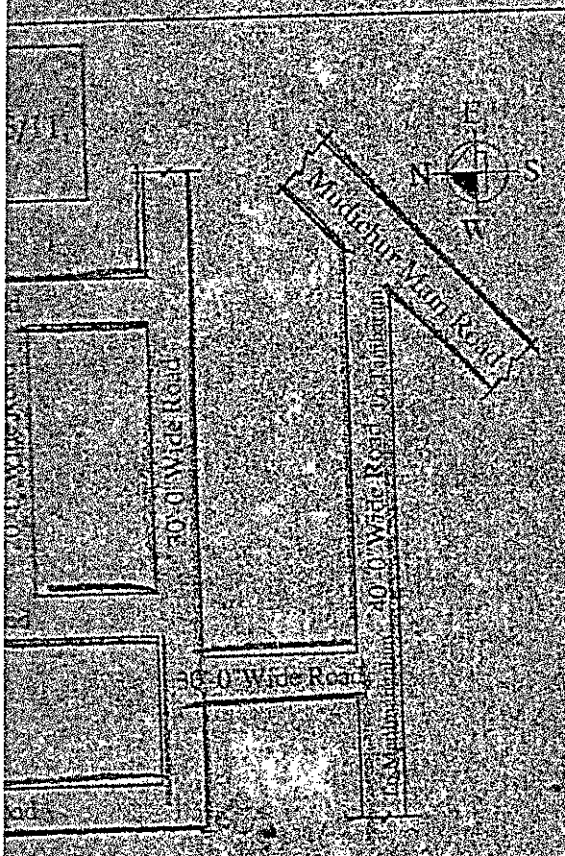
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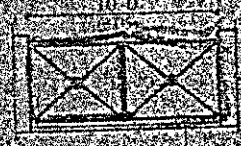
Drafted by:-

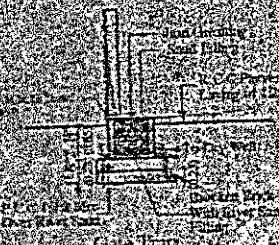


M. HARIBABU
State document writer
D.W.L. No. A/311/MS(S)/93,
Almighty Associates.
No. 55, Fanepet Second Street,
Nandanam, Chennai - 600 035.

Plan Showing The Proposed Construction Of Residential Building Plan With 6 Dwelling Units at Plot No.85B&86A In S.No.213/2A &213/3, P.S.No.213/1B, Vijay Nagar, Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram Distinct, Kundrathur Panchayat Union







Specifications.

Foundation	:Column footing foundation.
Flooring	:Mosaic Flooring
Super Structure	:B.W in C.M 1:5 for R.C.C 1:2:4 in Lintel Beams sunshade etc.,
Roof R.C.C 1:2:4	:with requiring thickness
Weathering coarse	:Brick jelly lime conc. below the weathering tiles
Joinery	:Best Indian Country Wood
Finishes	:Exterior & interior painted with cement paint.

Schedule of Joineries.

TYPE	DESCRIPTION	SIZE
MD	Main Door	3'-6"x7'-0"(1.07x2.1
D	Door	3'-0"x7'-0"(0.90x2.1
D1	Door	2'-6"x7'-0"(0.76x2.1
W	Window	5'-0"x4'-6"(1.52x1.4
W1	Window	4'-0"x4'-6"(1.22x1.4
W2	Kitchen Window	3'-3"x3'-0"(1.00x0.9
V	Ventilator	2'-0"x2'-0"(0.60x0.6

Colour Index

Proposed

Boundary

Road



Scale: 1" : 8'

Sheet	(sq.ft)	(sq.m)
Plot Area	2400.00	222.96
First Floor Area	1650.00	153.28
Total Floor Area	1650.00	153.28
	3300.00	306.56

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Contains 18 Sheets
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FOR SRI VISALAKSHI BUILDERS LLP

Director

Note:
Layout Approved By LPDM
DDTP NO:250/13

Note:
Sub Division Approved By I
D.Dis No:1568/11/A3 Dated



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For SRI VISALAKSHI BUILDERS LLP

Directors

R/படப்பை/புத்தகம்-1/7159/2023

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2023ம் ஆண்டு வரிசை எண் 5265

நெம்பர் 73, எம் சி என் நகர், 3வது தெரு, துரைப்பாக்கம், சென்னை, சென்னை, தமிழ்நாடு, இந்தியா, 600097-ல் வசிக்கும் திருமதி சித்ரா என்பவரிடமிருந்து ₹ 37,750/- (ரூபாய் முப்பத்தேழாயிரத்து எழுநூற்று ஐம்பது மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : படப்பை
நாள்: 15/07/2023

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

SUB REGISTRAR
PADAPPAI

2023 ஆம் ஆண்டு ஜூலை மாதம் 15ம் தேதி பி.ப. 04:54 மணியளவில் படப்பை சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,15,460/- செலுத்தியவர்.

இடது பெருவிரல்





S Chitra
9444038484

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





S Chitra

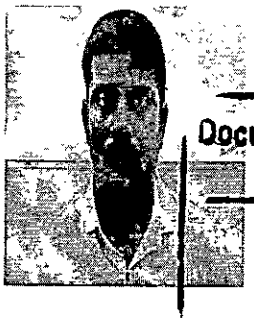
"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:85514928dcedd229be46738d89243b53f93cfe

(Details from UIDAI : Chitra S W/O: Veerasamy, 03-10-1960, xxxxxxxx1784)



எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





M. Madhavan
9791919169

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:095028696a89f34c5c4f099b753ab015e01e82

(Details from UIDAI : Madhavan Malaiyandi MALAIYANDI,



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2023 ஆம் ஆண்டு ஜூலை மாதம் 15ம் நாள்

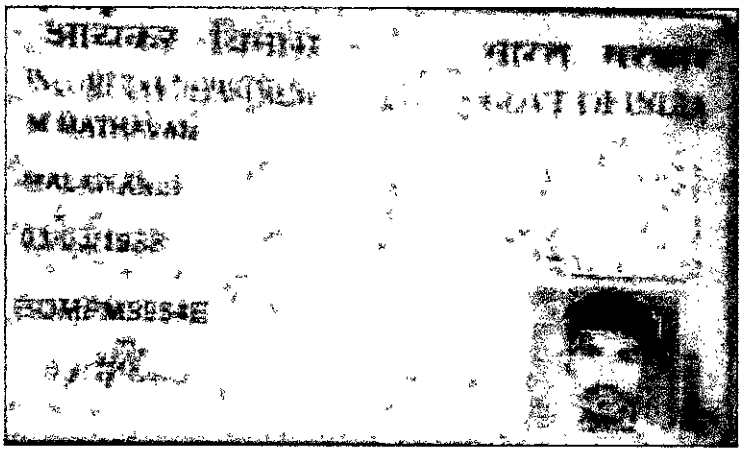
மோகன்ராஜ் சின்னையன்
SUB REGISTRAR
சார்பதிவாளர்
PADAPPAI படப்பை

R/படப்பை/புத்தகம்-1/7159/2023 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 15/07/2023
படப்பை

மோகன்ராஜ் சின்னையன்
SUB REGISTRAR
சார்பதிவாளர்
PADAPPAI

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1 Contains 18 Sheets 14 Sheet
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Government of India

Unique Identification Authority of India

பதிவுஎண்/ Enrolment No.: 0000/00692/13856

To
Madhavan Malayandi
MALAIYANDI
NO 29/1G 1ST FLOOR
MEL MADURAKARAI THIRUMEETHI AMMANKOVIL STREET
Anna Nagar
Chennai Tamil Nadu - 600040
9842145211

Signature not valid

உங்கள் ஆதார் எண் / Your Aadhaar No.

7563 4720 9123

VID : 9124 2066 9107 9712

எனது ஆதார், எனது அடையாளம்

Government of India

Madhavan Malayandi
Birth year/DOB: 03/03/1969
ஆண்/ MALE

7563 4720 9123

VID : 9124 2066 9107 9712

எனது ஆதார், எனது அடையாளம்

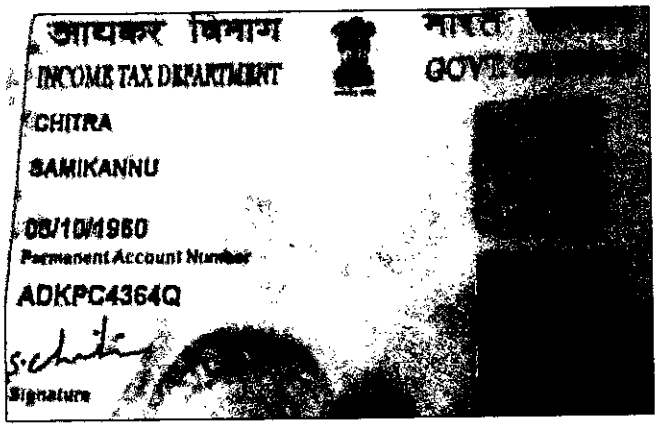
M-M

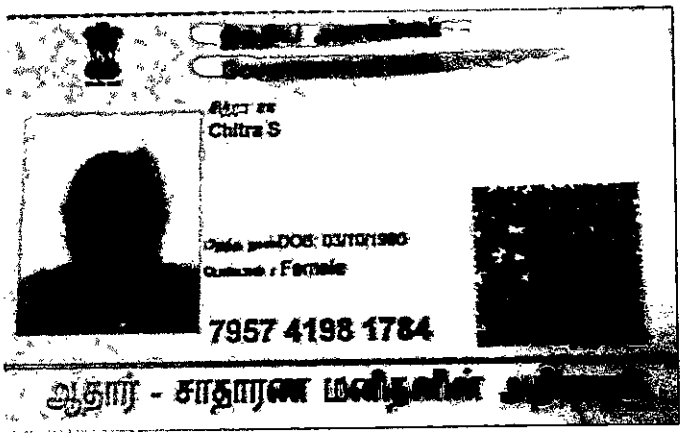
For SRI VISALAKSHI BUILDERS LLP

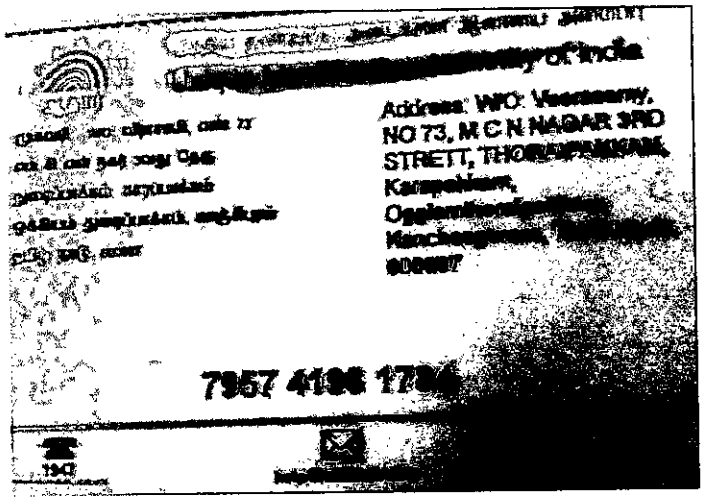
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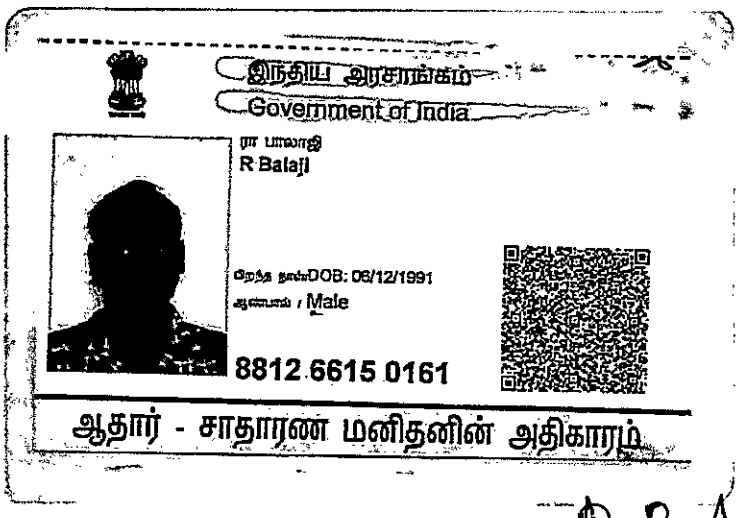


For SRI VISALAKSHI BUILDERS LLP

Director

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இந்திய அரசாங்கம்
Government of India

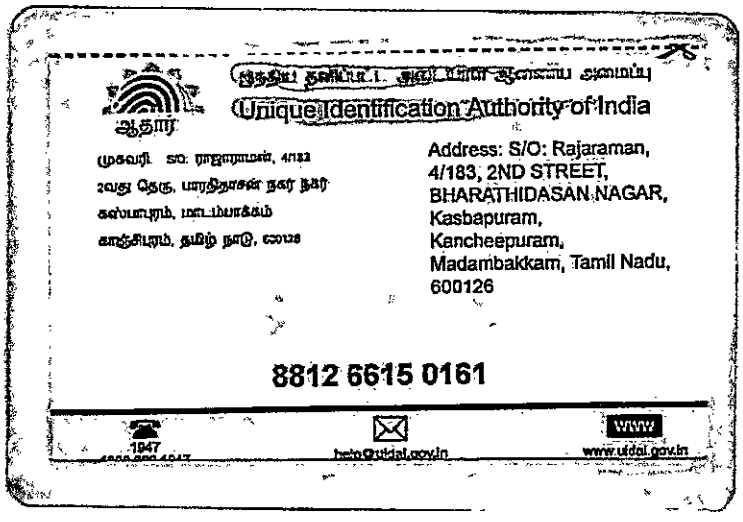
ர பாலாஜி
R Balaji

பிறந்த நாள்/DOB: 06/12/1991
ஆண்/ Male

8812 6615 0161

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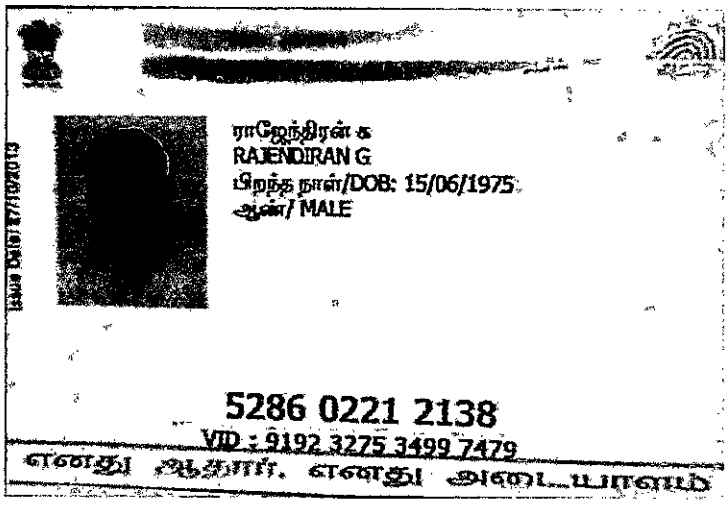
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Directors

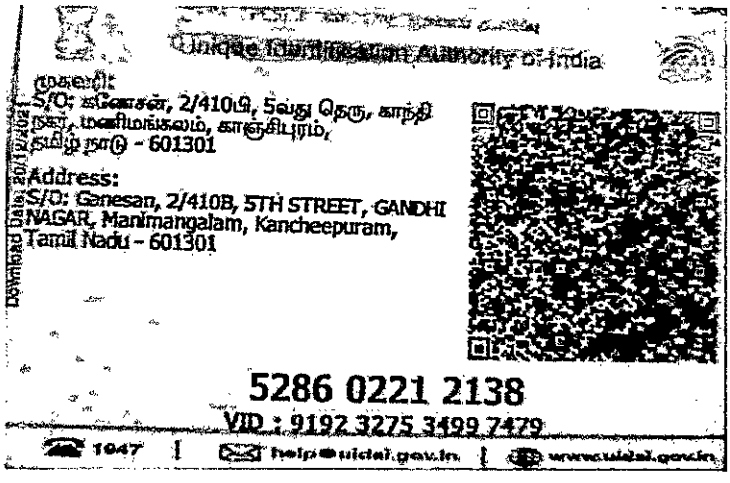
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