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தமிழ்நாடு तमिलनाडु TAMILNADU

Anshuman Rai

23/3/2021

CC 784808

G.MANOHARAN
STAMP VENDOR
28, Lakshmi Talkies Road,
Chennai-600030, Tamil Nadu
License No.C3/2851/80.

SETTLEMENT DEED

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS 23RD DAY OF MARCH 2021.

BY

MR.BHARAT RAI S/o MAHARAJ RAI (PAN-AHFPR0983D residing at Door No.19 (Old No.1/12) in Garden Road, Kilpauk, Chennai-10, hereinafter collectively called the ***"SETTLER"*** which term wherever occurs shall mean and include their heirs, legal representatives, executors, administrators, nominees and assigns of ONE PART.

(LTF)

(Bharat Rai)

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OF BOOK 2 CONTAINS 17 SHEET
1 SHEET

SUB REGISTRAR

TO AND IN FAVOUR OF

MR.ANSHUMAN RAI S/o Bharat Rai, (PAN -AAEPR6277L), Hindu, aged 44 years Residing at Door No.19 (Old No.1/12) in Garden Road, Kilpauk, Chennai-10, herein after called the ***"SETTLEE"*** which term wherever occurs shall mean and include his heirs, legal representatives, executives, administrators, nominees and assigns of the OTHER PART shall witnesseth :

WHEREAS the ***"SETTLER"*** herein is the absolute owner of 50% undivided share of all of all that piece and parcel of the land in Plot No.1, S.No 77/1 S.No.12, Old Door No.1/12, New Door No.19, Kilpauk Garden Road, Chennai-10 with total extent of 5 Grounds and 566 Sq.Ft. more full descried in Schedule-B is the absolutely owned by the ***"SETTLER"***.

WHEREAS the **"SETTLER"** Mr. Bharat Rai has entered into partnership along with the following three Partners and all the four partners had commenced the partnership firm under the name and style of **"BVR & COMPANY"** with effect from 01.07.1972 as evidenced by the Deed of Partnership dated 20.07.1972 :-

1. Mrs. Vandana Rai
2. Mr. Pandit Bhagwadutt Vedalankar
3. Mr.Vedamurthi Sharma

WHEREAS the aforesaid Partnership Firm by name "BVR & COMPANY" was registered in the office of Registrar of Firms, Madras North vide Serial No.1578 of 1972 on 29.11.1972.

(LTF)

(Bharat Rai)

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2 SHEET
SUB REGISTRAR

AND WHEREAS the Partnership Firm namely "BVR & COMPANY" represented by all the said four partners purchased the land bearing Plot No.1 ,S.No 77/ 1 Old S.No.12, Old Door No.1/ 12, then Door No.19, Garden Road, Kilpauk, Chennai-10 measuring total extent of 5 Grounds and 566 Sq.Ft, which is more fully described in **Schedule –A** hereunder, under the Sale deed dated 08.08.1972 from one Mr.M.A. Ramaswamy S/o. Rao Bahadur M.A. represented through his Power Agent Mr.M.A. Rangaswamy. The said Sale deed was registered as Document No.961 of 1972 in the office of the Sub-Registrar, West Madras.

WHEREAS subsequently one of the partner namely Mr. Pandit Bhagwadutt Vedalankar died on 28.03.1988 and another partner namely Mr.Vedamurthi Sharma retired from the aforesaid Partnership Firm on 13.01.2006. The details pertaining to the death of Mr. Pandit Bhagwadutt Vedalankar and the retirement of Mr.Vedamurthi Sharma have been intimated to the Registrar of Firms and entered into the REGISTER OF FIRMS kept at the office of the District Registrar (Administration) Chennai North as per Section 59 of the Indian Partnership Act, 1932.

WHEREAS thereafter as per the "ADMISSION CUM RETIREMENT PARTNERSHIP DEED dated 01.07.2019 one Mr.ANSHUMAN RAI, the ***"SETTLEE*** herein, was admitted as a Partner and another partner Mrs.Vandana Rai retired from the aforesaid Partnership Firm with effect from 1.07.2019. To this effect necessary return has been filed evidencing the admission of Mr.ANSHUMAN RAI, as a partner and the retirement of Mrs.Vandana Rai to the Registrar of Firms and entered into the REGISTER

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3 SHEET
SUB REGISTRAR

(LTF)
(Bharat Rai)

OF FIRMS kept at the office of the District Registrar (Administration) Chennai North as per Section 59 of the Indian Partnership Act, 1932.

WHEREAS as per the terms of "ADMISSION CUM RETIREMENT PARTNERSHIP DEED" dated 01.07.2019, the ***"SETTLER*** and the ***"SETTLEE*** herein agree to carry on the said Partnership business under the same name of M/s. BVR & COMPANY and that their entitlement to the assets of partnership and as well as the profit or loss was fixed in equal ratio.

And whereas the two continuing partners namely (i) Mr.BHARAT RAI and (ii)Mr.ANSHUMAN RAI was carrying on the said Partnership business under the name and style M/s. BVR & COMPANY and now they have decided to dissolve the said Partnership Firm and also agreed to effect division of immovable property owned by said Firm by way of dissolution deed dated 23.03.2021

WHEREAS the ***"SETTLER"*** herein is the absolute owner of 50% undivided share of the piece and parcel of the land in Plot No.1 , S.No 77/1 S.No.12, Old Door No.1/12, New Door No.19, Kilpauk Garden Road, Chennai-10 with total extent of 5 Grounds and 566 Sq.Ft.

Since the date of Dissolution of Partnership firm, the **"SETTLER"** has been in peaceful possession and enjoyment of the Schedule property without any interruption or interference from any person whomsoever paying in their own, right, taxes and all other public charges pertaining to the same.

(LTF)

Bharat Rai

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4 SHEET

SUB REGISTRAR

WHEREAS the ***"SETTLEE*** being their son, the ***"SETTLER"*** is desires to settle the property described in the schedule hereunder which remain undisposed of and which are under the absolute possession and enjoyment of the ***"SETTLER"*** in favour of the ***"SETTLEE*** absolutely with powers of alienation and

WHEREAS the ***"SETTLER"*** is executing this settlement deed with their express desire that no part of the schedule property shall go to any other person in any form.

Whereas the settler due to age alignments is not able to put signature in this document and the settler agrees to put the thumb impression of the settler in this document.

NOW THIS DEED OF SETTLEMENT WITNESSETH :

That in pursuance of the aforesaid desire and in consideration of the natural love and affection the ***"SETTLER"*** bears towards the ***"SETTLEE"***, the ***"SETTLER"*** do hereby settles the property described in the schedule hereunder, in favour of the ***"SETTLEE"***, absolutely with full power of alienation.

The ***"SETTLEE"***, shall entitle to effect the mutation of records and register his name in all property records in respect of the schedule property by transfer of patta, Property tax assessment etc., in his name with immediate effect.

The ***"SETTLER"*** declares that the ***"SETTLER*** is the absolute owner of 50% undivided share of the scheduled mentioned property and except

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OF BOOK 1 .....CONTAINS 12 .....SHEET
5 .....SHEET

SUB REGISTRAR

(LTF)

(Bharat Rai)

the ***"SETTLEE"*** nobody else have any manner of right, claim or title over the schedule property and ***"SETTLEE"*** is entitled to deal with the same in any manner as he likes.

The ***"SETTLER"*** declares that they had not done anything or knowingly suffered any act, deed or thing whereby the schedule property stands in any way encumbered or impeached in title

The ***"SETTLER"*** has today delivered the possession of the schedule property to the ***"SETTLEE"*** and the ***"SETTLEE"*** has also taken possession of the schedule property.

By virtue of this settlement deed the schedule property shall vest with the ***"SETTLEE"*** with immediate effect and the ***"SETTLEE"*** shall deal with the schedule property in his own way.

The ***"SETTLER"*** makes it very clear that they have no right to revoke this settlement deed and this deed of settlement is irrevocable.

SCHEDULE 'A'
(ENTIRE PROPERTY)

All that the piece and parcel of land measuring an extent of 5 Grounds and 566 sq.ft. (12566 Sq.ft.) bearing Plot No.1 in the layout No.55/1966 of the Corporation of Madras and forming part of the property bearing premises Municipal Door No.19 (Old Door No.1/12), in Garden Road, Kilpauk, Egmore Village, Chennai-600010, comprised in Survey No.77/1, Old Survey No.12, in the registration District of Madras-Central and in the Registration Sub-District of Periamet, bounded on the

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6 SHEET

(LTF)
(Bharat Rai)

SUB REGISTRAR

NORTH BY	Plot No.7 of Mr. D.M.Shah
SOUTH BY	South by Strip of land 30' wide reserved for widening of the Garden Road
EAST BY	Plot No.2 of Mrs. Shanti Devi
WEST BY	Avadi Road

In all land admeasuring an extent of 5 Grounds and 566 sq.ft. (12566 Sq.ft.) together with the Building constructed thereon, which is forming part of the Collector's Certificate No.2734 dated 9.09.1909 for 5 cawnies 4 grounds and 443 Sq.ft.in Old Survey No.12 and Survey No.77/1.

The above property situated within the Registration District of Chennai Central and the Sub-District of Periamet, Chennai.

SCHEDULE 'B'

50% undivided share out of Schedule-A mentioned property

Market Value of Schedule-B property is Rs. 11,50,00,00/- [Rupees Eleven Crores and fifty Lakhs Only].

The above property situate within the Registration District of Chennai Central and the Sub-District of Periamet, Chennai.

IN WITNESS WHEREOF THE SETTLER AND THE SETTLEE ABOVE NAMED HAVE HERETO SET THEIR HANDS AND SIGNED THIS SETTLEMENT DEED ON THIS THE 23RD DAY OF MARCH 2021 THE PRESENCE OF THE FOLLOWING:

(LTF)

SETTLER (Bharat Rai)

WITNESSES:-

1. Vandana Rai (VANDANA RAI)
29, Thiru nagayam Avenue
Near Avadi Road, Kilpauk
Ch-10

T.V. 440/18

DRAFTED BY;
C.VIDHUSAN
ADVOCATE
98, LAW CHAMBER, HIGH COURT BUILDINGS,CH-104

2. Pallavi Hirawat
Mrs. Pallavi Hirawat
No-74. Halls Road
Abhyuday Apartments
First floor
KILPAUK
CHENNAI 600010

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REGISTRAR

R/Periamet/Book-1/748/2021

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 513 of 2021

I hereby certify that a sum of ₹ 25,000/- (Rupees Twenty Five Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. BHARAT RAI residing at DOOR No, 19, (OLD No.1/12), GARDEN ROAD, KILPAUK, CHENNAI- 600010, Chennai, Tamil Nadu, India, 600010.

Sub Registrar: Periamet
Date: 23/03/2021

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Periamet and fee of ₹ 5,600/- paid at 03:08 PM on the 23/03/2021 by

Left Thumb





LTI
(Bharat Rai)
9551191495

Additions as per recitals of document

Execution admitted by
Left Thumb





LTI
(Bharat Rai)

Additions as per recitals of document

Identified By

1. Pallavi Hirawat — Mrs. PALLAVI HIRAWAT Wife of SANJAY KUMAR HIRAWAT FLAT No.4, ABHYUDAY APARTMENT, 74, HALLS ROAD, KILPAUK, CHENNAI 600010, Chennai, Tamil Nadu, India, 600010.

2. Vandana Rai — Mrs. VANDANA RAI Wife of BHARAT RAI No. 29, THIRU NARAYANA AVENUE NEW AVADI ROAD, KILPAUK, CHENNAI 600010, Chennai, Tamil Nadu, India, 600010.

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OF BOOK 1 CONTAINS 17 SHEET
& SHEET

SUB REGISTRAR

23rd day of March 2021

MURUGAN K
Sub Registrar
Periamet

SUB-REGISTRAR
IN THE CADRE OF DISTRICT REGISTRAR
PERIAMET, CHENNAI-3.

Registered as Number **R/Periamet/Book-1/748/2021**. .

Date: 23/03/2021
Periamet

MURUGAN K
Sub Registrar

SUB-REGISTRAR
IN THE CADRE OF DISTRICT REGISTRAR
PERIAMET, CHENNAI-3.

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OF BOOK 1 CONTAINS 17 SHEET
9 SHEET

SUB REGISTRAR

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrollment No.: 0000/00198/44506

To
பரத் ராய்
Bharat Rai
S/O: Maheraj
29 THIRU NARAYANA AVENUE
NEW AVADI ROAD
Kilpauk
Kilpauk
Chennai Chennai
Tamil Nadu 600010
9361360065

MP683795358FT

உங்கள் ஆதார் எண்/Your Aadhaar No. :

8503 7392 2838

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



பரத் ராய்
Bharat Rai
பிறந்த நாள்/DOB : 20/07/1943
ஆண்/Male

8503 7392 2838

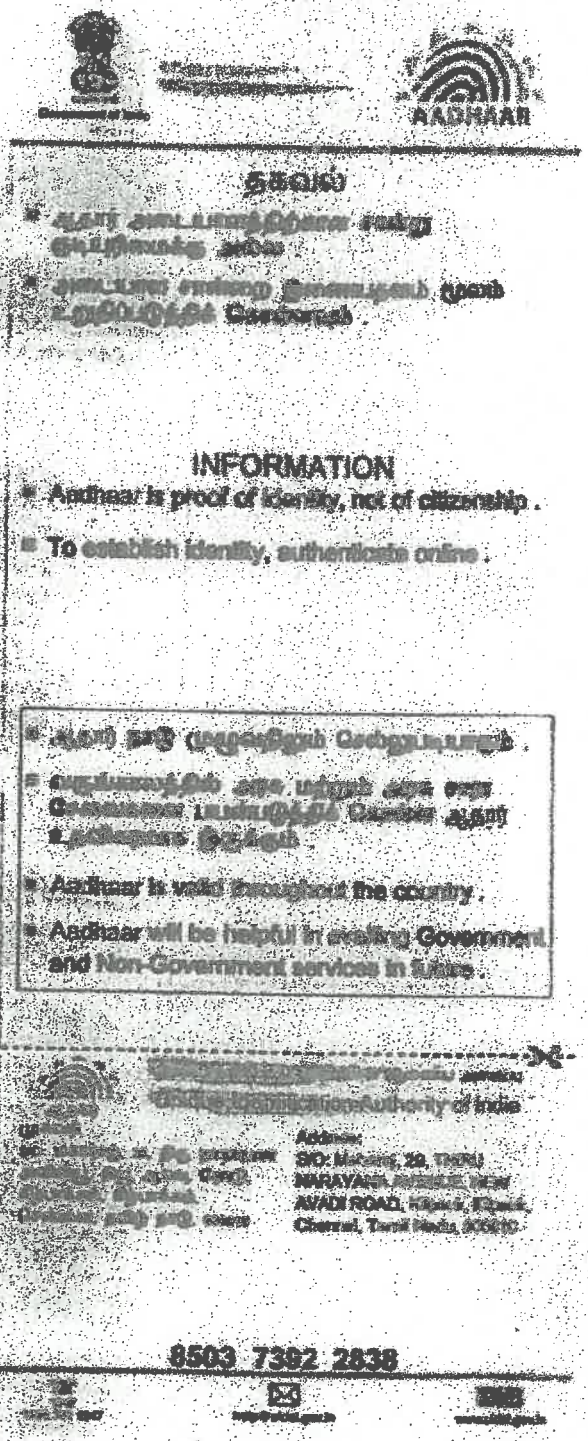
ஆதார் - சாதாரண மனிதனின் அதிகாரம்

LTI

(Bharat Rai)

DOCUMENT No. 748 OF 2021
OF BOOK 2 CONTAINS 17 SHEET
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SUB REGISTRAR



தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல .
- அடையாளம் உறுதிசெய்ய இணையதளம் மூலம் அங்கீகரிக்கவும் .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

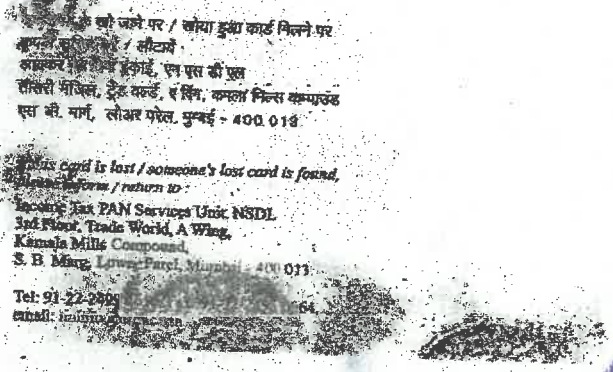
- ஆதார் பயன் (தமிழ்நாடு) பொதுவானது .
- ஆதார் அடையாளத்திற்கு மட்டுமே, மற்ற அனைத்து சேவைகளையும் பயன்படுத்திட ஆதார் ஆதாரமாக இருக்கும் .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

Unique Identification Authority of India

Address:
S/O: Mahesh, 28, Third
NARAYANA APARTMENTS, NEW
AVADI ROAD, Kilpauk, Kilpauk,
Chennai, Tamil Nadu, 600010

8503 7392 2838





(LTF)

(Bharat Rai)

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SUB REGISTRAR

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00144/65214

To
அன்ஷுமன் ராய்
Anshuman Rai
S/O,Bharat Rai
New No 48
Kilpauk Garden Road
Kilpauk, Chennai
Opp Mots Hospital
Kilpauk
Kilpauk
Chennai Tamil Nadu - 600010
9042993493

Download Date: 24/02/2018
Generation Date: 06/05/2014

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உங்கள் ஆதார் எண் / Your Aadhaar No. :

8901 2187 3996

எனது ஆதார், எனது அடையாளம்

அன்ஷுமன் ராய்
Anshuman Rai
பிறந்த நாள்/DOB: 18/03/1974
ஆண்/ MALE

8901 2187 3996

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் அதன்டிகேஷன் மூலமாக பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

முகவரி:
S/O பரத் ராய், பு எண் 48, கீழ்ப்பாக் கார்டன் ரோடு, கீழ்ப்பாக்கம், சென்னை, மாட்ஸ் மருத்துவமனைக்கு எதிரில், கீழ்ப்பாக், சென்னை, தமிழ் நாடு - 600010

Address:
S/O,Bharat Rai, New No 48, Kilpauk Garden Road, Kilpauk, Chennai, Opp Mots Hospital, Kilpauk, Chennai, Tamil Nadu - 600010

QR Code with Photograph

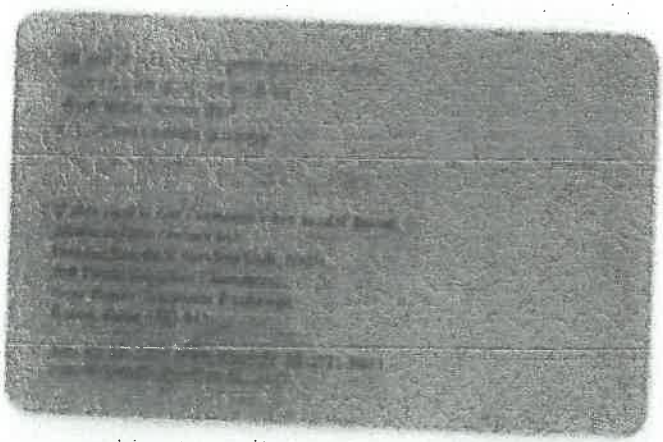
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OF BOOK 2 CONTAINS 12 SHEET
12 SHEET

SUB REGISTRAR



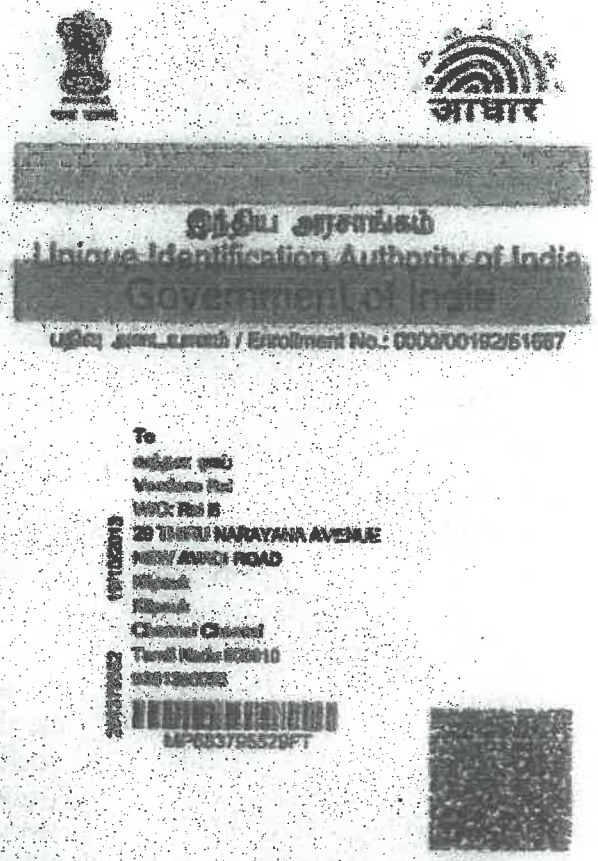


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OF BOOK 2 CONTAINS 12 SHEET
13 SHEET

SUB REGISTRAR

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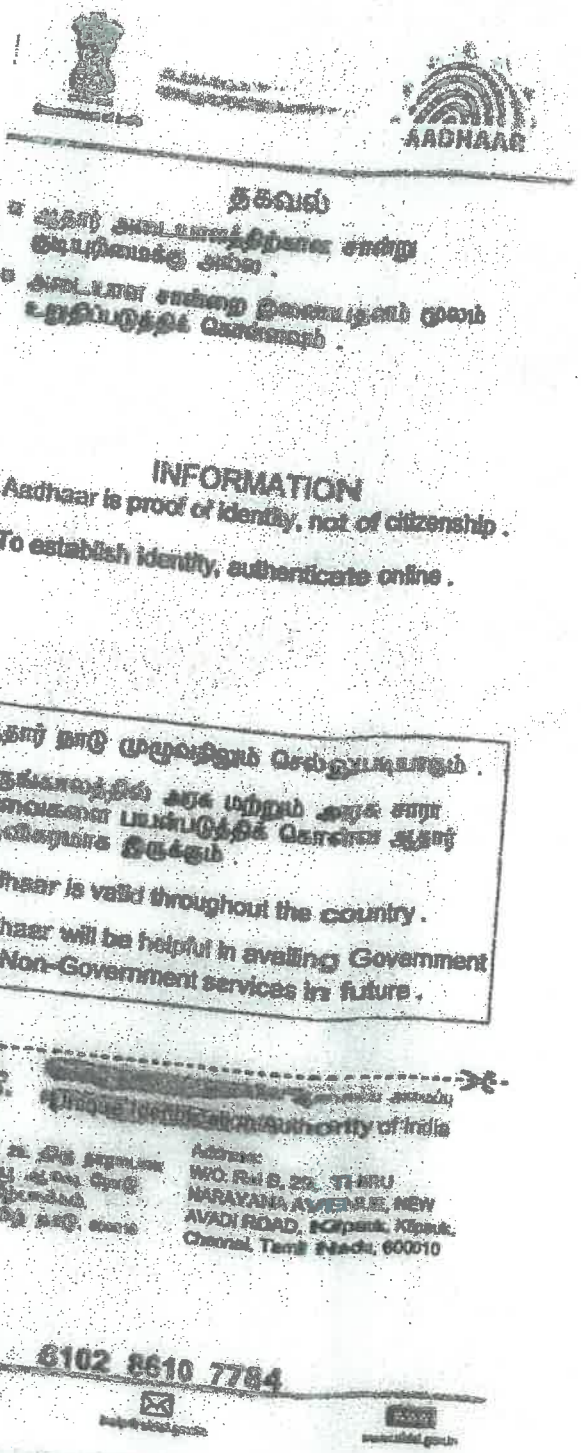
(Bharat Rai)



Vandana Rai

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OF BOOK 1 CONTAINS 12 SHEET
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SUB REGISTRAR



தகவல்

- ஆதார் அடையாளத்திற்கானதே தவிர குடியுரிமைக்கு அல்ல .
- அடையாளம் எனினும் இணையதளம் மூலம் உறுதிப்படுத்தல் வேண்டும் .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும் .
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவியாக இருக்கும் .
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- Aadhaar will be helpful in availing Government and Non-Government services in future .

[redacted]

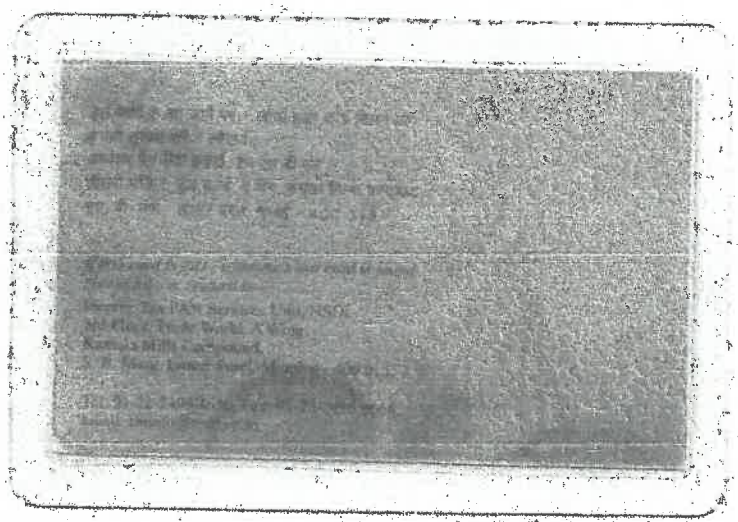
Unique Identification Authority of India

Address:
W/O Rai S, 29, THIRU NARAYANA AYYER S E, NEW AVADI ROAD, Kilpauk, Kilpauk, Chennai, Tamil Nadu, 600010

6102 8610 7784

Vandana Rai





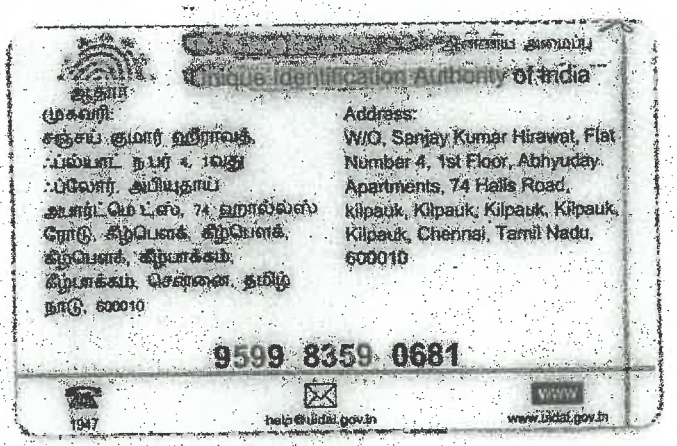
Vandana Rai

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OF BOOK 2 CONTAINS 17 SHEET
15 SHEET

SUB REGISTRAR



Pallavi Hirawat

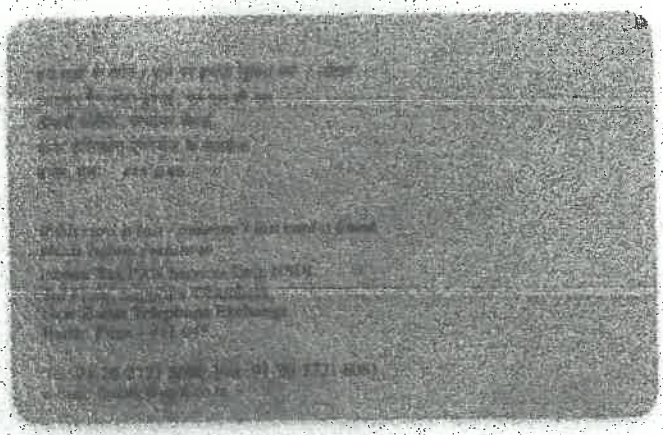


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OF BOOK 1 CONTAINS 17 SHEET
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SUB REGISTRAR



Pallavi Nirawat



DOCUMENT No. 2488 OF 2021
OF BOOK 1 CONTAINS 17 SHEET
12 SHEET

SUB REGISTRAR

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Bharat Rai
Anshuman Rai

CC 784807

G. MANOHARAN
STAMP VENDOR
3, Lakshmi Talkies Road,
Chennai-600030, Tamil Nadu
License No.C3/2851/99,

DEED OF DISSOLUTION CUM PARTITION DEED

THIS DEED OF DISSOLUTION CUM PARTITION ENTERED INTO AND EXECUTED AT CHENNAI ON THIS THE 23rd DAY OF MARCH 2021 BY AND

BETWEEN

1. **MR.BHARAT RAI** S/o MAHARAJ RAI (PAN AHFPRO983D), aged 75 years residing at Door No.19 (Old No. 1/ 12) in Garden Road, Kilpauk, Chennai-10 hereinafter referred to as **'the Party of the First Part'**.

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OF BOOK 1 CONTAINS 19 SHEETS
1 SHEET

SUB REGISTRAR

(LTF)
(Bharat Rai)

2. **MR.ANSHUMAN RAI** S/o Bharat Rai, (PAN AAEPR6277L), Hindu, aged 46 years, residing at Door No.19 (Old No.1/ 12) in Garden Road, Kilpauk, Chennai-10 hereinafter referred to as **'the Party of the Second Part'**

the terms **PARTY OF THE FIRST PART** and **PARTY OF THE SECOND PART** shall mean and include wherever the context so permits or requires and is not repugnant to the meaning their and each of their respective heirs, legal representatives, transferees and assigns WITNESSETH:

WHEREAS the **PARTY OF THE FIRST PART** is the Father of the **PARTY OF THE SECOND PART.**

WHEREAS the **PARTY OF THE FIRST PART** Mr. Bharat Rai has entered into partnership along with the following three Partners and all the four partners had commenced the partnership firm under the name and style of **"BVR & COMPANY"** with effect from 01.07.1972 as evidenced by the Deed of Partnership dated 01.07.1972 :-

1. Mrs. Vandana Rai
2. Mr. Pandit Bhagwadutt Vedalankar
3. Mr.Vedamurthi Sharma

WHEREAS the aforesaid Partnership Firm by name "BVR & COMPANY" was registered in the office of Registrar of Firms, Madras North vide Serial No.1578 of 1972 on 29.11.1972.

AND WHEREAS the Partnership Firm namely "BVR & COMPANY" represented by all the said four partners purchased the land bearing

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SUB REGISTRAR

(LTF)
(Bharat Rai)

Plot No.1 ,S.No 77/ 1 Old S.No.12, Old Door No.1/ 12, then Door No.19, Garden Road, Kilpauk, Chennai-10 measuring total extent of 5 Grounds and 566 Sq.Ft, which is more fully described in Schedule –A hereunder, under the Sale deed dated 08.08.1972 from one Mr.M.A. Ramaswamy S/o. Rao Bahadur M.A. represented through his Power Agent Mr.M.A. Rangaswamy. The said Sale deed was registered as Document No.961 of 1972 in the office of the Sub-Registrar, West Madras.

WHEREAS ever since the date of aforesaid purchase, the property more fully described in **SCHEDULE – A** hereunder continued to vest with the aforesaid Partnership Firm and the same was treated as property of the said Partnership Firm in its books of accounts till this date.

WHEREAS subsequently one of the partner namely Mr. Pandit Bhagwadutt Vedalankar died on 28.03.1988 and another partner namely Mr.Vedamurthi Sharma retired from the aforesaid Partnership Firm on 13.01.2006. The details pertaining to the death of Mr. Pandit Bhagwadutt Vedalankar and the retirement of Mr.Vedamurthi Sharma have been intimated to the Registrar of Firms and entered into the REGISTER OF FIRMS kept at the office of the District Registrar (Administration) Chennai North as per Section 59 of the Indian Partnership Act, 1932.

WHEREAS thereafter as per the "ADMISSION CUM RETIREMENT PARTNERSHIP DEED dated 01.07.2019 one Mr.ANSHUMAN RAI, the **PARTY OF THE SECOND PART** herein, was admitted as a Partner and another partner Mrs.Vandana Rai retired from the aforesaid Partnership Firm with effect from 1.07.2019. To this effect necessary return has been filed evidencing the admission of Mr.ANSHUMAN RAI,

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3 SHEET
SUB REGISTRAR

(LTF)
(Bharat Rai)

as a partner and the retirement of Mrs.Vandana Rai to the Registrar of Firms and entered into the REGISTER OF FIRMS kept at the office of the District Registrar (Administration) Chennai North as per Section 59 of the Indian Partnership Act, 1932.

WHEREAS as per the terms of "ADMISSION CUM RETIREMENT PARTNERSHIP DEED" dated 1.07.2019, the **PARTY OF FIRST PART** and the **PARTY OF SECOND PART** herein agreed to carry on the said Partnership business under the same name of M/s. BVR & COMPANY and that their entitlement to the assets of partnership and as well as the profit or loss was fixed in equal ratio.

And whereas the two continuing partners namely (i) Mr.BHARAT RAI and (ii)Mr.ANSHUMAN RAI have been carrying on the said Partnership business under the name and style M/s. BVR & COMPANY and now they have decided to dissolve the said Partnership Firm and also agreed to effect division of immovable property owned by said Firm, which is more fully described in Schedule-A hereunder.

NOW THIS DEED OF DISSOLUTION CUM PARTITION WITNESSETH that in pursuance of the aforesaid agreement between the parties herein for partitioning the said property more fully described in the **SCHEDULE-A** hereunder, with the following terms and condition:-

1. It is hereby declared that the Partnership between the parties hereto in the name of "M/s. B.V.R.& COMPANY" stood dissolved with effect from 3.12.2020.

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SUB REGISTRAR

(LTF)
(Bharat Rai)

2. The 50% of undivided share in respect of the land and building which is forming part of the **SCHEDULE-A** mentioned property, and which is morefully specifically in the **SCHEDULE-B** hereunder, is hereby ABSOLUTELY ASSIGNED AND ALLOTTED TO Mr.BHARAT RAI, **PARTY OF THE FIRST PART** herein, FOR BEING TAKEN,OWNED,POSSESSED AND ENJOYED BY HIM INDIVIDUALLY AND ABSOLUTELY WTH ALL POWERS OF ALIENATION WITH IMMEDIATE EFFECT.

3. The 50% of undivided share in respect of the land and building which is forming part of the Schedule-A mentioned property, and which is morefully specifically in the **SCHEDULE-C** hereunder, is hereby ABSOLUTELY ASSIGNED AND ALLOTTED TO Mr.ANSHUMAN RAI, **PARTY OF THE SECOND PART** herein, FOR BEING TAKEN,OWNED,POSSESSED AND ENJOYED BY HIM INDIVIDUALLY AND ABSOLUTELY WTH ALL POWERS OF ALIENATION WITH IMMEDIATE EFFECT.

4. The **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** herein have taken possession of the Schedules- "B" and "C" mentioned properties respectively as the sole and absolute owners of the same **with effect from this date free of all encumbrances and claims of all kinds.**

5. The Parties herein mutually agree and state that this arrangement and partition has been effected out of their own free will and consent and that this partition deed shall not be open to challenge and shall remain ABSOLUTE AND IRREVOCABLE.

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SUB REGISTRAR

(LTF)
(Bharat Rai)

6. This Deed of Partition is registered in Duplicate and the Original will be with the Second Party **Mr.ANSHUMAN RAI** and the First Party will be given with a duplicate copy.

7. The **PARTY OF THE SECOND PART** hereby agrees and undertakes to produce the Original Partition Deed for inspection by the First Party and or his authorized agents, at all reasonable times subject to prior intimation in writing. Similarly all the original documents of title relating to the Schedule-A, property are common and were being handed over to the Second Party herein, who is the son of the **PARTY OF THE FIRST PART** herein.

8. The **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** herein shall be entitled to effect the transfer of ownership, patta and other revenue and corporation records of the said properties allotted to them respectively under this deed of partition and morefully described in the Schedules-B and C hereunder written in their respective names wherever it is necessary.

9. The **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** herein shall pay all taxes and other public charges in respect of their respective properties which have been individually allotted to them by virtue of this deed of partition with effect from this date.

10. The **PARTY OF THE FIRST PART** and the **PARTY OF THE SECOND PART** herein hereby agree that they shall execute and register and get registered, if necessary, any deed, document or receipts

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SUB REGISTRAR

(LTF)
(Barat Rai)

which may be required to be done by any of the parties herein at the instance and expenses of the concerned party in order to more effectually assuring the first and second parties, herein of their respective rights and title conferred on each of them to their respective properties allotted to them under this deed or to get the said properties mutated or entered in the revenue or other public records as being in the exclusive and absolute possession and ownership of the said parties to whom the same is allotted under this deed.

11. Whereas the party of 1st part and Mrs. Vandana rai had executed the power of attorney of **S C H E D U L E 'A'** mentioned property in favour of the second party herein, register as Doc no. 532 of 2019, since Mrs. Vandana rai had retired from the firm and the second part admitted as partner in the firm. Since the "M/s. B.V.R.& COMPANY" said to be dissolve the partnership firm vide this deed, so the power of attorney given by the party of first part and Mrs. Vandana rai on behalf of "M/s. B.V.R.& COMPANY" becomes null and void.

12. Whereas the party of the first part due to age alignments is not able to put signature in this document and the party of the first part agrees to put the thumb impression of the party of the first part in this document.

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SUB REGISTRAR

(LTF)
(Bharat Rai)

SCHEDULE 'A'
(ENTIRE PROPERTY)

All that the piece and parcel of land measuring an extent of 5 Grounds and 566 sq.ft. (12566 Sq.ft.) bearing Plot No.1 in the layout No.55/1966 of the Corporation of Madras and forming part of the property bearing premises Municipal Door No.19 (Old Door No.1/12), in Garden Road, Kilpauk, Egmore Village, Chennai-600010, comprised in Survey No.77/1, Old Survey No.12, in the registration District of Madras-Central and in the Registration Sub-District of Periamet, bounded on the

NORTH BY	Plot No.7 of Mr. D.M.Shah
SOUTH BY	South by Strip of land 30' wide reserved for widening of the Garden Road
EAST BY	Plot No.2 of Mrs. Shanti Devi
WEST BY	Avadi Road

In all land admeasuring an extent of 5 Grounds and 566 sq.ft. (12566 Sq.ft.) together with the Building constructed thereon, which is forming part of the Collector's Certificate No.2734 dated 9.09.1909 for 5 cawnies 4 grounds and 443 Sq.ft.in Old Survey No.12 and Survey No.77/1.

The above property situate within the Registration District of Chennai Central and the Sub-District of Periamet, Chennai.

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SUB REGISTRAR

(LTF)
(Bharat Raj)

SCHEDULE 'B'
(PROPERTY ALLOTTED TO MR.BHARAT RAI, THE FIRST PARTY)

50% undivided share out of Schedule-A mentioned property

Market Value of Schedule-B property is Rs. 11,50,00,00/- [Rupees Eleven Crores and fifty Lakhs Only].

SCHEDULE 'C'
(PROPERTY ALLOTTED TO MR. MR.ANSHUMAN RAI, THE SECOND PARTY)

50% undivided share out of Schedule-A mentioned property

Market Value of Schedule-C property is Rs. 11,50,00,00/- [Rupees Eleven Crores and fifty Lakhs Only].

IN WITNESS WHEREOF THE PARTIES ABOVENAMED HAVE SET, SIGNED AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS AND SIGNATURES AND ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

(Bharat Rai)
(LTF)
FIRST PARTY.

SECOND PARTY

SIGNED AND DELIVERED BY THE ABOVE NAMED PARTIES IN THE PRESENCE OF

WITNESSES:-

1. Vandana Rai (Vandana Rai)
29, Thiru narayana Avenue
New Avadi Road
Kilpauk, Ch-10

2. Pallavi Hiravat
Pallavi Hiravat
NO 74 HALLS ROAD
ABHYUDAYA APARTMENTS
KILPAUK FIRST FLOOR
CHENNAI -600010

4/4 03/18

DRAFTED BY;
C.VIDHUSAN
ADVOCATE
98, LAW CHAMBER, HIGH COURT BUILDINGS, CH-104

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OF BOOK 2 CONTAINS 15 SHEET
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SUB REGISTRAR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 512 of 2021

I hereby certify that a sum of ₹ 50,100/- (Rupees Fifty Thousand One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. BHARAT RAI residing at DOOR No, 19, (OLD No.1/12), GARDEN ROAD, KILPAUK, CHENNAI- 600010, Chennai, Tamil Nadu, India, 600010.

Sub Registrar: Periamet
Date: 23/03/2021

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Periamet and fee of ₹ 9,600/- paid at 02:54 PM on the 23/03/2021 by

Left Thumb

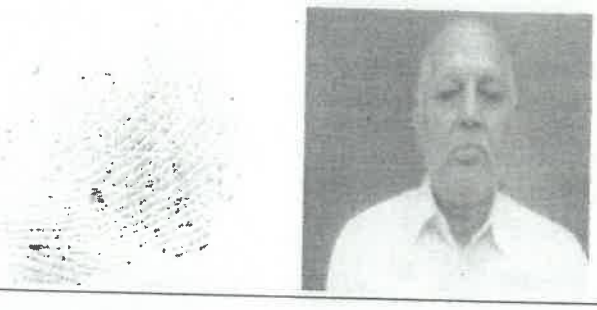




LTI
(Bharat Rai)
9551191495

Additions as per recitals of document

Execution admitted by
Left Thumb





LTI
(Bharat Rai)

Additions as per recitals of document

Execution admitted by
Left Thumb





9551191495

Additions as per recitals of document

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OF BOOK 1 CONTAINS 2 SHEET
TO SHEET

SUB REGISTRAR

Identified By

1. Pallavi Hirawat — PALLAVI HIRAWAT Wife of SANJAY KUMAR HIRAWAT FLAT No.4, ABHYUDAY APARTMENT, 74, HALLS ROAD, KILPAUK, CHENNAI 600010, Chennai, Tamil Nadu, India, 600010.

2. Vandana Rai — VANDANA RAI Wife of BHARAT RAI No. 29, THIRU NARAYANA AVENUE, NEW AVADI ROAD, KILPAUK, CHENNAI 600010, Chennai, Tamil Nadu, India, 600010.

23rd day of March 2021

MURUGAN K
Sub Registrar
Periamet

SUB-REGISTRAR
IN THE CADRE OF DISTRICT REGISTRAR
PERIAMET, CHENNAI-3

Registered as Number **R/Periamet/Book-1/747/2021**.

Date: 23/03/2021
Periamet

MURUGAN K
Sub Registrar

SUB-REGISTRAR
IN THE CADRE OF DISTRICT REGISTRAR
PERIAMET, CHENNAI-3

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SUB REGISTRAR

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்_எண்கள் / Enrolment No.: 0000/00192/51687

To
வந்தனா ராய்
Vandana Rai
W/O: Rai B
29 THIRU NARAYANA AVENUE
NEW AVADI ROAD
Kilpauk
Kilpauk
Chennai Chennai
Tamil Nadu 600010
9381380055

19/10/2013
2003795532

MP683795529FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6102 8610 7784

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Vandana Rai

இந்திய அரசாங்கம்
Government of India
வந்தனா ராய்
Vandana Rai
பிறந்த நாள் / DOB : 05/12/1948
பெண் / Female

6102 8610 7784

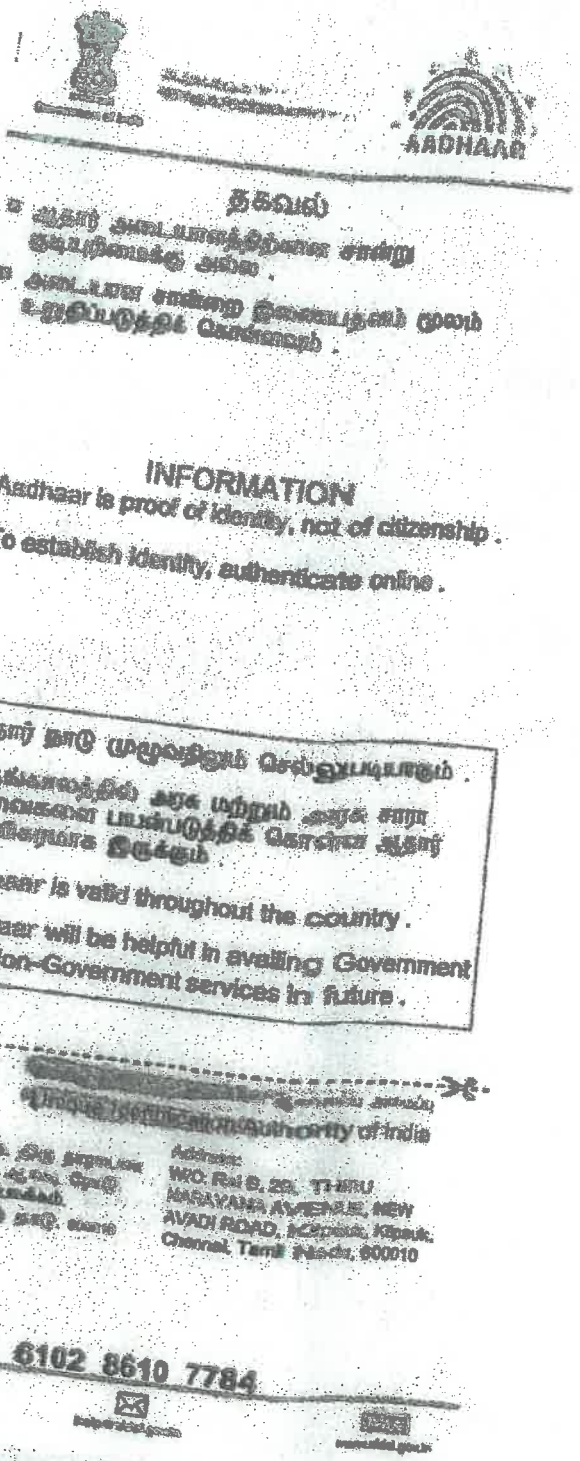
சாதாரண மனிதனின் அதிகாரம்

(LTF)

(Bharat Rai)

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OF BOOK 2 CONTAINS 19 SHEET
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REGISTRAR



தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல .
- அடையாளத்தை உறுதிசெய்ய இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும் .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- ஆதார் நாடு முழுவதும் செல்லுபடியாகும் .
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவியாக இருக்கும் .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

Unique Identification Authority of India

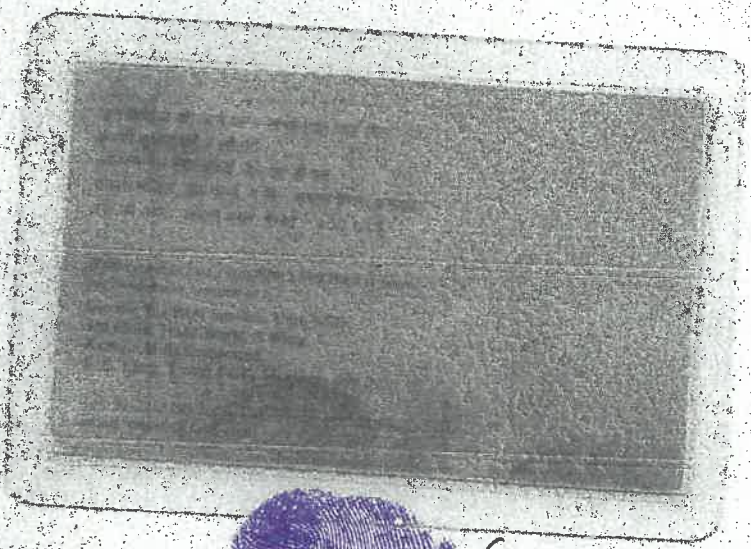
Address:
W.O. No 6, 2n. TH.MU
NARAYANA AVENUE, NEW
AVADI ROAD, MOGAPAIR, Kilpauk,
Chennai, Tamil Nadu, 600010

6102 8610 7784

Vandana Ra



Vandana Rai



(LTI)

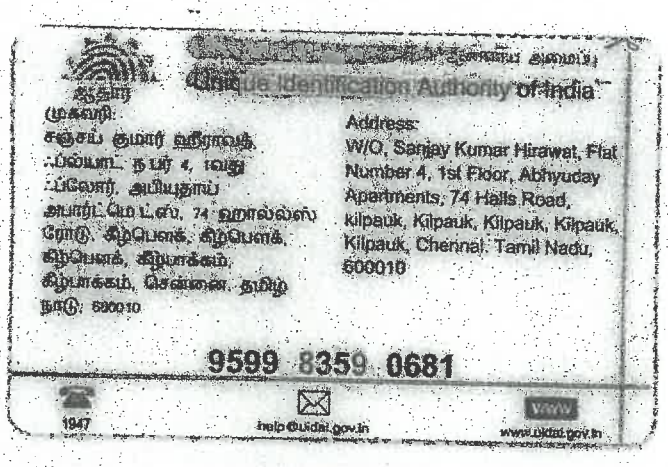
(Bharat Rai)

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SUB REGISTRAR



Pallavi Hirawat



(LTF)

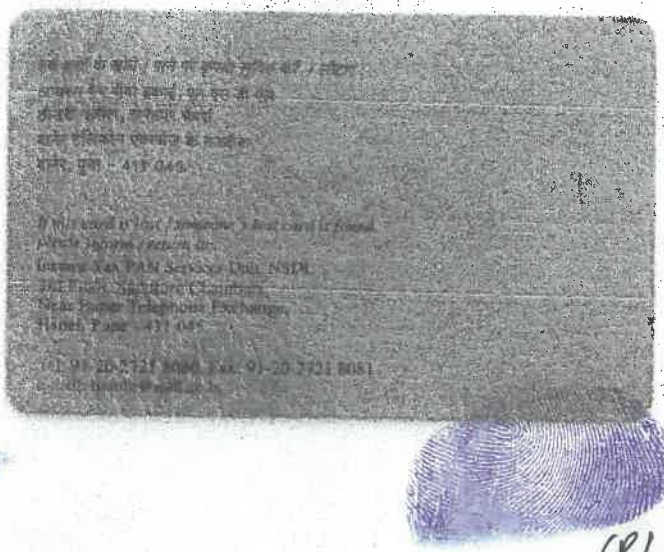
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SUB REGISTRAR



Pallavi Hirawat



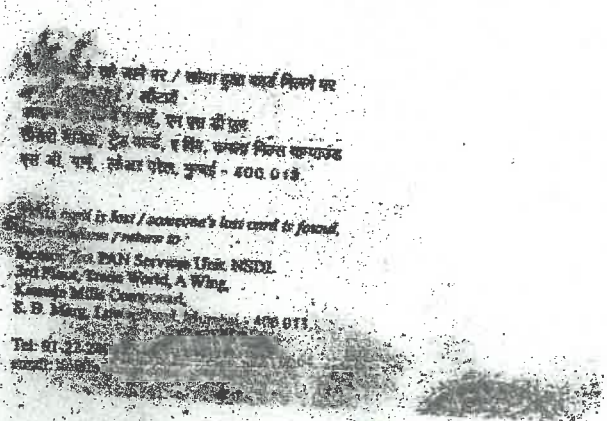
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(Bharat Kar)

DOCUMENT No. 747 OF 2021
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19 SHEET

SUB REGISTRAR





(LTF)

(Bharat Rai)

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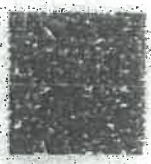
SUB REGISTRAR

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrolment No.: 0000/00188/44598

To
[redacted]
S/O: Maharaj
29 THIRU NARAYANA AVENUE
NEW AVADI ROAD
[redacted]
Chennai Chennai
[redacted]

MP083795368FT



உங்கள் ஆதார் எண் / Your Aadhaar No. :

8503 7392 2838

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



8503 7392 2838

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



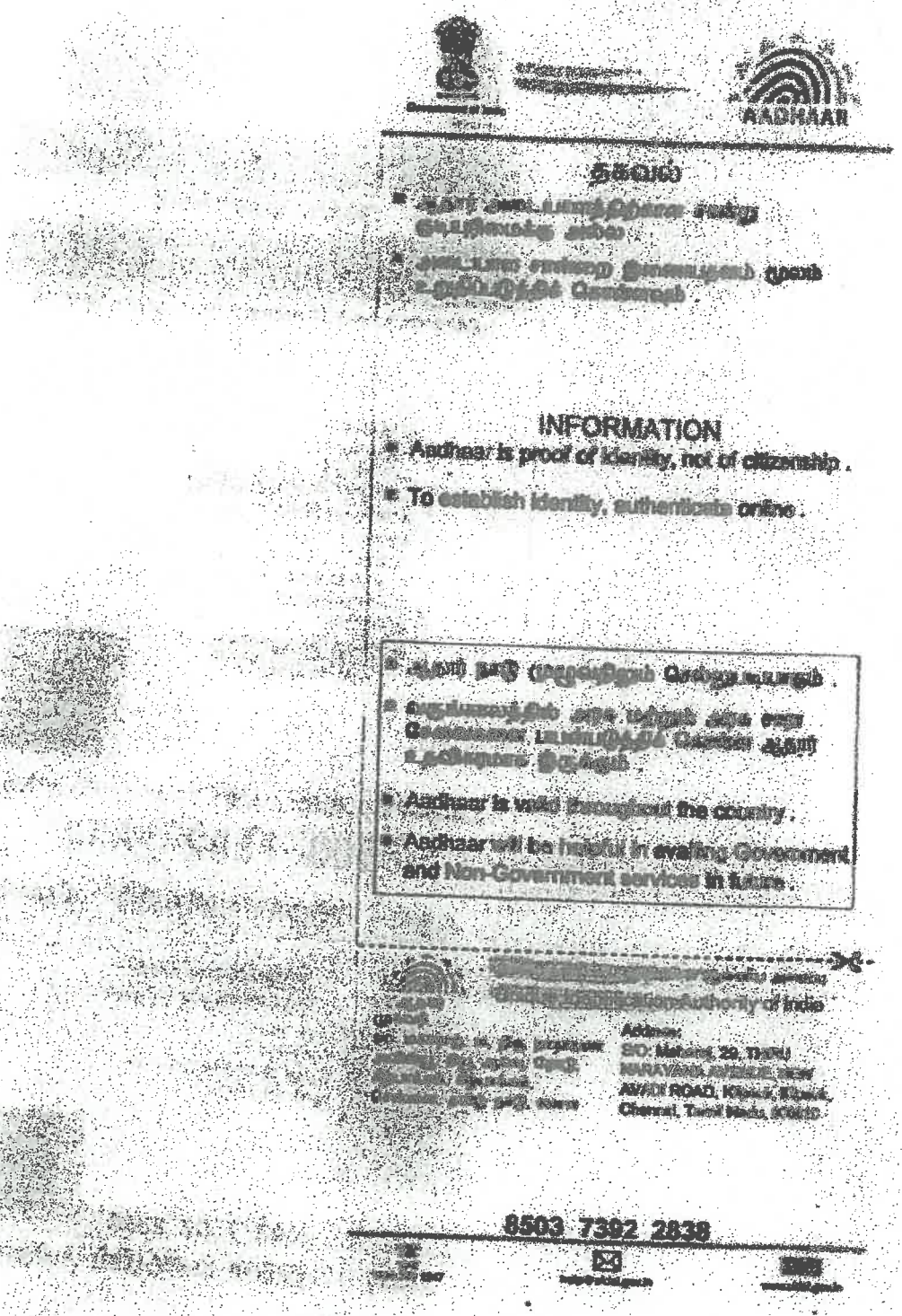
(LTI)

(Rajat Rai)

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SUB REGISTRAR





AADHAAR

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

Address:
S/O: Mahendra, 20, THIRU
NARAYANA PERUMAL NAGAR
AVADI ROAD, KILKATTALAI,
Chennai, Tamil Nadu, 600059

8503 7392 2838

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00144/65214

To
அன்வுமத் ராய்
Anshuman Rai
S/O,Bharat Rai
New No 48
Kilpauk Garden Road
Kilpauk, Chennai
Opp Mots Hospital
Kilpauk
Kilpauk
Chennai Tamil Nadu - 600010
9042993493

Download Date: 28/07/2018
Generation Date: 09/05/2014

Validity unknown

QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8901 2187 3996

எனது ஆதார், எனது அடையாளம்

அன்வுமத் ராய்
Anshuman Rai
பிறந்த நாள்/DOB: 18/03/1974
ஆண்/ MALE

8901 2187 3996

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதார் சேவைகள் மூலமாக பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

முகவரி:
S/O பரத் ராய், பு எண் 48, கீழ்பாக் கார்டன் சாலை, கீழ்பாக்கம், சென்னை, மாட்ஸ் மருத்துவமனை எதிரில், கீழ்பாக், சென்னை, தமிழ் நாடு - 600010

Address:
S/O,Bharat Rai, New No 48, Kilpauk Garden Road, Kilpauk, Chennai, Opp Mots Hospital, Kilpauk, Chennai, Tamil Nadu - 600010

QR Code with Photograph

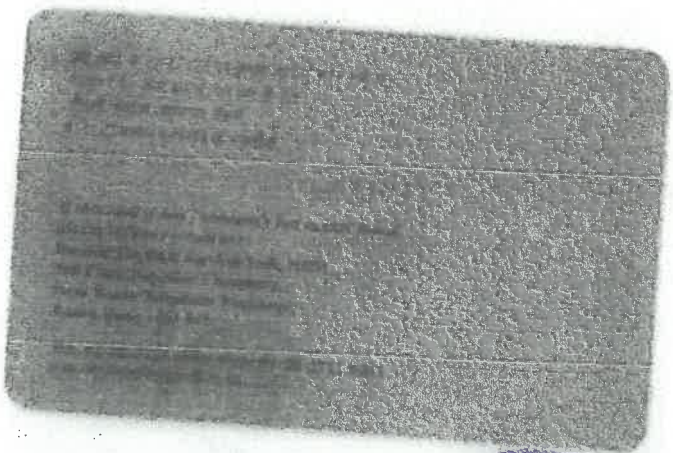
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OF BOOK 2 CONTAINS 19 SHEET
14 SHEET

SUB REGISTRAR

(LTF)
(Bharat Rai)



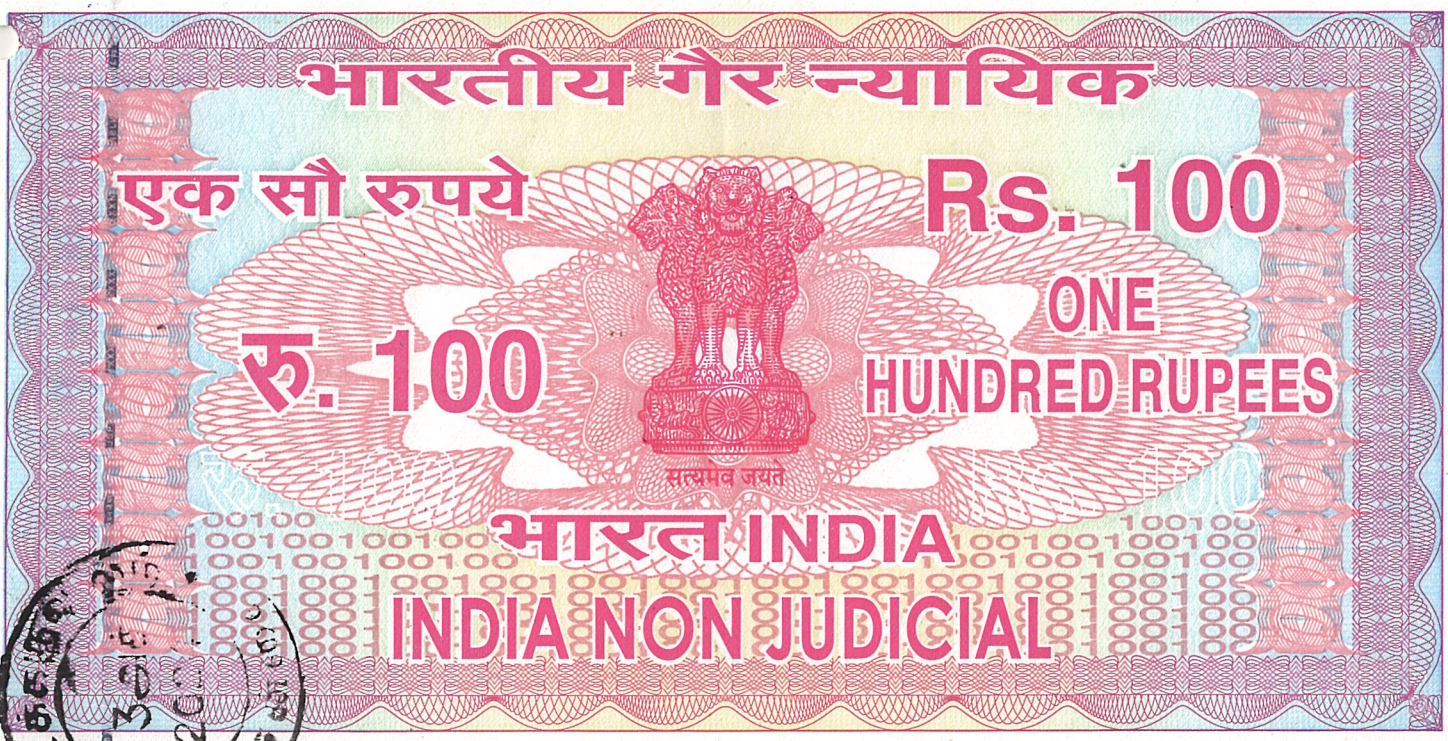


DOCUMENT No. 747 OF 2021
OF BOOK 2 CONTAINS 15
15 SHEET

SUB REGISTRAR

(LTF)

(Bharat Rai)



தமிழ்நாடு TAMILNADU

18 DEC 2024

VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED
CHENNAI-600029.

DK 514706

R. LAKSHMANAN
STAMP VENDOR
L.C.No 6/772/B3/96
No 261, E.V.R ROAD
AMINJIKARAI.CHENNAI-29

AREA SHARING AGREEMENT

This **AREA SHARING AGREEMENT** to the Joint Development Agreement dated 19/08/2023 is executed at Chennai on this the **18th Day of December, 2024,**

BY AND BETWEEN

Mr.ANSHUMAN RAI, son of Shri. Bharat Rai, aged about 50 years, [pan : AAEPR6277L) (Aadhar No. 8901 2187 3996), presently residing at old Door No.426, New No.48, Thirunarayan Avenue, Kilpauk, Chennai - 600010; hereinafter called as the "**LAND OWNER**" (which expression shall unless repugnant to the context therein, shall also include their Heirs, successors, executors, and assigns) of the ONE PART;

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

AND

M/s. VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED (Formerly known as NXG HOMES INDIA PRIVATE LIMITED) (PAN:AADCN9807A), (CIN:U45400TN2012PTC085651), a company incorporated under the Companies Act 2013, having its registered office at Level -2A, Diamond Dune, No.323, Poonamallee High Road, Aminjikarai, Chennai – 600029, represented herein by its Authorized Signatory, **Mr. W.H.ABDUL RAHMAN**, son of Mr. W.S.A.R. Habibullah, aged about 33 years, hereinafter called as the **"DEVELOPER"** (which expression shall, unless repugnant to the context therein, shall also include its successors, executors and assigns) of the OTHER PART;

(The terms the Owner and Developer shall hereinafter be individually referred to as "Party" and collectively as "Parties")

WHEREAS

1) The 1st Party is the true and absolute owner of the Plot bearing Plot No. 1 in layout No. 55/1966 of the Corporation of Madras and forming part of the property bearing Municipal Door No. 19 (Old Door No. 1/12), in Garden Road, Kilpauk, Egmore Village, Chennai and in the Registration Sub-District of Periamet, more fully described in the **Schedule "A"** hereunder and hereinafter referred to as the Schedule Property;
2) On 19th August 2023, the Land Owner and the Developer entered into a Joint Development Agreement. The principal terms of the agreement are as follows:
   - The Developer agreed to pay a sum of **Rs.3,50,00,000/- (Rupees Three Crores and Fifty Lakhs Only)** to the Land Owner as refundable Advance
   - The Land Owner shall be entitled to **65%** of the total built-up area in the project along with the proportionate share in the Two wheeler and car parking areas together with 65% undivided share in the Schedule Property.
   - The Developer shall be entitled to **35%** of the total built-up area in the project along with the proportionate share in the Two wheeler and car parking areas together with 35% undivided share in the Schedule Property.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

3) Subsequently the Developer prepared a scheme and obtained an approval vide Planning Permit No._____ dated _____ from the Chennai Metropolitan Development Authority and the Building Permission No._____, dated _____ from Greater Chennai Corporation for construction of a Commercial use Building comprising of Combined basement and Stilt Floor + 4 Floors.

4) As per the requirement of the approval, the Land Owner has gifted an extent of **28.52** Sq. Mtr (307 Sq.Ft) through a registered Gift Deed bearing Document No. _____/2024 dated. _____, on the file of Sub Registrar, Periamet, Chennai, thereby handing over the area towards Street alignment. more fully described in the Schedule "B" hereunder

5) Hence, after handing over the B schedule property to the concerned authority towards street alignment, the Land Owner and the Developer are left with an extent of **12,259 Sq.Ft** (as per Doc) which is available to share as Undivided share between the parties, which is more fully described in Schedule 'C' hereunder.

6) As per the Development Charges Letter dated 02/12/2024, issued by the Chennai Metropolitan Development Authority, the Land Owner is responsible for paying the Premium FSI Charges amounting to **₹2,83,01,000/-** (Rupees Two Crores Eighty-Three Lakhs and One Thousand Only) and whereas M/s. VistaWH Land Holdings India Private Limited (the Developer herein) is responsible for paying all remaining charges, including Development Charges, Security Deposit, I&A Charges, IDC - CMWSSB charges, etc.,

7) Now, through this Area Sharing Agreement, both parties hereby agree to modify the terms mentioned in clause (2) as follows:

   a. The refundable advance of Rs.3,50,00,000/- shall be reduced to **₹.2,95,00,000/- (Rupees Two Crores and Ninety Fifty Lakhs Only)** and the same shall become non-refundable advance.

   b. On behalf of the Land Owner, the Developer shall undertake to pay the Premium FSI to the Chennai Metropolitan Development Authority (CMDA).

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

c. As the Developer commits to paying the Premium FSI on behalf of the Land Owner and agrees to convert the refundable advance into a non-refundable advance, the sharing ratio of the project shall be revised from 65:35 to a 50:50 sharing ratio between the parties. Consequently, each party shall be entitled to an equal share of the built-up area in the building proposed to be constructed on the Schedule 'A' property.

8) In consideration of the above, the Landowner agreed to execute a General Power of Attorney in favour of the Developer an area equivalent to 50% of the property as mentioned in Schedule 'C' in lieu of the advance money, payment of premium FSI Charges and in leiu of the modification of the area sharing .

NOW THIS AREA SHARING AGREEMENT WITNESSETH AS FOLLOWS:

In pursuance of the above, the DEVELOPER and the Land Owner have mutually agreed as follows;

1) The Developer has agreed to construct 7054 Sq.Ft of commercial space per floor, in all having a super built up area of **28,216 Sq.Ft** in the proposed development and allot-

a) The 1st and 2nd Floor Commercial areas, comprising a total of 14,108 sq. ft of Built-up area, along with a 50% undivided share of land in the Schedule 'C' mentioned property, together with 18 car parking spaces and 30 two-wheeler parking slots, are hereby allocated to the Land Owner. These areas are more fully marked in 'RED' colour in the annexed plan. The details of the built up area, undivided share of land and Car Parks allotted to the Land Owner has been more fully described in the **Schedule -D** hereunder.

b) 3rd Floor and 4th Floor Commercial area, comprising of totally 14,108 Sq.Ft **of Built-up area**, along with 50% undivided share of land in the Schedule 'C' mentioned property together with 18 Car Parking spaces and 30 Two-wheeler slots, are hereby allocated to **M/s. VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED** the Developer herein. These areas are more fully marked in 'PURPLE' colour in the annexed plan. The details of built up area, undivided

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

share of land and Car Parks allotted to the Developer has been more fully described in the **Schedule -E** hereunder.

2) That the Land Owner hereby agrees and accepts the said commercial area allotted to and recorded under this Area Sharing Agreement.

3) This agreement shall be read in conjunction with the Joint Development Agreement dated 19/08/2023. The terms and conditions stipulated therein remains valid and effective except the area sharing ration that has been modified under this agreement.

4) The DEVELOPER is entitled to market and sell the earmarked Commercial Area mentioned above to anyone without any consent from the Land Owner and the DEVELOPER is fully entitled to receive & utilise the sale consideration from the purchasers and to sign & execute all necessary sale agreements, construction agreements and sale deeds in favour of the purchaser.

5) The DEVELOPER is entitled to mortgage the earmarked Commercial Area mentioned above for them with any banks and financial institutions to obtain loan for the SCHEDULE -E Property.

6) The Land Owner confirms that if they decide to alienate any of their Commercial Area and/or undivided share of land, the alienations shall be effected only after the completion of construction. If the Owner decides to alienate any of their entitlement before completion of construction, the Land Owner shall necessarily comply with the relevant provisions of the Real Estate (Regulation & Development) Act, 2016 and the Tamil Nadu Real Estate (Regulation and Development) Act, 2017.

7) The LAND OWNER also agrees to execute a General Power of Attorney in favour of the DEVELOPER for selling developer's entitlement in SCHEDULE E property.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

8) Each Party of this agreement shall pay the applicable GST, Sales Tax, Service Tax, surcharges or any other tax on construction/land, if levied for their respective area being constructed in the Schedule A Property.

9) Both parties shall equally share all costs, payments, deposits related to obtaining the TNEB connection, TNWSSB charges, and property tax for the scheduled property.

10) Except for the above terms & conditions, the parties shall continue to be bound by the Terms and Conditions mentioned in the Joint Development Agreement dated 19/08/2023 which shall remain in force till such time the objective of both the agreements are achieved.

11) This Agreement constitutes as Supplementary Agreement to the Joint Development Agreement dated 19/08/2023 entered into between the LAND OWNER and the DEVELOPER and forms part of the above said agreements.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

SCHEDULE A
(PROJECT LAND DETAILS)

All that the piece and parcel of land measuring an extent of 5 Ground and 566 Sq.Ft (12566 Sq.Ft) as per document, 11485 Sq.Ft as per Certificate of Extract from the Permanent Land Register, as per measurement 12115.74 Sq.Ft, bearing PIot No.1 in the layout No.55/1966 of the Corporation of Madras and forming part of the property bearing premises Municipal Door No.19 (Old No. 1/12), in Garden Road, Kilpauk, Egmore Village, Chennai - 600010, comprised in Present Survey No. 77/50, Old Survey No. 77/1, Previous Survey No.12, Block No. 6, in the registration District of Chennai-Central and in the Registration Sub- District of Periamet.

Bounded on the,

North by	:	Plot No. 7 of Mr.D.M.Shah
South by	:	Kilpauk Garden Road
East by	:	Plot No. 2 of Mrs. Shanti Devi
West by	:	New Avadi Road

SCHEDULE B
[Gifted property]

All that piece and parcel of land area measuring about 28.52 Sq.Mtr (**307 Sq.Ft)** forming part and parcel of Schedule A property bearing Plot No.1 in the Layout No.55/1966 of the Corporation of Madras and forming part of the property bearing premises Municipal Door No.19 (Old No. 1/12), in Garden Road, Kilpauk, Egmore Village, Chennai - 600010, comprised in Present Survey No. 77/50, Old Survey No. 77/1, Previous Survey No.12, Block No. 6, in the registration District of Chennai-Central and in the Registration Sub- District of Periamet.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

SCHEDULE C

(Remaining portion of land available for sharing as UDS between the land owner and the Developer)

All that piece and parcel of the Undivided Share of Land measuring about **12,259 Sq.Ft** (1138.48 Sq.Mtr) as per Document forming part and parcel of Schedule A property bearing Plot No.1 in the Layout No.55/1966 of the Corporation of Madras and forming part of the property bearing premises Municipal Door No.19 (Old No. 1/12), in Garden Road, Kilpauk, Egmore Village, Chennai - 600010, comprised in Present Survey No. 77/50, Old Survey No. 77/1, Previous Survey No.12, Block No. 6, in the registration District of Chennai- Central and in the Registration Sub- District of Periamet.

North by	:	Plot No. 7 of Mr.D.M.Shah
South by	:	Kilpauk Garden Road
East by	:	Plot No. 2 of Mrs. Shanti Devi
West by	:	New Avadi Road

And lying within the Sub-Registration District of Periamet, in the registration of District Chennai North.

SCHEDULE -D

(Property entitled to the Land Owner)

The entire 1st Floor and 2nd Floor commercial area constructed on the Schedule 'A' Property, measuring a total of **14,108 Sq. Ft** along with **50%** of undivided share of land in the Schedule 'C' Property, together with designated **18 Nos** of Car Parking Space and **30** Nos of Two wheeler slots in the proposed project.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

SCHEDULE- E
(Property entitled to the Developer)

The entire 3rd Floor and 4th Floor commercial area constructed on the Schedule 'A' Property, measuring a total of **14,108 Sq. Ft** along with **50%** of undivided share of land in the Schedule 'C' Property, together with designated **18** Nos of Car Parking Space and **30** Nos of Two-wheeler Slots in the proposed project.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS AREA SHARING AGREEMENT ON THIS THE 18TH DAY OF DECEMBER, 2024.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

LAND OWNER

DEVELOPER

WITNESS:

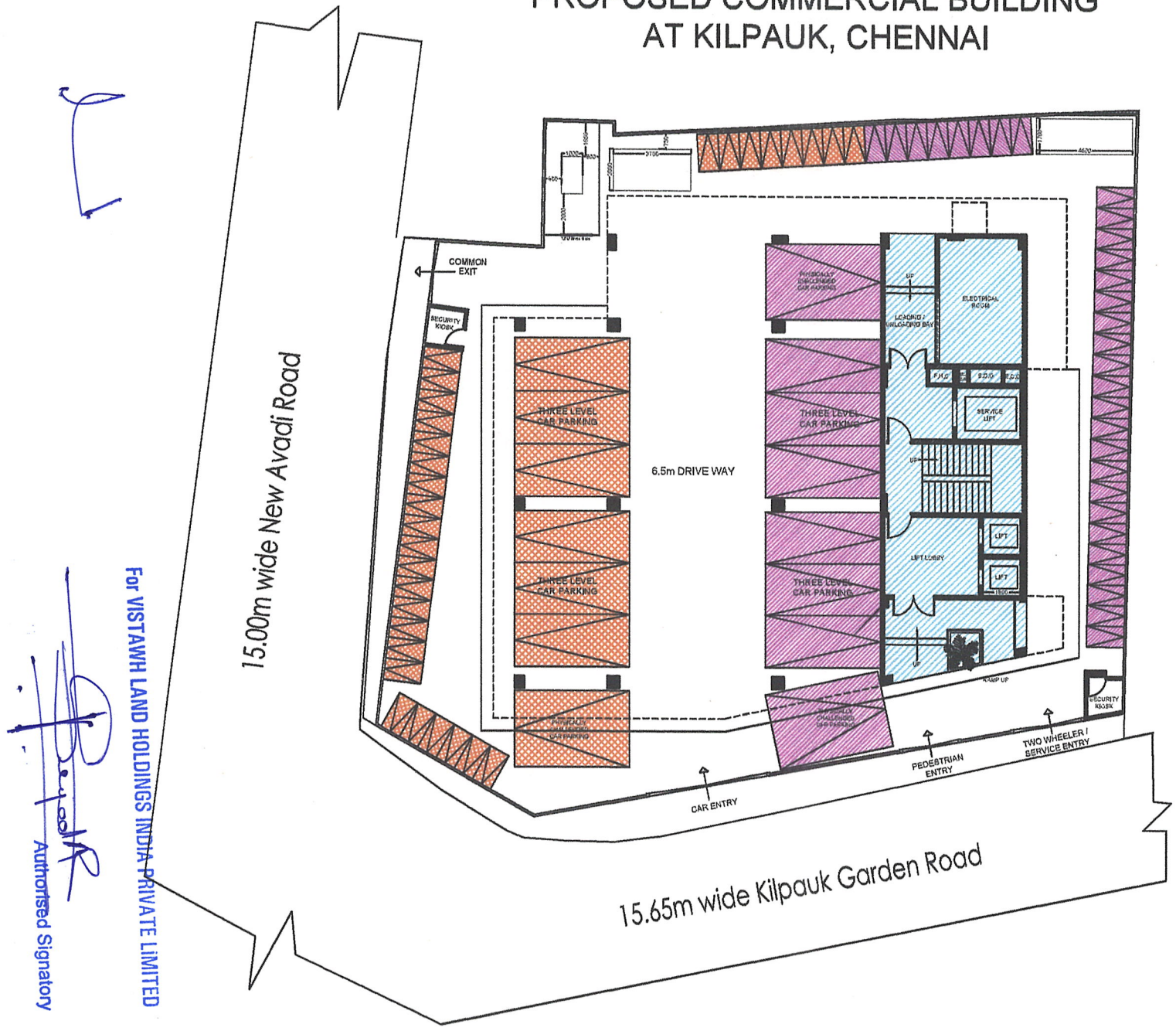
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Drafted by:

MOHAMMED FAYAZ ALI
ADVOCATE
17, GA "LANDMARK"
SAIT COLONY 1st STREET
EGMORE, CHENNAI - 600 008.
Ct : 90032 37483

PROPOSED COMMERCIAL BUILDING AT KILPAUK, CHENNAI



LEGEND

PARKING SLOT FOR DEVELOPER

BIKE-30 Nos

CAR - 18 Nos

PARKING SLOT FOR LANDOWNER

BIKE-30 Nos

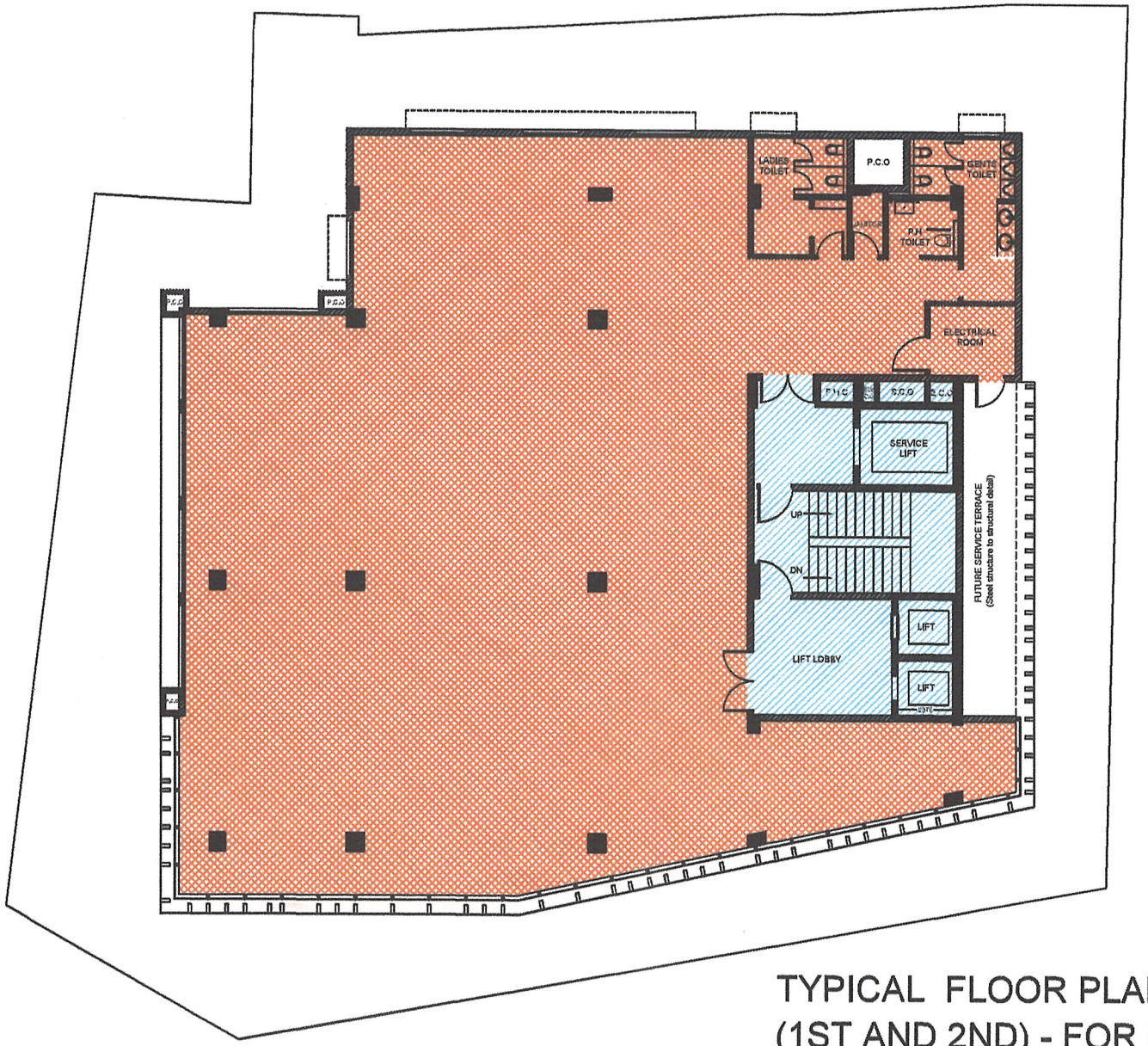
CAR - 17 Nos

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

STILT FLOOR PLAN

PROPOSED COMMERCIAL BUILDING
AT KILPAUK, CHENNAI

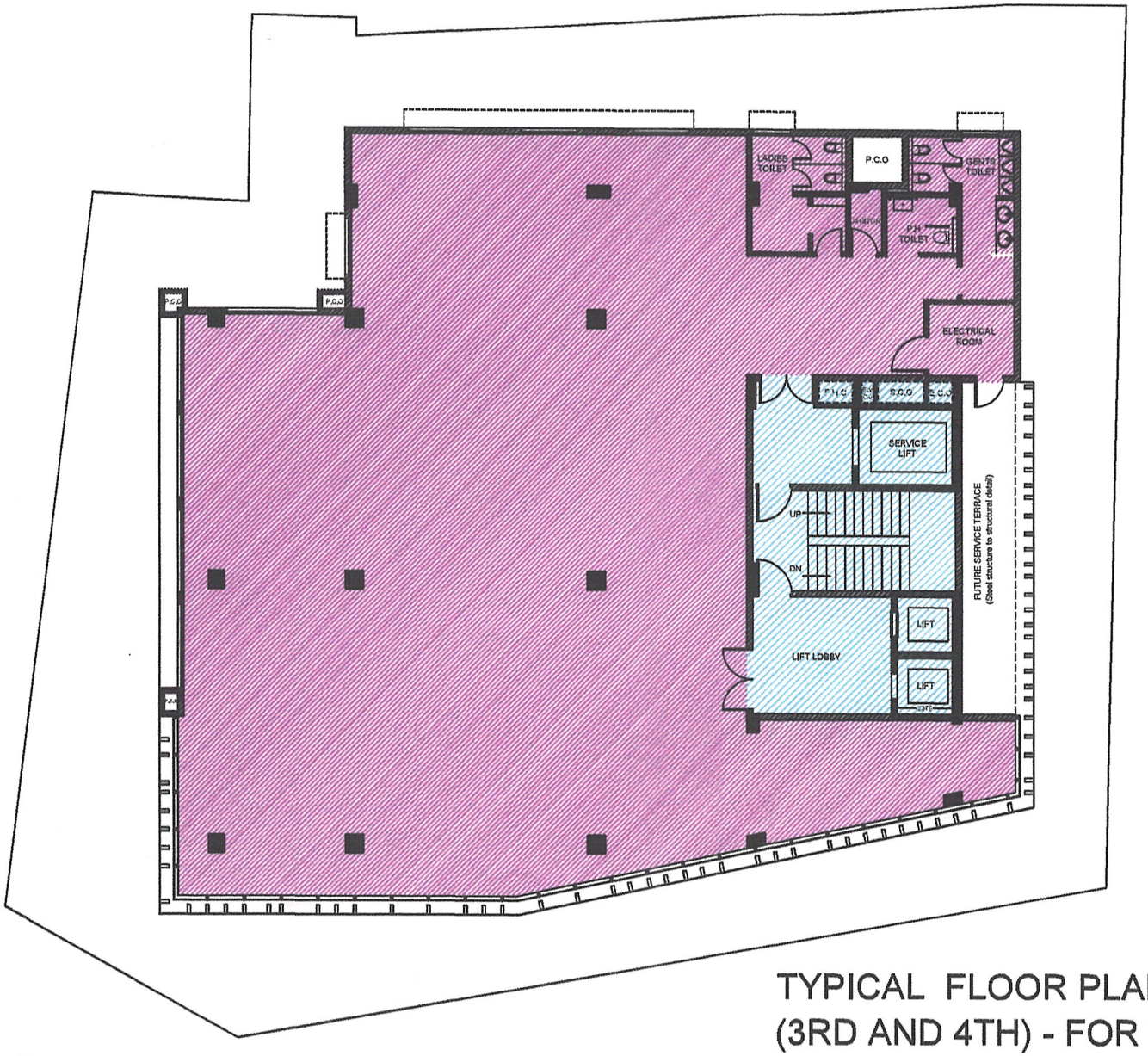


For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

TYPICAL FLOOR PLAN
(1ST AND 2ND) - FOR LANDOWNER

PROPOSED COMMERCIAL BUILDING
AT KILPAUK, CHENNAI

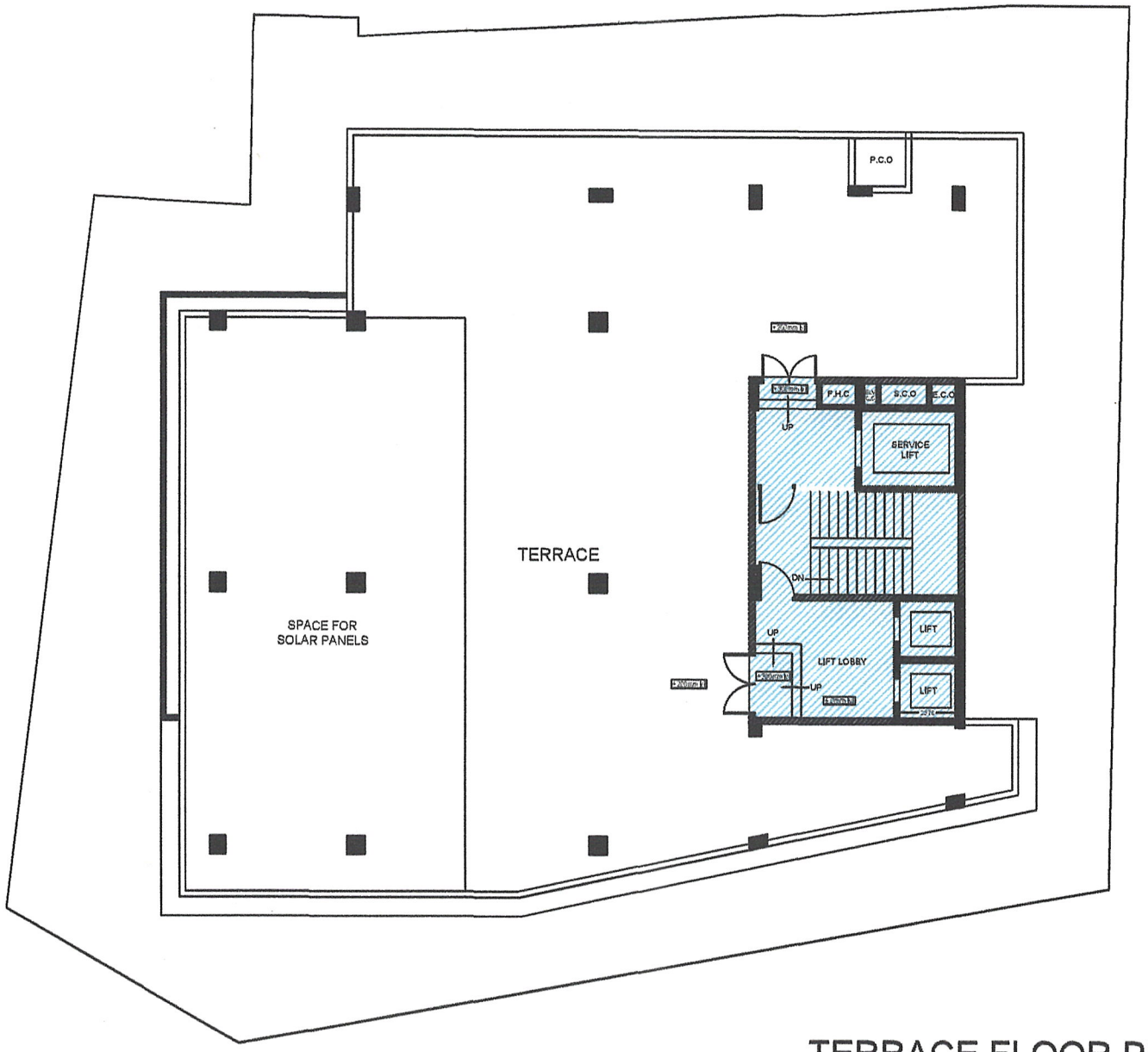


For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

TYPICAL FLOOR PLAN
(3RD AND 4TH) - FOR DEVELOPER

PROPOSED COMMERCIAL BUILDING
AT KILPAUK, CHENNAI



For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

TERRACE FLOOR PLAN



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

Verified RealEstate™

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

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