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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 30/09/2024

DH 799305

Built Tech Associates

K. PALANIAMMAL
S V.L. No : 3013/E2/95
No.60/AIG/2010 Dt: 25-05-201
K.K. Nagar, Chennai - 600 078

SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT

This SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT is executed at Chennai on this the **30TH** day of **September 2024** entered into BETWEEN

(01) **Mrs. K. CHANDANA REDDY,** W/o. Mr. L. Lalith Chand & D/o. Mr. K. Chandra Obula Reddy, {PAN AVIPK6572C & Aadhaar No. 2362 1195 2093} Indian, Hindu, aged about 34 years, residing at No. L – 3, Gandhi Street, Janakiram Colony Extension, Arumbakkam, Chennai-600 106;

For BUILT-TECH ASSOCIATES

Partner

K. Chandra Reddy

P. R

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தமிழ்நாடு तमिलनाडु TAMILNADU 30/09/2024

DH 799306

K. PALANIAMMAL
S V.L. No : 3013/E2/95
No.60/AIG/2010 Dt: 25-05-2010
K.K. Nagar, Chennai - 600 078

Built Tech Associates

(02) **Mr.P.RAGHUNATH,**S/o. LateMr.Periyasamy {PAN AOZPR5331N& Aadhaar No. 6710 1905 2787} Indian, Hindu, aged about 58 years, residing at No.12 – A, Perundevi Ambal Avenue, Perundevi Nagar, Kolathur, Chennai – 600 099;

(03) **Mr.J.KOTHANDARAMAN,** S/o. Late Mr. P.N.Janakiraman, {PANAASPK3210C& Aadhaar No. 9955 9880 7872} Indian, Hindu, aged about 58 years, residing at No. 77, 6th Street, Venus Nagar, Kolathur, Chennai – 600 099;

hereinafterall of the above are collectively called as the **PARTIES OF THE FIRST PART/ OWNERS** which term shall wherever the context, admits or so requires mean and include their respective

For BUILT TECH ASSOCIATES

Partner

K. Chandana Reddy

P. R

heirs, legal representatives, nominees, administrators, executors, and assign of the ONE PART:

AND

M/s. BUILT-TECH ASSOCIATES, {PAN AAEFB9695C} a partnership firm having their office at No. AP - 95 1st street, 1st Sector, K. K. Nagar, Chennai - 600 078 represented by one of its Partner **Mr. N. RAJENDRAN**, {PAN AGHPR8113J & Aadhaar No. 8706 5554 3000} S/o of Mr. K. Natesan, aged about 53 years, hereinafter called the **"PARTY OF THE SECOND PART/ PROMOTOR"**, which term shall wherever the context admits or so requires mean and include its successors-in-interest, legal representatives, nominees and assigns of the OTHER PART:

(i)WHEREAS the first of the PARTIES OF THE FIRST PART/ OWNERS herein is the sole absolute, and undisputed owners of All that piece and parcel of vacant land bearing Plot No. A, Bharath Nagar, Korattur, Chennai – 600 080, land measuring an extent of 13 Cents (5668 sq. ft.) comprised in Old Survey No. 610B/2B, New Survey No. 610B/ 2B3, T. S. No. 110/9 , Block No. 19 , Ward No. E , situated at KORATTUR village, Ambattur Taluk & Town, Chennai District (previously Thiruvallur District) lying within the registration district of Chennai central and sub registration district of Villivakkam more fully described as Item No. 1 property in the schedule A hereunder;

(ii) WHEREAS the first of the PARTIES OF THE FIRST PART/ OWNERS have purchased the same vide Sale deed dated 20/06/2011 registered as document No. 2455 of 2011 on the file of SRO Villivakkam;

For BUILT-TECH ASSOCIATES

Partner

K. Chandana Reddy

P. R

(iii) WHEREAS the second and third of the PARTIES OF THE FIRST PART/ OWNERS herein are the sole absolute, and undisputed owners of All that piece and parcel of vacant land house site at Thirumal Nagar, Korattur, Chennai – 600 080, land measuring an extent of 42 cents (18,312 sq. ft.) comprised in Survey No. 613/2C, T. S. No. 111/21, Block No. 19, Ward No. E, situated at KORATTUR village, Ambattur Taluk & Town, Chennai District (previously Thiruvallur District) lying within the registration district of Chennai central and sub registration district of Villivakkam more fully described as Item No. 2 property in the schedule A hereunder;

(iv) WHEREAS the second and third of the PARTIES OF THE FIRST PART/ OWNERS have purchased the same vide Sale deed dated 17/02/2005 registered as document No. 520 of 2005 on the file of SRO Villivakkam;

(v) WHEREAS the PARTIES OF THE FIRST PART/ OWNERS and the PARTY OF THE SECOND PART/ PROMOTER have entered into a Joint Development Agreement dated 01/11/2021 to jointly develop the schedule A mentioned property as per the terms and conditions agreed upon in the Joint Development Agreement dated 01/11/2021;

(i)WHEREAS in the said Joint Development Agreement dated 01/11/2021 the parties have agreed that they shall execute between themselves a separate supplementary joint development agreement to allocate the built up area between themselves in the sharing percentage agreed in the Joint Development Agreement dated 01/11/2021;

For BUILT-TEC ASSOCIATES

Partner

K. Chandana Reddy

P.P

(ii) WHEREAS after discussions it has been agreed that the PARTIES OF THE FIRST PART/ OWNERS and the PARTY OF THE SECOND PART/ PROMOTER herein shall allocate the built up area as set out hereunder:

NOW THIS AGREEMENT FOR JOINT VENTURE WITNESSETH:

1) The PARTIES herein agree that the super built up area as detailed in schedule B hereunder shall be allocated/ assigned to the share of the PARTIES OF THE FIRST PART/ OWNERS.

2) The PARTIES herein agree that the super built up area as detailed in schedule C hereunder shall be allocated/ assigned to the share of the PARTY OF THE SECOND PART/ PROMOTER.

3) The PARTIES agree and understand that Since, the built up area is not divisible as per the agreed percentage the party gaining excess shall pay the compensationas agreed in clause 22 of the Joint Development Agreement dated 01/11/2021.

4) The PARTIES agree and understand that except the supplementary sharing allocation all other terms and conditions as in the Joint Development Agreement dated 01/11/2021 shall stands valid.

5) The PARTIES agree and understand that this supplementary Sharing Agreement shall be part and parcel of the Joint Development Agreement dated 01/11/2021.

For BUILT-TECH ASSOCIATES

Partner

K. Chandrama Reddy

P. R

SCHEDULE – A
(Entire property)

Item No. 1:

All that piece and parcel of vacant land bearing Plot No. A, Bharath Nagar, Korattur, Chennai – 600 080, land measuring an extent of 13 Cents (5668 sq. ft.) comprised in Old Survey No. 610B/2B, New Survey No. 610B/2B3, T. S. No. 110/9 , Block No. 19 , Ward No. E , situated at KORATTUR village, Ambattur Taluk& Town, Chennai District (previously Thiruvallur District) lying within the registration district of Chennai central and sub registration district of Villivakkam, boundaries and linear measurements are as per the plan attached herewith.

Item No. 2:

All that piece and parcel of vacant land house site at Thirumal Nagar, Korattur, Chennai – 600 080, land measuring an extent of 42 cents (18312 sq. ft.) comprised in Survey No. 613/2C, T. S. No. 111/21, Block No. 19, Ward No. E, situated at KORATTUR village, Ambattur Taluk& Town, Chennai District (previously Thiruvallur District) lying within the registration district of Chennai central and sub registration district of Villivakkamboundaries and linear measurements are as per the plan attached herewith;

For BUILT-TECH ASSOCIATES

Partner

K. Chandana Reddy

P. R

Thomas

SCHEDULE – B

SUPER BUILT UP AREA ASSIGNED TO THE SHARE OFMrs. K. CHANDANA REDDY

S. No.	Flat No.	Floor	UDS area	SBU Area
01	A8	8	450	1651
02	A11	11	450	1651
03	B1	1	440	1617
04	B10	10	440	1617
05	D7	7	336	1235
06	F5	5	321	1179
Total SBU allotted				8950
SBU as per JDA				8947
Difference SBU to be compensated				3

SUPER BUILT UP AREA ASSIGNED TO THE SHARE OF Mr. P. RAGHUNATH

S. No.	Flat No.	Floor	UDS area	SBU Area
01	A5	5	450	1651
02	A7	7	450	1651
03	B3	3	440	1617
04	B6	6	440	1617
05	C9	9	310	1137
06	D4	4	336	1235
07	D8	8	336	1235
08	E1	1	421	1544
09	E9	9	421	1544
10	F3	3	321	1179
Total SBU allotted				14410
SBU as per JDA				14452
Difference SBU to be compensated				42

For BUILT-TECH ASSOCIATES

Partner

K. Chandana Reddy

P. R

SUPER BUILT UP AREA ASSIGNED TO THE SHARE OF Mr. J. KOTHANDARAMAN

S. No.	Flat No.	Floor	UDS area	SBU Area
01	A1	1	450	1651
02	A9	9	450	1651
03	B5	5	440	1617
04	B7	7	440	1617
05	C10	10	310	1137
06	D6	6	336	1235
07	E2	2	421	1544
08	E6	6	421	1544
09	F4	4	321	1179
10	F8	8	321	1179
Total SBU allotted				14354
SBU as per JDA				14452
Difference SBU to be compensated				98

For BUILT-TECH ASSOCIATES

Partner

K. Chandana Reddy

P. R

SCHEDULE - C

(SUPER BUILT UP AREA ASSIGNED TO THE SHARE OF PARTY OF THE SECOND PART/ PROMOTER)

S. No.	Flat No.	Floor	UDS area	SBU Area
01	A2	2	450	1651
02	A3	3	450	1651
03	A4	4	450	1651
04	A6	6	450	1651
05	A10	10	450	1651
06	B2	2	440	1617
07	B4	4	440	1617
08	B8	8	440	1617
09	B9	9	440	1617
10	B11	11	440	1617
11	C1	1	310	1137
12	C2	2	310	1137
13	C3	3	310	1137
14	C4	4	310	1137
15	C5	5	310	1137
16	C6	6	310	1137
17	C7	7	310	1137
18	C8	8	310	1137
19	C11	11	310	1137
20	D1	1	336	1235
21	D2	2	336	1235
22	D3	3	336	1235
23	D5	5	336	1235
24	D9	9	336	1235
25	D10	10	336	1235

For [illegible] TECH ASSOCIATES

Partner

K. Chandrasekhar Reddy

P. R[illegible]

26	E3	3	421	1544
27	E4	4	421	1544
28	E5	5	421	1544
29	E7	7	421	1544
30	E8	8	421	1544
31	E10	10	421	1544
32	F1	1	321	1179
33	F2	2	321	1179
34	F6	6	321	1179
35	F7	7	321	1179
36	F9	9	321	1179
37	F10	10	321	1179

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SIGNATURE HAVE EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE

WITNESSES:

1]

K. Chandana Reddy

P. R

PARTIES OF THE FIRST PART.

For BUILT-TECH ASSOCIATES

Partner

2]

PARTY OF THE SECOND PART.



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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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