Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

4 SEP 2023

CX 663575

I. JACINTHA

Vendor-Lic No 20540/B4/B7/9

Susheela Nagar, Kodungaiyur

Chennai-600 061

EK INFRA
Chennai - 600 100

JOINT VENTURE AGREEMENT

This Joint Venture Agreement executed on this the 15th day of September 2023

By and between **Mrs ANISTA GOMEZ,** W/o. Mr. S. Elred Kumar aged 54 years, (PAN. AEUPA5572K, Aadhaar No. 2667 5422 3247) residing at No.14/15, Duraisamy Reddy Street, West Tambaram, Chennai - 600 045, (Hereinafter referredto as the **FIRST PARTY**, which expression and term shall mean and include wherever the context so requires or permits, her legal representatives, Legal heirs, administrators, executors, nominees, successors and assigns)

AND

M. Anista

For EK INFRA

Partner

(1) Mr.S.ELRED KUMAR, S/o. P.S. Santhanam Gomez, aged about 56 years, residing at, Door No. 14/15, Duraisamy Reddy Street, West Tambaram, Chennai – 600 045, **(2) Mr.R.JAYARAMAN**, S/o.Mr.A.Ramanaujam, aged about 55 years, residing at Door No. 1, Mullai Nagar Main Road, West Tambaram, Chennai – 600 045, (Hereinafter referredto as the **SECOND PARTIES**, which expression and term shall mean and include wherever the context so requires or permits, their legal representatives, Legal heirs, administrators, executors, nominees, successors and assigns)

AND

M/s.EK INFRA, a partnership firm Registered under the Indian Partnership Act, 1932 in Reg No.1822 (PAN: AAHFE4550C) Rep. by its partner of **Mr.E.JEFFRINE SANTHOSH**, having their office at A-101, RS Elegance Phase – 1, Ravi Main Road, Near Ponniyamman Kovil, Vadakkpattu Main Road, Medavakkam, Chennai-600 100. (Hereinafter referred to as the **THIRD PARTY**, which expression and term shall mean and include wherever the context so requires or permits, their legal representatives, legal heirs, administrators, executors, nominees, Successors and assigns)

Whereas the First Party herein is the absolute owner in respect with the properties more fully identified as Item No.1 and the second parties are the absolute owners in respect with the properties identified as Item No.2 in the schedule hereunder, the third party herein being engaged in the business of construction of residential apartments among other things, has

For EK-INFRA

M. Anish

Partner

approached the First & second parties with a proposal for constructing residential units as per the building plan approval and the First & Second parties having agreed for the same based upon the terms and conditions set forth hereunder:

1. The First party is the sole and absolute owner of the Item No.1 property, which she derived title through the following documents:

   i. Settlement deed dated 04.11.2016 in document No. 11328/2016 registered on the file of the SRO. Saidapet, executed by Mr.S.Elred Kumar in favour of the first party herein.

   ii. Settlement deed dated 19.06.2017 in document No. 5993/2017 registered on the file of the SRO. Saidapet, executed by Mr.S.Elred Kumar in favour of the first party herein.

2. The Second partiesare the owners in respect with Item No.2 property, which they derived title through the following document.

   Registered Sale deed dated 28.10.2005 in Doc.No.7822/2005 on the file of the SRO Saidapet, executed by Mrs.Kasthuri & others to and in favour of the Second parties herein.

3. Whereas the Patta for Item No.1 property stands in the name of the first party herein under Patta No.5885, 5858, 5886, 5887 & 5753, similarly Patta for Item No.2 property stands jointly in the name of the Second parties herein under Patta No.2538, further the First &

M. Anish

For EK INFRA

Partner

Second parties have jointly availed building plan approval from CMDA / other Local authorities for the purpose of construction of residential flats in both Item No.1 & 2 of the schedule mentioned property.

4. The First & Second parties have agreed to handover the vacant possession of Plots more-fully identified in the schedule hereunder to the Third party without transferring the title and ownership.

5. The Third party shall take over the vacant possession of the schedule mentioned property and do all the acts for development of same in order to construct the residential units as per the approved plan on his own cost.

6. The Third party shall not deviate/modify in any way the construction from the original plan. Any deviation/construction not in accordance with the approved plan, shall immediately terminate the agreement.

7. The First & Second parties shall extend their fullest cooperation to the Third party towards the construction process as well as produce the original documents before any government/quasi Government/ judicial/quasi judicial/local authority/office whenever and wherever required.

8. The First & Second parties shall also authorise the Third party to approach any government authority upon necessary, including TNRERA, for the sole purpose of obtaining required approvals for the continuous conduct of the business without any hindrance.

A.G. M. Anish

For EK INFRA

Partner

9. The parties shall decide mutually regarding executing power of attorney by the First & Second parties in favour of Third party or its authorised person if required at the later stage.

10. The Third party alone shall be responsible for all the expenses to be incurred in relation to obtaining building plan approval, licenses, permits for the property to be constructed. The Third party shall reimburse all the charges spent by the First & Second parties towards obtaining building plan approval from the CMDA/Local authorities on production of receipts for such payments.

11. The Joint Venture sharing shall be 40% to the First & Second parties and 60% to the Third party out of the sale consideration amount, further the 1st and 2nd parties shall share the 40% of their allotment in the following proportions (i) Mr.S.Elred Kumar 31% in the extent of land measuring 4796 Sq.ft, (ii) Mr.R.Jayaraman 31% in the extent of land measuring 4796 Sq.ft and (iii) Mrs.Anista Gomez 38% in the extent of land measuring 5838 Sq.ft.

12. The 3rd party alone is liable to bare the GST charges in respect with his share and the 1st and 2nd parties being the land owners are not liable to pay the GST charges for the sale transactions.

13. For every sale transaction the 3rd party alone is liable to incur the TDS charges as applicable and deducted from the purchaser end.

14. The sale consideration amount for the schedule mentioned plots shall be received by the Third party alone from the prospective

M. Anista

For EK INFRA

Partner

purchasers and later theFirst & Second parties shall receive their propionate share amount from the Third party.

15. The First & Second partiesshall extend their cooperation in appearing before the concerned sub register office for the purpose of registering the Plot UDS to the purchasers.

SCHEDULE OF PROPERTY

ITEM No.1:

All that piece and parcel of the Plot No.A1 measuring an extent of 1,911 Sq.ft. comprised in Old S.Nos.154/1(Part), 154/2 (Part) & 155/1 (Part) as per New Patta No.5753 sub divided New S.No.155/1A2 and Plot No.A2 measuring 948 Sq.ft.,comprised in Old S.No.155/1 (part) as per New Patta No.5887 New sub divided S.Nos.155/1A1C,Plot No.A3 measuring 976 Sq.ft. comprised in Old S.No.155/1 (part) as per New Patta No.5886 New sub divided S.Nos.155/1A1B& Plot No.A4 measuring 2,000 Sq.ft. comprised in Old S.No.155/1 (part) as per Patta No.5885 & 5858 New sub divided S.Nos.155/1A1A & 155/1C1B in the Nameof **JK Avenue Layout** (Planning Permit Number 197/2015 Ltr.No.1451/2015 Dated.25.05.2015 Commissioner St.Thomas Panchayat, Chitlapakkam, Member Secretary CMDA Approval PPA.No.56/2015-2016 dated.29.07.2015), Situated in MedavakkamVillage, Sholinganallur Taluk, now Tambaram Taluk, Kancheepuram District, now Chengalpattu District.

M. Anish

For EK INFRA

Partner

ITEM No.2:

All that piece and parcel of vacant land measuring an extent of 0.22 Cents, comprised in S.No.153/5 in Patta No.2538, Situated in **Medavakkam**Village, Sholinganallur Taluk, now Tambaram Taluk, Kancheepuram District, now Chengalpattu District.

IN WITNESS WHERE OF THE ABOVENAMED PARTIES HAVE SUBSCRIBED THEIR SEAL AND SIGNATURES ON THE DAY. MONTH AND THE YEAR ABOVE MENTION IN THE PRESENCE OT THE FOLLOWING WITNESSES.

M. Anish

[First & Second Parties]

WITNESSES:

1. R. SELVA GANAPATHY
NO. 135/5 Selva Vinayagar Kovil St, Sudharsanapuram Chennai – 600063.

2. M. Arunkumar
No: 14, 2nd Bajanai kovil St
Sembakkam, Ch - 73.

For EK INFRA

Partner

[Third party]

ALPHA SIGNATURE - MEDAVAKKAM PROJECT

LAND OWNER - PROPORTIONATE RATIO WORKINGS

Land owners	Land Sq.ft	Proportinate
S.Elred Kumar	4705	31%
R.Jayaraman	4705	31%
Anista Gomez	5767	38%
	15177	**100%**

JV RATIO - Proporationate of Salable Sq.ft

	Total Salable Sq.ft	**40,893**	**Sq. ft**
A)	***Developer: 60%***		
	EK INFRA	24,535.80	60.00%
B)	***Land owners: 40%***		
	S.Elred Kumar	5,070.73	12.40%
	Anista Gomez	5,070.73	12.40%
	R. Jayaraman	6,215.74	15.20%
		40,893.00	**100.00%**

M. Anista

For EK INFRA

Partner



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate