Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

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एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FG 791057

19 AUG 2026

SHRI RAMAN DEVELOPERS

R.LAKSHMANAN
STAMP VENDOR
L.C.No 6/,72/B3/96
No 261, E.V.R ROAD
AMINJIKARAI CHENNAI 29

SUPPLEMENTARY JOINT VENTURE DEVELOPMENT AGREEMENT

This Supplementary Development Agreement is made on this **20th** of **August** 2026.

M/s. A2I2 ASSOCIATES (PAN No. ABMFS1509B), a Partnership Firm having its Principal office at No.111, Marwah Industrial Estate, Saki Vihar Road, Andheri (E), Mumbai – 400 072, represented by its Authorized Partner Mr. VIVEK RAGHUNATH KELE (Aadhaar No. 804016723907) s/o Mr. Raghunath Kele, herein after called the **LAND OWNER**

For SHRI RAMAN DEVELOPERS

Partner

A2I2 Associates MUMBAI

BETWEEN

M/S. SHRI RAMAN DEVELOPERS (PAN : ACOFS9134R) a Partnership concern, represented by it's Partner, **Mr. SIDDHANT SAILESH HINDOCHA**(Pan. AAXPS8193B) (Aadhar No. 7275 8792 8124) S/o. Mr. Sailesh Hindocha, aged 34 years, having office at No.15/6, First Floor, 7th West Cross Street, Shenoy Nagar, Chennai 600 030 hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context to deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS the Agreement cum Development Power of Attorney Signed on 26th July 2024. And Registered Document No. 2776 dated 26.07.2024 mentioned 32% Undivided Share for Developers and 68% Undivided Share for Land owners the purpose of developing the said property by erecting a Basement + Ground Floors + Four Upper floors commercial building (office) thereon on certain terms and conditions mentioned therein and the said Development Agreement Cum Development Power of Attorney was registered at the office of Mylapore Registrar.

A2I2 Associates MUMBAI

For SHRI RAMAN DEVELOPERS

Partner

AND WHEREAS after executing the said Development Agreement, the above named Landowners delivered possession of the same and accordingly, the Developer submitted a Planning Permission No: OL-PP/NHRB/0200/2025 and permit no. OL-01846 and Building plan No.CEBA/WDCN09/00336/2025.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

LAND OWNERS' SHARE:

The landowners share is 68% of Basement + Ground Floors + Four Upper floors commercial building office to be constructed and the same would be provided in the following manner:

Second Floor, Third Floor & Fourth Floor, undivided Share together with the proportionate undivided interest in the land, common facilities and amenities.

DEVELOPER'S SHARE:

The Developers Share is 32% of Basement + Ground Floors + Four Upper floors commercial Building to be constructed and the same shall be provided in the following manner:-

A212 Associates MUMBAI

For SHRI RAMAN DEVELOPERS

Partner

SHARE DETAILS :

S.NO	Flat No	Floor	Area in sq.mt
1	Unit - 1 (Developers)	Ground Floor	54.56
2	Unit – 1A (Developers)	First Floor	57.21
3	Unit -1 B (Developers)	First Floor	124.31
4	Unit -2A(Land Owners)	Second Floor	57.21
5	Unit -2B(Land Owners)	Second Floor	124.31
6	Unit -3A(Land Owners)	Third Floor	57.21
7	Unit -3B(Land Owners)	Third Floor	124.31
8	Unit -4A(Land Owners)	Fourth Floor	57.22
9	Unit -4B(Land Owners)	Fourth Floor	124.32
	As per Joint Venture Agreement, the Developer's share was 32% UDS. Subsequently, the Land Owners purchased back 1.759% UDS from the Developer. So Developer retains only 30.241% UDS (236.08 sq.m.), while the Land Owners hold 69.759% UDS (544.58sq.mt)		**780.66**

A212 Associates MUMBAI

For SHRI RAMAN DEVELOPERS

Partner

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land measuring 8400 sq.t., or thereabouts situated at Door No.87, New Door No,91/L, Dr. Natesan Salai, Karneeswarapuram, Mylapore, Chennai – 600004, comprised in New Survey no. 1003/15, (Old Survey No.1003/2), Block No.20 of Mylapore Village, Previously Mylapore – Triplicane Taluk, presently Mylapore Taluk, Chennai District , being bounded on the :

North by	:	Land belonging to Annamalai Nadar
South by	:	Land belonging to N.V. Abdulla
East by	:	CID Police Limits, and
West by	:	Dr. Natesan Salai (Formerly Barber's Bridge Road)

Admeasuring,

East to West on Northern Side	:	148 1/2 feet
East to West on Southern Side	:	132 feet
North to South on Eastern Side	:	60 feet
North to South on Western side	:	60 feet

For SHRI RAMAN DEVELOPERS

Partner

A2I2 Associates MUMBAI

in all totally measuring an extent of **780.66 square meter** of land together with building and situated within the Registration District of Central Chennai and Sub – Registration District of mylapore , Within the limits of Corporation of Chennai.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED THIS MEMORANDUM ON THE DAY MONTH AND YEAR FIRST ABOVE STATED.

For SHRI RAMAN DEVELOPERS

Partner

A212 Associates MUMBAI

LAND OWNERS **DEVELOPERS**

WITNESSES-

1. S. Geethalakshmi
No:10/9 Adhilakshmi Nagar
Kolathur, Chennai-99.

2. S. Renuka
No:97, East Seayalam,
Villivakkam, CH-49.

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

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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.