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RERA Document

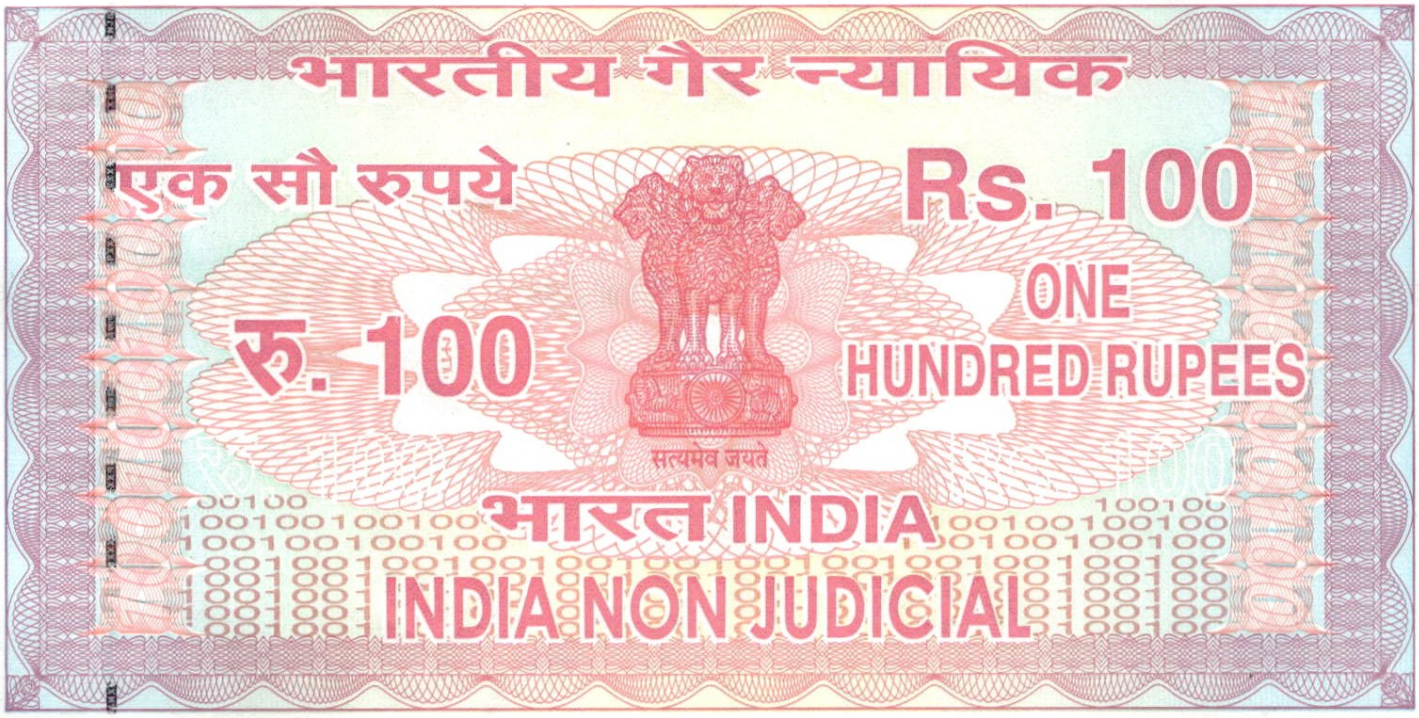
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

FE 030236

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Stamp Vendor
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Arumbakkam, Chennai-600 106.
Mobile: 917 666 33 22

28/10/2026
Calthi property Developers India Pvt Ltd

SHARING AGREEMENT

THIS DEED OF SHARING AGREEMENT IS EXECUTED ON THIS THE 29th DAY OF OCTOBER 2026 AT CHENNAI

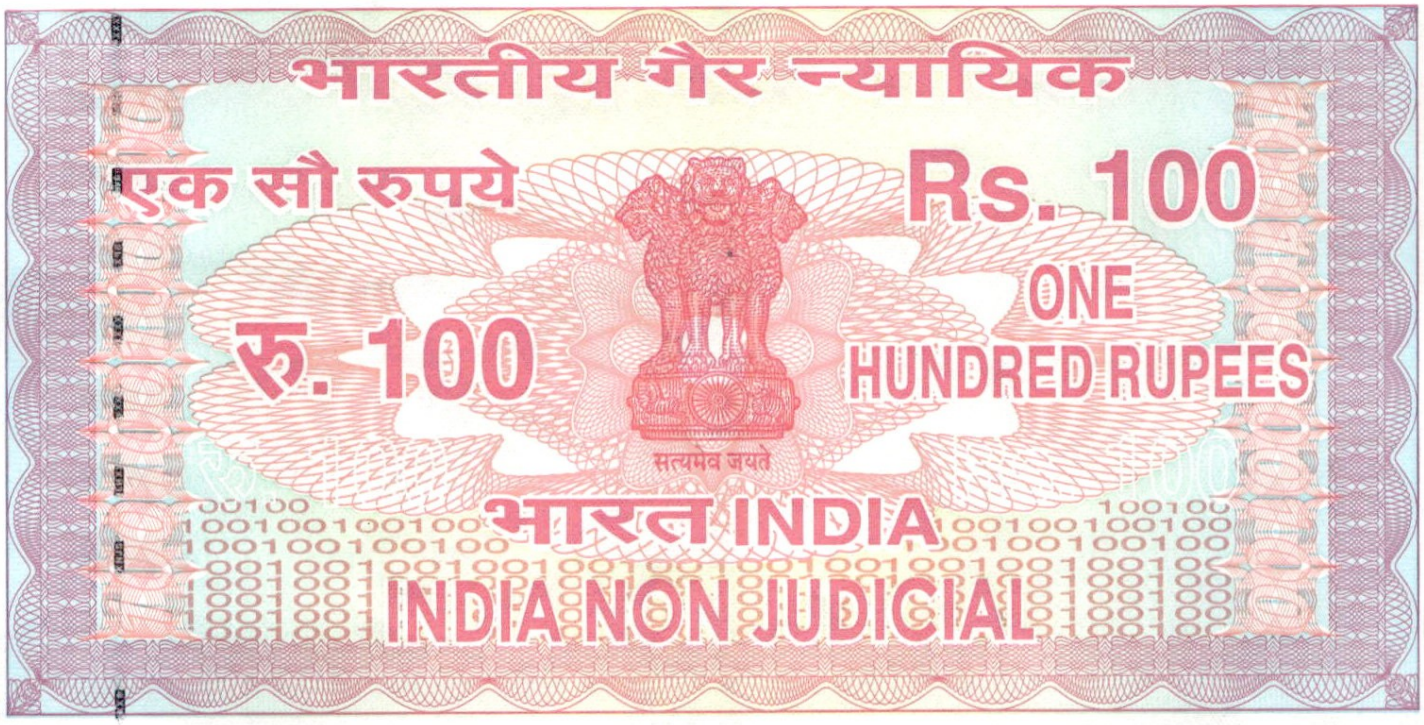
BETWEEN

Mr. BALAJI. R (Aadhaar: 6503 2072 5921) (PAN: ATMPB8146M) Son of P. Ramamurthy, Hindu, aged about 40 years and residing at Door No.25A, Ajees Colony, Thiruvannamalai-606601, who is the **"OWNER"** hereinafter called as the **PARTY OF THE 1st PART**; The term Party of the 1st Part wherever used in this

R. Balaji

CALTHI PROPERTY DEVELOPERS INDIA

Director



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28/10/2026
Sakthi Property Developers India Pvt Ltd

presents shall mean and include his heirs, executors, administrators, legal representatives and assigns;

AND

M/s. SAKTHI PROPERTY DEVELOPERS INDIA PRIVATE LIMITED (PAN: AAPCS7249K), a company incorporated under the Companies Act 1956, having its registered office at New Door No.26, Old Door No.18, Loganatha Nagar 2nd Street, Choolaimedu, Chennai-600094, represented herein by its Authorized Signatory/Managing Director **Mr. Ka. Anandh**, son of Late Mr. Kanniah Naidu,

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

Director

R. Balaji

aged about 59 years and residing at New Door No. 26, Old Door No. 18, Loganatha Nagar, 2nd Street, Choolaimedu, Chennai – 600 094, (As per the Resolution passed by the Board of Directors of the said Company on 11/11/2025, Authorised Signatory of the Company), who is the **"PROMOTER"** hereinafter called the **PARTY OF THE 2nd PART**; The term party of the 2nd Part wherever used in this presents shall mean and include their successors in interest, legal representatives, administrators and assigns.

WHEREAS the Party of the 1st Part is the sole and absolute owner of the land comprised in Dry Survey No. 24/2 part of ATHIYANTHAL VILLAGE, Thiruvannamalai Taluk, Thiruvannamalai District, measuring an extent of an 31 cents, he having purchased the same in his name, from and out of his self earned funds without any ancestral nucleus, from (1) Mr. Palani, son of Mr. Vedi Gounder, (2) Mr. Muthu son of Mr. Vedi Gounder, (3) Mr. Narayanan alias Narayanasamy son of Mr. Vedi Gounder in and by a Deed of Sale executed on 16.10.2008 and the same was registered as Document No. 11781/2008 in Book 1, the Office of the Sub-Registrar THIRUVANNAMALAI JOINT II.

WHEREAS, the Tahsildar Thiruvannamalai Taluk has granted Patta in favour of the Party of the 1st herein vide Patta No. 2039, as per Patta the said land is comprised in Survey No. 24/12.

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

R. Balaji

Director

THUS, the Party of the 1st Part herein is in uninterrupted possession and absolute enjoyment of the above said property which is more fully described in the Schedule "A" hereunder, paying all the rates, taxes and other outgoings in his name as absolute owner thereof;

WHEREAS, the Party of the 1st Part herein intend to develop the said land by way of constructing Residential Apartment and therefore approached the party of the 2nd part for development of the said property by way of constructing Flats in and over the same. Therefore, for the said arrangement, the parties herein have entered into a Joint Venture Agreement on 15.12.2025.

WHEREAS, the Party of the 2nd part has obtained approved plan bearing Approval No. BP/AD-DTCP(TVM) NO. 23/2026 for construction of the Apartment consisting of Stilt + 5 Floors on the Schedule A mentioned property, out of which the Party of the 2nd part has to construct (60 Flats) Sixty Flats.

WHEREAS, the parties hereby mutually agreed hereunder that after the completion of the construction, the Party of the 1st Part shall be allotted 22 flats over the Super Built up area of construction which is more fully described in the Schedule B hereunder. Similarly, the Party of the 2nd Part shall be allotted 38

R-Balaji

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

Director

Flats over the Super Built up area of Construction which is more fully described in the Schedule C hereunder .

WHEREAS, the parties herein decided to reduce the same in writing, hence this Sharing Agreement has been entered into between the parties herein.

NOW THIS SHARING AGREEMENT WITNESSTH AS FOLLOWS:

1. That in pursuance of the above said Joint Venture Agreement dated 15.12.2025, it is mutually agreed between the First Party and the Second Party that they shall share the 60 Flats to be constructed on the Schedule A property.

2. It is mutually agreed between the Parties that the 2nd Party shall develop the Schedule A property by constructing the Stilt + 5 Floors consisting of 60 flats. As per Approved Plan, it is agreed between the parties that each floor (i.e., 1st floor to 5th Floor) will consist of 12 Flats/Units respectively.

3. It is mutually agreed between the parties that out of the 60 flats/units, the 1st Party's share is 22 flats/units and the 2nd Party's share is 38 Flats/units which is more fully described in the Schedule B and C hereunder.

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

R. Balaji

Director

4. This Sharing Agreement shall be modified or rectified at any point of time or upon obtaining the approval from the competent authorities through mutual discussions and the same shall be executed through Addendum Agreement.

SCHEDULE "A"

(Description of the property)

ALL THAT PIECE AND PARCEL OF land comprised in Dry Survey No.24/2-part, Patta No.2039, as per Patta comprised in Dry Survey No.24/12, of ATHIYANTHAL VILLAGE, Thiruvannamalai Taluk, Thiruvannamalai District, measuring an extent of 31 Cents (or) 13516 sq.ft., and the land being bounded on the . . .

NORTH BY	:	Land retained by Mr.Palani and Others,
SOUTH BY	:	Land belonging to Mr.Kuppusamy,
EAST BY	:	Land belonging to Mr.Annamalai,
WEST BY	:	Road,

and lying within the Sub-Registration District of JOINT II THIRUVANNAMALAI and Registration District of Thiruvannamalai.

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

R. Balaji

Director

SCHEDULE – B

(Item 1 – Land Owner/ 1st Party Share)

S. No	Unit No	Floor	BHK	Built Up in Sq.M	UDS in Sq.M
1.	Unit-1	First	1	51.60	20.66 Sq.m
2.	Unit -2	First	1	57.76	23.12 Sq,m
3.	Unit -3	First	1	52.61	21.06 Sq.m
4.	Unit -4	First	1	52.61	21.06 Sq.m
5.	Unit -5	First	1	52.61	21.06 Sq.m
6.	Unit -6	First	1	52.61	21.06 Sq.m
7.	Unit -7	First	1	52.61	21.06 Sq.m
8.	Unit -8	First	1	52.61	21.06 Sq.m
9.	Unit -9	First	1	52.61	21.06 Sq.m
10.	Unit -10	First	1	52.67	21.09 Sq.m
11.	Unit -11	First	1	37.09	14.85 Sq.m
12.	Unit -12	First	1	57.20	22.90 Sq.m
13.	Unit -13	Second	1	51.60	20.66 Sq.m
14.	Unit -14	Second	1	57.76	23.12 Sq.m
15.	Unit -17	Second	1	52.61	21.06 Sq.m
16.	Unit -18	Second	1	52.61	21.06 Sq.m
17.	Unit -19	Second	1	52.61	21.06 Sq.m
18.	Unit -20	Second	1	52.61	21.06 Sq.m
19.	Unit -21	Second	1	52.61	21.06 Sq.m
20.	Unit -22	Second	1	52.67	21.09 Sq.m
21.	Unit -23	Second	1	37.09	14.85 Sq.m
22.	Unit -24	Second	1	57.20	22.90 Sq.m
TOTAL				**1143.96 Sq.m**	**457.93 Sq.m**

(Item 2 – Developer/ 2nd Party Share)

S. No	Unit No	Floor	BHK	Built Up in Sq.M	UDS
1.	Unit-15	Second	1	52.61	21.06 Sq.m
2.	Unit-16	Second	1	52.61	21.06 Sq.m

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For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

Director

3.	Unit-25	Third	1	51.60	20.66 Sq.m
4.	Unit -26	Third	1	57.76	23.12 Sq,m
5.	Unit -27	Third	1	52.61	21.06 Sq.m
6.	Unit -28	Third	1	52.61	21.06 Sq.m
7.	Unit -29	Third	1	52.61	21.06 Sq.m
8.	Unit -30	Third	1	52.61	21.06 Sq.m
9.	Unit -31	Third	1	52.61	21.06 Sq.m
10.	Unit -32	Third	1	52.61	21.06 Sq.m
11.	Unit -33	Third	1	52.61	21.06 Sq.m
12.	Unit -34	Third	1	52.67	21.09 Sq.m
13.	Unit -35	Third	1	37.09	14.85 Sq.m
14.	Unit -36	Third	1	57.20	22.90 Sq.m
15.	Unit -37	Fourth	1	51.60	20.66 Sq.m
16.	Unit -38	Fourth	1	57.76	23.12 Sq,m
17.	Unit -39	Fourth	1	52.61	21.06 Sq.m
18.	Unit -40	Fourth	1	52.61	21.06 Sq.m
19.	Unit -41	Fourth	1	52.61	21.06 Sq.m
20.	Unit -42	Fourth	1	52.61	21.06 Sq.m
21.	Unit -43	Fourth	1	52.61	21.06 Sq.m
22.	Unit -44	Fourth	1	52.61	21.06 Sq.m
23.	Unit -45	Fourth	1	52.61	21.06 Sq.m
24.	Unit -46	Fourth	1	52.67	21.09 Sq.m
25.	Unit -47	Fourth	1	37.09	14.85 Sq.m
26.	Unit -48	Fourth	1	57.20	22.90 Sq.m
27.	Unit -49	Fifth	1	51.60	20.66 Sq.m
28.	Unit -50	Fifth	1	57.76	23.12 Sq,m
29.	Unit -51	Fifth	1	52.61	21.06 Sq.m
30.	Unit -52	Fifth	1	52.61	21.06 Sq.m
31.	Unit -53	Fifth	1	52.61	21.06 Sq.m
32.	Unit -54	Fifth	1	52.61	21.06 Sq.m
33.	Unit -55	Fifth	1	52.61	21.06 Sq.m
34.	Unit -56	Fifth	1	52.61	21.06 Sq.m
35.	Unit -57	Fifth	1	52.61	21.06 Sq.m
36.	Unit -58	Fifth	1	52.67	21.09 Sq.m
37.	Unit -59	Fifth	1	37.09	14.85 Sq.m
38.	Unit -60	Fifth	1	57.20	22.90 Sq.m
TOTAL				**1978.99 Sq.m**	**792.18 Sq.m**

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

Director

R-Balaji

IN WITNESS WHEREOF THE PARTY OF THE 1ST PART AND THE PARTY OF THE 2ND PART HEREIN HAVE SET THEIR HANDS, SEAL AND SIGNATURE TO THIS SHARING AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

Director

R-Balaji

PARTY OF THE 1ST PART

PARTY OF THE 2ND PART

WITNESSES:

1.

2.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.