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தமிழ்நாடு तमिलनाडु TAMILNADU

16 MAR 2024

DB 497980

M/S. COBBLESTONE
CHENNAI.

R. SHANMUGAVALLI
STAMP VENDOR L/No.1090/B4/CH(C) 2021-9
62 / 107, Rama Street, Nungambakkam,
Chennai - 600 034. Mobile: 9445361496

JOINT DEVELOPMENT AGREEMENT

THIS AGREEMENT OF JOINT DEVELOPMENT is executed on this **20th** day of **March 2024** at Chennai

BETWEEN:

1. **Mr. REJILAL THOMAS JACOB (alias) THOMAS JACOB**, [PAN-AAJPJ5567G], Aadhaar No. 9513 1831 6098, aged 67 years, son of Mr. P.C. Jacob, residing at No. 63-A, TVS Nagar Annexe, Korattur, Chennai 600 076,

2. **Mrs. ANILA JACOB**, [PAN-BSKPJ8885M], Aadhaar No. 5247 5538 6966, aged 66 years, wife of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, residing at No. 63-A, TVS Nagar Annexe, Korattur, Chennai 600 076,

For COBBLESTONE

Partner

3. **Mr. ASHWIN THOMAS JACOB,** [PAN-AIJPJ7696Q], Aadhaar No. 5214 4968 0425, aged 42 years, son of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, residing at E803 CasaGrand ECR14, Maya Street, Kanathur, Chennai 603 112,

4. **Mr. AAKASH JACOB,** [PAN-AJUPJ6782B], Aadhaar No. 4752 4249 1779, aged 38 years, son of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, residing at Flat -C, 1st and 2nd Floor, West Brooke, New Door No. 2/3, (Old Door No. 22/3), Mandavelipakkam, Raja Annamalaipuram, Chennai 600 028,

collectively hereinafter referred as "**LAND OWNERS**", which term shall mean and include wherever the context so permits-and includes their respective legal heirs, successors and assigns, as **One Part**;

AND

M/s. COBBLESTONE, [PAN–AAJFC3680K], a partnership firm, having its office at 4th Floor, GRR Business Centre No: 36, Vaidhyaraman Street, T. Nagar, Chennai-600 017, represented by its Managing Partner **Mr. V. Satish,** Aadhaar No. 3279 5515 6448, aged 53 years, son of Mr. Varadharajalu, hereinafter called the **"DEVELOPER",** which term shall mean and include wherever the context so permits-and includes its successors and assigns, as **another Part;**

WHEREAS:

a) The Land Owners are absolutely entitled to the property being land of total extent of 21,364 sq.ft., comprised in Old Survey No. 441/1 (part), New Survey Nos. 441/1A, 441/1B, 441/1C and 441/1D, presently T.S. No. 108, Block No. 25, Ward No. 7 (Ward-E) Korattur Village, Ambattur Town, bearing Plot Nos. 63-A, 63-B, 63-C and 63-D, 2nd Cross Street, "T.V.S. Annexe" Korattur, Chennai 600 076, more clearly described in the Schedule hereunder (hereinafter referred to as 'Schedule mentioned Property').

For COBBLESTONE

Partner

b) The Land Owners represented that they having purchased and acquired the Schedule mentioned property in the following manner;

(i) The Plot No. 63-B, of an extent of 4810 sq.ft., purchased by Mrs. Anila Thomas under a Sale Deed dated 20.06.1991, registered as Doc. No. 3112/1991, at SRO-Anna Nagar from Mr. Raghava Naicker and others.

(ii) The Plot No. 63-C, of an extent of 4578 sq.ft., purchased by Mr. Thomas Jacob (a) Rejilal Thomas Jacob, under a Sale Deed dated 20.06.1991, registered as Doc. No. 3113/1991, at SRO-Anna Nagar from Mr. Raghava Naicker and others.

(iii) The Plot No. 63-A, of an extent of 5915 sq.ft., purchased by Mrs. Ammu Jacob and then minor Ashwin Jacob represented by his father and as guardian Mr. Thomas Jacob (a) Rejilal Thomas Jacob, under a Sale Deed dated 20.06.1991, registered as Doc. No. 3111/1991, at SRO-Anna Nagar from Mr. Raghava Naicker and others.

(iv) The Plot No. 63-D of an extent of 6061 sq.ft., purchased by Mrs. Ammu Jacob and then minor Aakash Jacob represented by his father and as guardian Mr. Thomas Jacob (a) Rejilal Thomas Jacob, under a Sale Deed dated 20.06.1991, registered as Doc. No. 3114/1991, at SRO-Anna Nagar from Mr. Raghava Naicker and others.

c) After the demise of Mrs. Ammu Jacob on 26.04.2020, her children Mrs. Annie Roshin Cherian (daughter) Mr. Renjit Jacob and Mr. Rejilal Thomas Jacob (sons) became entitled to the half share in the Plot No. 63-A and 63-D by way of inheritance and succession, subsequently the said Mr. Renjit Jacob (represented by his Power Agent Mr. Anila Jacob) released his 1/3rd share in the said Plots under a Release Deed dated 29.03.2022, registered as Doc. No. 2477/2022, SRO-Villvakkam in favour of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, similarly Mrs. Annie Roshin Cherian released her 1/3rd share in the said Plots under a Release Deed dated 29.03.2022, registered as Doc. No. 3129/2022, SRO-Villvakkam in favour of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob.

For COBBLESTONE

Partner

d) Thus, Mr. Rejilal Thomas Jacob (alias) Thomas Jacob became entitled to half share in the Plot Nos. 63-A and 63-D. The said Mr. Rejilal Thomas Jacob (alias) Thomas Jacob settled the half share in the Plot No. 63-A under a Settlement Deed dated 26.04.2022, registered as Doc. No. 3150/2022, at SRO-Villivakkam in favour of his son Mr. Ashwin Thomas Jacob and the half share in the Plot No. 63-D under a Settlement Deed dated 26.04.2022, registered as Doc. No. 3151/2022, at SRO-Villivakkam in favour of his another son Mr. Aakash Jacob.

e) Thus, the Land Owners became entitled to the Schedule mentioned property as detailed herein;

Plot No	Survey No	Extent in sq.ft.,	Owner
63-A	441/1C	5915	Mr. Ashwin Thomas Jacob
63-B	441/1B	4810	Mrs. Anila Jacob
63-C	441/1A	4578	Mr. Thomas Jacob
63-D	441/1D	6061	Mr. Aakash Jacob
	Total	**21364**	

f) In the said manner the Land Owners are having absolute rights over the Schedule mentioned Property and have been in absolute ownership, possession and enjoyment of the said property. In pursuance to the same the Revenue Department issued the Town Survey Land Register in their joint names in respect of 47 cents (19 ares) in Old Survey No. 441/1, T.S. No. 108, Block No. 25, in proof of their ownership to the Schedule mentioned property.

g) The Land Owners have approached the Developer to develop the Schedule mentioned property into smaller residential plots on their behalf and the Parties have arrived an understanding and the Developer have agreed to develop, market and sell the lands in the schedule property (Hereinafter referred to as "Plots"). Land Owner & Developer shall share the revenue generated out of the sale of the Plots in this Project, subject to the conditions and terms that are mutually agreed between the Parties and set forth herein below.

For COBBLESTONE

Partner

NOW THIS AGREEMENT FOR JOINT DEVELOPMENT WITNESSES THAT:

1. PROPERTY TO BE DEVELOPED:-

Property being land of total extent of 21,364 sq.ft., comprised in Old Survey No. 441/1 (part), New Survey Nos. 441/1A, 441/1B, 441/1C and 441/1D, presently T.S. No. 108, Block No. 25, Ward No. 7 (Ward-E) Korattur Village, Ambattur Town, bearing Plot Nos. 63-A, 63-B, 63-C and 63-D, 2nd Cross Street, "T.V.S. Annexe" Korattur, Chennai 600 076, (Schedule Property).

2. OFFER FOR DEVELOPMENT BY DEVELOPER FOR THE LAND OWNERS:-

a) The Land Owners are absolutely entitled to the Schedule property and do hereby offer the lands to the Developer to promote and develop the same into a residential-plots.

b) The Land Owners represent that they have not encumbered the property nor the property is the subject matter of any subsisting agreement, Power of Attorney, Contract, Charge, mortgage, lien, litigations, acquisition proceeding of State/Central Government.

c) The Land Owners have further represented that they are paying necessary taxes in respect of the said property ever since the date of purchase in the above said manner and is in exclusive ownership and occupation of the said property. The Land Owners represent that except the Owners, no other person has any title, interest, rights or ownership, whatsoever in the Schedule mentioned property.

3. OBJECTS

a) The Developer undertakes to promote the lands and the Land Owners authorises the Developer for the proposed project which is a scheme for joint development, marketing and for the selling developed residential Plots.

b) The Developer shall obtain all the approvals and sanctions from all the government bodies and regulatory authorities to market and sell the lands as developed residential plots in accordance with their terms and conditions.

c) Further the developer will get the project approved by scheduled banks to enable mortgage loans for the proposed purchasers

For COBBLESTONE

Partner

4. SALE CONSIDERATION /ADVANCE:

a) The parties agree that the total amount of consideration payable to the Land Owners by the Developer for the Scheduled Property ("Total Consideration") would be Rs. 11,32,00,000/- (Rupees Eleven Crore and Thirty-Two Lakhs only),

b) The Developer agrees to provide a sum of Rs. 50,00,000/- (Rupees Fifty lakhs only) as security deposit to the land owner till the completion of this sale transaction. This amount shall be adjusted towards receivables from the sale of the developed plots from and out of the Land Owners share on a pro rata basis to be mutually agreed upon between the parties as when the plots are sold.

c) The Land Owners have accepted said offer and on request of the Land Owners the Developer has this day paid the sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) to the Land Owners in the following manner;

(i) Sum of **Rs. 12,50,000/-** (Rupees Twelve Lakhs and Fifty Thousand only) vide Cheque No. **093172** dated **20/03/2024**, drawn on **Bank of India** Bank in favour of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob

(ii) Sum of Rs. **12,50,000/-** (Rupees Twelve Lakhs and Fifty Thousand only) vide Cheque **No. 093173** dated **20/03/2024**, drawn on **Bank of India** Bank in favour of Mrs. Anila Jacob

(iii) Sum of Rs. **12,50,000/-** (Rupees Twelve Lakhs and Fifty Thousand only) vide Cheque No. **093174** dated 20/03/2024, drawn on **Bank of India Bank** in favour of Mr. Ashwin Thomas Jacob

(iv) Sum of Rs. **12,50,000/-** (Rupees Twelve Lakhs and Fifty Thousand only) vide Cheque No. **093175** dated 20/03/2024, drawn on **Bank of India** Bank in favour of Mr. Aakash Jacob

d) The Land owners shall receive the consideration on the sale of each individual plot ("Plot Consideration") for the share allotted to the land owners proportionally directly from the proposed purchaser either as direct sale or bank loan aided sale.

For COBBLESTONE

Partner

5. SHARING OF DEVELOPED PLOTS IN THE PROPERTY:

a) The Parties agree that the salable price for each Plot shall be finalized by the developer after obtaining all the approvals and sanctions and the development.

b) The Parties agree that the revenue shall be shared in the following manner;

(i) The Land Owners shall be paid a Plot Consideration amounting to Rs.6957.09 /- per sq.ft., after adjusting the deposit on assumed sale area of 15552.48 Sq.ft subject to COC approval. The Land Owners agree to pay the necessary TDS applicable for the receivables from the sale proceeds.

(ii) the remaining sale consideration for the Plot shall be taken over by the Developer as their development charges. The Developer shall pay necessary GST applicable for the same.

6. ACCEPTANCE FOR DEVELOPMENMT BY THE DEVELOPER

a) The Developer hereby accepts the aforesaid sharing and undertakes to develop, market and sell Plots as per the terms agreed herein.

b) The Owners agree to co-operate with the Developer in this regard.

7. COST OF DEVELOPMENT & MARKETING

a) The cost of project includes, all drawings and the layout design, material procurement and landscaping, demarcating roads inside the layout, etc., which will be borne by the DEVELOPER.

b) All expenditures arising out of the Project in respect of the development such as Planning, designing, sanctioning, deposits for all infrastructure connections and all other related charges shall be solely borne by the Developer.

c) The costs of stamp duty, registration fees all other incidental expenses pertaining to gift of land in respect of Road, Park areas etc. and also with regard the access to the Schedule mentioned property or any costs incidental to the same shall always at all times be borne by the Developer.

d) All the cost for obtaining sanctions and approvals with other charges and the development cost shall be computed in the development cost. This development cost will be adjusted against the amount receivable by the Developer.

For COBBLESTONE

Partner

8. TIME FOR COMPLETION

a) The DEVELOPER agrees to complete the project within (12) twelve months from sanction of all the approvals and RERA registration. The Developer further agrees to book the developed plots from the date of execution of this Agreement

b) In the event that the Developer is not in position to sell the developed plots within the stipulated time as refereed above, then the parties may mutually extend the time limit according to the market situation with a Grace period of 3 more months.

c) In the event that the Developer is not in a position to sell the developed plots within the extended Grace Period, the Developer agrees to pay the Land Owners a sum amounting to the Total Consideration less any Plot Consideration already paid. In consideration for this payment, and simultaneously with receiving this payment, the Land Owners agree to transfer title to all of the remaining Plots in the Scheduled Property to the Developer.

9. PERMISSION FOR ENTRY TO THE DEVELOPER

a) The Owners agree to give possession of the Schedule mentioned property for the purpose of development to the Developer at the time of execution of this Joint Development Agreement (hereinafter referred to as "JDA").

b) The Owners do hereby grant permission to the Developer to carry on the preliminarily works such as survey of the land, laying of boundary stones etc. at any time after the execution of this JDA.

c) The Developer will be entitled to engage architects, engineers, contractors and others, as they deem fit, to execute the development activities on the Schedule mentioned property. The Developer is entitled to carry out the work either by themselves or through labour or through any skilled contractors or Sub-contractors or agents and shall be entitled to give such contractors, whole of the development or any part or parts of the work.

For COBBLESTONE

Partner

d) The Land Owners shall permit the Developer to bring its men, material and equipment to the Schedule mentioned property for the purpose of commencing and continuing with the development on the said land. The Land Owners shall not disturb the Developer in the development or any other work inside the Schedule mentioned property till the completion of the entire development.

e) It is the express intention of all parties that by executing this JDA as aforesaid, the judicial position over land will continue to rest with the Land owners until the said layout development works are completed in all aspects. The Developer will get all the requisite support from the Land Owners till the Lands are approved and converted into saleable residential plots.

10. LAND OWNERS' RESPONSIBILITIES:

a) The Owners agrees to furnish the copies of the title deeds, sketches, revenue records, Encumbrance Certificates pertaining to the schedule mentioned property and agrees to produce any other document/ information as required by the Developer and/or its Advocate to establish clear title of the Owner to the Schedule mentioned property.

b) Upon execution of this Agreement, the original documents will be deposited in a joint locker in a Bank. One key of the locker shall be with the Property Owners and the other key of the locker shall be with the developer and the said locker will be operated jointly, as and when the original documents are required to be taken out for perusal and verification as required by the Developer or any prospective purchasers. The Property Owners agree and undertake to cooperate fully with the Developer in this regard

c) The Owners agree to extend full co-operation to the Developer by signing necessary papers wherever required to develop the lands and carry out the intentions set out in this agreement.

For COBBLESTONE

Partner

d) Subsequent to the execution of this JDA, the Land Owners shall execute irrevocable Deed of General Power of Attorney in favour of Developer empowering the Developer to deal with statutory, approval, development authorities, municipality, corporation etc., and empowering the Agent to sign the necessary application, papers and documents for the purpose of getting necessary NOC from any authorities, additions and alterations and renewal of plans.

e) The Land Owners further enables the Developer through the General Power of Attorney to enter into Agreements and to execute and register the Gift Deed/s in favour of the government authorities for layout internal roads and Public purposes and present the same before the competent registering authorities and admit execution thereof, and other bodies.

f) The Land Owners hereof will pay and discharge all taxes, charges, levies and other assessment for the Schedule mentioned property up to and till the date of handing over of possession of the land to the Developer. Thereafter the Developer shall bear for the payment of all taxes, levies, charges and assessments according to the sharing the salable areas.

g) It is agreed that if any charges are levied by the Development authorities for the OSR since the plot being unapproved it shall be the borne by the Land Owners. The said charges will be paid by the Developer on behalf of the Land Owners and the same shall be adjusted from the amount payable to the Land Owner.

h) It is agreed that if any the Development authorities shall result in a corresponding reduction in the Total Consideration to be paid to the Land Owners. The reduction in the Total Consideration shall be equivalent to the reduction in the square footage of the Scheduled Property resulting from the levy of OSR fees.

For COBBLESTONE

Partner

i) After the development of the property from lands to plots, and the commencement of sale of plots, The Land Owners shall sign and execute necessary applications, papers, and documents and do all acts, deeds and things as the Developer may lawfully require in order to legally and effectively vest in the Developer and/or its nominee(s) title to the plots enabling the developer to sell the developed plots.

11. DEVELOPER'S RESPONSIBILITIES:

a) The Developer shall obtain the zone conversion to residential zone from various zones including agriculture zone to non-agri zone. The Developer shall obtain necessary NOCs for the same from various authorities to convert the lands to saleable residential plots.

b) The Developer shall prepare the necessary Plans/ Drawings/ Designs for development and submit the same to the concerned Authorities for sanction of the Layout Plan. The Developer shall at its cost obtain all necessary sanctions, permits and approvals for the Layout in the Schedule mentioned property.

c) Upon sanction of the Layout the same shall be registered with TNEREA for sale of the plots.

d) During the process of the development the Developer shall take precautionary safety measures as may be necessary in order to avoid causing damage, injury or other inconvenience to any of the neighbours and their properties. In case of any claim from the third parties due to injury caused to property or person due to the proved negligence on the part of the Developer, the Developer shall be solely responsible to meet such claims.

e) The Developer shall display the name board with the particulars of the Developer in the Schedule mentioned property immediately after taking possession for developing of the Schedule mentioned property and to advertise the sale of residential Plots.

For COBBLESTONE

Partner

f) The Developer shall be responsible to make payments to all workers, workmen, staff, employees and contractors and sub-contractors, for the purposes of executing the work and development of the Schedule mentioned property.

g) The Developer is entitled to get the development work done either by themselves or through other well-known contractors or sub-contractors or agents and shall be entitled to give such contractors whole or any part or parts as required by the Developer.

h) The Developer shall pay the fees and other charges including both official and incidental for obtaining NOC from various Government bodies, such as Revenue, Local Bodies, PWD Department, Pollution Control Board, Environmental Protection Act and any other Legislation in this regard.

i) For carrying out the various kinds of land survey work through Government and private agencies, the Developer is responsible for doing the initial Survey and to submit the Survey and topo sketch of the Schedule mentioned property.

j) For obtaining all necessary approvals for the layout declaration such as CMDA, DTCP etc., as may be applicable and other appropriate approvals and permissions from the Government.

k) For clearance and removal of all the bushes with the earthmoving equipment such as JCB in the proposed site area, and in the outer boundary area and for leveling [site grading] marking and fixing Road demarcation stones and Plot boundary stones. For filing and closing condemned and un-utilizable wells in the land.

l) For development of land into good Layout by filling and leveling, creating and providing roads, as per plan approval, providing the E.B facilities, creating Public Purpose amenities and other facilities such as club house, etc. as mentioned in the project plan.

m) For marketing and selling of the developed plots through its offices and resources and For setting up site offices in order to keep /store the construction materials and for the operational purpose of site engineers and workers.

For COBBLESTONE

Partner

12. OWNERS' INDEMINITY

a) The Land Owners hereby confirm and declare that the Land Owners are absolutely entitled of to the Schedule mentioned property, and that the Land Owners' title to the Schedule mentioned property is good, valid and marketable and subsisting. That the Schedule mentioned property is not subject to any encumbrance, attachment proceedings, court proceedings, charges, mortgages, maintenance, acquisition or requisition proceedings, litigations, charge, borrowing, etc.,

b) The Land Owners further assure and confirm that the Land Owners have not entered into any agreement with anyone in any way for conveying/ transferring /assigning the Schedule mentioned property as on date. This is the first agreement the Owners are entering for developing/ conveying the Schedule mentioned property.

c) The Land Owners shall not create any charge or encumbrance over the Schedule mentioned property during the subsistence of this Agreement in any manner whatsoever or do any act which will be detrimental to the interest of the Developer.

d) The Land Owners agree to keep the Developer and/or its nominees fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may arise against the Developer and/or its nominees on account of any claim or defect in or want of title.

13. DEVELOPER'S INDEMINITY

The Developer agrees that it shall comply with all terms and conditions as stated above in respect of development of the Schedule mentioned property and shall indemnify and keep the Owners indemnified, protected and harmless against any claims, demands etc., in respect of the same.

For COBBLESTONE

Partner

14. GENERAL CLAUSES

a) Parties hereof specifically agree that the project that is now being proposed is only for a residential layout. Various terms and conditions agreed hereunder are strictly confined to a residential layout.

b) Each of the parties hereby agree and covenants that each of the parties shall be responsible for the payment of their own taxes, if any arising out of the income accruing or arising to the respective parties and each of the party shall determine their respective taxes and undertake to pay thereof without any liability to the other party.

c) This JDA will supersede any other writings entered into between the parties herein if any. The parties agree that the terms of this JDA shall run in full force till the completion of this project or otherwise this JDA shall get terminated only on completion of execution of the development of lands and fulfillment of all obligations by both parties as per agreed terms.

d) It is agreed between the parties that if any revisions or alterations of the clauses of this JDA are required, the same will be reduced into writing on mutually agreed terms separately in writings.

e) The owners and the developer mutually agree that the entire collection towards Infrastructure Charges, Registration Charges, Legal and Documentation charges, Metro Water charges, EB Charges and Deposits, Corpus fund, maintenance deposit, club membership, service tax, VAT and if any other charges collected extra from the prospective buyers will be retained by the developer to meet out the expenses spent or to be spent towards the same or to pay to the authorities.

f) The developer is entitled to receive all payments from the prospective purchasers in their name and shall issue the receipt for the same and on receipt of the same shall be disbursed to the Owners in the ratio agreed above, as per the terms agreed clause 5 (b)

For COBBLESTONE

Partner

15. AGREEMENT

a) This JDA shall be in full force until all the transactions contemplated herein are fully and effectively completed and until such time this JDA shall be irrevocable.

b) This JDA has been prepared in two Originals and duly signed by the Parties concerned and one is retained by the Owners and the other by the Developer.

16. ADDRESS FOR COMMUNICATION

Any communication or notice required to be given by one party to the other shall be in writing and sent by the "Registered Post Acknowledgement Due" to the address given in this Agreement.

17. FORCE MAJEURE

The Developer having been permitted to enter into the Schedule mentioned property shall commence development activities and shall initiate the sale process form the date of obtaining all the layout approvals. The Developer undertakes to complete this transaction within 15 months from the date of sanction of all approvals subject to natural calamities like heavy rain, floods, famine, earthquake, war, riot, fire, pandemic, curfew/lockdown, and undue delay on the part of the CMWSSB/Corporation and Electricity board to give service connection, despite the best efforts of the DEVELOPER. In the event of occurrence of such force majeure events, suitable extension of time will be negotiated between the parties, agreed upon and recorded in text form.

18. ARBITRATION

Any dispute or difference between the parties hereto as to the interpretation, effect, validity, or enforcement of this JDA, shall be resolved only by way of arbitration. Such arbitration shall be by a sole arbitrator appointed by mutual consent of both the parties. The venue, place and seat of such Arbitral proceedings shall be at Chennai. To the greatest extent possible, and except where the Arbitrator specifically requests physical hearings for specified purposes, all hearings shall be conducted online through video-conferencing. All judicial proceedings arising out of such dispute and out of such arbitral proceedings shall be instituted only before the Courts at Chennai. The language of arbitration shall be English.

For COBBLESTONE

Partner

SCHEDULE

(Property offered for development)

All that piece and parcel of property being land and building of a total extent of **21364 sq.ft.,** comprised in Old Survey No. 441/1, New Survey No. 441/1A, 441/1B, 441/1C and 441/1D, T.S. No. 108, Block No. 25, Ward No. 7, "T.V.S. Nagar Annexe" Korattur, Chennai – 76, bearing Plot Nos. 63-A, 63-B, 63-C and 63D, situated at Korattur Village, Ambattur Taluk, Chennai District, bounded on the

(i) Plot No. 63-A, measuring an extent of 5915 sq.ft., (as per Patta 5886 sq.ft.,) in Survey No. 441/1C

North by	Plot No. 63-D
South by	Survey No. 441/2
East by	Survey No. 444 & 445
West by	Plot Nos. 63B & 63C

(ii) Plot No. 63-B, measuring an extent of 4810 sq.ft., (as per Patta 4796 sq.ft.,) in Survey No. 441/1B

North by	Plot No. 63-C
South by	Survey No. 441/2
East by	Plot No. 63-A
West by	Survey No. 440

(iii) Plot No. 63-C, measuring an extent of 4578 sq.ft., (as per Patta 4360 sq.ft.,) in Survey No. 441/1A

North by	Survey No. 436
South by	Plot No. 63-B
East by	Plot Nos. 63-A & 63-D
West by	Survey No. 440

For COBBLESTONE

Partner

(iv) Plot No. 63-D, measuring an extent of 6061 sq.ft., (as per Patta 5886 sq.ft.,) in Survey No. 441/1D

North by	Survey No. 435
South by	Plot No. 63-A
East by	Survey No. 445
West by	Plot No. 63-C

Situated within the Sub-Registration District of Villivakkam
and Registration District of Chennai Central.

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

For COBBLESTONE

[DEVELOPER]
Partner

[LAND OWNERS]

WITNESSES:

1. (CN. SALEEM AHAMED)

2. (SUSHEEL K. THARIEN)



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.

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

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



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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

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