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தமிழ்நாடு तमिलनाडु TAMIL NADU
20 JUL 2023
J. Dinesh Kumar

24AC 304899
R.G. PALANI
STAMP VENDOR
L.No: 31/B3/2000
148 Arcot Road, Kodambakkam
Chennai - 600 024.

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT entered into at Chennai on this the 27th day of **October 2023**

BETWEEN

1. **Mr M.MARUTAAVANAN**(PAN No.AAEPM0437D) (Aadhaar No.200756322968), Son of late Mayurnathan, aged about 71years, residing at No.12/37, Anandavelu Street, Perambur, Chennai-600011, hereinafter called the **PARTY OF THE FIRST PART.**

K. Poonagal
S. Kalavizhi
K. Saadhayee

For SPACE SETTERS
Proprietor

K. Sadhasivam

P. Thamizharasi

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2.Mr. **N.GOPI**(PAN No.ASEPG5508R) (Aadhaar No.2839 0510 3638).Son oflate Sanjeevi Naidu, aged about 44 years, residing at No.122B, AnandaveluStreet, Perambur, Chennai-600011, hereinafter called the **PARTY OF THE SECOND PART.**

3. Mrs. **SHEELANKANALK**(PAN No.OKMPS7226C) (Aadhaar No.5496 6599 9365), Wife of Karthikeyan, aged about 54 years, residing at No.104, Rajavalli Nagar, Old Katpadi, Katpadi, Vellore, PIN-632007, hereinafter called the **PARTY OF THE THIRD PART.**

4. Mr.**SEKHIZHAR.K**(PAN No.CGQPK7850L) (Aadhaar No.4228 2084 5499), Son of Kondraipiran, aged about 32 years, residing at No.21, New Street, Kangeyanallur, Vellore, Katpadi, Pin-632006, hereinafter called the **PARTY OF THE FOURTH PART.**

5. Mrs. **SARALNAYGI.K**(PAN No.FPDPS4583F) (Aadhaar No.6410 1537 1806), Daughter of Kondraipiran., aged about 29years, residing at No.21, New Street, Kangeyanallur, Vellore, Katpadi, Pin-632006, hereinafter called the **PARTY OF THE FIFTH PART.**

6. Mrs. **PARIVATHINI.V**,(Aadhaar No.2149 8709 4968), Wife of Vedachalam, aged about 62 years, residing at No.3,Arunagirinadhar Street, Kangeyanallur, Vellore, Katpadi, Pin-632006, hereinafter called the **PARTY OF THE SIXTH PART.**

7. Mrs. **THAMIZHAVENI** (PAN No.AZVPT3278R) (Aadhaar No.5075 8071 0330), Daughter of Pugazhanar, aged about 33 years, residing at No.20, New Street, Kangeyanallur, Vellore.Pin-632006, hereinafter called the **PARTY OF THE SEVENTH PART.**

8. Mr. **CHOTRUNAIVEDHIYAN.P**,(PAN No.--) (Aadhaar No.7443 9788 5235), Son of Pugazhhanar, aged about 32 years, residing at Door No.20, New Street, Kangeyanallur, Vellore, Katpadi, Pin-632006, hereinafter called the **PARTY OF THE EIGHT PART.**

9. Mrs. **M.KANNAGI**,(Aadhaar No.389982188975), Wife of Muthusamy, aged about 73 years, residing at No.1328, Vadavandai Street, Devigapuram, Thiruvanamalai, Tamil Nadu-606902, hereinafter called the **PARTY OF THE NINTH PART.**

10. Mrs.**KANAGANGI.K**,(PAN No.MBJPK8412J) (Aadhaar No.2984 0307 1197), Wife of late Kezhiyanlkizhan, aged about 60 years, residing at Door No.19, New Street, Kangeyanallur, Vellore, Katpadi, Pin-632006, hereinafter called the **PARTY OF THE TENTH PART.**

11. Mrs. **POOMAGAL.K**,(PAN No.ESEPP9329H) (Aadhaar No.8525 3253 4651), Wife of Selvan, aged about 41 years, residing at 519, KulathuMettu Street, ThavalanayakkanPettai, Chengam,Thiruvannamalai, PIN-606701, hereinafter called the **PARTY OF THE ELEVENTH PART.**

K. Poomagal
S. Kolavizhi
K. Karthikeyan
K. Selvaraj
K. Sekhizhar
K. Saralnaygi
P. Thamizhaveni

For SPACE SETTERS

Proprietor

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12. Mrs. KOLAVIZHI.K,(PAN No.LFKPK3097K) (Aadhaar No.4325 6447 7229), Wife of Suresh, aged about 38 years, residing at No.1/7,Vazhapandhal Road, Kalavai, Vellore, PIN-632506, hereinafter called the **PARTY OF THE TWELFTH PART.**

13. Mrs. BHUVANESWARI.K,(PAN No.BYVPB1037Q) (Aadhaar No.5758 1274 6736), Daughter of late Kezhiyanlkizhan, aged about 37 years, residing at Door No.19, New Street, Kangeyanallur, Vellore, Katpadi, Pin-632006, hereinafter called the **PARTY OF THE THIRTEENTH PART.**

14. Mr. KONDRAIPIRAN.T,(Aadhaar No.6715 1902 4483), Son of Thirupugazmani, aged about 57 years, residing at No.21, New Street, Kangeyanallur, Vellore, Katpadi, Pin-632006, hereinafter called the **PARTY OF THE FOURTEENTH PART.**

(The Party of First Part to Party of the Fourteenth Part collectively called the **"LAND OWNERS"**)

AND

M/s. SPACE SETTERS, having its registered Office at No.6, Veerapani Nagar First Street, Choolaimedu, Chennai-600094, represented by its ProprietorMr.J.Dinesh Kumar, (PAN No.AJOPD4655M) (Aadhaar No.2663 2858 4670), Son of Mr.A.S.Jayaraman, aged about42 years, residing at No.42/25, AndavarStreet, Choolaimedu, Chennai-600094, hereinafter called the **"PROMOTER".**

(The terms The Land Owners andThe Promoter and shall be taken to mean and include exceptwhere their context does not permit, the party and their successors, executors, administrators and assign).

WHEREAS theParty of the First part is the absolute Ownerof House, Ground and Premisesmeasuring 41' x 25 ½' forming part of the Back portion of the Premises inNo.12 (Old No.6/1), AnandaVeluMudali Street, Perambur, Madras-11, comprisedin R.S.No.440/70, hehaving acquired the aforesaid property by way of Partition Deed, dated 14.2.1981, registered as Document No.1621/1981, Sro.Madras North as Schedule "C" Property.

WHEREAS the Party of the Second part is the absolute Owner of Northern halfof House, Ground and Premises, bearing Door No.12, Present Door No.12/2B/1 AnandaveluMudali Street, Perambur, Chennai-600011, comprised in Survey No.440/70, as per Patta Survey No.440/263, within the Limits of Corporation of Chennai, land of an extent of 546 Sq.ft., together with Building in Ground Floor measuring 546 Sq.ft., and First Floormeasuring 546 Sq.ft., situated in Perambur Village, Pursawalkam, Perambur Taluk, Chennai District, he having acquired the aforesaid property from M.Amudavalli, by virtue of Sale Deed, dated 16.12.2011, registered as Document No.4971/2011, Sro.Pursawalkam.

V. [illegible]
K. Ponnagal
S. Kolavizhi
[illegible]
K. [illegible]
K. [illegible]
[illegible]
K. Ravichandran

For SPACE SETTERS

Proprietor

P. Thanigai

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WHEREAS the Party of the Second part is also the absolute Owner of House, Ground and premises, bearing Door No.12, Present Door No.12/2/1,AnandaveluMudali Street, Perambur, Chennai-6000011, comprised in Survey No.440/70, as per New Patta Survey No.440/245, within the Limits of Corporation of Chennai, land of an extent of 520 Sq.ft., together with Building in Ground Floor measuring 300 Sq.ft., and First Floor measuring 300 Sq.ft., situated in Perambur Village, Puraswalkam, PeramburTaluk, Chennai District, he having acquired the same from T.K.Durga Prasad, by virtue ofSale Deed, dated 7.7.2021, registered as Document No.3720/2021, Sro.Pursawalkam.

WHEREAS the Party of the Third part is the absolute Owner of land measuring 346 ½ Sq.ft., Undivided Share out of 2078 Sq.ft., with Building in Ground Floor, area measuring 956 Sq.ft., bearing No.A1 and common Passage, comprised in R.S.No.440/70, Old Door No.6/1, New Door No.12, situated at AnandaVeluMudali Street, Perambur Village, Perambur-PuraswalkamTaluk, she having acquired the aforesaid property from her Father Thirupugalmani, by virtue of Settlement Deed, dated 16.4.2003, registered as Document No1523/2003, Sro.Pursawalkam.

WHEREAS the Parties of the Fourth andFifth part are the absolute Owners of land measuring346 ½ Sq.ft., Undivided Share out of 2078 Sq.ft., with Building Ground Floor, area measuring 1024 Sq.ft., bearing No.A2 and common Passage, comprised in R.S.No.440/70, Old Door No.6/1, New Door No.12, situated at AnandaveluMudali Street, Perambur Village, Perambur-PuraswalkamTaluk,they having acquired the aforesaid property from their Grand Father Thirupugalmani,by way of Settlement Deed, dated 16.4.2003, registered as Document No1524/2003, Sro.Pursawalkam.

WHEREAS the Party of the Sixth part is the absolute Owner of land measuring 346 ½ Sq.ft., Undivided Share out of 2078 Sq.ft., with Building in first Floor, area measuring 956 Sq.ft., bearing No.B1 and common Passage, comprised in R.S.No.440/70, Old Door No.6/1, New Door No.12, situated at AnandaveluMudali Street, Perambur Village, Perambur-PuraswalkamTaluk, she having acquired the aforesaid property from her Father Thirupugalmani, by way of Settlement Deed, dated 16.4.2003, registered as Document No1525/2003, Sro.Pursawalkam

WHEREAS the Parties of the Seventh and Eighth part are the absolute Owners of land measuring 346 ½ Sq.ft., Undivided Share out of 2078 Sq.ft., with Building in Ground Floor, area measuring 1024 Sq.ft., bearing No.B2 and common Passage, comprised in R.S.No.440/70, Old Door No.6/1, New Door No.12, situated at AnandaveluMudali Street, Perambur Village, Perambur-PuraswalkamTaluk, they having acquired the aforesaid property from their Grand Father Thirupugalmani, by way of Settlement Deed, dated 16.4.2003, registered as Document No1526/2003, Sro.Pursawalkam.

For SPACE SETTERS

Proprietor

K. Ponnagal
S. Kalaivizhi
K. Saralayal
K. Rekhigal
P. Thanishaveni

(Seal)

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WHEREAS the Party of the Ninth part is the absolute Owner of land measuring 346 ½ Sq.ft., Undivided Share out of 2078 Sq.ft., with Building in Ground Floor, area measuring 956 Sq.ft., bearing No.C1 and common Passage, comprised in R.S.No.440/70, Old Door No.6/1, New Door No.12, situated at AnandaveluMudali Street, Perambur Village, Perambur-PuraswalkamTaluk, she having acquired the aforesaid property from her Father Thirupugalmani, by way of Settlement Deed, dated 16.4.2003, registered as Document No1527/2003, Sro.Pursawalkam.

WHEREAS the Parties of the Eleventh, Twelfth and Thirteenth part along with their Father Late Kezhilkilanare the absolute Owners land measuring 346 ½ Sq.ft., Undivided Share out of 2078 Sq.ft., with Building inSecond Floor, area measuring 1024 Sq.ft., bearing No.C2 and common Passage, comprised in R.S.No.440/70, Old Door No.6/1, New Door No.12, situated at AnandaveluMudali Street, Perambur Village, Perambur-PuraswalkamTaluk, they having acquired the aforesaid property from their Grand Father Thirupugalmani, by virtue of Settlement Deed, dated 16.4.2003, registered as Document No.1528/2003, Sro.Pursawalkam.

The said Kezhilkilan,who is one of the Settlee of the Three Settleesnamely, 1.Poomagal, 2.Kolavizhi and 3.Bhuvaneswari, in the aforesaid (Family) Settlement Deed, dated 16.4.2003, registered as Document No.1528/2003, Sro.Pursawalkam,expired on17.2.2016, leaving behind him his Legal Heirs,Wife Kanagangi.K and Daughters namely, 1.Poomagal, 2.Kolavizhi and 3.Bhuvaneswari, as evidenced from Death Certificate of the said Kezhilkilan,issued by Corporation of Chennai and Legal Heirship Certificate, dated 8.10.2018 of the said Kezhilkilan, subsequent to death of the said Kezhilkilan,his aforesaid Legal Heirs,the said Poomagal, Kolavizhi and Bhuvaneswari, are the absolute Owners of the aforesaid property.

WHEREAS the Party of the Fourteenth part is the owner of Northern Portion of vacant land measuring 250.6 Sq.ft., out of 2078 Sq.ft., in R.S.No.440/70, Old Door No.6/1, New Door No.12, situated at AnandaveluMudali Street, Perambur Village, Perambur-PuraswalkamTaluk, Chennai District, he having acquired the aforesaid property from his Father Thirupugalmani, by way of Settlement Deed, dated 16.4.2003, registered as Document No1529/2003, Sro.Pursawalkam.

It is seen from recitals of the aforesaid Settlement Deed that the said Thirupugalmani has settled reserving his life interest for himself and his Wife Keykayavalli,subsequent to death of both of them, his Son the said Kondraipiran shall take possession of the aforesaid property and shall not encumber the aforesaid property, and only out of the income from the settled Property should perform SamathiPooja for his Father Late MalliahDoss and subsequent to death of the said Kondraipiran, his Legal heirs namely, 1.Sekkilar (Son) and 2.Saralnayagi (Daughter) shall continue to perform SamathiPoojafor their aforesaid Grand Father MalliahDoss.

For SPACE SETTERS

Proprietor

K. Poomagal
S. Kolavizhi
P. Thamizhaveni

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WHEREAS the LAND OWNERS have invited the PROMOTER to develop the Schedule "B" Property into Residential Apartments for Residential Purposes on the basis of confidence with the PROMOTER.

WHEREAS Owners (Parties of the First Part to Parties of the Twelfth part)have decided to develop the aforesaid land by Developing and PromotingResidential Flatsin their aforesaid land.

WHEREAS for the aforesaid purpose the Ownersdecided to entrust to the Promoter to construct Flats and the Promoter decided to construct residential Flats consisting of 18 Flats.

WHEREAS after some preliminary discussions it was agreed that the parties herein shall jointly develop and Promote Flats under the Terms and consists set out herein.

NOW THIS AGREEMENT OF JOINT DEVELOPMENT WITNESSETH AS FOLLOWS.

1. The Owners and The Promoter have mutually agreed to Develop the Schedule "B" mentioned Property by putting up construction of Residential Flats as a Joint Development. The Plan and other aspects relating to the Building which the Promoter shall be furnished to the Owners for their consent and concurrence, on receiving the same the Promoter shall submit them to the concerned Statutory Authorities for approval.

2. The PROMOTER shall pay to The Party of the First Part Mr. M.Marutaavanan,a Sum of Rs.6,00,000/- (Rupees Six Lakhs Only), The Party of the Second Part Mr. N.Gopi, a Sum of Rs.6,00,000/- (Rupees Six Lakhs Only), The Party of the Third Part Mrs. Sheelankanai, a Sum of Rs.2,00,000/- (Rupees Two Lakhs Only), The Party of the Fourth, Fifth Part& Fourteenth PartMr.Sekhizhar, Mrs.Saralnaygi&Mr.T.Kondraipiran, a Sum of Rs.2,00,000/- (Rupees Two Lakhs Only), The Party of the Sixth Part Mrs.Parivathani, a Sum of Rs.2,00,000/- (Rupees Two Lakhs Only), The Party of the Seventh and Eighth Part Mrs.Thamizhaveni&Mr.Chotrunaivedhiyan, a Sum of Rs.2,00,000/- (Rupees Two Lakhs Only), The Party of the Ninth Part Mrs.Kannagi,a Sum of Rs.2,00,000/- (Rupees Two Lakhs Only), The Party of the Tenth, Eleventh, Twelfth and Thirteenth part, namely, Mrs.Kanagangi,Mrs.Poomagal,Mrs.Kolavizhi&Mrs.Bhuvaneswari, a Sum of Rs.2,00,000/- (Rupees Two Lakhs Only), totally a Sum of **Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)** as **REFUNDABLE SECURITY DEPOSIT**which will be paid at the time of executing and Registration of Sale Deeds in favour of the Promoter and which shall be Re-paid before handing over the allotted Flats.

3.Whereas The Party of the Fourth, Fifth & Fourteenth Part, as per their Two Settlement Deeds, dated 16.4.2003, Doc.No.1524/2003 and Doc.No.1529/2003, Sro.Purasawalkkam, are entitle for Flat measuring 1151 Sq.ft., Built-up Area along with UDS measuring 505 Sq.ft., out of which they (Saralnaygi.K) shall retain 883 Sq.ft., Built-up Area along with UDS measuring 388 Sq.ft., in the First Floor, bearing Flat No.F-2 (Saralnaygi.K) and balance of 268 Sq.ft., of Built-up Area along with 117 Sq.ft., UDS, they intend to purchase One Flat measuring 883 Sq.ft., Built-up Area along with 388 Sq.ft., UDS in Second Floor, bearing Flat No.S-2 (Sekhizhar.K) from the Promoters share of 615 Sq.ft., Built-up Area along with 271 Sq.ft., UDS for which the difference of Built-up Area measuring 615 Sq.ft., they agree to pay a Sum of Rs.60,00,000/- (Rupees Sixty Lakhs Only).

For SPACE SETTERS

Proprietor

(Gopi)

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4. The OWNERSagreeing to transfer Undivided Share of land measuring 1946Sq.ft.,out of the total extent of 6800Sq.ft., of land described in Schedule "B" mentioned property to The PROMOTER or its nominees.

5. The OWNERS agreeing to retain themselves Undivided Share of land totally measuring 4854Sq.ft., out of the total extent of 6800Sq.ft., of land described in Schedule "A" mentioned property.

6. **In consideration of the said UDS Land, the PROMOTER agreeing to deliver to The OWNERS agreeing the same,constructed 13ThirteenFlats, as follows :**

SL No.	Name of Allottes	Flat No.	Floor	BUA	UDS
1.	Mrs. Kannagi	F-3	1st Floor	771 Sq.ft.	338 Sq.ft.
2.	Mr. M.Marutavaanan	F-.4, S-4 & T-4 3 Flats	1st, 2nd & 3rd Floor	896 Sq.ft. each Flat 2688 Sq.ft	393 Sq.ft. each Flat 1179 Sq.ft
3.	Mrs. Sheelankanai	F-5	1st Floor	769 Sq.ft.	338 Sq.ft.
4.	Mr. Sekhizhar,Mrs.Saralnaygi& Mr. Kondraipiran	F-2 & S-2	1st & 2nd Floor	883Sqft each Flat 1766 Sq.ft	388 Sq.ft each Flat 776 Sq.ft
5.	Mrs. Parivathani	T-5	3rd Floor	769 Sq.ft.	338 Sq.ft.
6.	Mrs. Thamizhaveni&Mr.Chotrunaivedhiyan	S-5	2nd Floor	769 Sq.ft.	338 Sqft
7.	Mrs.KangangiMrs.Poomagal, Mrs.Kolavizhi&Mrs.Bhuvaneswari	S-3	2nd Floor	771 Sq.ft.	338 Sq.ft.
8.	Mr. N.Gopi	F-6, S-6 & T-6 3 Flats	1st, 2nd & 3rd Floor	918 Sq.ft. each Flat 2754 Sq.ft	403 Sq.ft. each Flat 1209 Sq.ft
	Total	**13 Flats**		**11057 Sq.ft**	**4854 Sq.ft**

Total of 13 Apartments in Three Floors with 13 covered Car parking space in the Stilt Floor.

V. பூங்காவனம்

K. Poomagal

S. Kolavizhi

K. [illegible]

K. வேளாங்கண்ணி (Bhi)

K. Saralnaygi

கே. சுகுமார் மற்றும் [illegible]

K. Sekhizhar

P. Thamizhaveni

For SPACE SETTERS

Proprietor

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7. The PROMOTER agreeing to Retain themselves constructed 5Five Flats, as follows :

SL No.	Name of Allottes	Flat No.	Floor	BUA	UDS
1.	M/s. SPACE SETTERS	F-1, S-1, T-1 , T-2& T-3 Total 5 Flats	1st, 2nd, & 3rd Floor	927 Sq.ft., F-1, S-1 & T-1 883 Sq.ft T-2 & 771 Sq.ft T-3	406 Sq.ft X 3 Flats 389 Sq.ft 339 Sq.ft
	Total	**5 Flats**		**4435 Sq.ft**	**1946 Sq.ft**

Total of 5 Apartments in Three Floors with 5covered Car parking space in the Stilt Floor.

8. The OWNERS and The PROMOTER shall be entitled to hold, transfer, sell, mortgage, gift or lease or alienate the same their respective shares after Joint venture Project is completed.

9. The OWNERS shall entitle to an Agreement of Sale, Builders Agreement or such other contracts and Sale Deed with the prospective Buyers for sale of Schedule "B" mentioned Property and receive the sale consideration and the cost of construction from the prospective Purchasers and pay GST and other applicable Taxes to the Government pertaining to Sale of respective Flats allotted.The PROMOTER shall not in any way be liable or responsible for any dispute, claims or liabilities arising between The OWNERS and theirnominees.

10. The PROMOTER shall entitle to an Agreement of Sale, Builders Agreement or such other contracts and Sale Deed with the prospective Buyers for sale of Schedule "C" mentioned Property and receive the sale consideration and the cost of construction from the prospective Purchasers and pay GST and other applicable Taxes to the Government pertaining to Sale of respective Flats allotted.The OWNERS shall not in any way be liable or responsible for any dispute, claims or liabilities arising between The Promoter and its nominees.

11. ThirteenCarpark in the Stilt Floorshall be allotted to The Ownersand FiveCar park in the Stilt Floorshall be allotted to The Promoterand the common areas to be enjoyed by the prospective Purchasers.

12. The Owners shall executeSale Deed in favour of The Promoterregarding Schedule "A" mentioned Property for UDS of 1946 Sq.ft., out of 6800Sq.ft.

For SPACE SETTERS

Proprietor

K. Ponnagal
S. Kalavizhi
P. Thamizhavani

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13. The Promoter after execution and Registration of Sale Deed in his favouragree to hand over the said Original Sale Deed to the Owners and The Owners agree to produce the said Original Sale Deed to the Promoter whenever required for verification and other purposes and The Owners agree to handover back the said Sale Deed after completion of constructed Flats.

14. The Owners after handing over vacant possession agree to hand over their entire Original Title Deeds to The Promoterand the Promoter shall verify the said Documents and return them to theOwnersafter completion of construction of Flats.

15. The Owners agree that they shall not ask for any change whatsoever manner in the allotted Flats after signing this Joint Development Agreement.

I. OWNERS COVENANTS:

a. The Owners agree that after the Development of the Schedule "A" mentioned property and taking over possession of the Flats allotted for them as detailed in Schedule B, they shall not claim any exclusive, right in the common area in the said property and the shall enjoy the property with all common rights with other Co-Ownersof the Flats.

b. The Owners assure the Promoter that they would co-operate with them till the entire property is developed and handed over and till the Final Sale Deed of undivided share of land is conveyed to the prospective Purchasers.

c. The Owners shall bear all Taxes such as Property Tax, Water Tax, etc., till the date of handing over the vacant possession of the Schedule A mentioned Property to The Promoter for Development.

II. PROMOTERS COVENANTS:

a. Time is the essence of the Contract. The Promoter agrees to provide immediately, copies of Flat Plan, Elevation, etc., and submitted to the Authorities and to complete the construction of the Residential Flats and hand over the Built-up area agreed to for The OWNERS within a periodof30 Months from the date of obtainment of all required Approval, planning permission, etc., from the concerned Authorities, the time for completion shall be extended by such reasonable time by The Owners, and The Promoter may request in writing to The Ownersfor their consent if the completion is delayed by acts of God, War, Riot, Civil commotion, etc., Handing over the Flats after completion implies that each Flat is fitted with permanent and functional service connections (Water, Electricity and Sewerage, Landscaping, Elevators, etc.) if the project is abandoned at any stage by The Promoter due to unavoidable and unforeseen circumstances and shall enter into Sub-contract with any other Promoter at the risk and cost of the Promoters.

For SPACE SETTERS

Proprietor

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b. The Promoter shall obtain necessary Permit and Approval from concerned Statutory Authorities within 9 months from signing of the Joint Development Agreement for the construction on the Schedule "A" mentioned property at their own cost. The Promoter shall bear all liabilities including Land Development charges, which includes Planning permission charges, Electricity Board, Water connection charges, etc., the entire cost for construction in respect of the development of the works undertaken on the in the Schedule "A" mentioned property.

c. The Promoter shall be at liberty to choose Architects, Engineers, Electricians, and other Technicians for the construction on the Schedule "A" mentioned property, It is mutually agreed by the Owners and Promoter that the name of the proposed Apartment shall be "----------".

d. Both the Owners and Promoter shall have the right of specific performance of their Agreement in terms of the Specific Relief Act, 1963 on default by either side.

III. INDEMNITY:

a. The Owners herein do hereby declare that they have a valid right, title and interest in respect of the Schedule "A" mentioned Property and the Owners hereby agree to Indemnify the Promoter against any latent defects in their title (Title of Property) that the Promoter could not have ascertained despite exercise of due diligence.

b. The Promoterhereby agrees and confirms that the development proposed by them on the Schedule "A" mentioned property shall be in accordance with the rules and regulations and they shall undertake all the risks and agree to Indemnify and keep indemnified the Owners in respect of all losses, damages, claims, etc., in respect of the same.

IV. ARBITRATION :

The Parties hereto agree that in the event of there being any dispute in respect to the "Joint Development Agreement" the same shall be referred to "Arbitration" in terms whereof the (Arbitral) dispute shall be referred to a Panel of two Arbitrators, one Arbitrator to be appointed by the Promoter and the other Arbitrator to be appointed by the Ownersand if there is no consensus between the two Arbitrators so appointed in regard to the subject matter of the arbitral dispute, the two arbitrators shall appoint a third arbitrator whose decision shall be final and conclusive and theprovisions of the Arbitration and Conciliation Act, 1996 shall apply to any dispute between the parties herein.

For SPACE SETTERS

Proprietor

P. Thamizhavani

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SCHEDULE OF PROPERTY

SCHEDULE A

All that piece and parcel of land measuring 6800 Sq.ft., bearing Door No.12, Present Door No.12/2/1, AnandaveluMudali Street, Perambur, Chennai-600011, comprised in R.S.No.440/70, as per New Patta, Survey No.440/245, within the Limited of Corporation of Chennai, situated at Perambur Village, PeramburTaluk, Chennai District, bounded on the :

North by : AnandaveluMudali Street
South by : House belonged to Peethambaram Naidu
East by : House belonged to Kannaiah Naidu
West by : House belonged to Gajendra Naidu

Measuring :
East to West on the Northern side : 40 Feet
East to West on the Southern side : 40 Feet
South to North on the Eastern side : 169Feet
South to North on the Western side : 171 Feet
situated within the Registration District of Chennai North and Sub-Registration District of Pursawalkam.

SCHEUDLE B
(Allotted to OWNERS)

SL No.	Name of Allottes	Flat No.	Floor	BUA	UDS
1.	Mrs. Kannagi	F-3	1st Floor	771 Sq.ft.	338 Sq.ft.
2.	Mr. M.Maruthavanan	F-.4, S-4 & T-4 3 Flats	1st, 2nd & 3rd Floor	896 Sq.ft. each Flat 2688 Sq.ft	393 Sq.ft. each Flat 1179 Sq.ft
3.	Mrs. Sheelankanai	F-5	1st Floor	769 Sq.ft.	338 Sq.ft.
4.	Mr. Sekhizhar,Mrs.Saralnayagi& Mr. Kondraipiran	F-2 & S-2	1st & 2nd Floor	883 Sqft each Flat 1766 Sq.ft	388 Sq.ft each Flat 776 Sq.ft
5.	Mrs. Parivathani	T-5	3rd Floor	769 Sq.ft.	338 Sq.ft.
6.	Mrs. Thamizhaveni&Mr.Chotrunaivedhiyan	S-5	2nd Floor	769 Sq.ft.	338 Sqft
7.	Mrs.Poomagal, Mrs.Kolavizhi&Mrs.Bhuvaneswari	S-3	2nd Floor	771 Sq.ft.	338 Sq.ft.
8.	Mr. N.Gopi	F-6, S-6 & T-6 3 Flats	1st, 2nd & 3rd Floor	918 Sq.ft. each Flat 2754 Sq.ft	403 Sq.ft. each Flat 1209 Sq.ft
	Total	**13 Flats**		**11057 Sq.ft**	**4854 Sq.ft**

Total of 13 Apartments in Three Floors with 13 covered Car parking space in the Stilt Floor.

K. Poomagal
S. Kolavizhi
K. Sekhizhar
K. Saralnayagi
K. Gopi
P. Thamizhaveni

For SPACE SETTERS
Proprietor

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SCHEUDLE C

(Allotted to PROMOTER)

SL No.	Name of Allottes	Flat No.	Floor	BUA	UDS
1.	M/s. SPACE SETTERS	F-1, S-1, T-1 , T-2 & T-3 Total 5 Flats	1st, 2nd, & 3rd Floor	927 Sq.ft., F-1, S-1 & T-1 883 Sq.ft T-2 & 771 Sq.ft T-3	406 Sq.ft X 3 Flats 389 Sq.ft 339 Sq.ft
	Total	**5 Flats**		**4435 Sq.ft**	**1946 Sq.ft**

Total of 5 Apartments in Three Floors with 5covered Car parking space in the Stilt Floor.

SCHEDULE D

SPECIFICATIONS

1. **DRAWING AND DINING HALL**
   a) Flooring 600mm x 600mm vitrified tile with skirting
   b) Telephone Line ,T.V. Point
   c) 3 Fan Point 4 Light Point, 2 Plug Point, 5 AMS and Spot lights point.
2. **KITCHEN**

a) Kitchen platform of polished black granite 8 feet length and 2 feet width.
b) Branded Kitchen Sink of stainless steel
c) Flooring – **Vitrified Tile 600mm X 600mm**
d) Above kitchen platform up to about 2 feet Ceramic tiles
e) 5 Amps point 3 and 15 AMPS point 2
f) RCC loft one sides
g) Open Cupboard with double side polished Cuddappa slab of 4' length 1' width and 7' height
h) Washing machine point 1

3. **BATHROOM AND TOILET**
   a) Floor Ceramic Tiles
   b) Walls – round the walls 7 feet height concept design tiles
   c) Door PVC Door with PVC frames
   d) Shower in 2 bathrooms
   e) Attached Toilet European water closet, wash basin (white) with Flush tank
   f) Common Toilet – Indian water closet cistern (white) white wash basin
   g) All tap fittings of Parryware chromium plated branded fitting
   h) Soap slabs one corner marble slabs
   i) Geyser point 1 (15 Amps) one bathroom
   j) Light point 1

For SPACE SETTERS

Proprietor

K. Poomagal
S. Kalavizhi
P. Thamizhavan

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4. **BED ROOMS**

a) Flooring 600mm x 600mm vitrified tile with skirting
b) Open Loft (2' breadth) length 1 side of bed room
c) Open Wardrobe 4' x 7' with Cuddappa slabs
d) Fan point 1 light 2 plug point 1
e) If double bedrooms 2 AC point, three bedrooms 3 AC point.

5. **BALCONY**

a) 600mm x 600mm Vitrified tile flooring
b) Provision for Light point 2 No

6. **DOORS**

a) Main Door Teak wood panel doors with varnish polished with Safety Grill Gate
b) All door shutters hard core panel skin flush doors with Satin enamel painted
c) Main Door Godrej Vertibolt lock with fancy handle & door eye
d) The doors of bedrooms will have Godrej Cylindrical lock and Other doors will be provided with tower bolts.

7. **WINDOWS**

French window frames and shutters with best quality UPVC windows and fitted with 5 mm thick clear glass panels, safety will be of 12 mm MS bars frames and grills will be of fine enamel paint.

8. **WALL PAINTING**

a) Interior walls **Asian Tractor or JSW Emulsion** smooth finished of IVORY / HALF WHITE/BONE WHITE COLOURS (2 coats of putty 1 coat will be primer and 2 coats of paint)
b) Doors and grills painting with 1st Quality **Asain or JSW enamel** paints 3 coats (1 coat primer and 2 coats paint)

9. **PLUMBING AND WASTE WATER LINES**

Concealed and open plumbing PVC and concealed hot water line CPVC pipe and using materials like Parryware, Aishirwad, Shanflex, Anchor Fancy CP bath room fittings other equivalent standard.

10. **ELECTRICITY SUPPLY AND WIRING**

a) Wiring will be concealed conduit wiring and suitable for three phase supply with 3 phase change over.
b) Each flat will be provided with 1 separate 3 phase meter in the main
c) Board, separate common meter for the common service and sub main board in case flat for quick isolate of supply
d) Wiring of 1/18 rating for 5 Amps point adequate for wet Grinder/mixer/refrigerator/washing machine of capacity up to 500 W and 3/20 rating for 15 amps points adequate for washing machines/storage heater and other equipment of capacity upto 1.5 KW with VGuard or Polycab or other equivalent ISI standard.

11. **COMMON AREA RIGHTS**

a) Staircase, Headroom, Lift, overhead tank, sump and compound walls these common area 25% added to plinth area of the flat.

12. **CAR PARKING RIGHTS**

a) Car parking earmarked for individual
b) Car parking area laying Eurocon tiles or Paver Block

13. **TERRACE RIGHTS**

a) The open terrace of the building should be enjoyed in common by all the buyers of the flats in the complex.

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Proprietor

P Thanizhavani

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14. FEATURES COMMON TO THE COMPLEX

a) RCC Structure AAC Block panel walls smoothly plastered on either sides Outer Walls 9" and Inner partition walls 4" Thickness
b) Foundation RCC column framed structure, Beams and slabs.
c) Staircase RCC staircase with steps, mid landing, Granite with stainless steel handrail.
d) Two bore wells and Two Metro Water Sump with 12000 ltrs Capacity
e) Two overhead tank with partitions for Bore water and for sump water.
f) Two motor pump set for Bore water and another for sump water
g) MS gates With Shera Plank Design Work with Painting
h) Two Lifts with Automatic Doors Golden Elevators or other equivalent brand and Two Staircase
i) CCTV will be provided in Stair case and Car Parking Area
j) Invertor Line Provision Only will be provided in all flats

15. NEED ADDITIONAL WORKS

a) Either than Specification if you want extra work it will be charged separately

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURE TO THIS JOINT DEVELOPMENT AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF:

For SPACE SETTERS

Proprietor

WITNESSES

1.

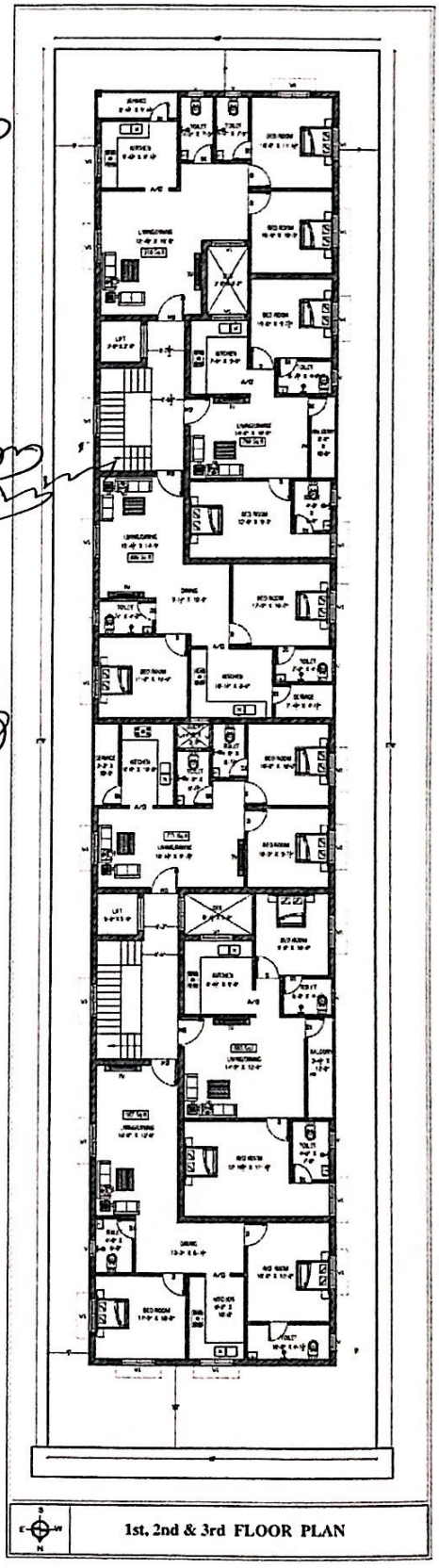
2.

Drafted by:

S.KUMARAVEL ADVOCATE MS141997
25, ARMENIAN STREET, CHENNAI-1

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V. பாரதி
K. Ramagal
S. Kalavizhi
K. [illegible]
K. [illegible]
K. [illegible]
K. [illegible]
K. [illegible]



1st, 2nd & 3rd FLOOR PLAN

P. Thanizhavani

For SPACE SETTERS

Proprietor

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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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