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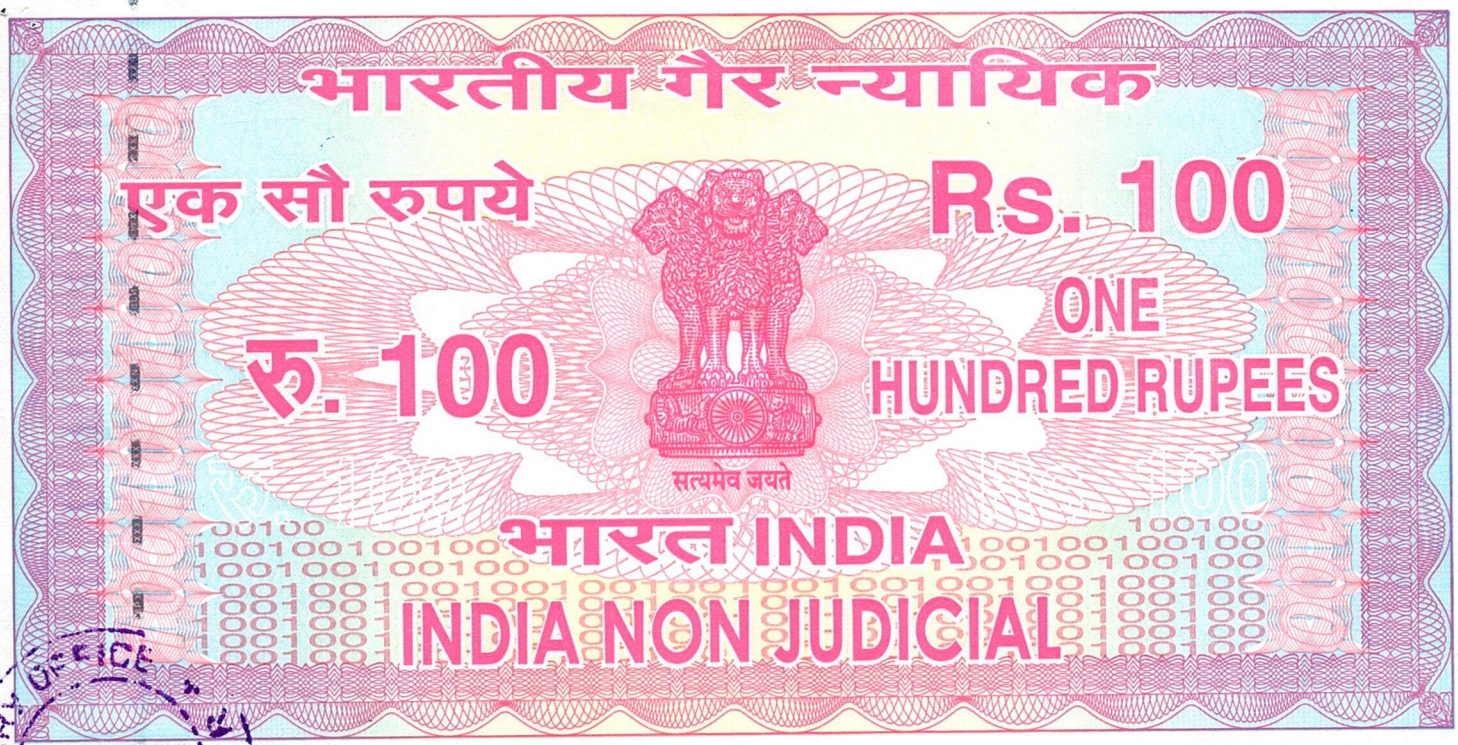
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தமிழ்நாடு तमिलनाडु TAMILNADU

22.04.2023

SRI BUILDERS
THANJAVUR

EM 138006

K. வேணுகோபாலன்.
முத்திரைத்தாள் விற்பனையாளர்.
L.No: 50/04,
சாலியமங்கலம் - 613 504.

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT IS ENTERED INTO AT THANJAVUR ON THIS THE **22nd APRIL 2023 FOR THE ONGOING PROJECT:-** BETWEEN:

1.Mr.**G.MURALI** (Aadhaar Number **8184 6083 7027**) (Mobile Number 9965949361), Son of Mr.Govindarajan, Indian, Hindu, aged 54 years and residing at No.3/56, Perumal Kovil Street, Keezhapalur, Ariyalur Taluk, Ariyalur District 621707

For SRI BUILDERS

H. Padma

Partners

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

2. Mrs.**K.SATHYAVENI** (Aadhaar Number **7361 7626 2165**) (Mobile Number 9150615042), Wife of Mr.Kumar and daughter of Mr.Nagarajan, Indian, Hindu, aged 40 years and residing at No.3/2B, West Street, Elumur, Kunnam Taluk, Perambalur District 621115 hereinafter called the "**LAND OWNERS** " which term and expression shall mean and include their heirs, legal representatives, administrators, executors and assigns of the **ONE PART**;

M/S **SRI BUILDERS** (PAN **ADMFS9633A**), having its principal place of business at No.12A/38, Main Road, Municipal Colony, Thanjavur 613007 represented by its Partners

1. Mr.**G.MURALI** (Aadhaar Number **8184 6083 7027**) (Mobile Number 9965949361), Son of Mr.Govindarajan, Indian, Hindu, aged 54 years and residing at No.3/56, Perumal Kovil Street, Keezhapalur, Ariyalur Taluk, Ariyalur District 621707

2 Mrs.**H.PADMA** (Aadhaar Number **2187 7128 2081) (Cell Number** 9944108402), Wife of Mr.K.Haridoss, Indian, Hindu, aged 54 Years and residing at No.141, Arockiya Nagar 2nd Street, Nanjikottai Road, Thanjavur, Thanjavur Taluk and District 613006

3 Mr.**J.BALAKRISHNAN** (Aadhaar Number **4581 2050 4484) (Cell Number** 9842158228), Son of Mr.Jayaraman, Indian, Hindu, aged 51 Years and residing at No.58E8/P2, Kamarajar Nagar 3rd Street, Ariyalur, Ariyalur Taluk and District 621704 . (here-in-after referred to as the 'SECOND PARTY" or the "DEVELOPERS" which expression shall wherever the context so requires or admits, mean and include its successors – in – title and assigns.

The terms PARTY OF THE FIRST PART and SECOND PART shall mean and include all their respective heirs, executors, administrators, legal representatives and assigns:

THIS DOCUMENTS WITNESSETH AS FOLLOWS

Whereas party of the first party is the Owners of the property described in the schedule hereunder by virtue of a Sale deed dated **26.05.2022** and registered as **Document No.3587 of 2022** of **Book**

K. Sathi

For SRI BUILDERS

H. Padma J Balaz

Partners

PARTY OF THE FIRST PART **PARTY OF THE SECOND PART**

No.I , at the Office of the **Joint I Sub Registrar, Thanjavur** and they are possession and enjoyment of the property which belongs to them absolutely.

Whereas the OWNERS are desirous of jointly developing the scheduled property by constructing multi-unit building for residential purpose thereon by using the expertise of the Developer and accordingly, the Owners and the Developer have entered into this Joint Development cum Construction Agreement on the following terms and conditions.

1. The OWNERS AND DEVELOPER hereby agree to jointly develop the scheduled property by constructing multi-storied building thereon.

2. The owners hereby authorize the developer to develop the entire scheduled property by submitting plans for approval, appointing architect/s and to develop the scheduled property into residential building.

3. The Owners have agreed to convey the undivided share and interest in the land and flats in the scheduled property to the prospective purchasers and out of the total proceeds, 30 % will go to the Owners and 70% will go to the builder.

4. The entire cost of construction and all approval fees and charges by the appropriate authorities will be entirely borne by Developer at their own risk and cost.

4A. The Owners will pay Developer the following charges

i. Security Deposit for electricity line

ii. Security Deposit for sewage & water connections.

iii. Statutory taxes that are levied by the Government authorities.

iv. GST, Work Contract Tax, etc. are payable as per the prevailing rates.

v. Any other taxes, levies, etc., that would be introduced by competent authorities at a later date, if any.

H. Seet

For SRI BUILDERS

H. Padma

Partners

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

5. EXCLUSIVE RIGHTS OF DEVELOPMENT IN THE SCHEDULED PROPERTY GRANTED TO THE DEVELOPER

The Owners hereby grant unto and in favour of the Developer herein, the exclusive rights of development in and for the Scheduled Property as per the terms and conditions set out herein.

6. The Developer undertakes that the new constructions will be commenced soon from the date of receipt of approval/sanction from Thanjavur Municipal Corporation, Local Planning Office, Thanjavur and Director of Town & Country Planning, Chennai and try to complete the project within 24 months from the date of receipt of necessary approvals from the Local Planning Authority and Thanjavur Corporation/LPA approval However, force majeure clause will apply in case of unforeseen circumstances, natural causes and other calamities.

7. The Developer shall be entirely responsible for the design, safety related procedural aspects connected with the construction of the buildings/apartments as authorized by the statutory authorities from time to time and in meeting with all the procedural formalities with statutory and non-statutory agencies in connection with the development of the project. The Developer shall adhere to all the requirements set out by the Corporation / other relevant authorities, adhere to all safety norms, minimum space requirements, fire safety norms, etc. and undertake unconditionally to comply with all such requirements and further that the Owners are absolved of any liability, if so, arising out of the non-compliance/non-adherence to such statutory/mandatory /regulatory/legal requirements and also Indemnify the Owners in case of any damage caused to the Owners, whether financially or otherwise.

8. The Owners are not liable to pay any compensation proposed to be claimed by the employees under any of the provisions of the Labour Acts and the developer is liable to answer the said claims. The owners are not liable or any claim by any of the employees of the Developer

K. Sati

PARTY OF THE FIRST PART

For SRI BUILDERS

H. Padma J Balaaz

Partners

PARTY OF THE SECOND PART

under the Workmen Compensation Act. Any such claims made by any of the employees of the Developer against the Owners, the same shall be indemnified by the Developer.

9. The Owners assure the Developer that apart from this Agreement, there is no other subsisting Agreement for sale or development in favour of any persons in respect of the schedule property or any part thereof hereby agreed to be granted for sale/development to the Developer.

10. The Owners state and confirm that the Developer shall have the irrevocable power, right and authority to prepare and submit in the name of Developer, layout plans, building plans and other revised plans, Sub division Plans etc., to the competent authorities and other concerned authorities for the purpose of obtaining their approval and sanction for such building, layout plan and sub division plans and for the purpose of commencing and carrying out the construction work of residential complex in pursuance of this Agreement and for obtaining commencement/ Completion Certificate and also for obtaining permission or exemption order or development permission from the Government or the Competent Authority appointed by the Government of Tamil Nadu and for the purpose of obtaining the aforesaid sanctions and clearances the Owner hereby agreed.

11. The Owners agree that the plans and specifications given by the Architect appointed by the Developer is final and the project will be executed as per the said plan. No change in the plan prepared and submitted by the Architect can be affected by the Owners. The developer agrees to execute the project as per the approved plans from competent authorities and not to cause any deviations during the constructions.

For SRI BUILDERS

H. Padma

Partners

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

12. The Owners are not entitled to seek any modifications in the external elevation of the proposed building.

13. This obligation on the Developer will be limited to a period of maximum 24 months from the date of handing over of all the units.

14. It is agreed by both the parties that the Developer will use quality materials and fittings. If Owners require any up gradation of the materials, then they should do so at their own cost but fixing up or erecting shall be done by the Developer subject to approval by Developer.

15. The Owners hereby agree and undertake to extend full co operation and offer all assistance to the Developer for enabling them to comply with all the provisions of the Statutes enabling the Developer to apply for and obtain necessary permission(s) from the Appropriate authorities as and when required to develop the said property by the Developer in pursuance of this Agreement and the Owner shall sign all the relevant forms, applications, affidavits etc., as may be required by the Developer in this regard.

16. Upon signing of this Agreement, the Owners hereby grant an irrevocable license and authority to the Developer to enter into and upon the said property for the purpose of soil testing, surveying, measuring and marking the extent and erect the name board of the Developer with the detailed particulars of the residential complex that is proposed to be built in on the said property and for doing any other pre-construction job on the schedule properties.

17. GST Works Contract tax etc., towards portion of the Owners will be collected from the Owner or their nominees by the Developer and remitted to the concerned competent authorities similar to the case of the buyers of property from the Developer's portion.

For SRI BUILDERS

H. Padma Balaji

Partners

K. Seshi

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

18. The Owners or anyone else claiming under them shall not interfere with the construction work to be carried on by the Developer on the said property in pursuance of this Agreement. The Owner or anyone else claiming under them shall not interfere with the possession and enjoyment by the allottees / purchasers of the residential units, garages, etc. constructed and allotted by the Developer to the various allottees of their choice in the said residential complex.

19. The Owners hereby agree and undertake not to create any mortgage, charge, lien or any other sort of encumbrance over the said property or suffer or allow any execution, attachment or distress by any person over the said property till the last sale deed in respect of the undivided share in the said property is executed and registered by the Owner or their Power Agent in favour of the Developer or in favour of their nominee.

20. TAXES, MAINTENANCE, DEPOSITS ETC:

a) The Owners shall be liable to bear and pay all the property tax, Vacant Land Tax and all other taxes, dues and cess pertaining to the Scheduled Property up to the date of Plan Approval. From the date of Plan Approval, the Developer shall pay all taxes and dues pertaining to the Scheduled property up to the date of completion of construction of the residential complex. Any taxes, dues or cess, including Vacant Land Tax or other taxes charged at a later date for the period prior to obtaining of approval, is to be paid by the Owners for their respective holding.

b) After completion of construction of the building on the Schedule property, the same shall be assessed to tax and the Owners or their purchasers shall bear the property tax, E.B. deposit, Water connection charges and Underground drainage charges in respect of the Owner's share of constructed area and the Developer or their purchasers of Apartments shall bear the property tax in respect of the Developer's share of constructed area.

For SRI BUILDERS

H. Padma

Partners

K. Seet

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

c) All the statutory charges like drainage & sewage connection deposits, Electricity Board deposits for connections, deposits for water connections, property tax including the vacant land tax for the period of construction and statutory expenses for getting the facilities and corpus fund for the Owner share of building shall be borne by the Owners like any other occupier of the multi-unit building.

21. CANCELLATION: The Developer and Owners are entitled to cancel the Joint Development Agreement during the pendency of the development, if they face any practical difficulties or litigation in proceeding with the development work. However, the Owners and the Developer may jointly decide to cancel and terminate this agreement if all of them think that it is inappropriate to proceed with the development of the project. In the event of termination of this agreement due to any of the reasons aforesaid, accounts will be mutually settled and the Developer will be compensated by Owners with all the monies spent for the development of the property including architects' fees, cost of construction and all expenses incurred.

22. TITLE AND POSSESSION: The Owners shall make out as a pre-condition for performance of this JDA a full, valid and marketable Title to the Scheduled property free of any charges, encumbrances or lis-pendens and usable for the Development as proposed herein to the satisfaction of the Developer.

The Landowner agrees to show relevant originals to the developer for obtaining the legal opinion and UDS registration purpose.

The Landowner agrees to submit the original title deeds to the developer for registration of sale deed pertaining to the purchasers for registration purpose.

23. NAME OF THE BUILDING: The name of the Residential Complex to be constructed on the Scheduled Property shall be "KRISHNA TOWERS" and the same may be modified only by mutual consent.

For SRI BUILDERS

H. Padma Balaji

Partners

K. Seshi

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

24. All claims and disputes arising in respect this Agreement will be resolved through Court in THANJAVUR Jurisdiction.

25. All the Landlords are serialized in a numerical manner for the ease of signing instead of first owner of the first owner and second owner of the first owners and so on.

The Joint Venture Agreement is prepared in 2 sets, all of which are construed to be Originals in their own aspect.

SCHEDULE "A" PROPERTY

(TOTAL PROPERTY)

Revenue District	:	Thanjavur
Registration District	:	Thanjavur
Sub-Registration District	:	**Thanjavur**
Taluk	:	Thanjavur
Vattam & Village	:	**Neelagiri Therkku Thottam**
Layout	:	**"NATARAJAPURAM SOUTH COLONY"** 6th Street
Plot Number	:	**81** (Eighty One)
Very Old Survey Number	:	S.No.336
Old Survey Number	:	**S.No.336/1A1 Part**
New Ward Number	:	8
New Block Number	:	16
New Town Survey Number	:	**6**
Measurements	:	East-West on the North **20.7** Meter East-West on the South **21.7** Meter South-North on the East **24.2** Meter South-North on the West **24.4** Meter Making a total extent of **525.50 Sq.m.**

Boundaries:

North by	Natarajapuram South 6th Street
South by	Old S.No.337, New T.S.No.7
West by	Plot No.80 (New T.S.No.5)
East by	Natarajapuram South Colony Main Road (Trunk Road formed by Mr.Nataraja Iyer)

The above property lies within the limits of Thanjavur Municipal Corporation.

For SRI BUILDERS

H. Padma

Partners

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

IN WITNESS WHEREOF THE PARTIES OF FIRST AND SECOND PART HEREIN HAVE SET THEIR RESPECTIVE SIGNATURE ON THE AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

For SRI BUILDERS

H. Padma Balaji

Partners

PARTY OF THE FIRST PART **PARTY OF THE SECOND PART**

Witnesses Details	Witnesses Signature
1) N. SARAVANA RAJ ARIYALUR. 7397745466	
2) M. MUTHAMIL SELVAN. PERAMBALUR 9514444416.	



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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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