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தமிழ்நாடு तमिलनाडु TAMIL NADU 15/11/2021 97AB 675192

JAIN HOUSING LLP

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2010
51/2, SOUNDARYA COLONY,
NEW NAGAR (W) EXTN. CHENNAI - 600 10...
PAN - AAMPA3481D

AGREEMENT FOR JOINT DEVELOPMENT

THIS AGREEMENT FOR JOINT VENTURE AND DEVELOPMENT entered into at Chennai on this 15th Day of November, 2021 between,

1. **Mrs. J. Vijayalakshmi (PAN: AEMPV0900J)** wife of Mr. J. Janakiraman, aged about 79 years, residing at 334, Second Main Road, Baba Nagar, Villivakkam, Chennai 600 049

2) **Mrs. Malliga (PAN: AOSPM3556M)** wife of Mr. R. Kamalakannan, aged about 65 years, residing at 2248, Sri Sai Krupa-Malkamal, Sir M. Visweshvariah Layout 2nd Block, Kommaghatta, Kengeri, Bangalore 560 060.

1 J. Vijayalakshmi 2 K. Malliga 3 R. Kalpana 4 V. Vathsala 5 S. Usharani B. Nalini

For JAIN HOUSING LLP

Partner

3) **Mrs. Kalpana (PAN: BZLPK8164Q)** wife of Mr. V. Ramesh Babu, aged about 63 years, residing at 8, Rajaji Street, West Kamaraj Nagar, Avadi, Trivellore, Chennai 600 071.

4) **Mrs. Usha Rani (PAN: AAXPU 3574E)** wife of Mr. G. Sampath, aged about 61 years residing at Flat B1, E.G.NEST, 18th Avenue, Ashok Nagar, Chennai 600 083.

5) **Mrs. B. Nalini Devi (PAN: AAMPB1374Q)** wife of Mr. R. Balraj aged about 64 years residing at Plot No. 13&14 Kamarajar Salai, Ramakrishna Nagar, Alwarthiru Nagar, Chennai 600 087, and

6) **Mrs. Vathsala (PAN AYRPV1614L)** wife of Mr. A.R. Vijayarangan, aged about 75 years residing at 56/103, 2nd Street, Secretariat Colony, Kilpauk, Chennai 600 010

hereinafter referred to as LAND OWNERS which term shall wherever the context so permits or admits mean & include respective heirs, legal representatives, executors, administrators, & assignees of the **First Part**.

AND

JAIN HOUSING LLP, A Limited Liability Partnership registered under The Companies Act, 2013 having its office at No.98 & 99, Habibullah Road, T. Nagar, Chennai – 600 017, represented by its Managing Partner Mr. Sreyansh Mehta S/o. Mr. Sandeep Mehta, aged about 26 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 land measuring 2 acres and 21 cents comprised in S.No.1/2, situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District originally belonged to one Mrs.Mahila Ammal and she acquired the same along with certain other lands vide Settlement Deed dated 14.12.1959, registered as Doc No.3214/1959 in the Sub-Registrar Office-Pallavaram.

1. J. Vijayalakshmi
2. K. Malliga
3. R. Kalpana
4. S. Usharani.
5. B. Nalini
6. V. Vathsala

For JAIN HOUSING LLP

Partner

WHEREAS the said Mrs.Mahila Ammal sold the aforesaid land measuring 2 acres and 21 cents in S.no.1/2 to the Land Owners 1 to 5 herein along with Mrs. Anbumani as Confirming Party in the following manner:

Present Owner	Document No.	Extent as per Document	
		S.no.	Extent
Mrs. Vijayalakshmi [1st Land Owner]	Sale Deed dated 03.09.1982 [Doc No.6790/1982] in the SRO Tambaram	1/2 part	21 cents
Mrs. Malliga [2nd Land Owner]	Sale Deed dated 03.09.1982 [Doc No.6788/1982] in the SRO Tambaram	1/2 part	25 cents
Mrs. Kalpana [3rd Land Owner]	Sale Deed dated 03.09.1982 [Doc No.6789/1982] in the SRO Tambaram	1/2 part	25 cents
Mrs. Usha Rani [4th Land owner]	Sale Deed dated 03.09.1982 [Doc No.6787/1982] in the SRO Tambaram	1/2 part	50 cents
Mrs. Balraj Nalini Devi [5th Land owner]	Sale Deed dated 03.09.1982 [Doc No.6786/1982] in the SRO Tambaram	1/2 part	1 acre

WHEREAS the 6th Land Owner herein is the absolute owner of land measuring 25 cents comprised in S.No.1/2 part and having acquired the same from the 4th Land Owner herein vide Sale Deed dated 18.02.1985 registered as Doc No.1035/1985 in the Sub Registrar Office- Tambaram.

WHEREAS thus the Land Owners 1 to 6 are absolute owners of the land totally measuring 2 acres and 21 cents more fully described in the Schedule A hereunder and in possession of the same till date and obtained pattas in the following manner:

Present Owner	Patta no.	Extent as per Patta	
		S.no.	Extent
Mrs.Vijayalakshmi	1186	1/2A	2 ares
		1/2F	7 ares
Mrs.Malliga	1187	1/2B	10 ares
Mrs.Kalpana	1189	1/2C	10 ares

For JAIN HOUSING LLP

Partner

1 J. Vijayalakshmi

2 K. Malliga

3 R. Kalpana

4 S. Usharani.

5 R. Nalini

6 N, Vatsala

Mrs.Usha Rani	1190	1/2E	10 ares
Mrs.Balraj Nalini Devi	1191	1/2G	40.5 ares
Mrs.Vathsala	1188	1/2D	10 ares
		Total	**89.5 ares [221 cents]**

WHEREAS subsequent to the sale of above properties by Mrs.Mahila Ammal, she had also executed a Power of Attorney in favour of one Mr. Lalbahadur on 16.02.2012 in respect of the Schedule A mentioned property. The said Mr. Lalbahadur being a Power Agent filed an Original Suit No.150 of 2012 on the file of the District Munsif at Chengalpattu against the Land Owners 1 to 5 herein seeking direction for declaring the Sale Deeds executed in favour of them as null and void and the same is pending till now.

WHEREAS now the Land Owners herein have approached the Jain Housing and Constructions Ltd and offered to develop the Schedule A mentioned property jointly with an assurance that the pending disputes touching up the Schedule A property can mutually either be settled out of court or settled through Courts of Law, and decided to carve out housing plots in the Schedule "A" property and sell the same to intending/prospective purchasers.

WHEREAS the Land Owners declare that, except the dispute which is pending between Mr.Lalbahadur and Land Owners, the Schedule 'A' Property hereby intended to be transferred or developed is free from all mortgages, charges, claims or demands and the Land Owners have not done any acts, deeds or things whereby the Property may be subject to any attachment or lien of any Court.

WHEREAS the Owners approached M/s. JAIN HOUSING & CONSTRUCTIONS LTD and expressed their desire to undertake the development of Housing Layout / Plot in the Schedule 'A' land to make the lay out / plots in saleable condition entered into an Agreement for Joint Development dated 10.05.2019.

Pursuant to the said Joint Development Agreement, Jain Housing and Constructions has paid a sum of Rs.6,00,000/- a which sum the Landowners hereby admit and acknowledge.

For JAIN HOUSING LLP

Partner

1 J. Vijayalakshmi
2 K. Malliga
3 R. Kalpana
4 S. Usharani.
5 B. Nalini
6 V. Vathsala

WHEREAS owing to certain circumstances, M/s. Jain Housing & Constructions Ltd., has decided to assign all the development rights accrued unto them by virtue of the Joint Development Agreement dated 10.05.2019 in favour of **M/s. Jain Housing LLP,** the Developer herein and sought the concurrence of the Owners.

WHEREAS, pursuant to the concurrence of the Owners vide their Letter dated 15.07.2021, M/s. JAIN HOUSING & CONSTRUCTIONS LTD., vide its Letter dated 03.08.2021, had assigned all its right to develop Housing Layout / Plot accrued by them by virtue of the aforesaid Joint Development Agreement absolutely in favour of the DEVELOPER, a copy of which letter is enclosed herewith and shall be read as part and parcel of this Agreement.

WHEREAS in pursuance of the foregoing circumstances and subject to the mutual obligations undertaken by the Land Owners and M/s. JAIN HOUSING & CONSTRUCTIONS LTD, the Land Owners hereby entrust the entire development of Residential Housing Layout / plots in the Schedule A property to the Developer and share the saleable plot area with the Developer as per the terms and conditions set out hereunder.

NOW THIS AGREEMENT FOR JOINT DEVELOPMENT WITNESSES THAT:

1. In consideration of the above recitals, the DEVELOPER shall undertake development of the Residential Layout to be formed in the Schedule-A property and shall develop the same into housing plots and share the saleable plot area with the Land Owners in the following manner:

    a) Land Owners : 70%
    b) Developer : 30%

2. Both the Parties agree that the allocation of saleable plots shall be as per the Sharing Agreement between the Land owners and Developer to be entered mutually upon obtaining approvals from the Competent Authorities.

For JAIN HOUSING LLP

Partner

1. J. Vijayalakshi
2. K. Malliga
3. R. Kalpana
4. S. Usharani.
5. B. Nalini
6. V. Vathsala

3. Pursuant to the Joint Development Agreement dated 10.05.2019, JAIN HOUSING & CONSTRUCTIONS LTD has paid to the Landowners, an interest free refundable Security Deposit of Rs.6,00,000/- (Rupees Six Lakhs Only) a which sum the DEVELOPER herein has fully repaid to JAIN HOUSING & CONSTRUCTIONS LTD. Thus the said Security Deposit would deem to have been paid by the Developer to the Landowners and therefore the Landowners are liable to reimburse the same to the Party of the Second Part/Developer on expiry of 15 months from the date of signing this agreement or handing over of saleable plots to the Landowners whichever is earlier.

4. The Land Owners hereby assure and undertake that they shall take necessary steps to file necessary Compromise Petition and settle the dispute arose in the said suit for which the Developer shall support in terms of financial commitments which may arise thereon. The expenses so incurred by the Developer towards settling of the said dispute, shall be treated as a sale consideration towards such saleable plots out of Land owner's share to be calculated and adjusted at a mutually agreed prevailing market price less Rs.350 /- per sq.ft. In such an event, the Land Owners shall execute necessary GPOA/Sale Deed or any other deed of conveyance as deem fit by the DEVELOPER.

5. The land owners hereby unequivocally undertakes to settle the claim by way of filing compromise or settle through Court of Law in the said suit and make the schedule property free of all encumbrances within a reasonable period but however not exceeding 15 months from the date of signing this agreement, failing which the Developer shall be entitled to cancel this Agreement and call upon the Land Owners to refund the amounts paid herein and all the amounts to be spent in terms of development of the schedule of property including architect fee, liaison charges, legal expenses etc. (Subject to maximum limit of Rs.20 lakhs) along with interest 15% p.a. The Land owner agrees that the developer shall have 1st charge/lien over the schedule A property till its claim is fully settled.

6. The Land Owners hereby authorize the Developer to sell the plots allocable to the share of the Developer out of the layout to be laid out in the Schedule A property at a

For JAIN HOUSING LLP

Partner

1 J Vijayalakshmi
2 K. Malliga
3 R. Kalpana
4 S. Usharani.
5 B. Nal[illegible]
6 V. Vathsala

rate per square feet and at terms and conditions of such sale to be determined by the Developer, from time to time.

7. If the salable plots owned by the Land Owners is sold through the Developer, a nominal commission of 4% on sale proceeds and such commission charges shall become payable, when the prospective purchaser pays entire payment simultaneous to registration of Sale Deed for the respective plot.

8. In the event of prospective buyer/s willing to develop the plots purchased by way of add on infrastructure like Electricity, water and any other legal/ Document Services etc and other services to their choice it can be done by Developer independently.

9. The Developer shall bear 100% of the cost towards (a) Development of the Schedule 'A' property into residential Layout/plots (c) the approval & Liasoning expenditure for the stated development. The Developer will provide the following:
   i. Gated community with Bar fencing stones surrounding all sides
   ii. Inner roads (bitumen) with lighting
   iii. Provision of Drainage and water line
   iv. Electrical and other basic amenities
   v. Raising the level of the Schedule A property to appropriate level, through refilling with soil.

10. The Land Owner shall bear applicable taxes including property tax, vacant land tax, GST and other statutory levies that may become payable from time to time up to the sale of lay out/plots and shall keep the Developer indemnified from any loss/damages occurs on account of deficiency in the title of property and also from any unscrupulous litigation. However, the Landowners shall be absolved from payment of taxes from the date of registration of plots to the prospective buyers.

11. The Land Owners hereby undertake to co-operate with the Developer in connection with executing and/or registering or joining in the execution and/or registration of necessary applications agreements, deeds, forms etc., and to sign all the papers , connected with the Schedule 'A' Property like applications, documents, drawings etc., and also to execute a Specific Power of Attorney in respect of the Schedule-'A' Property to apply before competent authorities.

1 T. Vijayalakshmi
2 K. Malliga
3 R. Kalpana
4 S. Usharani.
5 B. Nal...
6 V. Vatsala

For JAIN HOUSING LLP

Partner

12. The Land Owners further agree to execute a General Power of Attorney, upon obtaining necessary approvals from CMDA in favour of the nominee of the Developer, 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.

13. It is agreed between the parties that the Development shall be in line with the letter and spirit of Real Estate (Regulation and Development) Act, 2016.

14. THE Land Owners and the developer hereby undertake not to create any mortgage, charge, lien or otherwise encumbrance over the A schedule property till the sale of all plots derived out of Schedule A property.

15. THE Land Owners agree to deposit the Original title deeds of the A schedule property in the joint bank locker when it is returned by the Court.

16. The LANDOWNERS shall refund the Security Deposit of Rs.6,00,000/- (Rupees Six Lakhs Only) on expiry of 15 months from the date of signing this Agreement or handing over of saleable plots to the Land Owners, whichever is earlier.

17. The Developer should maintain books of Accounts for the expenses incurred towards developing the "A" Schedule property.

18. 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.

19. The Agreement for Joint Development is to be prepared in two originals – one for the Developer and the other for Land Owners.

1 J.Vijayalakshi
2 K. Malliga
3 R. Kalpana
4 S. Usharani.
5 B. Nalini
6 V. Vathsala

For JAIN HOUSING LLP

Partner

20. Any dispute arising out of breach of the terms and conditions of this agreement is agreed to be resolved through Arbitration.

SCHEDULE – A

(Entire property)

All that piece and parcel of land measuring an extent of 2 acres and 21 cents comprised in old S.no.1/2 and new S.nos. 1/2A, 2B, 2C, 2D, 2E, 2F & 2G situated at Puthur Village, Chengalpattu Taluk, Kancheepuram District, and bounded on the:

North by : land in S.No.1/1D.
South by : land in S.No.37
East by : land in S.No.37
West by : Existing Road.

Situate within the Registration District of Kancheepuram and Sub Registration District of Tambaram.

SCHEDULE – B
[Land Owner's share]

70% of Saleable Plot area to be developed out of Schedule A property.

SCHEDULE – C
[Developer's share]

30% of Saleable Plot area to be developed out of Schedule A property.

For JAIN HOUSING LLP

Partner

1. J. Vijayalakshmi
2. K. Malliga
3. R. Kalpana
4. S. Usharani.
5. B. [illegible]
6. V. Vattsala

IN WITNESS WHEREOF the parties have executed this Joint Development Agreement on the day, month and year first above mentioned.

1. J. Vijayalakshmi
2. K. Malliga
3. R. Kalpana
4. S. Usharani.
5. B. Nalini
6. V. Vatsala

For JAIN HOUSING LLP

Partner

DEVELOPER **LAND OWNERS**

WITNESSES:

1. Rahaj
R-RAJRAJ, PLOT # 13 & 14 KAMARAJAR SALAI
RAMAKRISHNA NAGAR ALWAR THIRUNAGAR, CHENNAI-600 087

2. (Anirudh R)
No. 98/99, Habibullah Road, T. Nagar, Chennai- 600017

भारतीय गैर न्यायिक

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தமிழ்நாடு तमिलनाडु TAMILNADU

15/12/2025

ET 100178

Jain Housing LLP

M. C Anusuya

M.C. ANUSUYA
STAMP VENDOR L.No. 21/2000
No.51/2, Soundarya Colony
Anna Nagar (W) Extn. Chennai-600 101
PAN: AAMPA3461G

ALLOCATION AGREEMENT

THIS ALLOCATION AGREEMENT is made and executed at Chennai on this the 15th day of December 2025,

Between

1. **Mrs.VIJAYALAKSHMI, (PAN: AEMPV0900J)** D/o. Mr.Vijayaraghavalu Bashyam Naidu, aged about 83 years, residing at 334, Second Main Road, Baba Nagar, Villivakkam Chennai-600 049

J. Vijayalakshmi

S. Sharani

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY

DEVELOPER/SECOND PARTY

2.MRS. USHA RANI, **(PAN: AAXPU3574E),** Wife of Mr.G.Sampath, aged about 65 years, residing at Old NO.2, New No.3, Flat B1, 18th Avenue, Ashok Nagar, Chennai 600 083,

3.**MRS.BALRAJ NALINI DEVI (PAN AAMPB1374Q),** W/o.R.Balraj aged about 67 years residing at Plot No.13 & 14, Kamarajar Road, Alwar Thiru Nagar, Chennai-87 hereinafter collectively referred to as the **"LAND OWNERS/PARTY OF THE FIRST 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 OF THE FIRST PART

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.Sreyansh Mehta S/o. Mr.Sandeep Mehta, hereinafter referred to as the **"DEVELOPER/PARTY OF THE SECOND PART"** which term shall mean and include, wherever the context so requires, its successors, successors-in-interest and assigns OF THE OTHER PART.

WHEREAS the 1st Land Owner viz., **Mrs.VIJAYALAKSHMI, W/o. Late Mr. J.Janakiraman** is the absolute owner of the land measuring an extent 21 Cents comprised in S.Nos. 1/2A & 1/2F situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, more fully described in

J. Vijayalakshmi
S. Usharani
B. Nalini

JAIN HOUSING LLP
Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

Item-1 of Schedule hereunder, having acquired the same from one Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03.09.1982, registered as Doc. No.6790/1982, in the Office of the Sub Registrar of Tambaram.

WHEREAS the 2nd Land Owner viz., **MRS. USHA RANI**, W/o. Mr.G.Sampath, is the absolute owner of the land measuring an extent of 50 cents comprised in S.No. 1/2, having purchased the same from Mrs.Mahila Ammal along with Mrs.Anbumani vide Sale Deed dated 03-09-1982 registered as Doc. No. 6787/1982 on the file of SRO Tambaram.

WHEREAS, the 2nd Land Owner subsequently sold an extent of 25 cents in S.No. 1/2 to Mrs. Vathsala vide Sale Deed dated 18-02- 1985 registered as Doc.No. 1035/1985 on the file of SRO Tambaram and retained 25 cents in S.No. 1/2E.

WHEREAS, 2nd Land Owner, further acquired an extent of 75 cents of land through various Settlement Deeds in the following manner.,

NAME OF THE SETTLOR	DOC.NO	S.NO	EXTENT IN CENTS
Mrs.Malliga	Settlement Deed dated 09-06-2025 (Doc.No. 4430/2025) SRO Tambaram Joint-1	1/2B	25

J. Vijayalakshmi

S. Usharani

B. Nalini

for JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

Mrs.Kalpana	Settlement Deed dated 09-06-2025 (Doc.No. 4431/2025) SRO Tambaram Joint-1	1/2C	25
Mrs.Vathsala	Settlement dated 23-07-2025 (Doc.No. 5666/2025) SRO Tambaram Joint-1	1/2D	25

THUS, the 2nd Land Owner viz., **MRS. USHA RANI**, became the absolute owner of the total extent of 1 Acre (100 cents) comprised in S.Nos. 1/2B (25 CENTS), 1/2C (25 CENTS), 1/2D (25 CENTS) and 1/2E (25 CENTS) situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, more fully described as Item-2 of Schedule hereunder,

WHEREAS, the **3rd** Land Owner viz., **Mrs. BALRAJ NALINI DEVI W/o. Mr. R.Balraj** is the absolute owner of the land measuring an extent 1 Acre (100 Cents) comprised in S.Nos. 1/2G situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District, more fully described as Item-3 of Schedule hereunder, having acquired the same from one Mrs.Mahila Ammal along with Mr.Anbumani vide Sale Deed dated 03.09.1982, registered as Doc.No.6786/1982, in the Office of the Sub Registrar of Tambaram.

J. Vijayalakshmi

S. Usharani.

B. Nalini

for JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

WHEREAS thus the Land Owners 1 to 3 became the absolute of the land totaling to an extent of 2 Acres 21 cents more fully described in Schedule hereunder (Item 1 to 3) and the LANDOWNERS have obtained Patta and all other revenue records in their favour and have been and continue to be in absolute, uninterrupted, peaceful possession of the above said properties.

WHEREAS, the **PARTY OF THE FISRT PART** had approached the **Developer** and had offered to develop the Schedule mentioned property (Item 1 to 3) for development under a Joint Development arrangement.

AND WHEREAS, the Developer has agreed to the said proposal of the PARTY OF THE FIRST PART for joint development of the schedule mentioned property (Item 1 to 3) and both parties have accordingly executed a **Joint Development Agreement** dated **15.11.2021** at **Chennai**, setting out the terms and conditions governing such joint development.

WHEREAS according to the Joint Development Agreement dated 15-11-2021 the Developer has paid an Interest Free Refundable Security Deposit of **Rs. 6,00,000/- (Rupees Six Lakhs Only)** as envisaged in the Joint Development Agreement dated 15-11-2021 a which sum the PARTY OF THE FIRST PARTY hereby admit and acknowledge and the same shall be refunded as set out in the said Joint Development Agreement.

J. Vijayalakshmi

S. Usharani

B. Nalini

for JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

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 70:30 basis achieved in proportion to the area offered by the Party of the First Part (i.e., 70% to the Party of the First Part/Land Owners and 30% to the Party of the Second Part/Developer) and pursuant thereto the "DEVELOPER" proposes to start the development of the Schedule property (Item 1 to 3) after obtaining the approvals from CMDA/Local-body/RERA.

WHEREAS the total saleable area is to be allocated as per 70:30 ratio, and the respective shares are to be calculated as follows:

LAND OWNER NAME	Land Area (cents)
Usha Rani	100
Nalini Devi	100
Vijayalakshmi	21
Total	**221**

LAND OWNER SHARE	**70% (46970 Sq.ft)**
DEVELOPER SHARE	**30% (20130 Sq.ft)**

WHEREAS now that the Approval process at CMDA has come to the final stage, vide **File No. CMDA/PP/Layout-1/0194/2025.** Thus both the Parties have mutually decided to reduce down in writing, their respective shares in the proposed project and thus executed this Allocation Agreement.

J. Vijayalakshmi

S. Usharani

B. Nalini

for JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

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 15-11-2021 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. The Total Plot area derived out of Schedule property (Item 1 to 3) is more-fully described in **Annexure-1** hereunder.

3. In terms of the Joint Development of Joint Devlopment Agreement the total area allocable to the share of the Land Owners shall work out to **45958 Sq.ft. (70 %)** and the area allocable to the share of the developer shall work out to **19696 Sq.ft. (30 %).** The below table shall illustrate the distribution of plot area among the land owners in proportion to the land share they own in their name:

J. Vijayalakshmi
S. Usharani
B. Nalini

for JAIN HOUSING LLP
Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

PARTIES TO JV DATED 15-11-2021	JV SHARING PERCENTAGE	TOTAL AREA TO BE ALLOTED AS PER SHARING PERCENTAGE (Sq.ft)	ELIGIBILITY IN PROPORTION (Sq.ft)	ACTUAL ALLOTED SHARE (Sq.ft)	DIFFRENCE IN SQ.FT
JAIN HOUSING LLP	30%	20130	20130	20246	+116
USHA RANI	70%	46970	21253.5	22059	+805.5
BALRAJ NALINI DEVI			21253.5	20466	-787.5
VIJAYALAKSHMI			4463	4329	- 134
TOTAL		**67100**	**67100**	**67100**	

4. As per the table in Clause 3 supra, M/s. Jain Housing LLP has been allotted 116 Sq.ft in excess of its actual entitlement. Similarly, Mrs. Usha Rani has been allotted 805.5 Sq.ft in excess of her actual entitlement. On the other hand, Mrs. Balraj Nalini Devi has a shortfall of 787.5 Sq.ft, and Mrs. Vijayalakshmi has a shortfall of 134 Sq.ft. It is hereby agreed between the parties that M/s. Jain Housing LLP, out of its excess allotment of 116 Sq.ft, shall compensate 116 Sq.ft to Mrs. Vijayalakshmi, Further, Mrs. Usha Rani shall compensate 787.5 Sq.ft to Mrs. Balraj Nalini Devi and 18 Sq.ft to Mrs. Vijayalakshmi, at the mutually agreed market price.

J. Vijayalakshmi

S. Usharani.

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

5. That by virtue of the allotment as per **Annexure-2 to 4** (i.e Annexure 2 pertains to Mrs.Vijayalakshmi, Annexure 3 to Mrs.Usha Rani, Annexure 4 to Mrs.Balraj) in favor of the Party of the First Part as above, the First Part 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 their respective share in any manner they deem fit subject to the conditions stipulated herein and in the Joint Development Agreement dated 15-11-2021.

6. The Party of the First Part herein shall be the absolute owner of the Plots more fully described in the **Annexure-2 to 4** (i.e Annexure 2 pertains to Mrs.Vijayalakshmi, Annexure 3 to Mrs.Usha Rani, Annexure 4 to Mrs.Balraj) 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 is final and binding on both parties.

7. That by virtue of the allotment as per **Annexure-5** in favor of the Party of the Second Part as above, the Second Part 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 their respective share in any manner they deem fit subject to the conditions stipulated herein and in the Joint Development Agreement dated 15-11-2021.

J. Vijayalakshmi

S. Usharani.

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

8. The Party of the Second Part herein shall be the absolute owner of the Plots more fully described in the Annexure-5 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 is final and binding on both parties.

9. The Party of the First Part herein shall execute a comprehensive General Power of Attorney in favour of the Party of the Second Part or its nominees inter alia to deal with the property more fully described in **Annexure -5 or 30%** of residential plots carved out of Schedule hereunder in any manner the Party of the Second Part may deem fit.

10. Similarly, in order to avoid future confusion and conflicts among landowners, each of the landowners agrees to nominate one person to act as his/her nominee/representative to act on their behalf in respect of the plots allotted to each landowner. All the landowners undertake to execute a comprehensive General Power of Attorney including but not limited to the power of Sale, in favor of such nominees to deal with their respective share of plots. Accordingly:

    i) **MRS. VIJAYALAKSHMI** has nominated her son **MR. SURESH KUMAR** as her nominee, in whose favor the party of the first part shall execute a General Power of Attorney, inter alia, to deal with the plots more fully allotted to Mrs. Vijayalakshmi, which are more fully described in **Annexure-2** hereunder.

J. Vijayalakshmi

S. Usharani.

B. Naik

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

ii) **MRS. BALRAJ NALINI DEVI** has nominated her husband **MR. BALRAJ** as her nominee, in whose favor the party of the first part shall execute a General Power of Attorney, inter alia, to deal with the plots more fully allotted to Mrs. Balraj Nalini Devi, which are more fully described in **Annexure-4** hereunder.

iii) **MRS. USHA RANI** has nominated her husband **MR. SAMPATH** as her nominee, in whose favor the party of the first part shall execute a General Power of Attorney, inter alia, to deal with the plots more fully allotted to Mrs.Usha Rani, which are more fully described in **Annexure-3** hereunder.

iv)The Stamp duty/registration charges relating to the registration of the Power of Attorney shall be borne by all the parties in proportionate to their share allocated hereunder.

This arrangement is made to avoid the interdependence between the landowners, and to ensure each landowner is entitled to deal with their respective allotment without any hassle.

11. The Party of the First Part undertakes to pay all taxes and statutory dues in respect of the Schedule mentioned property, in proportion to their respective landholdings, up to the date of execution of this Agreement. Thereafter, all members of the Party of the First Part and the Party of the Second Part (the Developer herein), or their respective nominees, shall bear and pay the taxes and other outgoings in respect of the shares allocated to them.

J. Vijayalakshmi

S. Usharani.

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

12. Except for the changes which are specifically made in these presents, in all other aspects the Joint Development Agreement dated 15-11-2021 shall hold good and it's confirmed by both the parties.

13. The Agreement is prepared in four sets and each party (i.e. M/s. Jain Housing LLP, Mrs.Vijayalakshmi, Mrs. Usha Rani, Mrs.Balraj Nalini Devi) shall have one set.

SCHEDULE OF PROPERTY

Item-1 (Property owned by Mrs.Vijayalakshmi)

All that piece and parcel of the land measuring an extent of 21 cents comprised in S.No. 1/2A & 1/2F situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District and bounded on the

For S.No. 1/2A

North By: Land in S.No. 1/1D & Meppedu Road

South By: Land in S.No. 37

East By: Land in S.No. 1/2B

West By; Meppedu Road

For S.No. 1/2F

North By: Land in S.No. 1/1D

South By: Land in S.No. 37

East By: Land in S.No. 1/2G

West By; Land in S.No. 1/2E

Situated within the Registration district of Kancheepuram and Sub Registration District of Tambaram.

J. Vijayalakshmi

S. Usharani.

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

Item-2 Property owned by Mrs.Usha Rani)

All that piece and parcel of the land measuring an extent of 100 cents comprising of 25 cents in S.No.1/2B, 25 cents in S.No.1/2C, 25 cents in S.No. 1/2D & 25 cents in S.No. 1/2E situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District and bounded on the

For S.No. 1/2B

North By: Land in S.No. 1/1D
South By: Land in S.No. 37
East By: Land in S.No. 1/2C
West By; Land in S.No.1/2A

For S.No. 1/2C

North By: Land in S.No. 1/1D
South By: Land in S.No.37
East By: Land in S.No. 1/2D
West By; Land in S.No.1/2B

For S.No. 1/2D

North By: Land in S.No. 1/1D
South By: Land in S.No.37
East By: Land in S.No. 1/2E
West By; Land in S.No.1/2C

J. Vijayalakshmi

S. Usharani.

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

For S.No. 1/2E

North By: Land in S.No. 1/1D

South By: Land in S.No 37

East By: Land in S.No. 1/2F

West By; Land in S.No. 1/2D

Situated within the Registration district of Kancheepuram and Sub Registration District of Tambaram.

Item-3 (Property owned by Mrs.Balraj Nalini Devi,)

All that piece and parcel of the land measuring an extent of 100 cents comprised in S.No. 1/2G situated at Puthur Village, Guduvanchery Panchayat, Chengalpattu District and bounded on the

North By: Land in S.No. 1/1D

South By: Land in S.No. 37

East By: Land in S.No. 37

West By; Land in S.No. 1/2F

Situated within the Registration district of Kancheepuram and Sub Registration District of Tambaram.

J. Vijayalakshmi

S. Usharani.

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

ANNEXURE-1

(TOTAL PLOT AREA)

PLOT. NO	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
1	1610		1610
2	1386		1386
3	1432		1432
4	1478		1478
5	1524		1524
6	1571		1571
7	1617		1617
8	1663		1663
9	1709		1709
10	1755		1755
11	1801		1801
12	1882	674	2556
13	1621	590	2211
14	1090		1090
15	1090		1090
16	1090		1090
17	1090		1090
18	1200		1200
19	1200		1200

J. Vijayalakshmi

S. Usharani.

B. N

for JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY

DEVELOPER/SECOND PARTY

20	1200		1200
21	1200		1200
22	1200		1200
23	2093		2093
24	1398		1398
25	1200		1200
26	1200		1200
27	1200		1200
28	1200		1200
29	1200		1200
30	1200		1200
31	1090		1090
32	1090		1090
33	1090		1090
34	1090		1090
35	708	694	1402
36	782	210	993
37	779	210	989
38	775	210	985
39	772	210	982
40	768	210	978
41	764	210	974
42	760	210	969
43	758	211	969

J. Vijayalakshmi

S. Usharani

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

44	753	210	964
45	750	210	960
46	747	210	957
47	743	210	953
48	739	210	949
49	735	210	946
50	732	210	942
51	728	210	938
52	724	210	935
53	1176	414	1590
TOTAL			**67100**

J. Vijayalakshmi

S. Uthaman.

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY

DEVELOPER/SECOND PARTY

ANNEXURE-2

(PLOTS ALLOTTED TO VIJAYALAKSHMI)

PLOT NO	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
33	1090		1090
29	1200		1200
31	1090		1090
48	739	210	949
TOTAL			**4329**

J. Vijayalakshmi

S. Usharani

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY

DEVELOPER/SECOND PARTY

ANNEXURE-3

(PLOTS ALLOTTED TO USHA RANI)

PLOT NO	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
8	1663		1663
9	1709		1709
10	1755		1755
13	1621	590	2211
17	1090		1090
22	1200		1200
23	2093		2093
25	1200		1200
28	1200		1200
34	1090		1090
35	708	694	1402
37	779	210	989
43	758	211	969
44	753	210	964
52	724	210	935
53	1176	414	1590
TOTAL			**22059**

J. Vijayalakshmi

S. Usharani

B. Nalini

[redacted]AIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY

DEVELOPER/SECOND PARTY

ANNEXURE-4

(PLOTS ALLOTTED TO BALRAJ NALINI DEVI)

PLOT NO	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
1	1610		1610
2	1386		1386
3	1432		1432
11	1801		1801
12	1882	674	2556
14	1090		1090
21	1200		1200
24	1398		1398
30	1200		1200
36	782	210	993
38	775	210	985
41	764	210	974
42	760	210	969
45	750	210	960
46	747	210	957
47	743	210	953
TOTAL			**20466**

J. Vijayalakshmi

S. Usharani

B. Nalini

For JAIN HOUSING LLP

Partner

LAND OWNER/FIRST PARTY

DEVELOPER/SECOND PARTY

ANNEXURE-5
(PLOTS ALLOTTED TO DEVELOPER)

PLOT.NO.	PLOT AREA SQFT	BUFFER AREA SQFT	TOTAL AREA SQFT
4	1478		1478
5	1524		1524
6	1571		1571
7	1617		1617
15	1090		1090
16	1090		1090
18	1200		1200
19	1200		1200
20	1200		1200
26	1200		1200
27	1200		1200
32	1090		1090
39	772	210	982
40	768	210	978
49	735	210	946
50	732	210	942
51	728	210	938
TOTAL			**20246**

J. Vijayalakshmi
S. Usharani
B. Nalini

LAND OWNER/FIRST PARTY

For JAIN HOUSING LLP
Partner

DEVELOPER/SECOND PARTY

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SET THEIR HANDS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

J. Vijayalakshmi
S. Usharani
B. Nal[illegible]

[illegible] JAIN HOUSING LLP
Partner

LAND OWNER/FIRST PARTY **DEVELOPER/SECOND PARTY**

WITNESSES :

1. [illegible] (K. Vasudevan) S/o K. P. Ramanathan 98-99 Habibullah Road, T. Nagar, Ch-17

2. [illegible] (M. Sankar) S/o. Munusamy No: 98,99, Habibullah Road, T. Nagar, Ch-17

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.