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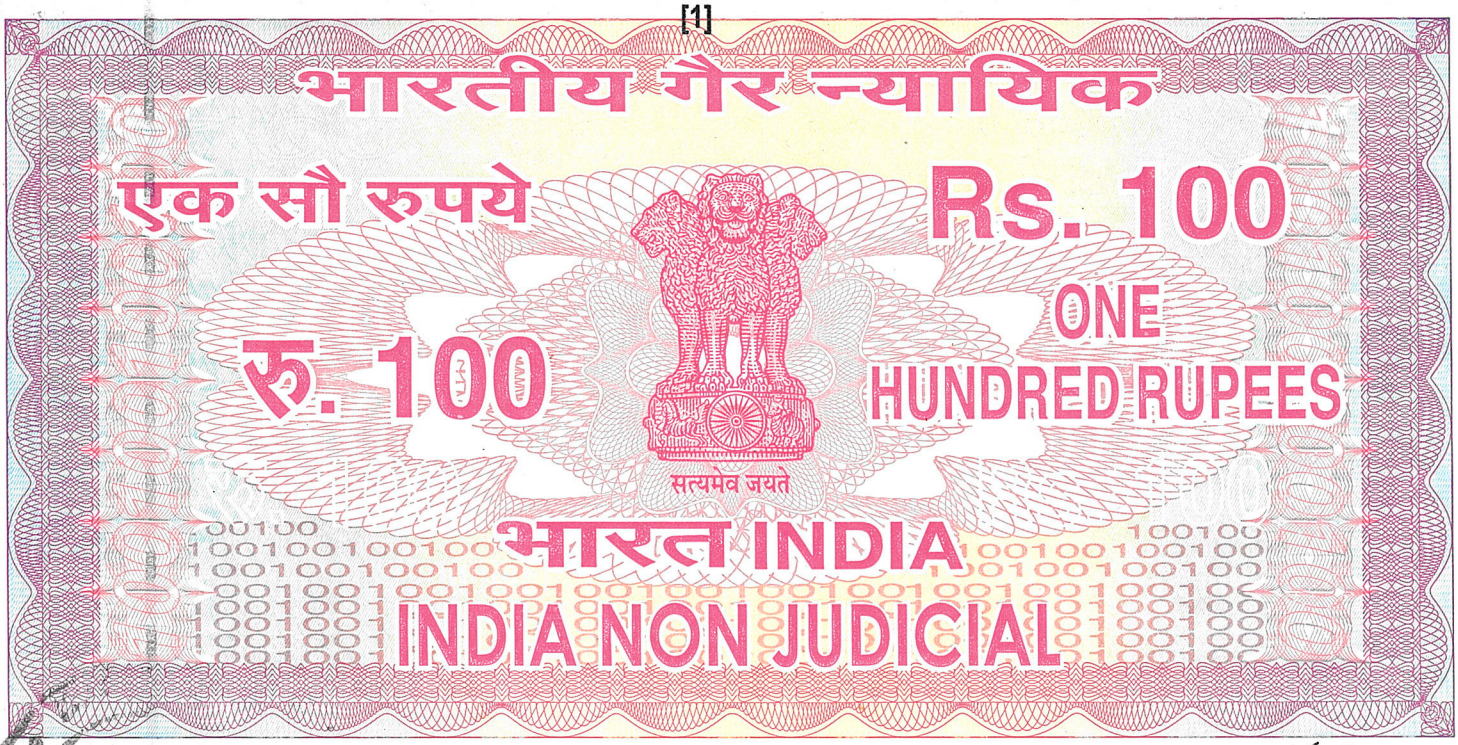
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

20 SEP 2024

M/s. ARIHANT FOUNDATIONS & HOUSING LTD
CHENNAI – 600 018

DH 241055
S. AYATH BASHA
STAMP VENDOR
L.NO.3 / அ3 / 2000
No: 43, SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18
Phone: 9841640694

ALLOCATION AGREEMENT

This ALLOCATION AGREEMENT entered at **CHENNAI** on this **24TH** day of **OCTOBER 2024** in addition to the JDA entered between the parties on 10TH day of SEPTEMBER, 2023 : BETWEEN

(1) Mrs.SUDHA RAMRAJ (Aadhaar No.2168 9011 1681 & PAN AZJPS8584P) aged about 50 years, wife of Mr.J.Ramraj, residing at 14/45 Gujji 2nd Street, Ground Floor, Anna Nagar East, Chennai - 600102;

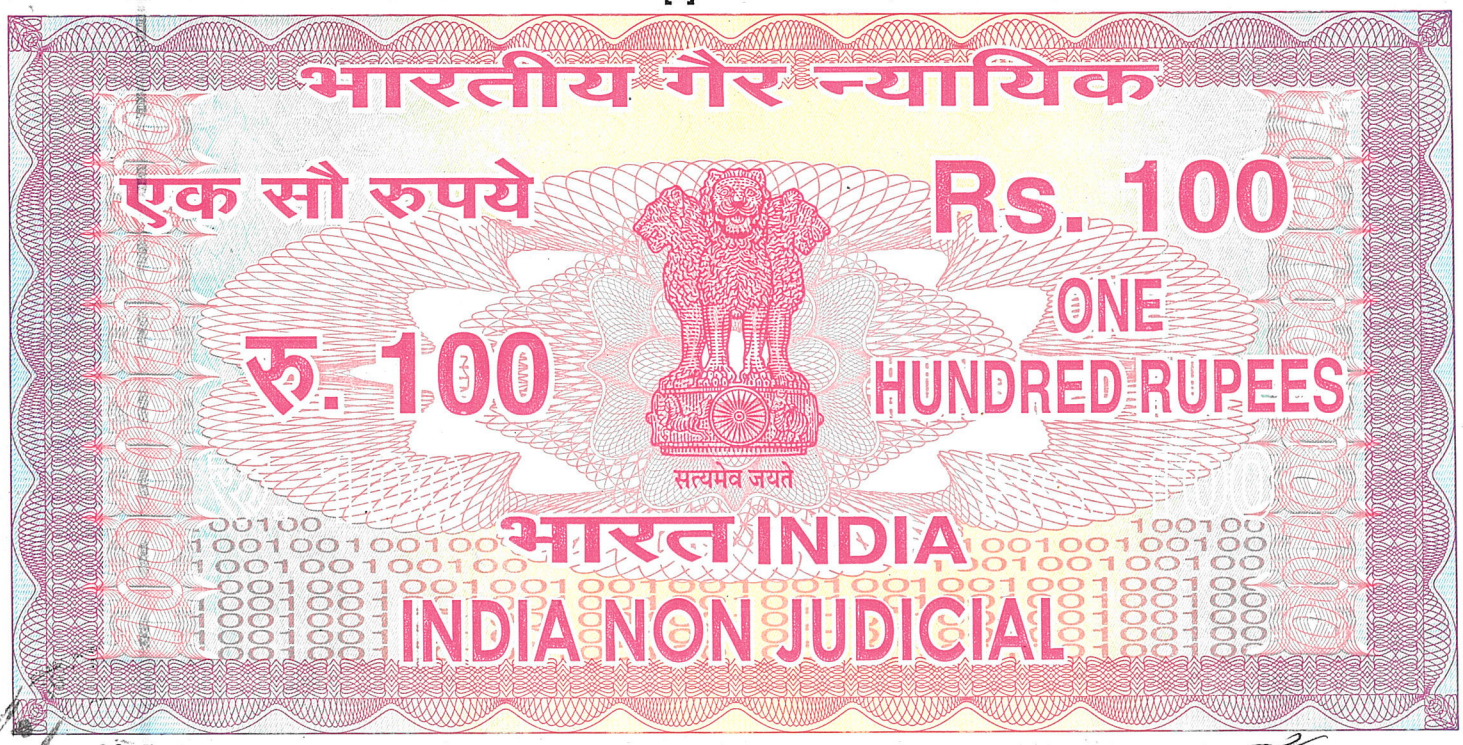
(2) Mrs.SUMITHRA AJITH, (Aadhaar No.8947 4645 6475 & PAN BPTPS2177F) aged about 46 years, wife of Mr.K.Ajith Togo, residing at Flat No.501, 5th Floor, Tower 3, Ceebros One74, No.174 Sathyadev Avenue, R.A. Puram, Chennai - 600028;

For Arihant Foundations & Housing Ltd

Managing Director

1. R. Sudha
2. [illegible]
3. C. Rajaram
4. R. Jayalakshmi

DEVELOPER **OWNERS**



தமிழ்நாடு तमिलनाडु TAMILNADU

20 SEP 2024

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CHENNAI – 600 018

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(3) Mr.C.RAJA, (Aadhaar No.7881 9696 1123 & PAN AEZPR5413B) aged about 41 years, son of Mr.D.Chandrasekaran, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600 004; and

(4) Mrs.R.JAYALAKSHMI, (Aadhaar No. 9718 1136 9966 & PAN AZTPJ6637N) aged about 41 years, wife of Mr.C.Raja, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600 004;

FIRST OWNER to **FOURTH OWNER** are hereinafter collectively referred to as **"OWNERS";** *which term, wherever the context so requires or admits, shall mean and include their respective legal heirs, representatives, executors and administrators, etc.,* of the **ONE PART;**

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sandhya
2. Lilly Ayith
3. C. Raja
4. R. Jayalakshmi

OWNERS

AND

M/s. ARIHANT FOUNDATIONS AND HOUSING LIMITED, represented by its Managing Director Mr.KAMAL LUNAWATH, S/o.Mr.Navratan Lunawath, Hindu, aged about 51 years, and having its office at New No.3, Old No.25, Ganapathy Colony 3rd Street, off. Cenotaph Road, Teynampet, Chennai - 600018, hereinafter called the **"PROMOTER / DEVELOPER"**; *which term wherever the context so requires shall mean and include its successors-in-interest, administrators and assigns* of the **OTHER PART.**

WHEREAS the **OWNERS** have approached the **DEVELOPER** for developing the proposed residential apartments in the schedule mentioned property after obtaining necessary permission from the concerned Authorities, and for this purpose both the parties have entered into a Joint Development Agreement on 10-09-2023.

WHEREAS the **OWNERS** have mutated their respective names in the revenue records in the following manner:

i. Patta No.18775 for Survey Nos.278/10A3A & 10B3A stands in the name of **Mr.C.RAJA, Mrs.R.JAYALAKSHMI;**
ii. Patta No.18776 for Survey Nos.278/10A3B1 & 10B3B1 stands in the name of **Mrs.SUMITHRA AJITH;** and
iii. Patta No.18778 for Survey Nos.278/10A3B2 & 10B3B2 stands in the name of **Mrs.SUDHA RAMRAJ;**

and the same have been obtained on 28.10.2023 issued by The Tahsildar of Sholinganallur Taluk, Chennai District.

WHEREAS the **OWNERS** herein have executed a General Power of Attorney on 06-11-2023 in favour of M/s. Arihant Foundations & Housing Ltd., to deal with Schedule Property of the said power thereon including the power to alienate 58.33% of the same to anyone and registered as **Doc.No.4337 of 2023**, at SRO, ADAYAR.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sandhya
2. Ajith
3. C. Raja
4. R. Jayalakshmi

OWNERS

WHEREAS the **DEVELOPER** have obtained Planning Permit No.**OL-00919** dated 30.05.2024 vide Planning Permission No. OL-PP/NHRB/0246/2024, in its File No. CMDAPP/NHRB/S/0060/2024, issued by Chennai Metropolitan Development Authority and Building Permission No. CEBA / WDCN14/00306/2024 dated 02-07-2024, issued by Greater Chennai Corporation for construction of Stilt Floor + 3 Floors, residential building containing 12 dwelling units at Schedule Property.

WHEREAS the **OWNERS** and the **DEVELOPER** have allocated the residential units respectively as defined in the Joint Development Agreement and as such both the parties herein have set out by this agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The extent of the property of 11508 Sq.ft. *[as per document]* and as per Patta Nos.18775, 18777 & 18778 the total extent admeasuring **11302 Sq.ft.** *[the least have been taken up for UDS Calculation]* which has been given by the **OWNERS** to the **DEVELOPER** for joint development by constructing Residential complex over the schedule mentioned property and the DEVELOPER has agreed to do the same.

2. As per Clause 10.3 of the Joint Development Agreement, the total Saleable Area have been tentatively fixed as 24,081.17 Sq.ft. However, as per the CMDA Approved plan, the Saleable Area have been revised to 24,366 Sq.ft. and this will be the final calculation.

3. As per the agreed terms, both the parties are sharing the 12 Flats / Units, its undivided share of land and its proportionate constructed area set out hereunder:

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2.
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

PARTIES	TOTAL FLATS / UNITS	FLOORS	FLAT / UNIT DETAILS			
			FLAT No.	SALEABLE AREA in Sq.ft.	UDS AREA in Sq.ft.	ALLOTTED TO
OWNERS	5	1st Floor	1B	2,040	945	Mrs.R.JAYALAKSHMI
			1C	2,021	937.50	Mr.C.RAJA
			1D	2,021	937.50	Mr.C.RAJA & Mrs.R.JAYALAKSHMI
		2nd Floor	2A	2,040	945	Mrs.SUMITHRA AJITH
			2B	2,040	945	Mrs.SUDHA RAMRAJ
		TOTAL [A]		**10,162**	**4,710**	

PARTIES	TOTAL FLATS / UNITS	FLOORS	FLAT / UNIT DETAILS			
			FLAT No.	SALEABLE AREA in Sq.ft.	UDS AREA in Sq.ft.	ALLOTTED TO
DEVELOPER	7	1st Floor	1A	2040	947	ARIHANT
		2nd Floor	2C	2021	938	ARIHANT
			2D	2021	938	ARIHANT
		3rd Floor	3A	2040	947	ARIHANT
			3B	2040	947	ARIHANT
			3C	2021	938	ARIHANT
			3D	2021	937	ARIHANT
		TOTAL [B]		**14,204**	**6,592**	
GRAND TOTAL [A] + [B]				**24,366**	**11,302**	

SCHEDULE OF PROPERTY

All that piece and parcel of land in all measuring 11508 Sq.ft. *[as per document]* and as per Patta Nos.18775, 18777 & 18778 the total extent admeasuring **11302 Sq.ft.** *[the least have been taken up for UDS Calculation]* in Plot No.5, bearing No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai - 600041; comprised in Survey Nos.278/10A3 & 278/10B3 (Old Survey Nos.278/10A & 278/10B), as per Online Patta No.18775, revised Survey Nos.**278/10A3A, 278/10B3A**, as per Online Patta No.18777, revised Survey

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sandhya
2. Ajith
3. C. Raja
4. R. Jayalakshmi

OWNERS

Nos.**278/10A3B1**, **278/10B3B1** and as per Online Patta No.18778, revised Survey Nos.**278/10A3B2, 278/10B3B2**, situated at **Kottivakkam** Village, **Sholinganallur** Taluk (formerly Saidapet Taluk), **Chennai** District (formerly Chengalpet District), and being bounded on the

North by	:	VOC Street;
South by	:	Property in S.No.278/11B and 278/11C;
East by	:	Plot No.6 comprised in S.No.278/10B;
West by	:	Plot No.4;

together with the building thereon, and situated within the Registration District of **CHENNAI SOUTH** and Sub Registration District of **ADAYAR**.

IN WITNESS WHEREOF BOTH THE PARTIES ABOVE NAMED HAVE PUT THEIR HANDS AND SUBSCRIBED THEIR SIGNATURES ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2.
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

WITNESSES:

1. Balaman (H.BALAKRISHNAN)
271, P.H.Road, Kilpauk
Chennai - 600 010.

2. (V.Jagannathan)
No.3, G.C 3rd Street,
Teyrampet, Ch - 18

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.