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DF 520226

21 MAY 2025

Jain Housing LLP

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/9!
Saidapet, Chennai-15. ©: 98401730

ALLOCATION AGREEMENT

THIS ALLOCATION AGREEMENT is made and executed on this the 21st day May 2025,

BETWEEN

M/s. JAIN HOUSING LLP, A Limited Liability Partnership **(PAN: AAOFJ0016H),** registered under Limited Liability Partnership Act, 2008, having its office at No.98/99, Habibullah Road, T.Nagar, Chennai 600 017, represented by its Partner, **Mr.S.SREYANSH MEHTA,** S/o. Mr.Sandeep Mehta, aged about 30 years, hereinafter referred to as the **"PARTY OF THE FIRST PART"** which term shall mean and include, wherever the context so requires, its successors, successors-in-interest and assigns.

For JAIN HOUSING LLP

Partner

AND

MR.S.BALAMURUGAN, (AADHAR: 3625 3837 8672) S/o. Mr.Sivasubramaniyan, aged about 48 years, residing at No.2/175A, North Street, Kovil Kannapur Village, Keezhvellore Taluk, Nagapattinam District, Tamil Nadu 610 207, hereinafter referred to as the **"PARTY OF SECOND PART"** which term shall, wherever the context so requires, mean and include his legal heirs, representatives, executors, administrators, successors, successors-in-title, successors-in-interest and assigns

WHEREAS the **PARTY OF THE FIRST PART** herein is the absolute owner of the land measuring an extent of 13 Acres 25.5 cents, comprised in the following Survey numbers, situated at Kuthambakkam Village, Poonamallee Taluk, Tiruvallur District, morefully described in the Item 1 of Schedule hereunder, having acquired the same in the following manner;

SI.No.	Doc.No./ Date	Purchased from	Survey No.	Extent (in cents)
1.	99/2024 Dt.03-01-2024	M/s. Megamind Investments Private Limited	601/1C	34.5
			601/3	54
			606/1	164
			628/1A2	42
			628/1B	30
			609/2	97
2.	98/2024 Dt.03-01-2024	M/s. Megamind Investments Private Limited	605/1	13
			605/2	54
			607	41
3.	97/2024 Dt.03-01-2024	M/s. Megamind Investments Private Limited	628/2	123
			604/1	63
4.	3734/2024 Dt.14-03-2024	Mr.S.Balamurgan	602/1	48
			602/2	4
			599/2A	66
			599/2B1	14
			599/2B2	52
			597/1	17
			594	35
			595	35
			596	41
			597/2	8

For JAIN HOUSING LLP

Partner

			597/5A	15
			597/5B	31
			597/3	16
			597/4	17
5.	3701/2024 Dt.13-03-2024	Mr.D.Nandha Kumar & Mr.D.Jayaseelan	601/1A	42
6.	4378/2024 Dt.25-03-2024	Mrs.R.Vasuki & 2 Others	601/1B	31
			604/3	32
7.	4742/2024 Dt.03-04-2024	Mr.S.Balamurgan	604/2	31
8.	5930/2024 Dt.27-04-2024	M/s. Energy Bramma Infra Pvt Ltd	599/1	19
			603	56

WHEREAS the **PARTY OF THE SECOND PART** herein is the absolute owner of the land measuring an extent of 3.05 Acres, comprised in the following Survey numbers, situated at Kuthambakkam Village, Poonamallee Taluk, Tiruvallur District, morefully described in the Item 2 of Schedule hereunder, having acquired the same by way of purchase under two Sale Deeds in the following manner;

SI.No.	Doc.No./ Date	Purchased from	Survey No.	Extent (in cents)
1.	277/2024 Dt.05.01.2024	M/s. Megamind Investments Private Limited.	610	44
			613/1	53
			613/2	35
2.	279/2024 Dt.05.01.2024	M/s. Megamind Investments Private Limited.	611/1	20
			614/1	32
			614/2	32
			614/3	33
			615	56
Total				**305**

WHEREAS, the **PARTY OF THE FIRST PART** is engaged in the development of a residential layout over the property more fully described in **Item 1 of the Schedule hereunder and** the **PARTY OF THE SECOND PART** has expressed his intention to amalgamate the **Item 2** of Schedule Property with Item 1 of Schedule Property for the purpose of integrated

For JAIN HOUSING LLP

Partner

development of a single residential layout, and has accordingly offered the Item 2 of Schedule Property for development under a Joint Development arrangement with the PARTY OF THE FIRST PART;

AND WHEREAS, the PARTY OF THE FIRST PART has agreed to the said proposal of the PARTY OF THE SECOND PART for joint development of both properties as a consolidated layout, and both parties have accordingly executed a **Joint Development Agreement** dated **14.03.2024** at **Chennai**, setting out the terms and conditions governing such joint development.

WHEREAS according to the Joint Development Agreement dated 14-03-2024 the **PARTY OF THE FIRST PART** has paid an Interest Free Refundable Security Deposit of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) vide Cheque No. 000483 dated 14-03-2024 drawn on ICICI Bank T.Nagar Branch, a which sum the PARTY OF THE SECOND PARTY hereby admits and acknowledges and the same shall be refunded as set out in the Joint Development Agreement dated 14.03.2024.

WHEREAS as per the said Agreement, **THE PARTY OF THE FIRST PART AND PARTY OF THE SECOND PART** have decided to apportion the Saleable plots in 65:35 basis achieved in proportion to the area offered by the Party of the Second Part (i.e., 65% to the Party of the Second Part/Land Owner and 35% to the Party of the First Part/Developer)

WHEREAS now the Approvals were secured by the Party of the First Part amalgamating Item 1 & 2 of Schedule property vide **Planning Permission No. OL-PPD/LO/0049/2025** dated 21-03-2025 and **Approval No. Na.Ka. No. 1332/2025/A3** by the Commissioner, Poonamallee Panchayat Union and **Na.Ka.No. 1332/2025/A3** issued by Special Officer/District Development Officer (DDO), Kuthambakkam Panchayat, Poonamallee Panchyat Union. Under the circumstances, both the Parties have mutually decided to reduce down in writing, their respective shares in the proposed project and thus executed this Allocation Agreement.

For JAIN HOUSING LLP

Partner

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. This Agreement shall be read in continuation of the Joint Development Agreement dated 14-03-2024 and shall form part and parcel of the same transaction and except what is stated herein all other terms and conditions mentioned in the aforesaid Agreement shall remain the same and in full force and effect.

2. That by the consent of both parties hereto it is specifically agreed that the 63 No. of Residential Plots with an aggregate salable Plot area of 50,371 Sq.ft. more-fully described in the Annexure of this Agreement are allotted to the **PARTY OF THE SECOND PART.**

3. That by virtue of the allotment as per Annexure in favor of the Party of the Second Part as above, the Second Part Party is entitled to own, possess and enjoy the same as the full and absolute owner with full powers of enjoyment and alienation and shall be entitled to sell or deal with his respect share in any manner he deems fit subject to the conditions stipulated herein and in the Joint Development Agreement dated 14-03-2024.

4. The Party of the Second Part herein shall be the absolute owner of the Plot more fully described in the Annexure and consequently shall be entitled thereto and to all incomes, gains and benefits of all kinds and descriptions accruing, arising or following from or in relation thereto. The allotment envisaged hereunder in final and finding on both parties.

For JAIN HOUSING LLP

Partner

5. That the Party of the First Part is entitled to own, possess and enjoy the rest of all the plots other than what is mentioned in Annexure hereunder and as the full and absolute owner with full powers of enjoyment and alienation and shall be entitled to sell or deal with the same in any manner he deems fit.

6. The Party of the Second Part herein shall execute a comprehensive General Power of Attorney in favour of the Party of the First Part or its nominees inter alia to deal with the property more fully described as Item 2 in the Schedule or 35% of residential plots carved out of Item 2 of Schedule hereunder in any manner the Party of the First Part may deem fit.

7. The Party of the Second Part undertakes to apply for vacant property tax assessment, and all other mutations at their own cost for the share allocated to them.

8. Except for the changes which are specifically made in these presents, in all other aspects the Joint Development Agreement dated 14-03-2024 shall hold good and it's confirmed by both the parties.

9. The Agreement is prepared in two sets and each party shall have one set.

For JAIN HOUSING LLP

Partner

SCHEDULE OF PROPERTY

Item 1

(Land owned and possessed by the PARTY OF THE FIRST PART)

Survey Number	Extent in Cents	North by S.No	South by S.No	East by S.No.	West by S.No.
601/1C	34.5	Land in S.No. 606	Land in S.No.601/3	Land in S.No. 635 & 601	Land in S.No.601/1B
601/3	54	Land in S.No. 601/1A, 601/1B & 601/1C	Land in S.No. 636 (Odai)	Land in S.No. 635/2A	Land in S.No. 600 (Odai)
606/1	164	Land in S.No.607	Land in S.No.635	Land in S.No.606/1 pt & 628	Land in S.No. 601, 604 & 605
628/1A2	42	Land in S.No.628/1A1	Land in S.No.628/1B	Land in S.No.628/2	Land in S.No.606
628/1B	30	Land in S.No.628/1A2	Land in S.No.606pt & 635/1A	Land in S.No.628/2	Land in S.No.606 pt
609/2	97	Land in S.No.609/1 S.No. 609/1B, S.No. 609/1C	Land in S.No. 603 & 604/1	Land in S.No.607 & 608	Land in S.No.599
605/1	13	Land in S.No. 607	Land in S.No.605/2	Land in S.No.606	Land in S.No.604
605/2	54	Land in S.No.605/1	Land in S.No.606	Land in S.No.606	Land in S.No.604
607	41	Land in S.No.608	Land in S.No.605/1 & S.No. 606	Land in S.No.627 & S.No. 628	Land in S.No.609 & S.No. 604
628/2	123	Land in S.No. 626 & S.No. 632	Land in S.No.635	Land in S.No.629, S.No. 630 & S.No. 632	Land in S.No.628/1A2, S.No.628/1A1A & S.No. 628/1B
604/1	63	Land in S.No. 609	Land in S.No.604/2	Land in S.No.607 & S.No. 605	Land in S.No. 602 & 603

For JAIN HOUSING LLP

Partner

602/1	48	Land in S.Nos. 599/2B, 599/1 & 603	Land in S.No.601/1A	Land in S.Nos.602/ 2, 604/1, 604/2 & 604/3	Land in S.Nos. 599/2B & 600
602/2	4	Land in S.No.603	Land in S.No.604/2	Land in S.No.604/1	Land in S.No.602/1
599/2A	66	Land in S.Nos.597 /1, 597/2, 596	Land in S.No.599/2B	Land in S.No.609/2	Land in S.No.598
599/2B1	14	Land in S.No.599/ 2A	Land in S.No.599/2B	Land in S.Nos. 609/2 & 599/1	Land in S.No.598
599/2B2	52	Land in S.Nos. 596, 597/1 & 597/2	Land in S.No.599/2A	Land in S.No.609/2	Land in S.No.598(Odai)
597/1	17	Land in S.No.597/ 5	Land in S.No.599/2A	Land in S.Nos.595 & 596	Land in S.No.597/2
594	35	Land in S.No.593/ 7	Land in S.No.595	Land in S.Nos.613/ 1, 613/2 & 610	Land in S.No.597/5
595	35	Land in S.No.594	Land in S.No.596	Land in S.Nos.610 & 609/1A	Land in S.Nos. 597/5 & 597/1
596	41	Land in S.No.595	Land in S.No.599/2A	Land in S.No.609/1 A	Land in S.No.597/1
597/2	8	Land in S.No.597/ 3	Land in S.No.599/2A	Land in S.No.597/1	Land in S.Nos.598 & 599/2A
597/5A	15	Land in S.No.593/ 2 & 593/4	Land in S.No.597/1	Land in S.No.594 & 595	Land in S.No. 597/4 & 597/3
597/5B	31				
597/3	16	Land in S.No.597/ 4	Land in S.No.597/2	Land in S.Nos.597/ 5 & 597/5B	Land in S.No.598
597/4	17	Land in S.No.597/ 5PT	Land in S.Nos. 597/3 & 597/5	Land in S.No.597/5	Land in S.No.597/3
601/1A	42	Land in S.Nos.602 /1 & 604/3	Land in S.No.601/3	Land in S.No.601/1 B	Land in S.No.599

For JAIN HOUSING LLP

Partner

601/1B	31	Land in S.No.604/3	Land in S.No.601/3	Land in S.No.601/1C	Land in S.No.599
604/3	32	Land in S.No.604/2	Land in S.Nos.601/1A & 601/1B	Land in S.Nos.606/1 & 605/2	Land in S.No.602/1
604/2	31	Land in S.Nos.604/1 & 602/2	Land in S.No.604/3	Land in S.No.605/2	Land in S.No.602/1
599/1	19	**Full Extent**			
603	56	**Full Extent**			
Total	1325.5				

Item 2

(Land owned and possessed by the PARTY OF THE SECOND PART)

All that piece and parcel of land measuring an extent of 3 Acres 05 Cents, comprised in the following Survey numbers, situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District,

Survey Number	**Extent in Cents**	**North by S.No**	**South by S.No**	**East by S.No.**	**West by S.No.**
610	44	613/1	609/1A & 1B	611/1	594 & 595
613/1	53	614/3	610 & 611/1	612	594 & 595
613/2	35	614/3	613/1	614/3 & 613/1	594, 593/7 & 593/6
611/1	20	613/1	609/1B, 1C	612 & 611/2	610
614/1	32	618	614/2	615	593/5
614/2	32	614/1	614/3	615	593/5, 6
614/3	33	614/2	613/2	615	593/6 & 613/2
615	56	618	613/1 & 612	616	614/1, 2, 3
Total	**305**				

Situate within the Registration District of Thiruvallur and Sub Registration District of Avadi.

For SARATHSONS LLP

Partner

ANNEXURE

(PLOTS ALLOTTED TO THE PARTY OF THE SECOND PART)

SL.NO	PLOT NO.	EXTENT IN SQ.FT
1.	178	**762**
2.	179	**868**
3.	180	**868**
4.	181	**856**
5.	182	**785**
6.	183	**980**
7.	184	**877**
8.	185	**877**
9.	186	**762**
10.	187	**1174**
11.	188	**1090**
12.	190	**1292**
13.	191	**1117**
14.	192	**1124**
15.	193	**974**
16.	194	**825**
17.	195	**732**
18.	196	**730**
19.	197	**872**
20.	198	**1272**
21.	278	**931**
22.	297	**738**
23.	298	**700**
24.	299	**695**
25.	300	**700**
26.	301	**738**
27.	302	**738**
28.	303	**738**
29.	304	**738**
30.	305	**738**
31.	306	**738**
32.	307	**823**
33.	308	**718**
34.	309	**738**

For JAIN HOUSING LLP

Partner

35.	310	**738**
36.	311	**738**
37.	312	**738**
38.	313	**738**
39.	314	**738**
40.	282	**738**
41.	283	**738**
42.	284	**738**
43.	285	**738**
44.	286	**738**
45.	287	**738**
46.	288	**590**
47.	289	**525**
48.	290	**646**
49.	291	**601**
50.	292	**502**
51.	293	**738**
52.	294	**738**
53.	295	**738**
54.	296	**738**
55.	177	**1111**
56.	166	**1262**
57.	330	**674**
58.	331	**674**
59.	332	**674**
60.	333	**634**
61.	334	**634**
62.	339	**758**
63.	340	**702**
TOTAL AREA		**50371.21**

For JAIN HOUSING LLP

Partner

IN WHEREOF THE PARTIES HAVE EXECUTED THIS ALLOCATION AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

For JAIN HOUSING LLP

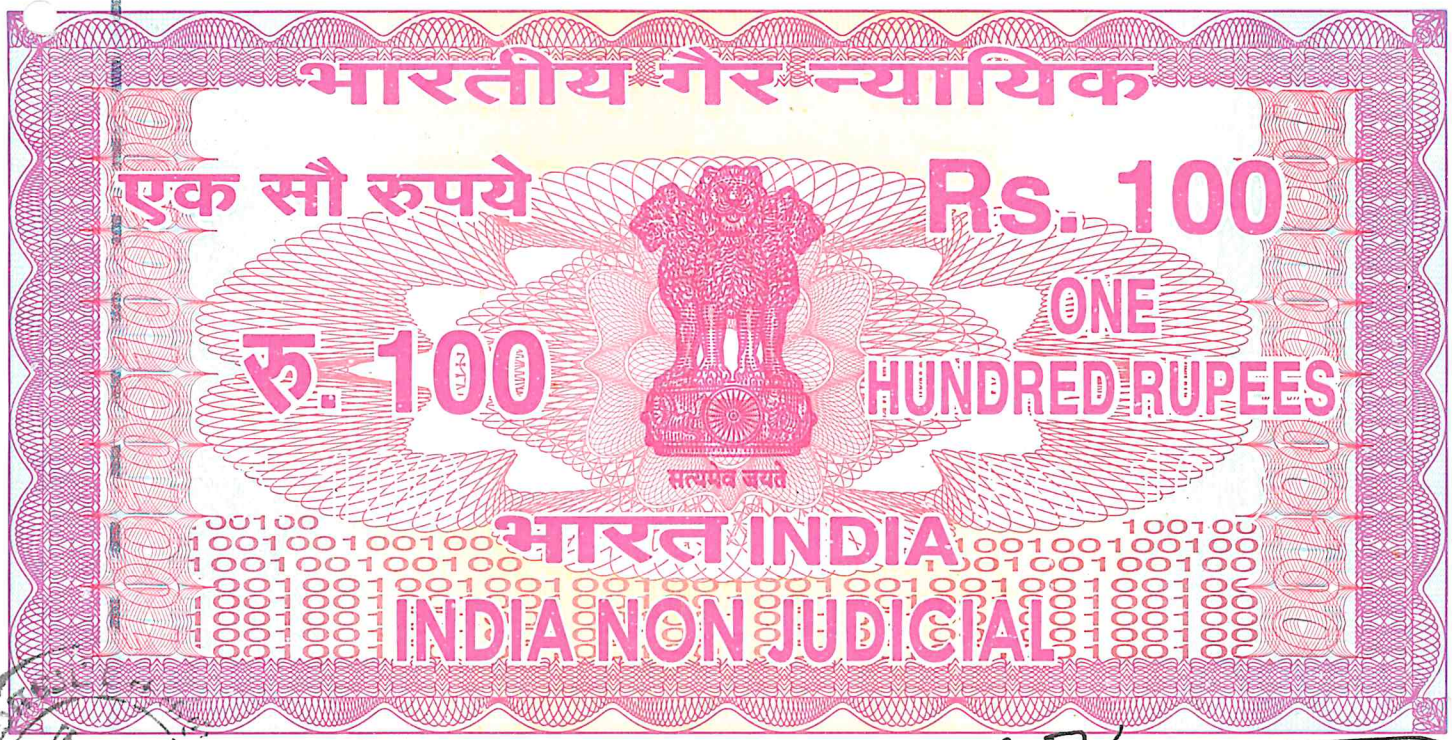
Partner

DEVELOPER

LAND OWNER

WITNESSES:

1. (Y. VASUDEVAN) S/o. (L) P. Ramanathan.
2. (D. Fanydreemi) D/o. T. Devaraj.



தமிழ்நாடு तमिलनाडु TAMILNADU CY 377937

Jain Housing LLP.

பா. கணிகைவேல்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/சே3/08-2
நாள். 19-12-08 எண். 20, நம்மாழ்வார் தெரு,
டி.பி.ஜி. காலனி, அம்பத்தூர், சென்னை-58.
98400 28864/99772 57799

14 MAR 2024

AGREEMENT FOR JOINT DEVELOPMENT

THIS AGREEMENT FOR JOINT VENTURE AND DEVELOPMENT entered into at Chennai on this the 14th day of March, 2024,

BETWEEN

Mr.S.Balamurugan, (AADHAR CARD No: 3625 3837 8672) S/o. Mr.Sivasubramaniyan, aged about 48 years, residing at No.2/175A, North Street, Kovil Kannapur Village, Keezhvellore Taluk, Nagapattinam District, Tamil Nadu 610 207, hereinafter referred to as the **"LAND OWNER"** which term shall wherever the context so permits or admits mean & include respective heirs, legal representatives, executors, administrators, & assignees of the **First Part**.

For JAIN HOUSING LLP

Partner

AND

M/s. JAIN HOUSING LLP, A Limited Liability Partnership **(PAN: AAOFJ0016H),** registered under Limited Liability Partnership Act, 2008, having its office at No.98/99, Habibullah Road, T.Nagar, Chennai 600 017, represented by its Partner, **Mr.S.SREYANSH MEHTA,** S/o. Mr.Sandeep Mehta, aged about 29 years, hereinafter referred to as the **"DEVELOPER"** which term shall mean and include wherever the context so permits or admits their successors-in-interest & assignees of the **Second Part**.

WHEREAS the Land Owner is the absolute owner of the land measuring an extent of 3.05 Acres, comprised in the following Survey numbers, situated at Kuthambakkam Village, Poonamallee Taluk, Tiruvallur District, morefully described in the Schedule- A hereunder, having acquired the same by way of purchase under two Sale Deeds in the following manner;

Sl.No.	Doc.No./ Date	Purchased from	Survey No.	Extent (in cents)
1.	277/2024 Dt.05.01.2024	M/s. Megamind Investments Private Limited.	610	44
			613/1	53
			613/2	35
2.	279/2024 Dt.05.01.2024	M/s. Megamind Investments Private Limited.	611/1	20
			614/1	32
			614/2	32
			614/3	33
			615	56
Total				**305**

WHEREAS the Land Owner decided to carve out Residential plots in the Schedule "A" property and sell the land in the Schedule "A" property.

For JAIN HOUSING LLP

Partner

WHEREAS the Developer engaged in developing the residential layout in adjacent land, have expressed their desire to undertake the development of Residential Layout/Plot in the Schedule 'A' property by amalgamating the same with certain other properties developed by the Developer.

WHEREAS the Land Owner decided to entrust the entire Layout development works to the Developer and to exchange with the Developer, the Schedule 'C' property hereunder, for the cost of development of Schedule A property into Residential plots.

WHEREAS both the Parties having decided to develop the scheme as a **Joint Venture on sharing ratio of 65% of Saleable Plots to the Land Owner : 35% of Saleable Plots to the Developer basis,** under the various terms and conditions set out hereunder.

NOW THIS AGREEMENT FOR JOINT DEVELOPMENT WITNESSETH AS FOLLOW;

1. In consideration of the Land Owner agreeing to entrust the entire developing into Residential Plots/layout works in the Schedule A property to the Developer, the Developer have in addition agreeing to undertake the development of Residential Layout/Plot in the Schedule 'A' property, has paid a sum of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** to the Land Owner towards interest free refundable security deposit by Cheque No. 000483 dated 14.03.2024 drawn on ICICI Bank T.Nagar Branch.

For JAIN HOUSING LLP

Partner

2. The Land Owner hereby declares and covenants that they shall repay the entire security deposit of Rs.50,00,000/- (Rupees Fifty Lakhs Only) within 15 days from the date of intimation from the Developer regarding the completion of the infrastructure such as Plot marking, Road formation & erection of street lights at the proposed layout.

3. It is agreed between the parties that Land Owner's allotted area is described as Schedule-B hereunder and Developer's allotted area is described as Schedule-C hereunder.

4. The Land Owner hereby authorize the Developer to sell all the Plots etc., (other than the Plots allotted to the Land Owner, specified in Schedule-C hereunder) to be laid out in the Schedule A property, described in the Schedule C hereunder for any consideration and terms and conditions to be determined by the Developer and authorize them to receive and Appropriate for themselves all such considerations or moneys from the buyers of such Plots etc.

5. The Developer shall bear the cost towards the Development of the site into residential plot/layout and the Approval from the Competent Authority. However, the Land Owner shall pay the property tax and all other relevant applicable taxes from time to time for the Schedule A property.

For JAIN HOUSING LLP

Partner

6. The Land Owner, on or before 16.03.2024, shall execute a Specific Power of Attorney for the Schedule A property in favour of the Developer or its nominees for the purpose of applying and obtaining the permission for Layout, Formation and Gifting of the Road, Construction and various other development activities in respect of the Scheduled A property from the Competent Authorities such as CMDA, DTCP, Local-body etc.,. However, the Land Owner shall also execute necessary forms, letters, applications, plans, declarations, undertakings or any other documents, or papers which the Developer may require in the process of obtaining approvals from time to time.

7. The Developer shall be entitled to amalgamate the Schedule A property with the adjacent properties owned by the Developer and develop a comprehensive Layout. In such an event the land Owner's share of Saleable Plot Area shall be worked out in proportion to the land contributed by the Land Owner, i.e. the Schedule A property.

8. On obtaining approval, both the parties shall sign a Sharing Agreement in order to record the distribution of plots as per the sharing ratio agreed herein.

9. The Land Owner shall render his fullest cooperation to the Developer to obtain necessary sanctions/approvals for the proposed layout from the Competent Authorities.

For JAIN HOUSING LLP

Partner

10. The Land Owner on obtaining approvals shall execute a General Power of Attorney in favour of the Developer or their nominees, authorizing such Attorney to sell, transfer, convey, assign and execute necessary documents of Sale, present them for Registration, admit execution thereof, receive the sale consideration, and issue valid receipt thereof, sign and execute all such deeds, forms, and applications or documents as required in connection with such sales for the extent of the Developer for their respective agreed ratio of 35% percent of Saleable Area out of Schedule A property, morefully described in the Schedule C hereunder.

11. The Land Owner represent to the Developer that the title of the Land Owner to the Schedule A Property is good, valid and marketable and subsisting and is free from all encumbrances, mortgages, charges, demands, claims, liens, court attachments, requisition/acquisition proceedings, litigations, maintenance, lispendens, maintenance, court proceedings, awards, decrees, executions, notifications, Will or subsisting agreement for sale, securities or sales tax/income tax/any other tax/duty proceedings, attachments, or other orders of Court/s or any competent authority or any cloud on title of any nature whatsoever. The Land Owner also represent to the Developer that the Land Owner shall at all times indemnify and keep indemnified the Developer against all loses, damages, claims, expenses, liabilities that may occur due defect in the title of the Land Owner.

For JAIN HOUSING LLP

Partner

12. In the event the Land Owner require the Developer to sell the plots allotted to the Land Owner, then the Developer shall be entitled for the Sales Commission of 5% of the total Sale Value.

13. On execution of this Agreement the Developer is permitted to advertise in the newspapers about the proposed housing scheme at their own cost.

14. THE Land Owners agree not to create any mortgage, charge, lien or otherwise encumbrance over the Schedule A property till the Developer sell his respective share of 35% of Saleable Plots out of Schedule-A Property, morefully described in the Schedule- C hereunder.

15. THE Land Owner agrees to hand over the Original title deeds of the Schedule A property on this day of signing of this Agreement.

16. THE Land Owner agrees for the Developer retaining the Original documents of title of the A schedule land, till the project is completed and delivering of possession of Schedule-B area, to the Land Owner. The Developer shall not create any mortgage, charge or any encumbrance over the property including the proportionate undivided share allotted to the Land Owner.

For JAIN HOUSING LLP

Partner

17. EACH of the Parties herein agree to indemnify the other and his/her nominees against any loss, claims or damages that may occur to them by reason of breach of any conditions covenants terms and assurances contained herein and the affected party can enforce for specific performance of this agreement against the Party who had committed breach of the Agreement.

18. UPTO the date of taking over the vacant possession, the Land Owner shall pay all taxes, charges, fees etc., levied by Corporation/Metro water or other statutory bodies.

19. THE Land Owners agree and undertake to execute and register or cause to be executed and registered at the cost of the Developer all or any other deed, instrument, document, letters, affidavits, etc., as they may be required for better assuring the title for their respective shares set out in Schedule C hereunder and peaceful and effective possession of their respective Plots to be laid out.

20. This agreement is typed as two originals and each is retained by the Land Owner and the Developer.

SCHEDULE – A

(Entire property)

All that piece and parcel of land measuring an extent of 3 Acres 05 Cents, comprised in the following Survey numbers, situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District,

For JAIN HOUSING LLP

Partner

Survey Number	Extent in Cents	North by S.No	South by S.No	East by S.No.	West by S.No.
610	44	613/1	609/1A & 1B	611/1	594 & 595
613/1	53	614/3	610 & 611/1	612	594 & 595
613/2	35	614/3	613/1	614/3 & 613/1	594, 593/7 & 593/6
611/1	20	613/1	609/1B, 1C	612 & 611/2	610
614/1	32	618	614/2	615	593/5
614/2	32	614/1	614/3	615	593/5, 6
614/3	33	614/2	613/2	615	593/6 & 613/2
615	56	618	613/1 & 612	616	614/1, 2, 3
Total	**305**				

Situate within the Registration District of Thiruvallur and Sub Registration District of Avadi.

SCHEDULE – B

(LAND OWNER'S SHARE)

65% of Saleable Plots from and out of Schedule-A property.

SCHEDULE – C
(DEVELOPER'S SHARE)

35% of the Saleable Plots from and out of Schedule-A property.

For JAIN HOUSING LLP

Partner

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS JOINT DEVELOPMENT AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

For JAIN HOUSING LLP

Partner

DEVELOPER

LAND OWNER

WITNESSES:

1. (Amirudh R)
No 98/99, Habibullah Road, T.Nagar, Ch- 17.

2. B. Bharani (B. Bharani)
No.16, Adavar nagar, Thirumazhisai, Chennai - 600 124.



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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.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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