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FLAT SHARING AGREEMENT WITH M/s. RAUNAQ FOUNDATIONS & LANDOWNER's

TO WHOMSOEVER IT MAY CONCERN

Below mention apartments are on the sharing basis with **1. Balachander Rao, 2. Basker Rao, 3. S.M. Nalini, 4. Gayathri Pathangay, 5. Santhosh Pathangay, 6. Beena Chandrakishen, 7. Poonam Nishikant Shimpi and 8. Navin Pathangay,** herein called as the **"The LANDOWNERS"** with **M/s. Raunaq Foundations**, represented by its partner **Raunaq Rungta** herein called as **"The DEVELOPER"**

Project Location: All that piece and parcel of the land of an extent of **25155.18 Sq.ft.,** comprised in **S.No: 509/15, T.S.No. 6/6, 6/5, 6/2(part), 6/1A, 6/4, Ward-E, Block-18 of Zamin Pallavaram Village** bearing Plot Nos. 72, 71, 91 & 90 **situated at** Door No. 1, III main road, New Colony, Chrompet, Chennai- 600 044

Schedule of Properties:

A. 17,323.43 Sq.ft., in T.S No: 6/6 and 6/1A bounded on the

North by: S.No: 509/8 and 9

South by: Property Owned by Subash Chandra Rao

East by: III Main Road

West by: Property Owned by Anand Rao and Krishna Rao

For Raunaq Foundations

For RAUNAQ FOUNDATIONS

Rep: Raunaq Rungta Partner

(POA Holder)

Gayathri. Pathangay.

B. 2133.50 Sq.ft., in T.S No: 6/2 (part) bounded on the

North by: S.No: 509/8 and 9

South by: Property owned by Vasantha

East by: Property owned by Basker Rao

West by: IV Main Road

C. 5698.25 Sq.ft., in T.S No: 6/4 bounded on the

North by: Property owned by Anand Rao in T.S No: 6/3

South by: Pallavaram Municipality Office

East by: Property owned by Subash Chandra Rao, Santhosh Pathangay and Manisha Pathangay

West by: IV Main Road

above all properties situated within the Sub Registration District of South and Registration District of Pallavaram.

BLOCK No. 01: Planning Permit letter from CMDA : CMDA/PP/NHRB /S/0838/2023 dated 26-09-2024, Building Permit No.009/BL/2024/02 /028/01797 dated 03-12-2024

For Raunaq Foundations

For RAUNAQ FOUNDATIONS

Rep: Raunaq Rungta Partner

(PA Holder)

Nalini Sawade

Gayathri Pathangay

RAUNAQ FOUNDATIONS Share of Apartment's:					
SL NO.	**FLOOR**	**UNIT NO.**	**TYPE**	**SALABLE AREA IN Sq.Ft**	**UDS IN Sq.Ft**
1	**I FLOOR**	101	3 BHK	1355	514.42
2		102	3 BHK	1364	517.83
3		103	3 BHK	1484	563.39
4		105	3 BHK	1461	554.66
5		106	3 BHK	1185	449.88
6		107	3 BHK	1400	531.50
7	**II FLOOR**	201	3 BHK	1355	514.42
8		202	3 BHK	1364	517.83
9		204	2 BHK	1063	403.56
10		206	3 BHK	1185	449.88
11		207	3 BHK	1400	531.50
12		208	3 BHK	1346	511.00
	III FLOOR				
13		304	2 BHK	1063	403.56
14		305	3 BHK	1461	554.66
15		306	3 BHK	1185	449.88
16		307	3 BHK	1400	531.5

For Raunaq Foundations

For RAUNAQ FOUNDATIONS

Rep: Raunaq Rungta Partner

PAN (PA Holder)

Gayatri Pattanayak

17	**IV FLOOR**	406	3 BHK	1185	449.88
18	**V FLOOR**	505	3 BHK	1461	554.66
19		506	3 BHK	1185	449.88
20		508	3 BHK	1346	511.00
TOTAL				**26,248**	**9964.89**

LANDOWNER's Share of Apartment						
SL NO	**FLOOR**	**UNIT NO.**	**TYPE**	**SALEABLE AREA in Sq.Ft**	**UDS IN Sq.Ft**	**OWNERS**
1	**II FLOOR**	203	3 BHK	1484	563.39	Balu Rao
2		205	3 BHK	1461	554.66	Basker Rao
3	**III FLOOR**	301	3 BHK	1355	514.42	S.M. Nalini
4		302	3 BHK	1364	517.83	S.M. Nalini
5		303	3 BHK	1484	563.39	Santosh P
6		308	3 BHK	1346	511.00	Balu Rao
7	**IV FLOOR**	401	3 BHK	1355	514.42	Santosh P
8		402	3 BHK	1364	517.83	Santosh P
9		403	3 BHK	1484	563.39	Basker Rao
10		404	2 BHK	1063	403.56	Santosh P
11		405	3 BHK	1461	554.66	Santosh P
12		407	3 BHK	1400	531.50	Balu Rao
13		408	3 BHK	1346	511.00	Balu Rao

For Raunaq Foundations

For RAUNAQ FOUNDATIONS

Rep: Raunaq Rungta Partner

(PA Holder)

Gayathri. Pattangay.

14		501	3 BHK	1355	514.42	Basker Rao
15		502	3 BHK	1364	517.83	Basker Rao
16	**V FLOOR**	503	3 BHK	1484	563.39	Balu Rao
17		504	2 BHK	1063	403.56	Santosh P
18		507	3 BHK	1400	531.50	Basker Rao
TOTAL				**24,633**	**9,351.75**	

RAUNAQ FOUNDATIONS / LANDOWNERS					
1	**I FLOOR**	104	2 BHK	1063	403.56

Note: Flat No.104, on First Floor measuring, 1063 Sq.ft., out of which 71 Sq.ft. belongs to M/s. Raunaq Foundations and 992 Sq.ft. and belongs to the following Landowner's: P. Basker Rao, Balu Pathangey, Nalini Sarvode, Santosh & Gayathri Pathangay.

BLOCK No. 02: Planning Permit letter from CMDA : CMDA/PP/NHRB/S /0838/2023 dated 26-09-2024, Building permit:009/BL/2024/02/028/ 01797 dated 03-12-2024

For Raunaq Foundations

For RAUNAQ FOUNDATIONS

Rep: Raunaq Rungta Partner

(P.A Holder)

Gayathri Pathangay.

RAUNAQ FOUNDATIONS Share of apartment					
SL NO	**FLOOR**	**UNIT NO.**	**TYPE**	**SALEABLE AREA IN Sq.Ft**	**UDS IN Sq.Ft**
1	**I FLOOR**	102	3 BHK	1402	532.26
2	**II FLOOR**	201	3 BHK	1461	554.66
3	**IV FLOOR**	402	3 BHK	1402	532.26
4	**V FLOOR**	502	3 BHK	1402	532.26
TOTAL				**5,667**	**2151.44**

LANDOWNER's Share of Apartment						
SL N O	**FLOOR**	**UNIT NO**	**TYPE**	**SALEABLE AREA IN Sq.Ft**	**UDS IN Sq.Ft**	**OWNER**
1	**I FLOOR**	101	3 BHK	1461	554.66	**Beena, Poonam & Navin**
2	**II FLOOR**	202	3 BHK	1402	532.26	
3	**III FLOOR**	301	3 BHK	1461	554.66	
4	**IV FLOOR**	401	3 BHK	1461	554.66	
5	**V FLOOR**	501	3 BHK	1461	554.66	
TOTAL				**7,246**	**2,750.90**	

For Raunaq Foundations

For RAUNAQ FOUNDATIONS

Rep: Raunaq Rungta Partner

(PA Holder)

Gayathri Pathangay.

RAUNAQ FOUNDATIONS / LANDOWNER'S					
1	**III FLOOR**	302	3 BHK	1402	532.26

Note: Flat No.302, on Third Floor measuring, 1402 Sq.ft., out of which 1143 Sq.ft. belongs to M/s. Raunaq Foundations and 256 Sq.ft. belongs to the following Landowner's: Beena, Poonam & Navin

Date: 01st April 2025

For Raunaq Foundations
For RAUNAQ FOUNDATIONS

Rep: Raunaq Rungta Partner

(PA Holder)
Neelu Sanwada

Gayathri Pathangay



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.

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Property Valuation & Cost Estimation

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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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We're honored to be part of your real estate journey

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