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8A 31/93

R. F. III-A 30 —10.1986—20,000 Tel.

நபர் 11, செங்கல்பட்டு தாலுகா, அனுமந்தண்டை கிராமம், 141. கொட்டாமூர் கொக்கு.

மாகாந்திர் இஸ்தி,

பட்டா எண் 1028.

1. சந்திர சேகரன் s/o
2. துரைசாமி நாடாயினிவு 1—வைப்பாறு நிலத்தின் புலவாரி விவரங்கள்.

பட்டாவில் கண்ட தீர்வையை பக்கத்தில் கண்டபடி தவணைகளிலும், நிலுவையை முன்பக்காரனிடத்தில் செலுத்தவேண்டியது. ஏதேனும் உத்தரவின்படி செய்த சர்குபடிக்கு விதிக்கப்பட்ட தீர்வையை அது விதிக்கப்பட்ட விபரமிக்கப்பட்ட தேதி விக்கப்பட்ட 30) தினத்திற்குள் செலுத்திவிடவேண்டியது.

குறிப்பு :—இந்தப் பட்டாவில் தாக்கலாயிருக்கும் தீர்வை மேல்சாகுபடியின் மாகூலின் சர்க்கார் வீதத்தின் விலையை மாத்திரம் காட்டுகிறது. டி நிலங்களில் உலோர்க்கங்கள் கண்டுபிடிக்கப்பட்டு வேலை நடத்தப்படுவதாக அவைகளுக்காக ஜாஸ்தி தீர்வை செலுத்தவேண்டியதாக இருக்கும்.

வருஷமும் விவரங்களும்.	புலத்தின் நம்பரும், உட்பிரிவும்.	புன்செய்.				நன்செய்.				COMPARED WITH 10 (1) CHITTA AND FOUND CORRECT.
		விஸ்தீர்ணம்.		தீர்வை.		விஸ்தீர்ணம்.		தீர்வை.		
(1)	(2)	(3)		(4)		(5)		(6)		(7)
		ஏ.	செ.	ரூ.	பை.	ஏ.	செ.	ரூ.	பை.	ரூ. பை.
13 ஆம் பசலி	278	0	10	0	15	—	—	—	—	0 15
	10A3									
	278	0	16	0	24	—	—	—	—	0 24
	10B3									
மொத்தம்.		0	26	0	39					0 39

DEPUTY TAHSILDAR
SAIDAPET

1000Rs.



1 FEB 1982

4236/82
1.2.82

(R. Ane Hanna)

D. Chandrasekharan S. Umamahesh
Mr. 4

THIS DEED OF SALE Executed at Madras on this 12th day of February 1982 by (1) VEMBULI AMMAL, Wife of late R.Kuppuswami Chettiar aged about 65 years and residing at 28, Veerabadran Street, Mylapore, Madras-4 (2) MRS. MUNI AMMAL, Wife of K.Govindarajulu Chettiar, aged about 43 years and residing at No.103, Mudhalandan Thottam, Madras-18 (3) MRS. DORAMMA, Wife of R.Puniyakoti, aged about 40 years and residing at No.1, Amman Koil Street, Valleeswarar Thottam, Madras-28 (4) MRS. LAKSHMI AMMAL, Wife of Dorai Babu Chettiar aged about 38 years and residing at No.8, V.O.C.Street, Madras-18 (5) K. GANESAN, Son of late Kuppuswami Chettiar, aged about 35 years and residing at 28, Veerabadran Street, Mylapore, Madras-4 (6) K. BABU, Son of late Kuppuwami Chettiar, aged about

... 2

1) வேம்புலி
2) முனியம்மாள்
3) முனிரயம்மாள்
4) K. கணேசன்.
5) K. Ganesan
6) K. Babu
7) A. Rama. L.T.I.A.
8) Ellammal
9) முனியம்மாள்
10) G.T. முனியம்மாள்
11)

376

Document. No. 376 of 1982 of Book 1

Contains 1 Sheets

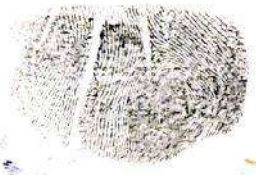
Sheets

Joint Sub Registrar-I

Presented in the Office Of the District Registrar Of Madras South and fees of Rs. Paid between The hours of and on the

EXECUTION ADMITTED BY

1) [illegible]



2) [illegible]

3) [illegible]



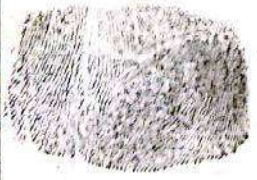
4) [illegible]



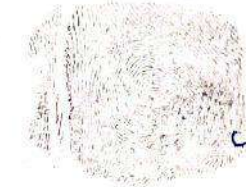
5) [illegible]



6) [illegible]



7) [illegible]



1000Rs.



FEB 1982

On Questions

2008

1.2.82 — 3800

3815 4

19.2.50

24.4.50

US 11.5

D. Chandrasekharam

aps-4

V.B. Sarojam

V. B. சரோஜம்,

குற்றவாளர்கள் பிரிவு,

சிட்டி குற்றவாளர், சென்னை

32 years, and residing at No.28, Veerabadran Street, Mylapore, Madras 4 (7) K. RAMU, Son of late Kuppuswami Chettiar, aged about 27 years and residing at No.28, Veerabadran Street, Mylapore, Madras-4 (8) MRS. ELLAMMAL, Wife of late Kannappa Chettiar, aged about 68 years and residing at 43, Padur Village, Chingleput District (9) MRS.MUNI AMMAL Wife of G.Thulukkanam Chettiar, aged about 50 years and residing at No.6, Veeraperumal Street, Mylapore, Madras-4 (10) MRS. JAYALAKSHMI, AMMAL, Wife of Thiruvenkatam Chettiar, aged about 46 years and residing at No.4, Valeeswarar Thottam, Raja Annamalaipuram, Madras-28 and (11) K.BHUPATHI, Son of Kannappa Chettiar, aged about 42 years

... 3

1) தேவம்மாள்

2) முனியம்மாள்

3) தனலட்சுமி

4) K. பூபதி.

5) Kelliamma

6) K. Babu.

7) K Ramu.

8) [redacted] G.T. in Ellammal

9) முனியம்மாள்

10) G.T. ஜெயலக்ஷ்மி

11) [redacted]



8/ Left
Thumb Ellammal w/o Ramulu
Cattran-43 Kalur village
Sangareddy Dt

9/ Left
Thumb Bhulakshmamma cattran-
w/o Venkatswamy Sangareddy Dt

10/ Left
Thumb G.T.Gangulamma w/o. Thimmareddam
cattran No 4 Vallampatan Sultan
Ms 28

11 Left
Thumb Sri. Ramulu cattran No 3
Kalur village Sangareddy Dt

IDENTIFIED BY

P.H.Bhaveu S/o Sri Pratapmalji Bhandari Business residing at No 101. G.N. Chetty Road. Madras.17

V.B.RAJU, S/o. R.V. Rajni Business
12, Cenotaph Road, Ms-28.

12th February 1982 — Joint Sub Registrar I

Registered as No. 396 of 1982 of
Book 1 Volume 3.1x pages 388 to 392

15th February 1982 — Joint Sub Registrar I.

Document. No. 776 of 1982 of Book I
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1 FEB 1982

2009
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D. Chandrasekaran,
4/5.4

V. B. Saroja
V. B. சரோஜா,
முதலாம் இணை சார்பதிவாளர்
மாவட்ட பதிவாளர் அலுவலகம், சென்னை
தமிழ்நாடு

and residing at 43, Padur Village, Chingleput District, hereinafter referred to as the "VENDORS" which term shall mean and include their heirs, legal representatives, successors and assigns of the ONE PART: UNTO

AND IN FAVOUR OF

MR. D.CHANDRASEKARAN, Son of Sri.M.Duraiswamy Nadar, aged about 32 years, and residing at No.103, Kutchery Road, Mylapore, Madras-4 hereinafter called the "PURCHASER" which term shall mean and include his heirs, legal representatives successors and assigns of the OTHER PART WITNESSETH:

... 4

1) [illegible]
2) [illegible]
3) [illegible]
4) [illegible]
5) K. Ganesan
6) K. Babu
7) [illegible]
8) [illegible]
9) [illegible]
10) [illegible]
11) [illegible]

Document. No. 776 ...of 1982 ...of Book I
Contains.....1.....Sheets
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Joint Sub Registrar-II

1000Rs.



1 FEB 1982

* 8943

1.2.82 D. Chandrasekharan

M/s

S. MANJULA MAHESWARI
STAMP VENDOR.
NEAR TALUK TREASURY
Old High Court Buildings
MADRAS-600001

.. 4 ..

WHEREAS the late Swami Chettiar, grand father of the first and 8th of the Vendors herein bequeathed in their favour certain properties inclusive of the property mentioned in Schedule A hereunder situate in Kottivakkam Village, Saidapet Taluk, Chingleput District and;

WHEREAS even though the two sisters, as between themselves, as also separately as among their family members effected partition in terms of KORU CHITS it has been found that for agricultural operations the division by such metes and bounds is not economically profitable and;

WHEREAS the Parties of all parts herein have decided to sell the property mentioned in Schedule "A" hereunder and for that purpose

... 5

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Document. No. 376 of 1987 of Book I

Contains 11 Sheets

4 Sheets

Joint Sub-Registrar-I

200RS



8944
1.2.82 D Chandrasekharan.

S. VASUDEVA MAHESWARAN
STAMP VENDOR,
GRAD. TALUK TREASURY
City Civil Court Buildings,
MADRAS-600001

have joined together and prepared a lay out in terms of the plan attached herewith and;

WHEREAS the Vendors have agreed to sell and the Purchaser herein has agreed to purchase the agriculture land being Plot No. 5 (Five) for the consideration of Rs.38,150/- (Rs.Thirty eight thousand one hundred and fifty only).

THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:

In consideration of the above premises and in consideration of the sum of Rs.38,150/- (Rs.Thirty eight thousand one hundred and fifty only) paid by the Purchaser to the Vendors herein, the receipt of which the Vendors do hereby acknowledge, the Vendors hereby sell,

... 6

1)
2)
3)
4)
5) K. Ramesan
6) K. Babu.
7)
8) Ellamma
9)
10)
11)

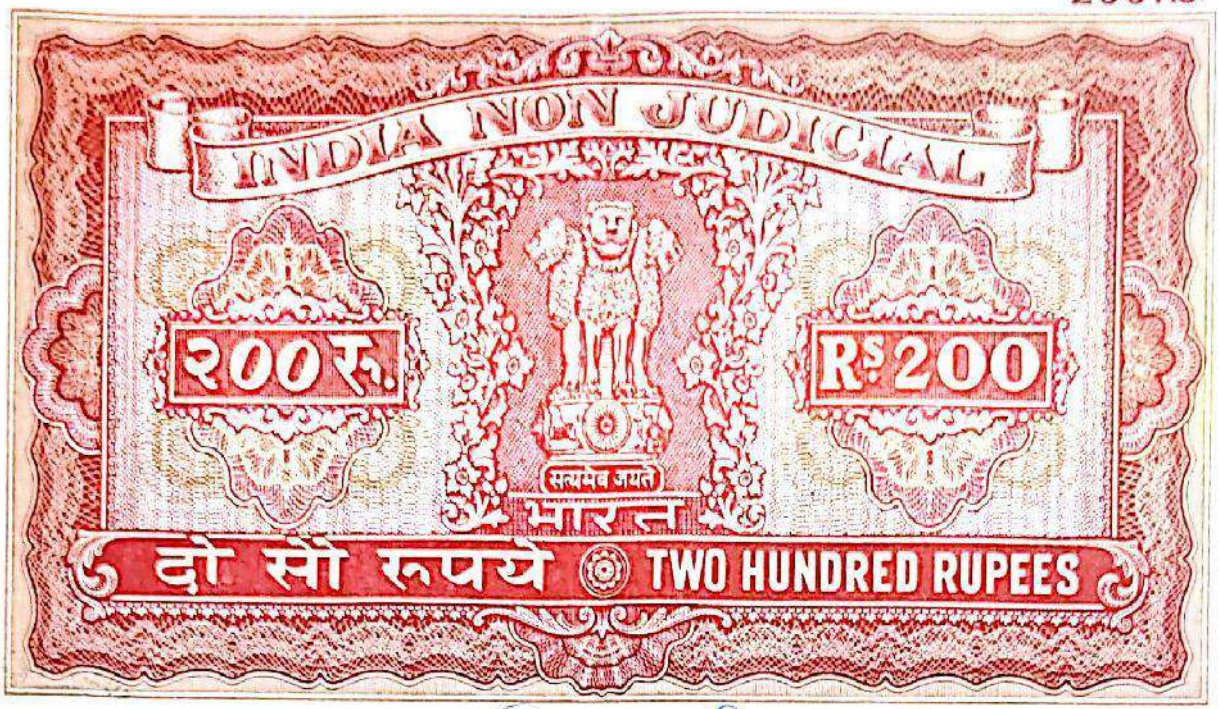
Document. No. 376 of 198...of Book 1

Contains 11 Sheets

Fee 5 Sheets

Joint Sub Registrar-I

200Rs.



JAN 1982

8945
1.2.82

D. Chandrasekharan
MS-4

M. MATTULA NARESWARA,
STAMP VENDOR,
CAR TALUK TREASURY.
OM High Court Building,
MADRAS-600001.

.. 6 ..

transfer, assign, convey and grant UNTO AND IN FAVOUR of the Purchaser herein, all that piece and parcel of agricultural lands, comprised in Survey Nos. 278/10 A and 278/10 B, more fully described in Schedule B hereunder and COLOURED RED in the plan annexed hereto together with all easement rights TO HAVE AND HOLD THE SAME UNTO AND IN FAVOUR of the Purchaser herein to be owned, possessed, enjoyed and exploited by him in such manner as he deems fit without any let, hindrance or claim by the Vendors or any person through them.

The Vendors convenant that they have delivered vacant possession of the said agriculture plot to the purchaser herein at the time of the execution of these presents and that the purchaser may enter upon the

... 7

1) [illegible]

2) [illegible]

3) [illegible]

4) [illegible]

5) K. Nareshan

6) K. Babu.

7) [illegible]

8) [illegible] T. M. Ellammal.

9) [illegible]

10) [illegible]

11) [illegible]

Document. No. 376 of 198 2 Book I

Contains 11 Sheets

6 Sheets

Joint Sub Registrar-I



75 Rs.



Seventy-five

8946 — 1.2.82 — D. Chandrasekharan, Mx 4

S. MANGALA MAHESWARI
STAMP VENDOR,
NEAR TALUK TREASURY
Old High Court Buildings,
MADRAS-600001

same peaceably and enjoy the same henceforth without any reference to the Vendors herein.

The Vendors further convenant that they have absolute right and title over the said property in favour of the purchaser herein and that they have not knowingly or otherwise done or suffered anything which would in any manner destroy, encumber or fetter all or any of their rights over the said property and that the property is free from mortgages, charges, lispendence and that the said property is not subject matter of any land acquisition proceedings and that the said property is free from the operation of the provisions of the Tamilnadu Urban Land Ceiling enactment and that they have paid all rents, rates, taxes and

... 8

1) வேம்புலி

2) ஆணையம்மாள்

3) ஆனையம்மாள்

4) K. லெக்ஷ்மி.

5) K. Ganesan

6) K. Babu

7) Rama.

8) [redacted] L.T.i of Ellamal.

9) ஆணியம்மாள்

10) ஏ.ஏ.ஆனையம்மா

11) [redacted]

Document. No. 376 of 1982 ~~of Book~~

Contains 11 Sheets

7 Sheets

Joint Sub Registrar-I.

75 Rs.



- 8 JAN 1982

(or Seventy-five

8947 —
1.2.82 — D. Chandrasekharan

S. PITCHUMULA MANICKAM
STAMP VENDOR,
NEAR TALUK TREASURY
Old High Court Buildings,

kists in respect of the said property upto the date of execution of these presents.

The Vendors further convenant and indemnify the purchaser against any losses that he may be subjected to by reason of any clog or fetter over the Vendor's title over the said property and that they would do, execute, cause done executed and registered, such deed or deeds or documents at the request and cost of the purchaser herein for better assuring the title of the purchaser to the said property.

SCHEDULE "A"

All that piece and parcel of agricultural land comprised in

... 9

1) வேம்புலி

2) முனியம்மாள்

3) அனாயம்மாள்

4) K. பெருமாள்

5) Kumaresan

6) K. Babu

7) Akram.

8) [redacted] C.T. of Edamud.

9) முனியம்மாள்

10) தாமோதரன்

11) [illegible]

Document. No. 376 of 198..... of Book 2

Contains 11 Sheets

8 Sheets

Joint Sub Registrar-I

30 RS.



(or Thirty)

2 JAN 1982

8848 — 1.2.82 — D. Chandrasekharan

G. MANJULA MAHESWARI
STAMP VENDOR,
NEAR TALUK TREASURY
Old High Court Buildings
MADRAS-600001

Survey Nos.278/4A, 278/4B, 278/10A, 278/10B in Village No.141, Kottivakkam Village, Saidapet Taluk, Chingleput District measuring about 2.20 acres or there abouts, bounded on the:

NORTH BY: The agricultural lands comprised in Survey Nos.278/3 278/6 and 278/9;

EAST BY: Buckingham Canal in Survey No.274;

SOUTH BY: Agricultural lands in Survey Nos.278/5, 278/6, 278/11A, 278/11B, 278/11C, 278/11D, 278/11E, and

WEST BY: The Old Mahabalipuram Road in Survey No.289

within the Registration District of South Madras and Registration District of Saidapet.

... 10

1) ஏகம்பரி

2) ஏணியப்பன்

3) ஆனாயம்மாள்

4) K. லதா

5) K. Ganesan

6) K. Babu

7) Akamu.

8) [redacted] L. Thilagavathi

9) ஆனியம்மாள்

10) தெ. ஜெயலட்சுமி

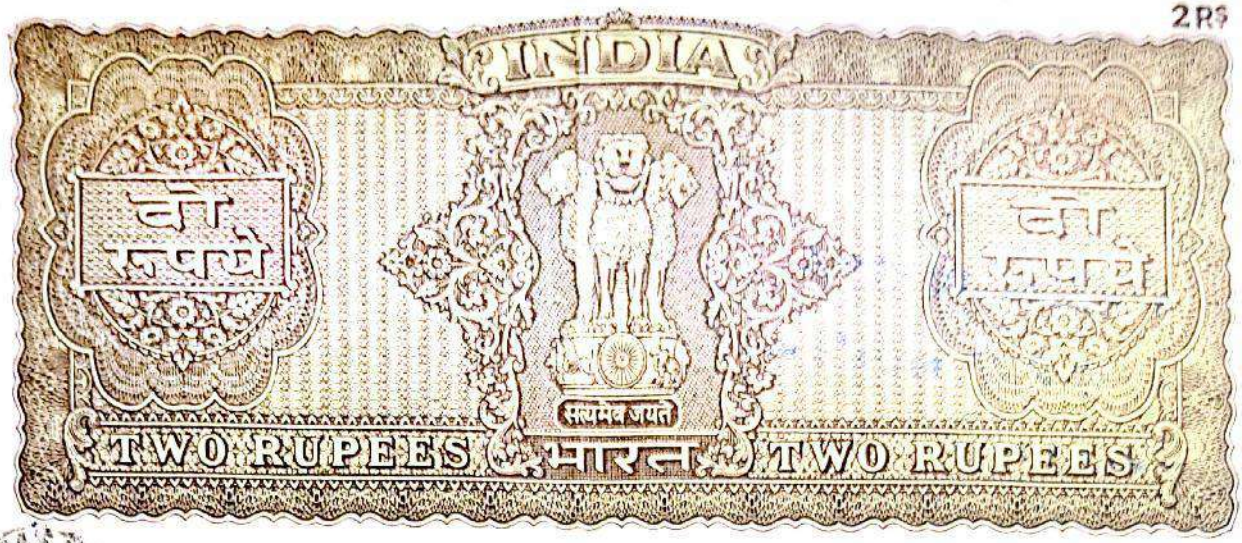
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Document. No. 376 of 198 2 of Book

Contains 11 Sheets

9 Sheets

Joint Sub Registrar-I



9 FEB 1982 7540 12.2.82 Chandrasekaran Madras.

S. RAJU,
STAMP VENDOR,
2, South Dhandapani Street,
T. NAGAR, MADRAS-600017.
PHONE: 446855

SCHEDULE "B"

All that piece and parcel of agriculture land forming part of the property mentioned in Schedule A herein above and coloured RED in the plan annexed hereto comprised in Survey Nos 278/IOA and 278/IOB in the village No I4I Kottivakkam Village, Saidapet Taluk Chingleput District, bounded on the:

NORTH BY: Agriculture plot No I;
EAST BY: Agriculture plot No 6;
SOUTH BY: Property comprised in survey Nos 278/IIB and 278/IIC and
WEST BY: Agriculture plot No 4;

measuring North to South on both side I66links; east to west on both sides I59 links;

admeasuring in all 26 (twenty six)cents be it a little or more within the Registration Sub District of Saidapet and Registration District of south Madras.

IN WITNESS WHEREOF the parties hereto have set their hands and signatures on the day, month and year first above written in the presence witness:

1) [illegible]
2) [illegible]
3) [illegible]
4) K. [illegible]
5) K [illegible]
6) K. Babu.

7) [illegible]
8) [illegible] Ellammal
9) [illegible]
10) G.T. [illegible]
11) [illegible]

WITNESSES:

1 P.H. Bhandari
(P.H. BHANDARI)
2 [illegible]

VENDORS

Document. No. 376 of 198 2 of Book

Contains 11 Sheets

10 Sheets

Joint Sub Registrar-I

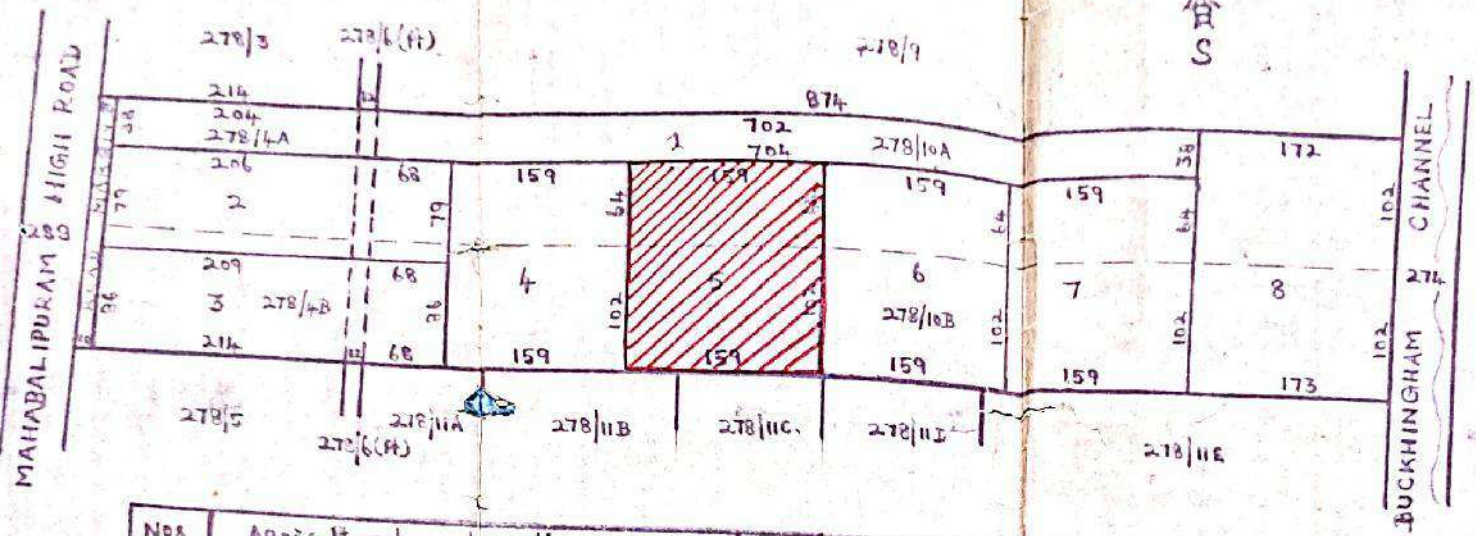
DISTRICT: CHENGALPATTU

TALUK: SAIDAPET VILLAGE

S.Nos. 278-10A & 278-10B; 278-4A & 4B

NO. 141

NAME KOTTIVAKKAM



Nos	Agricultural Lands Extent			Nos.	Agricultural Lands Extent		
1	Thirty Five	Cents.	35	5	Twenty Six	Cents.	26
2	Twenty Two	Cents.	22	6	Twenty Six	Cents.	26
3	Twenty Four	Cents.	24	7	Twenty Six	Cents.	26
4	Twenty Six	Cents.	26	8	Thirty Five	Cents.	35
					Road Margin Two Cents		2

1)
2)
3)
4) K. [illegible]
5) K[illegible]

7) [illegible]
8) [illegible] of Ellammal
9)
10)

Document. No. 376 of 198 of Book I

Contains 1 Sheets

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Joint Sub Registrar-I



तमिलनाडु TAMILNADU

147094

S. UMA MAHESWARI
STAMP VENDOR
L.NO. A6/10535/7
HIGH COURT CAMPUS,
CHENNAI - 600 104.

3252
18.10.07

C. Raja
Muthukumaran

SETTLEMENT DEED

This **DEED OF SETTLEMENT** executed on this the **21st day of NOVEMBER, TWO THOUSAND AND SEVEN**

BY

Mr.D.CHANDRASEKARAN, aged about 57 years, Hindu, son of late Mr. M.Duraiswamy Nadar, residing at Old No.2-A, New No.3-A, Nachiappan Street, Mylapore, Chennai - 600 004 hereinafter referred to as the **"SETTLOR"**, which expression shall, unless repugnant to or inconsistent with the context, mean and

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2091

DOCUMENT NO/YEAR 2091/07

DOCUMENT No. 2091 [illegible] OF BOOK I
CONTAINS 6 SHEETS
18+ SHEETS

Presented in the office of the sub-Registrar of Adyar and Fee of Rs. 21400/- Paid between the Hours of 3-4 in the 21st Nov 2007 by [illegible]

SUB REGISTRAR

LEFT THUMB



SUB REGISTRAR

C. Shalan S/o. late. Mar. M. Durai Swamy Nadar
Old No. 2-A (New No. 3-A) Na Chinnappan St
Mylapore, Chennai - 600 004

I.D. Proof: Voters I.D.
No. TN/03/013/0126290

EXECUTION ADMITTED BY ADYAR

VERIFIED IDENTIFICATION
DOCUMENT No:- ..... DT .....
ERO Mylapore DOI - 28.8.1998

LEFT THUMB

C. Shalan S/o. Late. Mar. Durai Swamy Nadar
Old No 2A, New No. 3-A, Na Chinnappan St,
Mylapore, Chennai - 600 004.

IDENTIFIED BY

D. Rajumy D. RAJA SEKARAN S/o. D. R. Dorai Samy.
No. 27/A4 Lords View Apartments, Vadapalani
Ch-26.

R. SHANMUGAM S/o R. Rangan No. 6 Alamelu Nanga Puram Mylapore Ch-4

SUB REGISTRAR

21 NOV 2007

REGISTERED AS NO 2091 OF 2007 IN
BOOK I
DATE 21.11.2007 SUB REGISTRAR

include his heirs, executors, administrators, legal representatives and assigns of the ONE PART;

TO AND IN FAVOUR OF

MR.C.RAJA @ MUTHUKUMARAN, aged about 25 years, son of Mr.D.Chandrasekaran, residing at Old No.No.2-A, New No.3-A, Nachiappan Street, Mylapore, Chennai - 600 004 hereinafter referred to as **"SETTLEE"** which expression shall, unless repugnant to or inconsistent with the context, mean and include his heirs, executors, administrators, legal representatives and assigns of the **OTHER PART WITNESSETH AS FOLLOWS:-**

WHEREAS

the SETTLOR is the absolute owner of the property measuring an extent of Acre 0.26 Cents (as per document) (11508 sq.ft., as per the site measurements) comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3 (as per the Patta issued in favour of the SETTLOR bearing Patta No.1028), situated at No.F/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, which property is more fully described in the schedule A written hereunder, hereinafter referred to as "SCHEDULE A PROPERTY, he having acquired the same from (1) Mrs.Vembuli Ammal, (2) Muniammal, (3) Doraiamma, (4)K.Lakshmi Ammal, (5) K.Ganesan, (6) K.Babu, (7) K.Ramu, (8) Mrs.Ellammal, (9) Mrs.Muniammal, (10) Mrs.Jayalakshmi Ammal and (11) Mr.K.Bhupathi by virtue of a sale deed dated 12.02.1982, registered as Document No.376 of 1982 in the office of the Joint Sub-Registrar, Madras South;

WHEREAS

the SETTLEE is the son of the SETTLOR herein. The SETTLOR out of the natural love and affection which he has for the SETTLEE is desirous of settling a portion of the SCHEDULE A PROPERTY which is clearly marked as RED COLOUR in the sketch annexed hereto, together with the building thereon, which property is more fully described in the SCHEDULE - B written hereunder, hereinafter referred to as the SCHEDULE B PROPERTY with the right of ingress and egress over the property, free from all encumbrances to and in favour of the SETTLEE absolutely as described in this Deed.

DOCUMENT NO/YEAR 2091/07 3 7

DOCUMENT NO. 2811 OF 2008

CONTAIN

SUB REGISTRAR

NOW THEREFORE THIS SETTLEMENT DEED WITNESSETH AS FOLLOWS:

That in pursuance of the abovesaid premises and in consideration of the natural love and affection which the SETTLOR has for the SETTLEE, the SETTLOR doth hereby settles, grants and assigns the SCHEDULE B PROPERTY TO AND UNTO the SETTLEE, together with all the hedges and ditches, fences, waters, waterways and water courses, sewers and drains, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the settled share in the SCHEDULE A PROPERTY or any portion or part thereof TOGETHER WITH all the rights, claims and demands of the SETTLOR in the SCHEDULE A PROPERTY TO AND UNTO the use of the SETTLEE TO HAVE AND TO HOLD his settled share in the SCHEDULE A PROPERTY absolutely and for ever free from all encumbrances, charges, trusts, liens, claims, demands whatsoever;

The SETTLOR covenants with the SETTLEE as follows:-

1) That the SETTLOR is the sole and the absolute owner of the SCHEDULE A PROPERTY and has the full right to settle the SCHEDULE B PROPERTY in favour of the SETTLEE herein.

2) That the SETTLOR hereby absolutely settles the SCHEDULE B PROPERTY in favour of the SETTLEE herein and the SETTLEE shall have full power of alienation in respect of the SCHEDULE B PROPERTY even during the lifetime of the SETTLOR and the SETTLOR shall not have any claim over the SCHEDULE B PROPERTY.

3) That there are no charges, trusts, liens or other encumbrances whatsoever affecting the SCHEDULE A PROPERTY and that the SETTLOR is not in any way hindered from settling the SCHEDULE B PROPERTY of the SCHEDULE A PROPERTY on the SETTLEE.

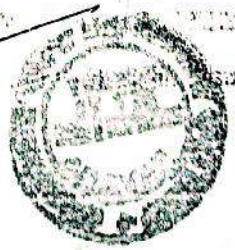
4) That the SETTLOR has paid all the rents, rates, kist and taxes in respect of the SCHEDULE A PROPERTY till the date of the execution of this deed.

5) The SETTLOR hereby confirms that the settlement hereby made is absolute and is irrevocable under any circumstances.

DOCUMENT NO(Y)(S) 2091/07

DOCUMENT CONTAINS [illegible]

SUB REGISTRAR



SCHEDULE - A

(Property owned by the SETTLOR)

All that piece and parcel of land bearing Plot No.5, measuring an extent of **Acre 0.26 Cents** (as per document) and **11508 sq.ft.**, (as per the site measurements) comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3 (as per the Patta Bearing No.1028), situated at No.P/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, Kottivakkam Village, Saidapet Taluk, Chengalpet District together with the building thereon measuring 11497.50 sq.ft and bounded on the

NORTH BY : V.O.C. Street (30 Feet Road)

SOUTH BY : Property in S.No.278/11B and 278/11C

EAST BY : Plot No.6 comprised in S.No.278/10B

WEST BY : Plot No.4

and situate within the Sub Registration District of Adyar, in the Registration District of Chennai South

SCHEDULE B

(Property Settled in favour of the SETTLEE)

All that piece and parcel of land measuring an extent of **5761.5 sq.ft.,** forming part of the SCHEDULE A hereinabove, comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3, situated at No.P/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, Kottivakkam Village, Saidapet Taluk, Chengalpet District and clearly marked as **RED COLOUR** in the sketch annexed hereto, TOGETHER WITH the building thereon measuring an extent of 3250 sq.ft and bounded on the

NORTH BY : V.O.C.Street 30 Feet Road

SOUTH BY : Property in S.No.278/11B and 278/11C

EAST BY : Property settled in favour of Sumithra Ajith including the 11 feet Private Passage.

WEST BY : Plot No.4

and situate within the Sub Registration District of Adyar, in the Registration District of

DOCUMENT ADVISER 2091/07 5 7

DOCUMENT NO. 2891 OF 200 OF BOOK 1
CONTAINS 6 SHEETS
4 SHEETS

SUB REGISTRAR

Chennai South

..*

The value of the SCHEDULE PROPERTY hereby settled as per the executant's assessment is Rs.11,00,000/- (Rupees Eleven Lakhs Only).

IN WITNESS WHEREOF the SETTLOR has executed this DEED OF SETTLEMENT on the day, month and year first mentioned hereinabove.

SETTLOR

WITNESSES:

1. Signature : D. Rajasekaran,
   Name and age : D RAJA SEKARAN, 29,
   Father's Name : R. Doraisamy,
   Address : No. 27/1A, Lords View Apartment, Vadapalani Ch-26.
2. Signature :
   Name and age : R SHANMUGAM Age 33 yrs.
   Father's Name : B. Rangan
   Address : 6, Alamelu Manga Puram, Mylapore Chennai-4

DRAFTED BY:

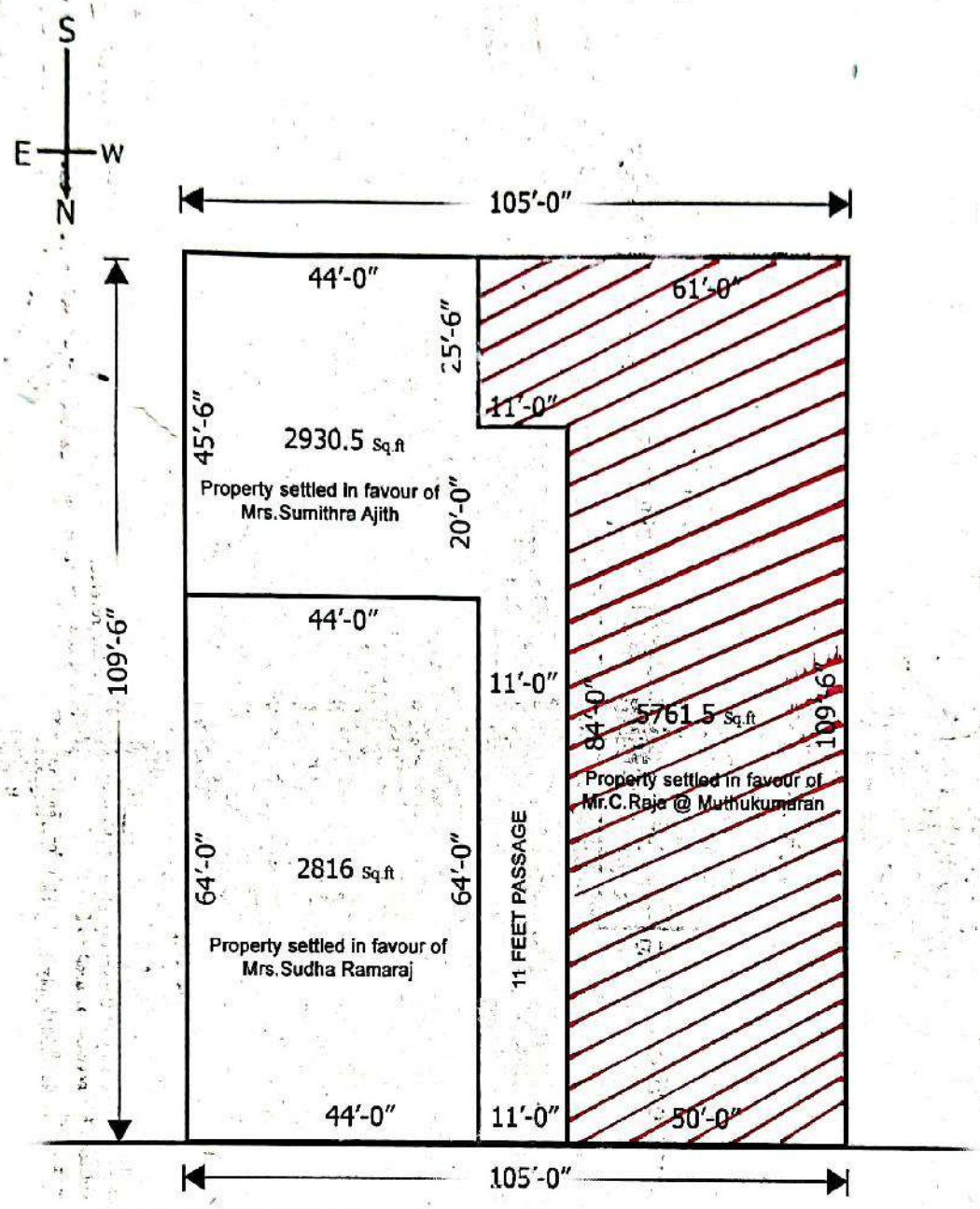
M/s.SHIVAKUMAR AND SURESH
Advocates
No.5, Mandaveli Street, Marvel Court, Mandaveli, Chennai-600 028.

20/9/07
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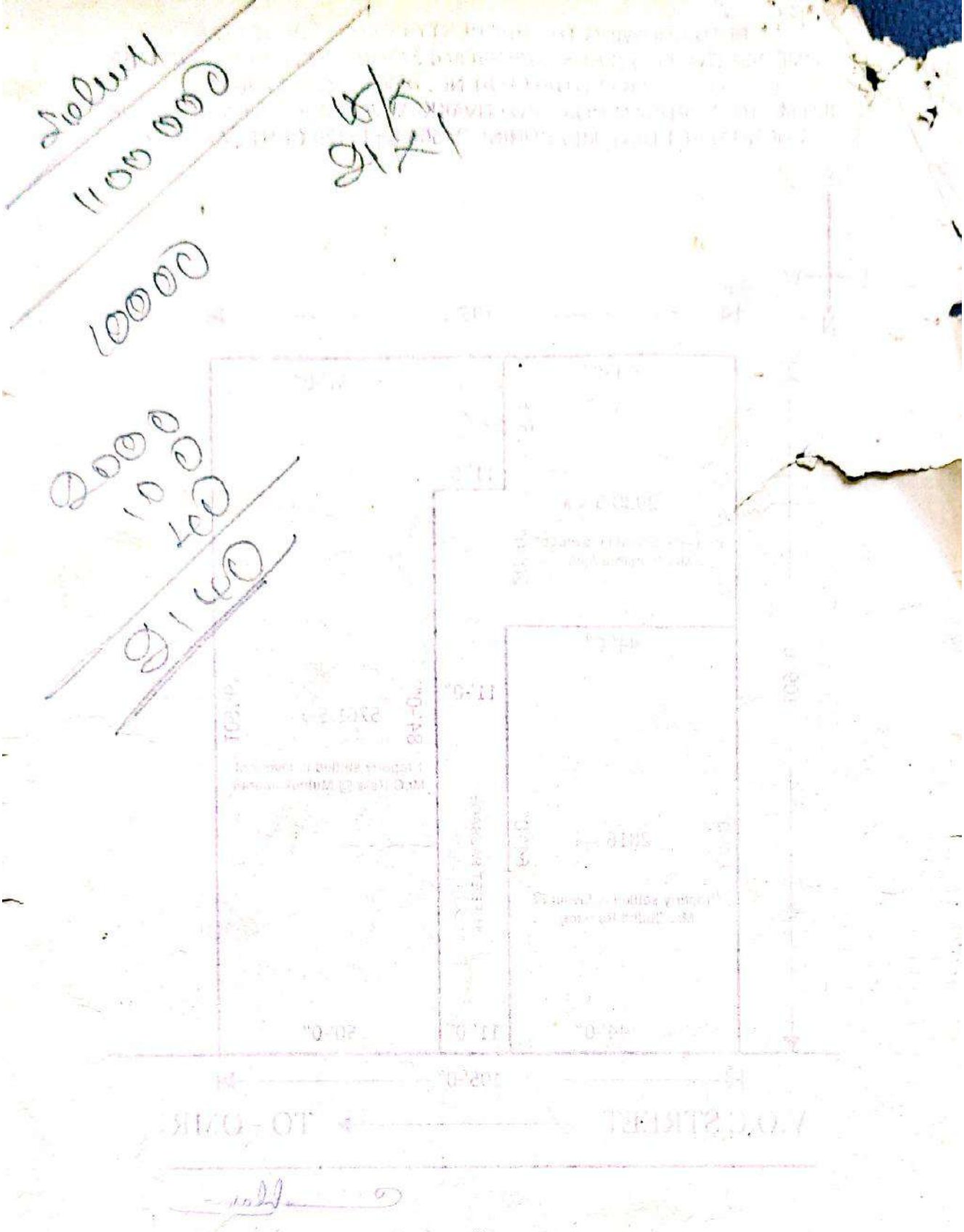
DOCUMENT No. 1961 OF BOOK 1
CONTAINS 6 SHEETS
5 SHEETS

SUB REGISTRAR

PLAN SHOWING THE PROPERTY BEARING PLOT NO 5, COMPRISED IN OLD S.NOs. 278/10A and 278/10B, NEW S.NOs. 278/10A3 and 278/10B3 SITUATED AT NO. P/606, V.O.C STREET, OLD MAHABALIPURAM ROAD,KOTTIVAKKAM VILLAGE, SAIDAPET TALUK, CHENGALPET DIST, MEASURING 11508 Sq.Ft (26 CENTS APPROX)

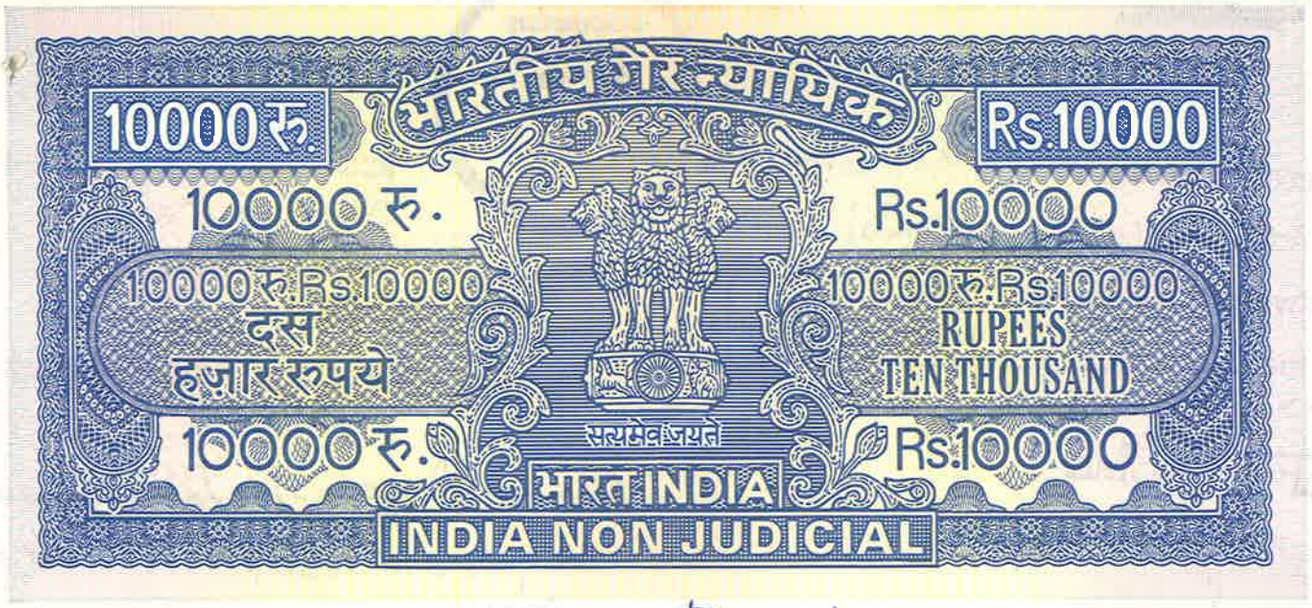


DOCUMENT NO/YEAR 2091/07



DOCUMENT No. 2091 OF BOOK 1
CONTAINS 5 SHEETS
5 SHEETS

SUB REGISTRAR



तमिलनाडु TAMILNADU

147095

S. UMA MAHESWARI
STAMP VENDOR
L.NO. A6/10535/7
HIGH COURT CAMPUS
CHENNAI - 600 104

SETTLEMENT DEED

This **DEED OF SETTLEMENT** executed on this the **21st day of NOVEMBER, TWO THOUSAND AND SEVEN**

BY

Mr.D.CHANDRASEKARAN, aged about 57 years, Hindu, son of late Mr. M.Duraiswamy Nadar, residing at Old No.2-A, New No.3-A, Nachiappan Street, Mylapore, Chennai - 600 004, hereinafter referred to as the **"SETTLOR"**, which expression shall, unless repugnant to or inconsistent with the context, mean and

DOCUMENT NO/YEAR 2092/07
Page No 1
Total Pages 7

2092

DOCUMENT NO/YEAR 2092/07
Page Not 2
Total Pages 7

Presented in the office of the sub-Registrar of Adyar and Fee of Rs. 8140/= Paid between the Hours of 3-4 in the 21st Nov 2007 by

DOCUMENT No. 2092/2007 OF BOOK I
CONTAINS 6 SHEETS
18 SHEETS

SUB-REGISTRAR

LEFT THUMB



SUB REGISTRAR
ADYAR

Thiru S/o. Late Mr. Duraiswamy Nadar, Old No. 2A, New No. 3A, Nachiappan Street, Mylapore, Ch-4.

Identity proof :- VERIFIED IDENTIFICATION DOCUMENT NO. ERN03/013/012/6290

ERO Mylapore DoI - 28.8.1998

EXECUTION ADMITTED BY

LEFT THUMB



Thiru S/o. Late Mr. Duraiswamy Nadar, Old No. 2A, New No. 3A, Nachiappan Street, Mylapore, Ch-4.

IDENTIFIED BY

D. Rajam D. RAJASEKARAN, S/o. Late Doraisamy, No. 27/1A, Lord's View Apartment, Kodambakkam, Ch-24.

R. Shanmugam S/o B. Rangan, No 6, Alamelumangapuram, Mylapore, Ch-4

21 NOV 2007

SUBREGISTRAR

REGISTERED AS NO 2092/2007 IN BOOK I

DATE 21-11-2007 SUB REGISTRAR

include his heirs, executors, administrators, legal representatives and assigns of the **ONE PART**;

TO AND IN FAVOUR OF

Mrs.SUDHA RAMARAJ, aged about 33 years, w/o of Mr.Ramaraj, residing at No 11, Agastniyar Nagar, Flat No.4, Second Floor, Ashok Aishwarya Apartments, Kilpauk, Chennai - 600 010, hereinafter referred to as "**SETTLEE**" which expression shall, unless repugnant to or inconsistent with the context, mean and include her heirs, executors, administrators, legal representatives and assigns of the **OTHER PART** **WITNESSETH AS FOLLOWS**:-

WHEREAS

the SETTLOR is the absolute owner of the property measuring an extent of Acre 0.26 Cents (as per document) (11508 sq.ft., as per the site measurements) comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3 (as per the Patta issued in favour of the SETTLOR bearing Patta No.1028), situated at No.F/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, which property is more fully described in the schedule A written hereunder, hereinafter referred to as "SCHEDULE A PROPERTY, he having acquired the same from (1) Mrs.Vembuli Ammal, (2) Muniammal, (3) Doraiamma, (4)K.Lakshmi Ammal, (5) K.Ganesan, (6) K.Babu, (7) K.Ramu, (8) Mrs.Ellammal, (9) Mrs.Muniammal, (10) Mrs.Jayalakshmi Ammal and (11) Mr.K.Bhupathi by virtue of a sale deed dated 12.02.1982, registered as Document No.376 of 1982 in the office of the Joint Sub-Registrar, Madras South;

WHEREAS

the SETTLEE is the daughter of the SETTLOR herein. The SETTLOR out of the natural love and affection which he has for the SETTLEE is desirous of settling a portion of the SCHEDULE A PROPERTY together with the building thereon, which property is more fully described in the SCHEDULE - 3 written hereunder and clearly marked as RED COLOUR in the sketch annexed hereto, hereinafter referred to as the SCHEDULE B PROPERTY with the right of ingress and egress over the property, free from all encumbrances. The SETTLOR desires to have life interest over the SCHEDULE B PROPERTY and after his lifetime to devolve upon the SETTLEE as described in this D...

DOCUMENT NO/YEAR 2092/07 Page Nos 3 Total Pages 7

DOCUMENT NO. 2092 OF 2007 BOOK 1

CONTAINS 26 SHEETS

SUB REGISTRAR

NOW THEREFORE THIS SETTLEMENT

DEED WITNESSETH AS FOLLOWS:

That in pursuance of the above said premises and in consideration of the natural love and affection which the SETTLOR has for the SETTLEE, the SETTLOR doth hereby settles, grants and assigns the SCHEDULE B PROPERTY TO AND UNTO the SETTLEE, together with all the hedges and ditches, fences, waters, waterways and water courses, sewers and drains, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the settled share in the SCHEDULE A PROPERTY or any portion or part thereof TOGETHER WITH all the rights, claims and demands of the SETTLOR in the SCHEDULE A PROPERTY TO AND UNTO the use of the SETTLEE TO HAVE AND TO HOLD the settled share in the SCHEDULE A PROPERTY absolutely and for ever free from all encumbrances, charges, trusts, liens, claims, demands whatsoever;

The SETTLOR covenants with the SETTLEE as follows :-

1) That the SETTLOR is the sole and the absolute owner of the SCHEDULE A PROPERTY and has the full right to settle the SCHEDULE B PROPERTY in favour of the SETTLEE herein.

2) That the SETTLOR shall have life interest over the SCHEDULE B PROPERTY settled in favour of the SETTLEE herein. During the life time of the SETTLOR, the rental proceeds arising out of the entire SCHEDULE A PROPERTY shall solely belong to the SETTLOR and the SETTLEE shall not have any claim, right or interest over the same. After the life time of the SETTLOR, the SETTLEE shall have full power of alienation in respect of the SCHEDULE B PROPERTY.

3) That there are no charges, trusts, liens or other encumbrances whatsoever affecting the SCHEDULE A PROPERTY and that the SETTLOR is not in any way hindered from settling the SCHEDULE B PROPERTY of the SCHEDULE A PROPERTY on the SETTLEE.

4) That the SETTLOR has paid all the rents, rates, kist and taxes in respect of the SCHEDULE A PROPERTY till the date of the execution of this deed.

5) The SETTLOR hereby confirms that the settlement hereby made is absolute and is irrevocable under any circumstances.

DOCUMENT NO/YEAR
Regn No 3092/07
Total 4
Pages 7

DOCUMENT NO. 2092 200 OF BOOK 1
CONTAINS 3 SHEETS
3 SHEETS

SUB REGISTRAR

SCHEDULE - A

(Property owned by the SETTLOR)

All that piece and parcel of land bearing Plot No.5, measuring an extent of **Acre 0.26 Cents** (as per document) and **11508 sq.ft.**, (as per the site measurements) comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3 (as per the Patta Bearing No.1028), situated at No.P/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, Kottivakkam Village, Saidapet Taluk, Chengalpet District together with the building thereon measuring 11497.50 sq.ft and bounded on the

NORTH BY : V.O.C. Street (30 Feet Road)

SOUTH BY : Property in S.No.278/11B and 278/11C

EAST BY : Plot No.6 comprised in S.No.278/10B

WEST BY : Plot No.4

and situate within the Sub Registration District of Adyar, in the Registration District of Chennai South

SCHEDULE - B

(Property Settled in favour of the SETTLEE)

All that piece and parcel of land measuring an extent of **2816 sq.ft.**, forming part of the SCHEDULE A hereinabove, comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3, situated at No.P/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, Kottivakkam Village, Saidapet Taluk, Chengalpet District and clearly demarcated in **RED COLOUR**, TOGETHER WITH the building thereon and bounded on the

NORTH BY : V.O.C. Street 30 Feet Road

SOUTH BY : Property Settled in Favour of Mrs.Sumithra Ajith

EAST BY : Plot No.6 comprised in S.No.278/10B

WEST BY : Private 11 Feet Passage settled in Favour of Mrs.Sumithra Ajith

and situate within the Sub Registration District of Adyar, in the Registration District of Chennai South

The value of the SCHEDULE PROPERTY hereby settled as per the executant's

DOCUMENT NO/YEAR 2092/07

DOCUMENT NO. 2092 OF BOOK 1

CONTAINS 6 SHEETS

4 SHEETS

SUB REGISTRAR

assessment is Rs.5,00,000/- (Rupees Five Lakhs Only).

IN WITNESS WHEREOF the SETTLOR has executed this DEED OF SETTLEMENT on the day, month and year first mentioned hereinabove.

SETTLOR

WITNESSES:

1. Signature : D. Rajasekaran.
   Name and age : D. RAJASEKARAN, 29,
   Father's Name : R. DORAISAMY,
   Address : No. 27/10, Lord's View apartment, Kodambakkam Ch-24,
2. Signature :
   Name and age : R. SHANMUGAM Age 33 yrs.
   Father's Name : B. RANGAN
   Address : 6. Alamelu Manga puram Mylapore Ch-4.

DRAFTED BY:

M/s.SHIVAKUMAR AND SURESH
Advocates
No.5, Mandaveli Street,
Marvel Court, Mandaveli, Chennai-600 028.

DOCUMENT No/YEAR 2092/07
Page No 6
Total Pages 7

2092 of 1

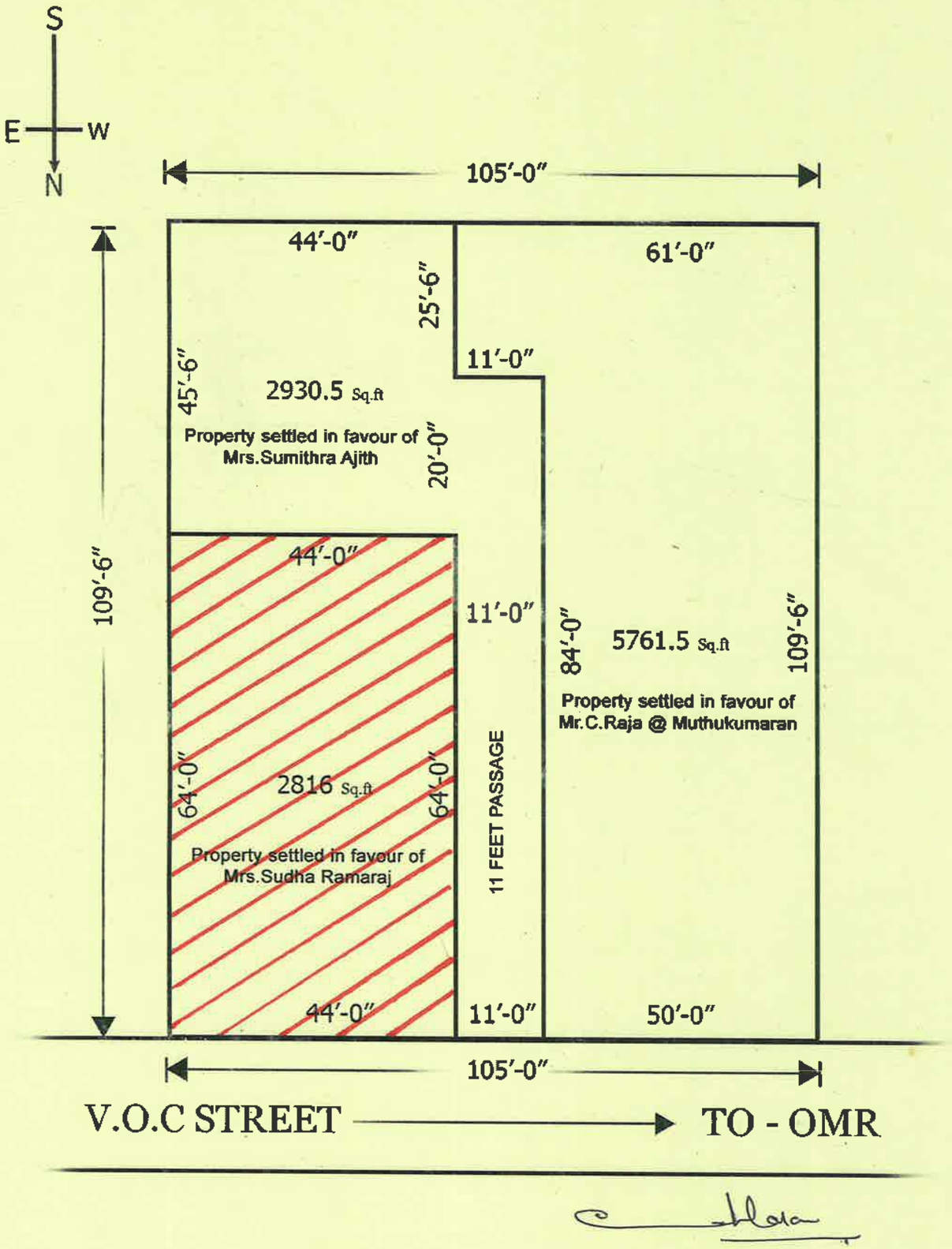
DOCUMENT No. ..... 200 ..... OF BOOK ....

CONTAINS ..... SHEETS

56 ..... SHEETS

SUB REGISTRAR

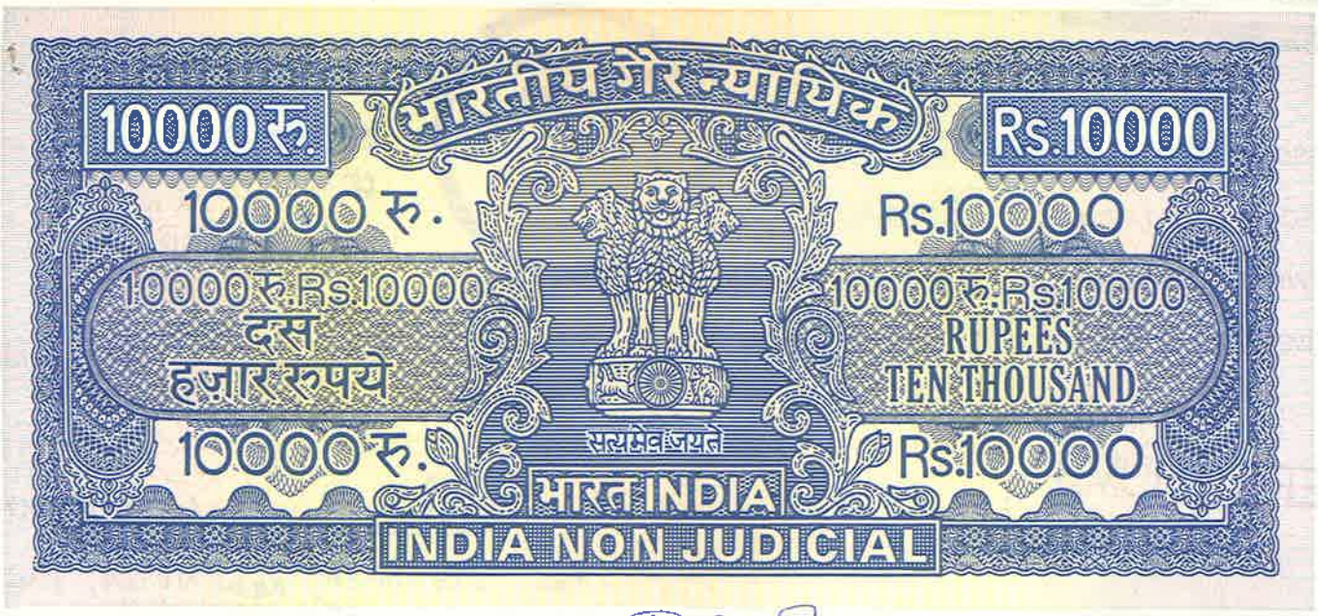
PLAN SHOWING THE PROPERTY BEARING PLOT NO 5, COMPRISED IN OLD S.NOs. 278/10A and 278/10B, NEW S.NOs. 278/10A3 and 278/10B3 SITUATED AT NO. P/606, V.O.C STREET, OLD MAHABALIPURAM ROAD,KOTTIVAKKAM VILLAGE, SAIDAPET TALUK, CHENGALPET DIST, MEASURING 11508 Sq.Ft (26 CENTS APPROX)



Solemn
500 000
1000
60/-
20/-
2000
00
60
2160

DOCUMENT No. 2092-1 200 OF BOOK 1
CONTAINS 6 SHEETS
20 SHEETS

SUB REGISTRAR



தமிழ்நாடு TAMILNADU

147093

S. UMA MAHESWARI
STAMP VENDOR
L.NO. A6/10535/78
HIGH COURT CAMPUS
CHENNAI - 600 104

SETTLEMENT DEED

This **DEED OF SETTLEMENT** executed on this the **21st day of NOVEMBER, TWO THOUSAND AND SEVEN**

BY

Mr.D.CHANDRASEKARAN, aged about 57 years, Hindu, son of late Mr. M.Duraiswamy Nadar, residing at Old No.2-A, New No.3-A, Nachiappan Street, Mylapore, Chennai - 600 004 hereinafter referred to as the **"SETTLOR"**, which expression shall, unless repugnant to or inconsistent with the context, mean and

DOCUMENT NO/YEAR 2093/07
Page No. 1
Total Pages 7

2093

DOCUMENT NO/YEAR 2093/07

Presented in the office of the sub-Registrar of Adyar and Fee of Rs. 21140/- Paid between the Hours of ..... in the 21st Nov 2007 by

DOCUMENT No. 2093 2007 T OF BOOK I
CONTAINS 6 SHEETS
1 SF SHEETS

SUB REGISTRAR

Received.

LEFT THUMB





S/o Late M.K.D. Arasiswamy

No. Nadar, old No-2A; New No-3A, Nachiappan Street, Mylapore, Chennai - 600 004

Identity Proof: Voters ID No. TN/03/013/0126290

VERIFIED IDENTIFICATION DOCUMENT No.

SUB REGISTRAR ADYAR

ERO Mylapore DOI - 28.8.1998

EXECUTION ADMITTED BY

LEFT THUMB



S/o. Late M.K. Arasiswamy Nadar old no-2A, New No-3A, Nachiappan Street, Mylapore, Chennai - 600 004

IDENTIFIED BY

D. Rajasekaran S/o R. Doraiswamy No 27/1A, Lord's View Apartments, Vadapalani, Ch-26.

R. Shanmugan, S/o B. Rangan No 6 Ahamed Mangapuram, Mylapore Ch-4

21 NOV 2007

SUB REGISTRAR

REGISTERED AS NO. 2093 OF 2007 IN BOOK I

DATE 21-11-2007 SUB REGISTRAR





include his heirs, executors, administrators, legal representatives and assigns of the **ONE PART**;

TO AND IN FAVOUR OF

1. **Ms.SUMITHRA AJITH**, aged about 29 years, wife of Mr.K.Ajith Togo, residing at No.119, 7th Street, Kumaran Colony, Vadapalani, Chennai-600 026, hereinafter referred to as "**SETTLEE**" which expression shall, unless repugnant to or inconsistent with the context, mean and include her heirs, executors, administrators, legal representatives and assigns of the **OTHER PART WITNESSETH AS FOLLOWS**:-

WHEREAS

the SETTLOR is the absolute owner of the property measuring an extent of Acre 0.26 Cents (as per document) (11508 sq.ft., as per the actual measurements) comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3 (as per the Patta issued in favour of the SETTLOR bearing Patta No.1028), situated at No.P/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, which property is more fully described in the schedule A written hereunder, hereinafter referred to as "SCHEDULE A PROPERTY, he having acquired the same from (1) Mrs.Vembuli Ammal, (2) Muniammal, (3) Doraiamma, (4)K.Lakshmi Ammal, (5) K.Ganesan, (6) K.Babu, (7) K.Ramu, (8) Mrs.Ellammal, (9) Mrs.Muniammal, (10) Mrs.Jayalakshmi Ammal and (11) Mr.K.Bhupathi by virtue of a sale deed dated 12.02.1982, registered as Document No.376 of 1982 in the office of the Joint Sub-Registrar, Madras South;

WHEREAS

the SETTLEE is the daughter of the SETTLOR herein. The SETTLOR out of the natural love and affection which he has for the SETTLEE is desirous of settling a portion of the SCHEDULE A PROPERTY together with the building thereon, which property is more fully described in the SCHEDULE - B written hereunder and clearly marked as RED COLOUR in the sketch annexed hereto, hereinafter referred to as the SCHEDULE B PROPERTY with the right of ingress and egress over the property, free from all encumbrances. The SETTLOR desires to have life interest over the SCHEDULE B PROPERTY and after his lifetime to devolve upon the SETTLEE as described in this Deed.

DOCUMENT NO/YEAR 2093/07 Page No 3 Total Pages 7

DOCUMENT No. 2093 OF 2011 OF BOOK 1

CONTAINS 25 SHEETS

SHEETS

SUB REGISTRAR

NOW THEREFORE THIS SETTLEMENT

DEED WITNESSETH AS FOLLOWS:

That in pursuance of the above said premises and in consideration of the natural love and affection which the SETTLOR has for the SETTLEE, the SETTLOR doth hereby settles, grants and assigns the SCHEDULE B PROPERTY TO AND UNTO the SETTLEE, together with all the hedges and ditches, fences, waters, waterways and water courses, sewers and drains, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the settled share in the SCHEDULE A PROPERTY or any portion or part thereof TOGETHER WITH all the rights, claims and demands of the SETTLOR in the SCHEDULE A PROPERTY TO AND UNTO the use of the SETTLEE TO HAVE AND TO HOLD the settled share in the SCHEDULE A PROPERTY absolutely and for ever free from all encumbrances, charges, trusts, liens, claims, demands whatsoever;

The SETTLOR covenants with the SETTLEE as follows:-

1) That the SETTLOR is the sole and the absolute owner of the SCHEDULE A PROPERTY and has the full right to settle the SCHEDULE B PROPERTY in favour of the SETTLEE herein.

2) That the SETTLOR shall have life interest over the SCHEDULE B PROPERTY settled in favour of the SETTLEE herein. During the life time of the SETTLOR, the rental proceeds arising out of the entire SCHEDULE A PROPERTY shall solely belong to the SETTLOR and the SETTLEE shall not have any claim, right or interest over the same. After the life time of the SETTLOR, the SETTLEE shall have full power of alienation in respect of the SCHEDULE B PROPERTY.

3) That there are no charges, trusts, liens or other encumbrances whatsoever affecting the SCHEDULE A PROPERTY and that the SETTLOR is not in any way hindered from settling the SCHEDULE B PROPERTY of the SCHEDULE A PROPERTY on the SETTLEE.

4) That the SETTLOR has paid all the rents, rates, kist and taxes in respect of the SCHEDULE A PROPERTY till the date of the execution of this deed.

5) The SETTLOR hereby confirms that the settlement hereby made is absolute and is irrevocable under any circumstances.

DOCUMENT NO/YEAR 2093/07 Page No(s) 4 Total 7

DOCUMENT No. 2013 OF BOOK 1
CONTAINS 30 SHEETS

SUB REGISTRAR

SCHEDULE - A

(Property owned by the SETTLOR)

All that piece and parcel of land bearing Plot No.5, measuring an extent of **Acre 0.26 Cents** (as per document) and **11508 sq.ft.**, (as per the site measurements) comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3 (as per the Patta Bearing No.1028), situated at No.P/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, Kottivakkam Village, Saidapet Taluk, Chengalpet District together with the building thereon measuring 11497.50 sq.ft and bounded on the

NORTH BY : V.O.C. Street (30 Feet Road)

SOUTH BY : Property in S.No.278/11B and 278/11C

EAST BY : Plot No.6 comprised in S.No.278/10B

WEST BY : Plot No.4

and situate within the Sub Registration District of Adyar, in the Registration District of Chennai South

SCHEDULE - B

(Property Settled in favour of the SETTLEE)

All that piece and parcel of land measuring an extent of 2006.5 sq.ft., with the 11 feet private passage measuring an extent of 924 sq.ft., (in all total measuring an extent of **2930.5 sq.ft.,** or thereabouts) forming part of the SCHEDULE A hereinabove, comprised in Old S.Nos.278/10A and 278/10B, New S.Nos.278/10A3 and 278/10B3, situated at No.P/606, V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai-600 041, Kottivakkam Village, Saidapet Taluk, Chengalpet District and clearly demarcated in **RED COLOUR**, TOGETHER WITH the building thereon measuring an extent of 1510 sq.ft and bounded on the

NORTH BY : Property Settled in favour of Mrs.Sudha Ramraj and V.O.C. Street 30 Feet Road

SOUTH BY : Property in S.No.278/11B and 278/11C

EAST BY : Plot No.6 comprised in S.No.278/10B

WEST BY : Property settled in favour of C.Raja @ Muthukumaran

and situate within the Sub Registration District of Adyar, in the Registration District of Chennai South

2093/07

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DOCUMENT No. 209 OF BOOK 1

CONTAINS 6 SHEETS

9 SHEETS

SUB REGISTRAR

The value of the SCHEDULE PROPERTY hereby settled as per the executant's assessment is Rs.5,00,000/- (Rupees Five Lakhs Only).

IN WITNESS WHEREOF the SETTLOR has executed this DEED OF SETTLEMENT on the day, month and year first mentioned hereinabove.

SETTLOR

WITNESSES:

1. Signature : D. Rajasekaran.

   Name and age : D. RAJASEKARAN, 29.
   Father's Name : R. DORAISAMY.
   Address : NO. 2F/1a, Lords View Apartment, Vadapalani Ch-26.

2. Signature :

   Name and age : R. SHANMUGAM Age 33.
   Father's Name : B. RANGAN
   Address : 6, Alamelu Manga puram Mylapore Chennai-4

DRAFTED BY:

M/s.SHIVAKUMAR AND SURESH
Advocates
No.5, Mandaveli Street,
Marvel Court, Mandaveli, Chennai-600 028.

DOCUMENT NO/YEAR 2093/07
Page No/ Total Pages 6/7

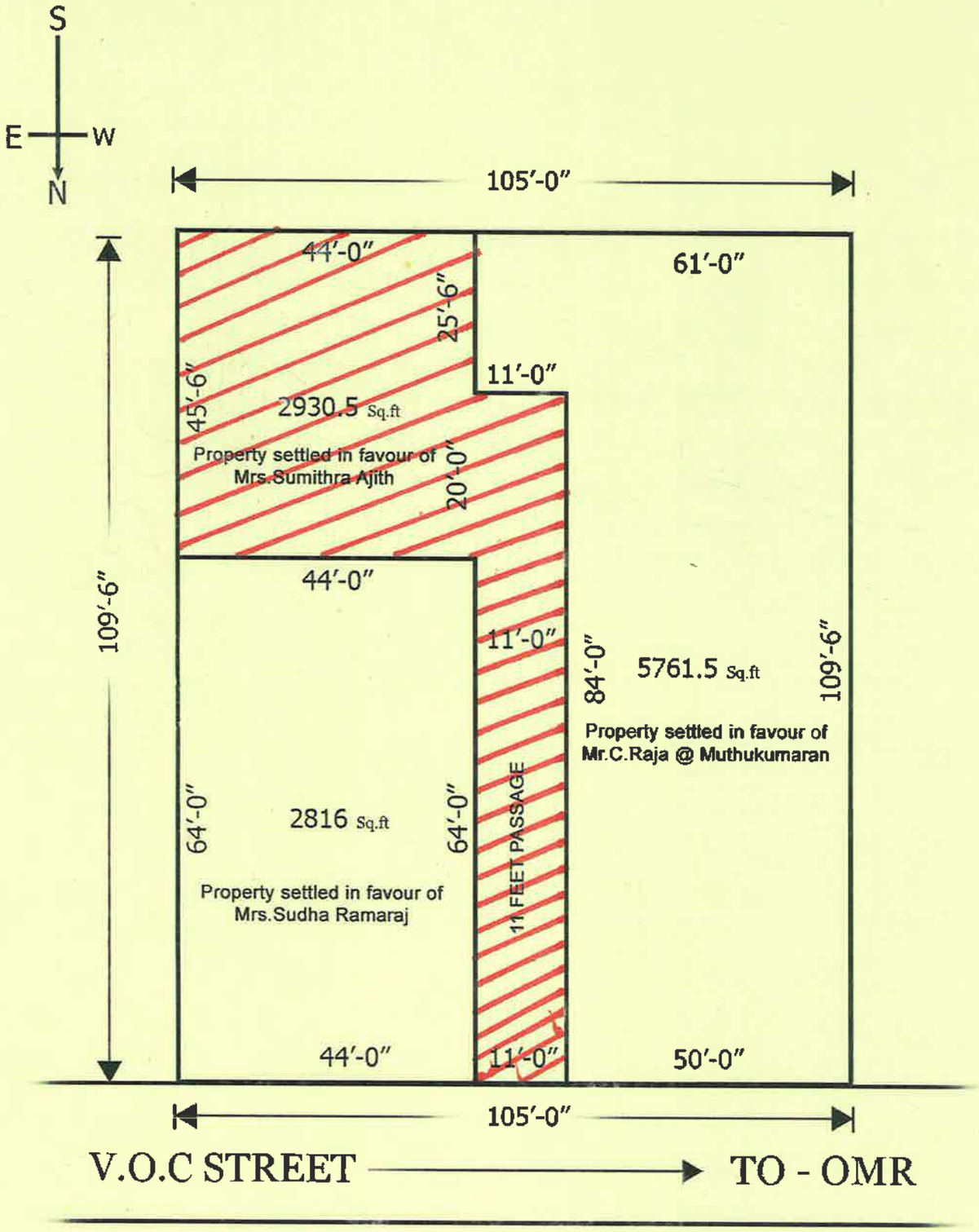
DOCUMENT No. 2015 OF BOOK 1

CONTAINS 5 SHEETS

5 SHEETS

SUB REGISTRAR

PLAN SHOWING THE PROPERTY BEARING PLOT NO 5, COMPRISED IN OLD S.NOs. 278/10A and 278/10B, NEW S.NOs. 278/10A3 and 278/10B3 SITUATED AT NO. P/606, V.O.C STREET, OLD MAHABALIPURAM ROAD,KOTTIVAKKAM VILLAGE, SAIDAPET TALUK, CHENGALPET DIST, MEASURING 11508 Sq.Ft (26 CENTS APPROX)



DOCUMENT NO/YEAR 8393/07
Page Nos
Totals 7
Pages 7

DOCUMENT No. 2093 OF BOOK 1
CONTAINS 5 SHEETS
..... SHEETS

SUB REGISTRAR



தமிழ்நாடு தமிலநாடு TAMILNADU

C 457164

C 457164

A. Roufbasha

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427

67195
13.7.2017

C. RAJA

SETTLEMENT DEED

THIS DEED OF SETTLEMENT OF PROPERTY executed at Chennai on this 14th Day of July 2017, BY:

Mr. C. RAJA @ MUTHUKUMARAN, aged about 34 years, son of Mr. D. Chandrasekaran, residing at Old No.2A, New No. 3A, Nachiappan Street, Mylapore, Chennai – 600 004 (assessed to income tax in P A No. AACHC7397C) hereinafter called the **SETTLOR of the ONE PART;**

TO AND IN FAVOUR OF HIS WIFE

Mrs. R. JAYALAKSHMI, aged about 33 years, wife of Mr. C. Raja @ Muthukumaran, residing at Old No.2A, New No. 3A, Nachiappan Street, Mylapore, Chennai – 600 004 (assessed to income tax in P A No. AZTPJ6637N) hereinafter called the SETTLEE of the OTHER PART;

The terms SETTLOR and the SETTLEE herein shall wherever hereinafter occur, mean and include themselves, their legal heirs, successors, executors, representatives, administrators and assigns WITNESSETH:

..2

X C. Raja

1887/2017
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1837/2017/BKI

DOCUMENT No. ..... 25 ..... OF DOCS.

..... SHEETS

..... SHEETS

WHEREAS the SETTLOR herein is the sole and absolute owner of the property being land and building situated at Old Survey Nos. 278/10A and 278/10B, New Survey Nos. 278/10A3 and 278/10B3, at No. P/606 VOC Street, old Mahabalipuram Road, Kottivakkam, Chennai – 600 041, Kottivakkam Village, Saidapet Taluk, Chinglepet District, land measuring an extent of 5761.5 sq. ft., or thereabouts, together with building thereon measuring an extent of 3250 sq. ft., more fully described in SCHEDULE A hereunder and hereinafter referred to as the SCHEDULE A PROPERTY, he having acquired the same by means of a Deed of Settlement dated 21st November 2007 which was registered as document No. 2091 of 2007 of Book 1 in the office of the Sub-Registrar, Adyar, from his father, Mr. D. Chandrasekaran.

WHEREAS the SETTLEE herein is the wife of the SETTLOR herein, out of natural love and affection towards her, the SETTLOR herein desires to provide a permanent benefit, protection and also regular income for her life maintenance and therefore desired to Settle the SCHEDULE B PROPERTY out of the SCHEDULE A PROPERTY, VIZ., 50% of undivided share of right, title, interest, ownership, possession and enjoyment in the SCHEDULE A PROPERTY in her favour for her own absolute benefit with title, right, interest, possession and enjoyment thereof free of Encumbrance and with full power of alienation;

WHEREAS in accordance with the desire of the SETTLOR herein, he is executing this Settlement Deed settling the SCHEDULE B PROPERTY absolutely in favour of the SETTLEE herein;

WHEREAS the SETTLOR herein further desire to execute this Settlement Deed in favour of the SETTLEE herein setting forth hereunder the terms and conditions of the SETTLEMENT into writing;

NOW THIS DEED OF SETTLEMENT OF PROPERTY WITNESSETH:

1. This Settlement Deed shall come into effect immediately upon registration of this Deed in the Office of the Sub-Registrar, Adyar, as per the rules and regulations of the said Sub-Registrar office.

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DOCUMENT NO. ..... 28 ..... OF ..... DRAWINGS ..... SHEETS
SHEETS

2. That the SETTLOR herein hereby settle the SCHEDULE B PROPERTY, viz., 50% undivided share of right, title, interest, ownership, possession and enjoyment of the SCHEUDLE A PROPERTY absolutely in favour of the SETTLEE herein with full power of alienation;

3. That this settlement of the SCHEDULE B PROPERTY is purely out of natural love and affection the SETTLOR bears towards the SETTLEE herein, who is his wife.

4. That the SETTLOR herein hereby expressly declares that on and with effect from this date of settlement, the SETTLEE herein shall take over the possession of the SCHEDULE B PROPERTY with absolute right, title, interest, possession and enjoyment thereof with full power of alienation known to law.

5. That the SETTLEE herein shall have full right to have the mutation of the name in her favour along with the SETTLOR in the records of the Corporation of Chennai, C.MW.S.S.B., Metro Water, T.N.E.B. and such other authorities and local bodies for payment of their respective tax demands and other levies from out of her own resources.

6. That the SETTLOR and the SETTLEE herein jointly hereby expressly declare that this Settlement is purely out of natural love and affection of the SETTLOR has towards the SETTLEE herein and no monetary consideration whatsoever has been paid or received by the parties herein.

7. That the SETTLOR herein further covenants that he shall execute any other document, Codicils or other required documents on any future date in order to give perfection of title in favour of the SETTLEE herein in the event of any future necessity in this regard.

8. That the SETTLOR herein further covenants that the SCHEDULE A PROPERTY is his own absolute property received through Settlement from his father and he is fully competent and legally entitled to execute this Settlement Deed in favour of the SETTLEE herein.

9. That the SETTLOR herein hereby further declares that the SCHEDULE A PROPERTY is a freehold property under his absolute ownership, possession, right and enjoyment with full power of alienation.



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DOCUMENT No. ..... 20 ..... OF BOOK
CONTAINS ..... SHEETS
..... SHEETS



10. That the SETTLOR herein hereby expressly declares that the Settlement of the SCHEDULE B PROPERTY in favour of the SETTLEE herein is absolute and IRREVOCABLE on any future date.

11. That the SETTLOR herein further declares that he has handed over all the copies of title deeds and parent documents and other records of the SCHEDULE B PROPERTY to the SETTLEE herein, receipt of which is hereby acknowledged by the SETTLEE herein.

SCHEDULE A

(Description of the full property)

All that piece and parcel of land measuring an extent of 5761.5 sq. ft., or thereabouts, comprised in Old Survey Nos. 278/10A and 278/10B, New Survey nos. 278/10A3 and 278/10B3 situated at No. P/606 V.O.C. Street, Old Mahabalipuram Road, Kottivakkam, Chennai – 600041, Kottivakkam Village, Saidapet Taluk, Chinglepet District together with building thereon measuring an extent of 3250 sq. ft., and bounded on the

North by	:	V.O.C. Street, 30 feet Road
South by	:	Property in S.No. 278/11B and 278/11C
East by	:	Property settled in favour of Sumithra Ajith including the 11 feet private passage, and
West by	:	Plot No. 4,

situate within the Sub-Registration District of Adyar, and in the Registration District of Chennai South.

x C. Rajan

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Doc 1837/17
4
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ANNEXURE NO. ..... TO THE REPORT
CONTAINING ..... SHEETS
..... SHEETS



SCHEDULE B

(Property hereby settled under this Deed of Settlement)

50% undivided share of right, title, interest, ownership, possession and enjoyment in the SCHEDULE A PROPERTY as described above together with all amenities attached to the SCHEDULE A PROPERTY.

Value of the property hereby settled is Rs.25,00,000/-

IN WITNESS WHEREOF, the SETTLOR herein has signed this DEED OF SETTLEMENT on the day, month and year first above written.

X C. Rajesh

(SETTLOR)

Witnesses:

1. C Mahalan
(D. CHANDRASEKARAN)
S/o M. Dhanaswamy Nadar
3A, Nachiappan Street
Mylapore, Chennai - 600004.

2. R Balaji
(R. BALASUBRAMANIAN)
S/o. Late S. Rajagopalan,
Plot no. 278, D.W. 21,
Murugan Nagar IV Street,
Velachery, Chennai - 600042.

Prepared by:
N. KUMAR, M.A., B.L.
ADVOCATE
Enroll No: 473/93
No. 25/51, Kamaraj Avenue, 2nd Street,
ADYAR, CHENNAI - 600 020.

Drafted by:

1837/2017
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Settlement

25,00,000

@ 2500

Rs 4000
100
500.
Patta 60
Rs 30.

DOCUMENT No. ..... 25 ..... OF 2008
CONTAINS ..... SHEETS
..... SHEETS

1837/2017/BK1

Presented in the Office of SUB REGISTRAR of Adyar and fee of Rs. 4180 paid between hours of 2 and 2 on 14/07/2017 by

1 Left Thumb





C. Rajesh

Additions As per the recitals of the document

9092482558

Execution Admitted by

1 Left Thumb





C. Rajesh

Additions As per the recitals of the document

Identified by

1 Name : D.CHANDRASEKARAN S/o M.DURAISWAMY NADAR 3A, NACHIAPPAN ST, MYLAPORE, CH-4

2 Name : R.BALASUBRAMANIAN S/o S.RAJAGOPALAN P.NO.270, D.NO.21, MURUGU NAGAR, 3RD ST VELACHERY, CH-42

14th day of July 2017

SUB REGISTRAR Adyar

Doc No 1837/2017 6 12

DOCUMENT NO. ..... 20 ..... OF YEAR

CONTAINS ..... SHEETS

..... SHEETS

THE SEAL OF THE SUB-REGISTRAR OF

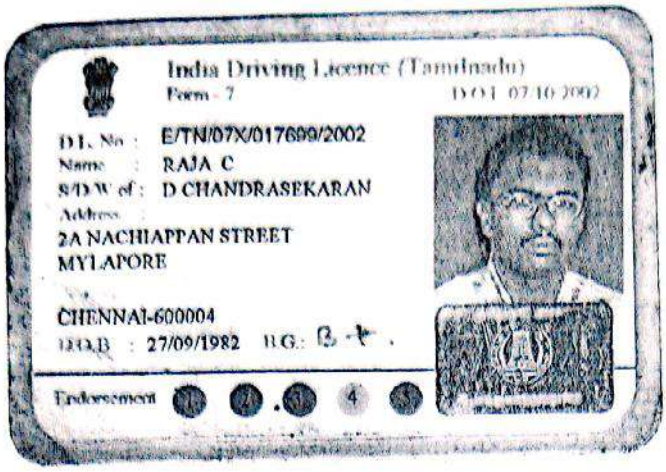
Registered as No 1837 of 2017 of Book I

Date : 14/07/2017 SUB REGISTRAR Adyar

A. GANDHI, B.Sc.,

1837/2017
7
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ATTACHMENT NO. 28 OF ENCL
CONTAINS SHEETS
SHEETS
THE SEAL OF THE SUPREME

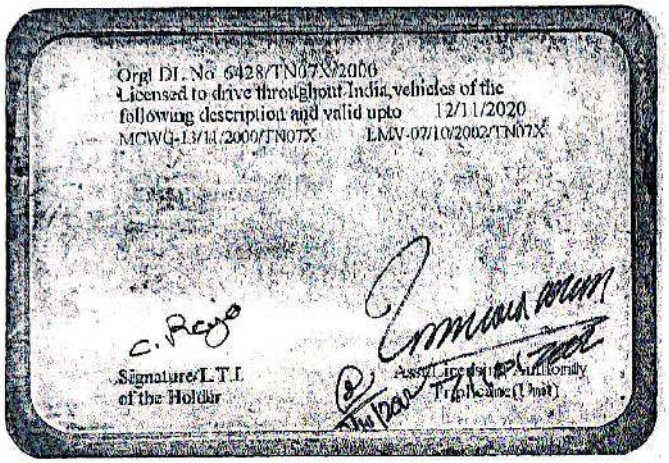


India Driving Licence (Tamilnadu)
Form - 7
DOI: 07/10/2002

DL. No : E/TN/07X/017699/2002
Name : RAJA C
S/D/W of : D CHANDRASEKARAN
Address
2A NACHIAPPAN STREET
MYLAPORE

CHENNAI-600004
DOB : 27/09/1982 B.G.: B+

Endorsement 1 2 3 4 5



Orgl DL No 6428/TN07X/2006
Licensed to drive throughout India, vehicles of the following description and valid upto 12/11/2020
MCWG-13/11/2000/TN07X LMV-07/10/2002/TN07X

C. Raja
Signature/L.T.I. of the Holder

Asstt. Licensing Authority
Tiruvallur (Unit)

C. Raja

1837/2017
8
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DOCUMENT NO. ..... 23 ..... OF 2021

CONTAINS ..... SHEETS

..... SHEETS



[redacted]

ர ரமசுப்பிரமணியன்
R Balasubramanian
பிறந்த தான் / DOB : 11/08/1955
ஆண் / MALE



3779 8896 0368

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

[redacted]

आधार

முகவரி:
த/பெ: ரஜகோபாலன், 21,
பிளாட் - 278, 3வது தெரு,
முருகு நகர் வேளச்சேரி,
வேளச்சேரி, சென்னை, தமிழ்
நாடு, 600042

Address:
S/O Rajagopalan, 21, PLOT-
278, 3RD STREET, MURUGU
NAGAR VELACHERY,
Velachery, Chennai, Tamil
Nadu, 600042

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

R. Balu

1837/2017
9.12

DOCUMENT NO. ..... 28 ..... BK .....

CONTAINS ..... SHEETS

..... SHEETS

THE SEAL OF THE SUBREGISTRAR DELHI 29

இந்திய அரசாங்கம்
Government of India

டி சந்திரசேகரன்
D Chandrasekaran



பிறந்த நாள் / DOB: 09/10/1949
ஆண்/ Male

9040 6228 8231

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்:
துரைசாமி, 3ஏ நாச்சியப்பன் தெரு
மயிலாப்பூர், மயிலாப்பூர் சென்னை
தமிழ் நாடு, 600004

Address: S/O: Duraiswamy,
3A, NACHIAPPAN STREET,
Mylapore, Chennai,
Mylapore, Tamil Nadu,
600004

9040 6228 8231

1947
1800 300 1947

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www.uidai.gov.in





DOCUMENT NO. ..... 28 ..... OF .....

CONTAINS ..... SHEETS

..... SHEETS



30/9/2015

தமிழ்நாடு அரசு

நில அளவை ஆவணம் - பட்டா

வருவாய்த்துறை, காஞ்சிபுரம் மாவட்டம்

இ.எண் 10(1) பிரிவு

வட்டம் : சோழங்கநல்லூர்

கிராமம் : கொட்டிவாக்கம்

பட்டா எண் 366

உரிமையாளர்கள் பெயர்		
1 துரைசாமி	மகன்	சந்திர சேகரன்

புல எண்ணும் உட்பிரிவும்		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு ஹெக்டேர் - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெக்டேர் - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெக் - ஏர்	தீர்வை ரூ - பை
278	10A3	-		- 4.00	0.15	-	
278	10B3	-		- 6.50	0.24	-	
		-		- 10.50	0.39	-	

கணினி உண்மை நகல்

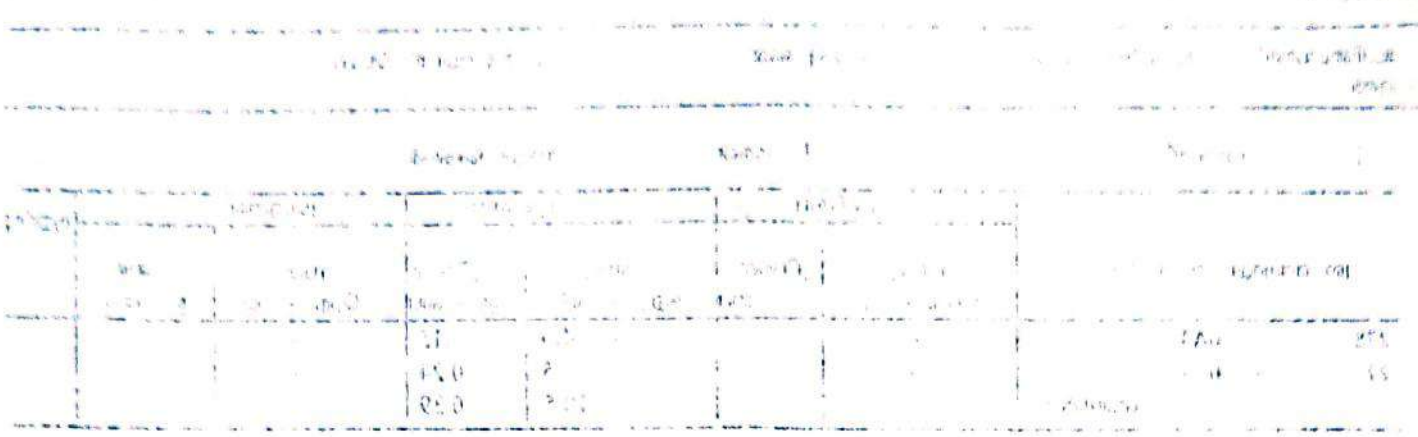
மண்டல துணை வட்டாட்சியர்
சோழிங்கநல்லூர்

10/111/366.00/1.00 30/09/2015 11:55:19

வட்டாட்சியர்
சோழங்கநல்லூர்

30.9.15

1837/2017





DOCUMENT No. ..... 20 ___ OF 2021
CONTAINS ..... SHEETS
_____ SHEETS

30/9/2015

சிட்டா பதிவேடு

பக்கம் நெ. : 1 / 1

வட்டம் : சோழங்கநல்லூர்

கிராமம் : கொட்டிவாக்கம்

பட்டா எண் 366

உரிமையாளர் எண்	உறவினர் பெயர்	உறவு எண்	உரிமையாளர் பெயர்
1	துரைசாமி	1 மகன்	சந்திர சேகரன்

புல எண்ணும் உட்பிரிவும்	நன்செய்		புன்செய்		மற்றவை		குறிப்பு
	பரப்பு ஹெ. - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெ. - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெ. - ஏர்	தீர்வை ரூ - பை	
278 - 10A3	-		- 4.0	0.15	-		
278 - 10B3	-		- 6.5	0.24	-		
மொத்தம்	-		- 10.5	0.39	-		

கணினி உள்ளீடு நகல்

மண்டல துணை வட்டாட்சியர்
சோழிங்கநல்லூர்

1837/2017
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ACCUSED NO. 02

CONTAINS ..... SHEETS

..... SHEETS

தமிழ்நாடு அரசு

பற்று சீட்டு

'A' - கணக்கு

பதிவுத் துறை

ரசீது எண். 20172298

ஆவண எண். 201701837 (Book1) க்காக கீழ்காணும் இனங்களில் வசூலிக்கப்பட வேண்டிய தொகை

OVERNMENT OF TAMIL NADU

REGISTRATION DEPARTMEI

ரூ 4,180.00 திருதிருமதி C.RAJA இடமிருந்து வசூலிக்கப்பட்டது.

ஆவணங்களுக்கும் / படிவங்களுக்கும் / கட்டணங்களுக்குமான பற்றுச் சீட்டு

வரிசை எண் 201701837

1	பதிவுக்கட்டணம்		4,080.00
2	பிரதி கட்டணம்	0	0.00
3	கணினி கட்டணம்		100.00
4			
5			
6			
7			
8			
9			
	மொத்தம்		4,180.00

சார்பதிவாளர் அலுவலகம் : அடையார்

நாள்:14/07/2017

பதிவு அலுவலர் கையொப்பம்.

நாள்:

பெற்றுக்கொண்டேன்

தாக்கல் செய்தவர் கையொப்பம்

இந்த ஆவணம் / சான்று / நகல் ---------- நாளன்று திரும்ப வழங்க தயாராய் இருக்கும் 0160272

தமிழ்நாடு அரசு

GOVERNMENT OF TAMILNADU

பதிவுத் துறை

REGISTRATION DEPARTMENT

பற்று சீட்டு

உட்பிரிவு கட்டணம்

ரசீது எண். 2017124

ஆவணங்களுக்கும் / படிவங்களுக்கும் / கட்டணங்களுக்குமான பற்றுச் சீட்டு

ஆவண எண். 201701837 க்காக கீழ்காணும் இவ்விலங்களில் வசூலிக்கப்பட வேண்டிய தொகை ரூ. 60.00

திரு./திருமதி. C.RAJA இடமிருந்து பெற்றுக்கொள்ளப்பட்டது.

உட்பிரிவு எண்ணிக்கை	விபரம்	தொகை ரூ. பை
1	உட்பிரிவு கட்டணம்	60.00

சார்பதிவாளர் அலுவலகம் : அடையார்.

நாள்: 14/07/2017

பதிவு அலுவலர் கையொப்பம்.

இந்த ஆவணம் / சான்று / நகல் ---------- நாளன்று திரும்ப வழங்க தயாராய் இருக்கும் 0160231



தமிழ்நாடு तमिलनाडु TAMILNADU

09 SEP 2023

CA 375440

S. AYATH BASHA
STAMP VENDOR
L.NO.3 / அ3 / 2000
No: 43 SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18.
Phone: 9841640694

ARIHANT FOUNDATIONS & HOUSING LIMITED
CHENNAI – 600 018

JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement ("Agreement/JDA")
is made and executed at Chennai on this the 10th day of September, 2023

BETWEEN

(1) Mrs.SUDHA RAMRAJ (Aadhaar No.2168 9011 1681 & PAN AZJPS8584P) aged about 49 years, wife of Mr.J.Ramraj, residing at 14/45 Gujji 2nd Street, Ground Floor, Anna Nagar East, Chennai - 600102;

(2) Mrs.SUMITHRA AJITH, (Aadhaar No.8947 4645 6475 & PAN BPTPS2177F) aged about 45 years, wife of Mr.K.Ajith Togo, residing at Flat No.501, 5th Floor, Tower 3, Ceebros One74, No.174 Sathyadev Avenue, R.A. Puram, Chennai - 600028;

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2. Ajith
3. C. Raja
4. R. Jayali

OWNERS

(3) Mr.C.RAJA, (Aadhaar No.7881 9696 1123 & PAN AEZPR5413B) aged about 40 years, son of Mr.D.Chandrasekaran, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600 004; and

(4) Mrs.R.JAYALAKSHMI, (Aadhaar No. 9718 1136 9966 & PAN AZTPJ6637N) aged about 40 years, wife of Mr.C.Raja, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600 004;

(1) to (4) are hereinafter collectively referred to as "**OWNERS**" *which term, wherever the context so requires or admits, shall mean and include their respective legal heirs, representatives, executors and administrators, etc.*, of the FIRST PART;

AND

ARIHANT FOUNDATIONS & HOUSING LIMITED [CIN: L7010TN1992PLC022299] [TAN: CHEA02051A] [PAN: AAACA7402P] a public limited company incorporated under the Indian Companies Act 1956, having its registered office at New No.3, Old No.25, Ganapathy Colony 3rd Street, off. Cenotaph Road, Teynampet, Chennai - 600018; represented by its Managing Director, **Mr.Kamal Lunawath**, aged about 50 years, son of Late Shri.Navratan Lunawath (hereinafter referred to as "**DEVELOPER**", *which expression shall wherever the context so requires or admits, mean and include its successors-in-title and permitted assigns*, of the SECOND PART;

The OWNERS and the DEVELOPER are hereinafter collectively referred to as "PARTIES" and individually as a "PARTY" as the context may permit or require.

WHEREAS

I. All that piece and parcel of land bearing Plot No.5 measuring an extent of 11508 square feet, comprised in New Survey Nos.278/10A3 &278/10B3 (Old Survey Nos.278/10A &278/10B), Kottivakkam Village, Sholinganallur Taluk (formerly Saidapet Taluk), Chennai District (formerly Chengalpet District), situated at No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai – 600 041, within the Registration District of Chennai in the Sub Registration District of Adyar, together with the building thereon, more fully described in the Schedule written hereunder, hereinafter referred to as "Schedule Property", was originally owned by one Mr.D.Chandrasekaran

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sandhya
2. Lakshmi
3. C. Raja
4. R. Jayalakshmi

OWNERS

(father of the First to Third Owners) who had settled (a) a portion of the Schedule Property measuring 2816 sq.ft. together with the building thereon after retaining life interest, to Mrs.Sudha Ramraj (First Owner herein) vide a Settlement Deed dated 21.11.2007 registered as Doc.No.2092 of 2007 in the SRO, Adayar, (b) a portion of the Schedule Property measuring 2930.5 sq.ft., together with the building thereon after retaining life interest, to Mrs.Sumithra Ajith (Second Owner herein) vide a Settlement Deed dated 21.11.2007 registered as Doc.No.2093 of 2007 in the SRO, Adayar; and (c) a portion of the Schedule Property measuring 5761.5 sq.ft., together with the building thereon absolutely to Mr.C.Raja (Third Owner herein) vide a settlement deed dated 21.11.2007 registered as Doc.No.2091 of 2007 in the SRO, Adayar; thereafter the Third Owner, Mr.C.Raja settled 50% undivided share, title and interest in 5761.5 sq.ft., together with the building thereon absolutely to his wife, Mrs.Jayalakshmi (Fourth owner herein);

II. Thereafter the said Mr.D.Chandrasekaran along with his daughter, Mrs.Sumithra Ajith and son Mr.C.Raja released all their right, interest and title in the property measuring 2816 sq.ft. together with the building thereon, vide a release deed dated 21.08.2015 registered as Doc.No.2449 of 2015 in the SRO Adayar in favour of Mrs.Sudha Ramraj; and

III. The said Mr.D.Chandrasekaran along with his daughter, Mrs.Sudha Ramraj and son Mr.C.Raja released all their right, interest and title in the property measuring 2930.5 sq.ft., together with the building thereon, vide a release deed dated 21.08.2015 registered as Doc.No.2448 of 2015 in the SRO Adayar in favour of Mrs.Sumithra Ajith;

IV. Thus the Owners became entitled to their respective portion of lands in the Schedule Property and are in absolute ownership, possession and enjoyment of the same;

V. The Owners being desirous of developing the Schedule Property have jointly approached the Developer herein for joint development of the Schedule Property representing that the Owners are the absolute owners of the Schedule Property with clear and marketable title and the Owners are in exclusive possession and enjoyment of the Schedule Property. The Schedule Property is free from all encumbrances, liens, lis-pendens, charges, mortgages, trusts,

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sudha
2. [illegible]
3. C. Raja
4. R. Jayal

OWNERS

wakfs, debutter, tenants, occupiers, trespassers, alignment, attachments, acquisitions, requisitions whatsoever or howsoever and there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions, governmental investigations, orders, judgments or decrees of any nature made, existing, or pending which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transactions contemplated hereunder;

VI. The Developer has represented to the Owners that they have reputation, goodwill, required infrastructure, finances, capabilities, experience and expertise (including marketing and administrative expertise), to develop the Schedule Property.

VII. Based on the mutual representations and assurances of the Owners and the Developer, the Parties hereto have agreed to jointly develop the Schedule Property, on the conditions and terms that are mutually agreed between the Parties and set forth herein below.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS:

(a) "AGREEMENT" or "JDA" shall mean this agreement for joint development of the Schedule Property including the schedules and annexes hereto and such amendment to this Agreement, schedule and annexures from time to time;

(b) "APPLICABLE LAW" means all laws, statutes, regulations, codes, bye-laws, ordinances, treaties, judgments, decrees, directives, rules, guidelines, orders, policies and other requirements of any Governmental Authority having jurisdiction over the Schedule Property which are in effect or as may be amended, modified, enacted or revoked from time-to-time hereafter and including TNRERA;

(c) "ASSOCIATION" or "ASSOCIATION OF OWNERS" or "OWNERS' ASSOCIATION" shall all mean the same, being the Association of Owners that is established in respect of the Project formed for the purpose of maintenance of the Common Areas of the Project and the Common Amenities and Facilities of the Project;

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sundaram
2. [illegible]
3. C. Rajesh
4. R. Sayala

OWNERS

(d) "APPROPRIATE AUTHORITY or AUTHORITY or STATUTORY AUTHORITY or "GOVERNMENT AUTHORITY" or LOCAL AUTHORITY" shall mean any union, state, local or other governmental, administrative, regulatory, judicial or quasi-judicial authority or self-regulating authority or agency, commission, board, tribunal, court, Real Estate Regulatory Authority and or any other body incorporated under the provisions of the statute which shall include any competent authority under Real Estate (Regulation and Development) Act, 2016 (ACT) and having jurisdiction over the Schedule Property;

(e) "CAR PARKING SPACES" shall mean the exclusive car parking spaces, in the basement / stilt / open, in the Project to be used exclusively by the occupants of the Unit and or the Customers, which is un-detachable from the respective Unit. The regulation for the use of Car Parking Spaces shall be in terms of bye-law of Association;

(f) "COMMON AMENITIES AND FACILITIES OF THE PROJECT" or "COMMON AMENITIES AND FACILITIES" shall mean and include the common amenities and facilities that would be provided by the Developer for the common use of the entire occupiers and of the Project. The Common Amenities and Facilities of the Project are subject to such reasonable, non-discriminatory rules and regulations as are prescribed by the Developer and thereafter by the Association of Owners when handed over to the Association of Owners.

(g) "COMMON AREAS OF THE PROJECT" or "COMMON AREAS" shall mean and include the common areas that would be provided by the Developer for the common use of the Customers/occupants of the entire Project. Such Common Areas shall be based on the Plan of the development of the Project, which may be amended from time to time at the sole discretion of the Developer taking in to consideration the nature of the development that would be taken up in the Schedule Property. The Common Areas of the Project are subject to such reasonable, non-discriminatory rules and regulations as are prescribed by the Developer and thereafter by the Association of Owners when handed over to the Association of Owners.

(h) "COMPLETION CERTIFICATE" means the certificate or partial certificate, or such other certificate by whatever name called, issued by the Authority confirming completion of Project or part of the Project,

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sudha
2. [illegible]
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

pursuant thereto permitting occupation of the Unit in such Project for which the certificate is issued;

(i) "COMPLETION OF THE PROJECT" or "COMPLETION" shall mean the completion of all the works of construction and development of the Project under development, pursuant to the approved Plans and in terms of the Specifications for the Project within the period set out in Clause 5 below which is evidenced by obtaining the Completion Certificate, subject to any extension on account of Force Majeure.

(j) "CUSTOMERS" shall mean Person who would acquire any Unit constructed under the Scheme or to be constructed in the Project or lease a Unit in the Project.

(k) "CUSTOMER AGREEMENTS" shall mean any booking form or application for allotment, allotment letters, agreement for sale, agreement for construction, indemnity, tripartite agreement and/or other writing/s to be entered with the prospective Customers of the Project and or with their financial institutions and including any sale deed/ re-conveyance, rectification deeds, cancellation, if any, formats of such Customer Agreements, both before and after completion of development of Schedule Property in terms of this Agreement.

(l) "DEVELOPER'S ALLOCATION" shall mean all the Units in the Project with proportionate undivided share in the Schedule Property, allocated to the Developer in terms of Clause 10.1.2.

(m) "DEVELOPER'S REPRESENTATION AND WARRANTIES" means the representations and warranties, made by the Developer to the Owners, in terms of Clause 7.2 hereof;

(n) "FORCE MAJEURE" shall mean earthquake, floods, other natural disasters, excessive rainfall, war, acts of terrorism, insurgency activities, civil commotion, or act of God or strike, riots, governmental restrictions, governmental delays, or any strikes which generally has affected the Project industry or any unforeseen circumstances during the course of construction viz., encountering rock in the Schedule Property affecting the time lines in excavating for foundation / basement, and such delay is not directly or indirectly attributable due to negligence of the Developer.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sandhya
2.
3.
4. R. Jayal

OWNERS

(o) "FSI or "NORMAL FSI" shall mean floor area ratio of the Schedule Property in terms of the Development Regulations.

(p) "INTEREST FREE REFUNDABLE SECURITY DEPOSIT", shall mean the amounts paid by the Developer to the Owners and which is repayable by the Owners to the Project as per the terms of Clause 11.

(q) "LENDER" shall mean any scheduled bank or non-banking financial corporation or financial institution of repute from whom the Developer and or Owners may, at their discretion, avail a loan, in such form including construction and development finance and/or term loan and/or overdraft account, in terms of this JDA.

(r) "LIMITED COMMON AREA" shall mean the Car Parking Spaces and such part from and out of the Common Areas of the Project which are capable of being allotted for the exclusive use by the owners of the Unit in the Project and to be maintained by owner/occupier of such Limited Common Area at their cost and not as part of the Common Area.

(s) "NOTICE" shall mean any notice, request, demand or other communication required or permitted to be given pursuant to this Agreement and in writing.

(t) "OWNER'S ALLOCATION" shall mean Units constructed in the Project with proportionate undivided share in the Schedule Property, allocated to the Owners in terms of Clause 10.1.1 and the amounts that are accepted to be paid by the DEVELOPER to the OWNER/S, more particularly the First and Second Owners.

(u) "OWNERS' ASSURANCES AND WARRANTIES" means the representations and warranties given by the Owners to Developer, in terms of Clause 7.1 hereof;

(v) "PARTY" unless repugnant to the context, shall mean a signatory to this Agreement and "PARTIES" unless repugnant to the context, shall mean a collective reference to all the signatories to this Agreement;

(w) "PERSON" shall mean any natural person, limited or unlimited liability company, corporation, general partnership, limited liability partnership, proprietorship, trust, union, association, court, tribunal, agency, government, ministry, department, commission, self-regulatory organisation, arbitrator, board, or other entity, enterprise, authority, or

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sandhya
2. [illegible]
3. [illegible]
4. [illegible]

OWNERS

business organisation and shall include any other person as defined under the Act;

(x) "PLAN" or "SANCTIONED PLAN" or "APPROVED PLAN" shall mean the Project plan, which is approved by the Authority and or Local Authority enabling the Developer to start the development of the Project;

(y) "PROJECT" shall mean the residential development to be constructed by the Developer at its discretion in the Schedule Property.

(z) "RERA" shall mean and include the Real Estate (Regulation and Development) Act, 2016 read with Tamil Nadu Real Estate (Regulation and Development) Rules 2017 and would include all the amendments thereto from time to time.

(aa) "RESIDENCES" OR "UNITS" shall mean residential units in the Project, which are either sold to the Customers or retained by Owners or Developer as the case may be, with the respective Car Parking Spaces;

(bb) "SALEABLE AREA or "SUPER BUILT UP AREA" shall mean super built up area which includes the total area constructed including balconies, sit outs, terrace areas, staircases, lift room, corridor areas, common areas, common amenities and facilities, services appertaining to the Project or as the case may be proportionate part/s thereof in the case of Units including but not limited to, electrical meter rooms, pump rooms, generator rooms, air-conditions/AHU areas, common areas capable of being used commonly in the Project, circulation areas but excludes Car Parking Spaces;

(cc) "SCHEDULE PROPERTY" shall mean the land on which the Project is being developed by the Developer and more fully described in the Schedule hereto;

(dd) "SCHEME" shall mean Persons interested in owning a Unit in the Project, would have to acquire undivided share corresponding to the constructed area of such Unit out of the Schedule Property and construct the Unit exclusively through the Developer. Such undivided share would be arrived at after taking into consideration the FSI or Premium FSI achieved which would be available under Law;

(ee) "SPECIFICATIONS OF THE PROJECT" or "SPECIFICATIONS" shall mean the specifications of construction of Project as generally set out in

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sandhya
2. [illegible]
3. [illegible]
4. R. Jayalakshmi

OWNERS

Annexure-II and additionally any specific specification as may be decided by the Developer and recorded in the Allocation Agreement;

(ff) "STATUTORY PAYMENTS" shall mean statutory charges, levies, taxes or new pronouncements by Applicable Law, amendments to the current laws, introduction of new statutory levies, EB Deposit, CMWSSB Deposit, Infrastructure Charges, Maintenance Charges, Corpus Fund, taxes, cess, GST, etc., which may be imposed by the Authorities either of the State and Central Government from time to time

(gg) "STRUCTURAL DEFECTS" shall mean any structural defect or defect as defined in the Act relating to such Project;

(hh) "THIRD PARTY" shall mean any Person not a party to this Agreement.

1.1 INTERPRETATION

Unless the context otherwise requires in this Agreement,

(a) In this Agreement, any reference to any statute or statutory provision shall include all the current statues either state or central, their amendment, modification, re-enactment or consolidation:

(b) any reference to the singular shall include the plural and vice-versa;

(c) any references to the masculine, the feminine and the neutral gender shall also include the other;

(d) the recital, annexures and schedules annexed herein forms part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any recitals, annexures and schedules to it.

(e) Harmonious Interpretation and Ambiguities within the Agreement:

In case of ambiguities or discrepancies within the Agreement, the following shall apply:

(i) Between two Articles of this Agreement, the provisions of the specific Article relevant to the issue under consideration shall prevail over general provisions in the other Articles.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sunitha
2. Lalitha
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

(ii) Between the provisions of this Agreement and the Appendices, the Agreement shall prevail, save and except as expressly provided in the Agreement or the Appendices.

(iii) Between any value written in numerical or percentage and in words, the words shall prevail.

(f) reference to this Agreement or any other deed, agreement or other instrument or document shall be construed as a reference to this Agreement or such deed, other agreement, or other instrument or document as the same may from time to time be amended, varied supplemented or novated;

(g) each of the representations and warranties provided in this Agreement are independent of other unless the contrary is expressly stated,

(h) no clause in this Agreement limits the extent or application of another clause;

(i) headings to clauses, parts and paragraphs of this Agreement, Annexures and Schedules are for convenience only and do not affect the interpretation of this Agreement;

(j) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;

(k) this Agreement is a joint draft of the Parties and any rule of statutory interpretation interpreting agreements against a party primarily responsible for drafting the agreement shall not be applicable to this Agreement.

2. JOINT DEVELOPMENT:

That in consideration of the Developer having agreed to pay the (i) Interest Free Refundable Security Deposit and (ii) agreeing to take up the development of the Schedule Property at its cost and handing over the Owner's Allocation, Owners hereby irrevocably grant to the Developer the right to develop the Schedule Property into residential Units and appropriate the Developer's

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sundha
2. Lit Jain
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

Allocation and the proportionate undivided share of land in and out of the Schedule Property, and the Developer based on the Owner's Representation and Warranties, has taken up the development of the Schedule Property to construct and development of the Project on the terms and condition contained herein.

That in consideration of the Developer agreed to develop the Schedule Property in terms of this Agreement, the Developer shall be entitled to Developer's Allocation in terms of this Agreement.

3. SANCTION OF PROJECT PLANS:

3.1 The Developer shall upon execution of the JDA, at its cost and expense, demolish the existing building after obtaining necessary plans, draw the building plans/drawings/designs, etc., with all facilities as per the zonal rules and regulations for development of the Schedule Property as residential development and furnish a copy of the plan to the Owners. Any cost of securing such Project Plan shall be borne by the Developer.

3.2 The Developer shall obtain, all approvals required for the Project Plan sanction and for the construction of the Project. Any cost of securing such approval shall be borne by the Developer.

3.3 The Owners and the Developer have agreed that FSI utilisation shall be to the maximum available possible taking into consideration the concept and the scheme of development of the Project.

4. RIGHT OF ENTRY TO THE SCHEDULE PROPERTY AND COMMENCEMENT OF CONSTRUCTION:

4.1 In consideration of the Developer having undertaken to develop the Schedule Property in terms of Clause 2, the Owners hereby permit the Developer to develop the Schedule Property from the date of this JDA and hereby irrevocably grant the absolute and unobstructed right and authority to the Developer as under:

4.1.1 The Owners have permitted the Developer to enter upon the Schedule Property and possess the same for the purpose of the development of the Project. The Owners grant the exclusive permit, permission and unrestricted right to the Developer or any persons executing the works under the Developer, to enter upon the Schedule Property or any part thereof with full right and authority to

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sundha
2.
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

commence, carry on and complete the construction of the Project in accordance with the terms of this Agreement;

4.1.2 To carry out the development of the Schedule Property and construction of the Project at its own cost and expenses, and as per the Specifications of the Project that may be finalised by the Developer and the Owners for the Project to be constructed;

4.1.3 The Developer shall be entitled to erect and place a hoarding in the Schedule Property at its costs on execution of this JDA and shall be entitled to remove/replace the same at Developer's costs and charges.

4.1.4 Provided always, that nothing contained in this Agreement or otherwise shall be construed as the grant of possession in part performance of an agreement under Section 53A of the Transfer of Property Act, 1882 or under Section 2(47) (iv) and (v) of the Income Tax Act, 1961;

4.1.5 The permission so granted to the Developer shall also include its agents, servants, vendors, contractors, sub-contractors, consultants and all those persons and agencies involved in the construction of the Project. The Developer is also entitled to put boards/signs/hoarding for the purpose of advertising its right to develop/construct on the Schedule Property;

5. COMPLETION OF THE PROJECT AND INSPECTION RIGHTS OF THE OWNERS

5.1 The Owners shall make and/or join in the execution of all the required documents under the provision of the Act to register the Project with the Appropriate Authority as may be required from time to time;

5.2 Subject to there being no Force Majeure event faced during the course of construction, the Developer shall achieve the Completion of the Project within a period of 18 months from the date of Building Permit obtained from CMDA / Greater Chennai Corporation. However, the Developer shall be entitled to a grace period of six (6) months for completing the development of the Schedule Property in the event of any unforeseen circumstances. The said period may be extended by mutual consent of the Parties in writing;

5.3 The Developer shall be entitled to corresponding extension of time for securing Completion of the Project, if the delay in achieving Completion is

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundhq
2. [illegible]
3. C. Rajed
4. R. Jayali

OWNERS

caused due to Force Majeure condition and or due to the acts/omissions on the part of the Owners. The Developer shall intimate the Owners of such eventuality and the estimated time required as extension for Completion of the Project;

5.4 The Developer shall be responsible for obtaining the Completion Certificate, from the Authorities for the Project, upon Completion of the Project;

5.5 The Owners will be entitled to inspect the progress and construction of the Project, after notifying the Developer, 24 hours in advance and subject to the Owners or their representative/s complying with the Developer's safety procedure at site.

6. DELAY IN COMMENCEMENT / COMPLETION AND CONSEQUENCES:

6.1 In the event of there being any delay, otherwise than due to a Force Majeure event and/or any act of omission or commission of the Owners, or there being any breach of representation of the Owners or there being any proceedings initiated against the Owners or the Schedule Property which prevents the Developer from discharging its obligations hereunder, the Developer shall be entitled to a corresponding extension of time of actual stoppage of work from such delay and an additional of those days to restart the work, for Completion of the Project;

6.2 If, as a result of any injunction or stay orders granted by any court arising out of any claims in the title of the Owners in respect of the Schedule Property or any part thereof and if the construction of the Project and/or any part of the Common Areas of the Project and or any part of the Common Amenities and Facilities of the Project is stopped for the above mentioned reason, on such proceedings / suit being disposed off finally, the Developer shall be entitled to a corresponding extension of time of actual stoppage of work from such injunction or stay and an additional of those days to restart the work, Completion of the Project;

6.3 In case any legal or acquisition proceedings are initiated upon the Schedule Property or any part by any Government Authority which may hinder the progress of construction of the Project or which in the opinion of the Developer would affect the title of the Schedule Property or the marketing of the Project, then the Developer herein will be entitled to stop the Project till the final decision in such legal or acquisition proceeding. The Developer shall be entitled to corresponding extension of time due to such stoppage and an addition of those days of stoppage to restart work, for Completion

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2. [illegible]
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

of the Project. If due to any acquisition proceedings, resulting in reduction of the Saleable Area, the sharing of the Super Built up Area shall be restricted to the area permitted to be constructed or Normal FSI utilized in such circumstances. In such an event, the Owners shall refund the additional amount proportionate to the reduced area in the Schedule Property, within thirty (30) days. Any delay in refund shall attract interest thereon at the rate of 12% per annum from the due date till refund or realization;

6.4 All the cost of litigation in terms of Clause 6.3 and/or 6.4 and cost of making good and marketable title shall be borne fully by the Owners.

6.5 In the event the Developer fails to complete the construction of the Project in all respects pertaining to the Owners' Allocation within 18 months plus 6 months grace period as detailed supra in Clause 5.2, then the Developer shall be liable to pay the Owners' rental compensation of Rs.50,000/- (Rupees Fifty Thousand Only) per unit of the Owner's Allocation and such payment shall be made on or before 10th of every succeeding month from the completion of 24 months from Building Permit, till the completion of the respective incomplete portion of Owner's Allocation.

7. ASSURANCES, REPRESENTATIONS AND WARRANTIES OF THE PARTIES:

7.1 The Owners are fully aware that based on the assurances and warranties given by the Owners to the Developer as under, the Developer has undertaken the development of the Project and proposed to invest amounts in the development of the Project.

7.1.1 the Owners are the absolute owners of the entirety of the Schedule Property with good, clear and marketable title and the name of the Owners stands recorded/mutated as the absolute Owners of the Schedule Property;

7.1.2 That there are no impediments legal or otherwise (including easementary rights) to sell or transfer the Property in terms hereof and/or for the use that is proposed to be used by prospective Purchaser/s of the Units in the Property;

7.1.3 That the Property is free from any kind of encumbrances/mortgage/ hypothecation/charge or any kind of third party claims which are likely to curtail, restrict or prejudice its right to transfer the Property;

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sandhya
2. [illegible]
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

7.1.4 That the Property is and shall remain free of any litigations or suits or suits filed / pending before any court, authority or forum, judicial, quasi-judicial, statutory or otherwise;

7.1.5 That the Property, is free of any attachment by the Tax Department for arrears for any tax dues under the Income Tax Act, 1961, Wealth Tax, Gift tax or any other state or central taxing statutes;

7.1.6 the Owners have the full right and absolute power and authority to sell, dispose of or transfer in any manner or deal with the Schedule Property and no other person has any right;

7.1.7 there is no restriction on the Owners from dealing with the Schedule Property and/or transferring and/or alienating the same in any manner whatsoever;

7.1.8 the Schedule Property is free from all encumbrances, liens, lis-pendens, charges, mortgages, trusts, trespassers, alignment, attachments, acquisitions, requisitions whatsoever or and the Owners shall ensure that vacant possession of the Schedule Property shall be handed over to the Developer simultaneous with the execution of the JDA;

7.1.9 there are no tenancy claims regarding the Schedule Property nor any ceiling proceedings under the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 and the Schedule Property is free hold land;

7.1.10 the Owners have neither dealt with any part nor portion of the Schedule Property in any manner nor created any third party right or title or interest therein nor given any first right of refusal or options to purchase/lease etc.;

7.1.11 the Owners are not in receipt of any notice of acquisition in respect of any part or portion of the Schedule Property;

7.1.12 neither the title documents nor any other documents in respect of the Schedule Property or any part thereof have been deposited with/in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise;

7.1.13 the entirety of the Schedule Property is butted and bounded and there

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2.
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

is no manner of boundary dispute in respect thereof and no encumbrance or a third party right (including by way of assignment, development rights, grant of power or authority) in or upon the Property or any part thereof in any manner whatsoever is hereinafter created;

7.1.14 the Schedule Property nor any part thereof was or is subject to any attachment under the provisions of any Applicable Law including but not limited to any direct taxes or under any statute (central, state or local) for the time being in force;

7.1.15 there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions, governmental investigations, orders, judgments or decrees of any nature made, existing, or pending or, to the best of the knowledge of the Owners, threatened or anticipated, which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transactions contemplated hereunder;

7.1.16 the Owners shall be liable to pay all taxes including property tax upto the date of handover of the Schedule Property to the Developer for development of the Project, as well as all other taxes including capital gains tax as may be required to be paid to the Government Authority for the Owner's Allocation; or any other authorities;

7.1.17 there is no dispute with any tax authorities or other official department, in India or elsewhere in relation to the affairs of the Owners as of date, which may in any manner affect or impact the Schedule Property and/or the rights granted herein, and the Owners are not aware of any facts which may give rise to such a dispute;

7.1.18 the Owners shall be liable for all costs and expenses incurred towards perfecting the title of the Schedule Property to the entire satisfaction of the Developer to enable the Developer to develop the Schedule Property;

7.1.19 the Developer would bear all the Statutory Payments on behalf of the Owners, towards the constructed Units being the Owners' Allocation;

7.1.20 the Owners shall not do any act, deed or thing whereby the Owners in any manner prevented from performing their respective obligations

For **Arihant Foundations & Housing Ltd**

Managing Director

1. R. Sm
2. Ath Jain
3. C. Rajal
4. R Jayal

DEVELOPER **OWNERS**

herein;

7.1.21 the Owners have not created any easement or license over or in respect of the Schedule Property or any part thereof and has free and unhindered access to and from the Schedule Property;

7.1.22 The Owners shall not cause any hindrance or interference in the construction of the said Project on the Schedule Property, however the Owners are entitled to visit the Schedule Property and inform the Developer in the event the Owners notices any deviations from the Plan;

7.1.23 the Owners shall not do any act, deed or thing or permit any person to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of its allocated portion of the Project at the Schedule Property;

7.1.24 the Owners shall not to let out, grant lease, mortgage and/or create charge over the Schedule Property or any portion thereof without the prior written consent of the Developer during the term of the JDA;

7.1.25 the Owners shall sell the Units of Owners' Allocation based on the agreement for sale which is duly approved by the Developer on or before the sanction of the Plan and with such rights and obligation of the Third Party Purchaser which are identical to those applicable to the Third Party Purchaser of the Developer's Allocation;

7.1.26 the Owners shall not give any power of attorney other than the one given to the Developer in terms of this JDA;

7.1.27 the Owners shall join in the registration of the Project with RERA;

7.1.28 the Owners confirm that the Developer has the right to development of the Schedule Property into the Project and also to Developer's Allocation and the right to assign/nominate Third Party Purchaser towards the Developer's Allocation;

7.1.29 each of the representations and warranties contained herein are true and correct and shall survive and also be repeated in other documents pertaining to any transaction of sale / lease / security made by the Developer in favour of any Person and or its nominees from time to time being the Third Party Purchaser or Lessee.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundhar
2. Ilk Jyoth
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

7.2 THE DEVELOPER'S REPRESENTATION AND WARRANTIES:

7.2.1 The Developer has the necessary infrastructure, financial resources/ability and efficiency, capability, capacity, resources and competence to undertake the construction and development of the Project on Schedule Property;

7.2.2 the Developer has all the required corporate authority to enter into and perform its obligations under this JDA, and its execution, delivery and performance of this JDA has been duly and validly authorized by the board of directors and shareholders of the Developer;

7.2.3 the Developer shall, at its cost and expense, secure all the required licenses, permits, permissions, consents and no objection certificates and certificates to carry out the construction and development activities of the Project and the Owners shall not be obligated to make any payment; Developer shall construct all the units (allotted to the Owners and Developer) as per the specification mentioned in the Annexure II.

7.2.4 the Developer shall undertake the construction and development of the Project as per the required permits and/or approvals and/or Plan sanctions and the provisions of this JDA as well as abide by all the obligations of the promoter under RERA;

7.2.5 the Developer shall undertake the construction over the Schedule Property as per the approved plan obtained from CMDA / Corporation of Chennai and no deviation/s will be made;

7.2.6 the Developer shall comply with all Applicable Laws and regulations in force, from time to time in respect of the construction of the Project and pay all the Statutory Payments during the course of construction without any delay and/or default;

7.2.7 the Developer shall take insurance of the type and in the amounts customarily carried by persons conducting businesses similar to those of the Developer for the Projects and Project assets and the Developer shall ensure that all the men/women and material brought to the Project site as well as Developer's liability to general public are adequately insured, at its cost and provide the Owners with a copy of the insurance policy; and

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundhar
2. [illegible]
3. [illegible]
4. R. Jayalakshmi

OWNERS

7.2.8 each of the representations and warranties are true and correct and shall survive the termination of this Agreement.

8. RESPONSIBILITY FOR CONSTRUCTION AND DEVELOPMENT OF THE PROJECT:

8.1 The Developer shall be solely responsible and liable for the undertaking and completing of the following activities at all times, at the Developer's cost:

8.1.1 Designing and conceptualizing of the Building Plan and the Project;

8.1.2 Engaging structural engineers, consultants, contractors, RCC specialists, and architects and paying their remuneration, fees retainers, etc. being their payment by whatever name;

8.1.3 Applying and obtaining in the name of the Owners, for the pre-construction approvals pertaining to the Project;

8.1.4 Applying and obtaining the post-construction approvals from time to time for the Project;

8.1.5 Bearing and paying any and all costs and expenses pertaining to Statutory Payments applicable towards the securing the Plan sanction and obtaining all approvals for the Project, preparation of Plan sanction for the Project, and obtaining all approvals for the Project, including any, revised, modified, approval and sanctions secured in terms of this clause.

8.1.6 Bearing and paying all the Statutory Payments applicable towards the construction, labour, staff, employee engaged in the construction of the Project;

8.1.7 Complying with all obligations/ reservations as may be specified under the Master Plan and the Zoning of Schedule Property, Use and Regulations contained therein for the city of Chennai and issued by the Authority while carrying out the construction of the Project;

8.1.8 Employing any number of labourers, workmen and all other personnel (skilled and unskilled), entering into agreements/contracts with each contractor, sub-contractor, project management company, architect, consultant, specialist, engineer, labourer, workman,

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sumathy
2. Nithyanath
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

supplier, vendor, employee as may be required for the purpose of development and construction work and shall be solely liable for all payments to and/or claims and demands by any contractor, sub-contractor, architect, consultant, specialist, engineer, labourer, workman, supplier, vendor, employee and complying with all Applicable Laws and regulations from time to time in force in that behalf. Ensuring that the labourers and workmen employed for the purpose of carrying out the construction and development work in the Project, are adequately insured and registered as required by Applicable Law. Meeting the claims and bearing all losses and damages during the construction, in case of any injury, illness or death caused to any labourer or workman in connection with the construction of the Project. It is agreed and clarified that the Developer (and not the Owners) shall be considered to be the principal employer and contractor and that there will be no employer-employee relationship and/or any other direct or indirect relationship between the Owners and any of the above mentioned labourers or workmen and the Owners, shall not be liable for any claims which are related, directly or indirectly, to any of the labourers or workmen;

8.1.9 Engaging at its own costs, contractors, sub-contractors, project management companies, architects, consultants, specialists, engineers, labourers, workmen, suppliers, vendors, employees, specialists in reinforced cement concrete construction and other professionals for supervising, carrying out and completing the construction work and all matters connected therewith in the Project;

8.1.10 Supervising the compliance of design parameters and performance of contractors, sub-contractors, project management companies, architects, consultants, specialists, engineers, labourers, workmen, suppliers, vendors, employees for the Project at the cost of the Developer;

8.1.11 Supervise the construction and development of the Project and every part thereof till the completion and the Completion Certificate pertaining to the Project are received, procure approvals from the fire department and departments accordingly, submitting a complete application for the issue of Completion Certificate pertaining to the Project, to the local authorities;

8.1.12 The Project to be constructed on the Schedule Property shall be marketed under the brand name "ARIHANT VIVRITI" and all

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2. Lalit Jain
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

intellectual property rights associated with the said brand name shall always belong to the Developer. The name of the Project shall be decided by the Owners and the Developer jointly and the same shall not be changed forever.

8.1.13 After completion of the construction of the Project, the Developer shall be entitled to permanently place a plaque or board or on the directory of the Project, at a prominent place which would say the Project has been developed by Arihant Foundations & Housing Limited along with the name of the Project and the logo of ARIHANT. Such plaque or board or on the directory shall not be removed without the consent of the Developer or if required by the Developer.

9. OWNERSHIP AND TITLE DEEDS:

9.1 The Owners shall be responsible for ensuring that the Owner's Assurances and Warranties are valid and subsisting during the entire term of this JDA and that the Owners either by themselves or through the Developer, based on the power of attorney, shall give the same representation, assurances and warranties to the Third Party Purchaser of the Residences in the Project as given herein. The Owners shall be also responsible to settle any suit/disputes/claims that may arise in connection with the title of the Schedule Property, entirely at their cost.

9.2 The Owners have simultaneously with execution of this Agreement, executed and registered an irrevocable power of attorney ("GPA") in favour of the Developer, for securing all the necessary Sanctioned Plans and/or any approvals required by the Developer for the completion of the Project, and for execution and registration of the Customer Agreement to the extent of the Developer's Allocation. The Owners further confirms that the said irrevocable power of attorney also authorizes Developer to gift / transfer without any consideration, any area required to be reserved for electrical yard, roads and/or civic amenities sites as required under Applicable Law for securing the Development Plan and the Sanctioned Plan for the development of the Project.

9.3 The Owners have on the execution of this JDA, handed over the all original documents of title as listed in Annexure I hereto, with regard to the Schedule Property ("TITLE DEEDS") to M/s. R&P Partners, Advocates & Solicitors, being the Escrow Agent. The Developer shall upon completion of the Project, hand over the Title Deeds to the Owners, as the Owners shall retain 50% undivided share in the Schedule Property along with proportionate Units.

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sumeha
2. Lt Jyoti
3. C. Rajesh
4. R. Jayali

OWNERS

9.4 The Developer shall be entitled to take financial facility against the Developer's Allocation for the execution and development of the Project after the approvals are obtained. For the said purpose, the Developer will be entitled to create security to the extent of the Developer's Allocation with the Lender, in order to raise construction and development finance for the Project. However, it is clarified that all costs pertaining to procuring such loan/financial assistance, including the interest, processing fee, stamp duty or any other amounts to be paid either to such Lender shall be entirely borne and paid for by the Developer alone and it shall be the sole responsibility of the Developer to repay such loan/financial assistance together with interest accrued thereon from and out of its own share of the Developer's Allocation in the Project or otherwise from the Developer's own resources and get the mortgage released prior to completion of the Project.

9.5 The Developer, for creating such security, shall be entitled to create mortgage on the Developer's Allocation or any part thereof by simple mortgage.

9.6 The Developer agrees that it shall comply with all conditions and obligations of the Lender pertaining to the loan account and shall indemnify and keep the Owners indemnified, protected and harmless against any claims, demands etc. at all times till the repayment of such loan/financial assistance, due to any delay, default or contravention of any condition or obligation by the Developer.

9.7 The Parties shall ensure that the financial facility shall not be procured on terms as may be prejudicial to the respective other Party. The Parties shall also ensure that the respective other Party have no liability or obligations whatsoever with regard to the finance and hereby indemnifies the other Party fully and at all times against any and all losses, costs, expenses, claims and proceedings (including from bankers, financial institutions or third party claims) that the other Party may suffer or incur on account of the Party not complying with its repayment obligations or any other obligations in relation to the charge, lien or mortgage created.

10. AREA SHARING AND ALLOCATION AGREEMENT:

10.1 The Owners and Developer had initially agreed that the Owners and Developer share the Saleable Area as follows:

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2. Lata Jain
3. C. Rajan
4. R. Jayalakshmi

OWNERS

10.1.1 The Owners will be entitled to 50% of the saleable area of the Project, including Premium FSI, corresponding to the Units constructed in the Project, along with equal number of Car Parking Spaces per Apartment in the Project and 50% of undivided share in Schedule Property.

10.1.2 The Developer will be entitled to 50% of the saleable area of the Project, including Premium FSI, corresponding to the Units constructed in the Project, along with equal number of Car Parking Spaces in the Project and 50% of undivided share in Schedule Property.

10.1.3 Since the Units cannot be fragmented to enable the Owners and the Developer to retain the exact area of their entitlement of the Saleable Area, the Owners and Developer agreed to share such number of Units whose Saleable Area will be closest to their share in the total Saleable Area.

10.2 The Developer proposes to construct 12 residential apartments / units, each having a saleable area of 2006.76 sq.ft., wherein the First and the Second Owners will be entitled to one unit each and one unit jointly and likewise the Third and the Fourth Owners will be entitled to one unit each and one unit jointly and the Developer will be entitled to the remaining 6 units. However, the First and Second Owners have informed the Developer that they want only one unit each, therefore the Developer has agreed to allot one unit each for the First and Second Owners and pay each of them a sum of Rs.50,16,900/- (Rupees Fifty Lakhs Sixteen Thousand And Nine Hundred Only) and the First and Second Owners have agreed to convey the proportionate undivided share of land to the Developer or its nominee/s, in payment of the consideration detailed herein.

10.3 The Developer has subsequently shared the Building Plan (Annexure III) and the Car Park Plan (Annexure IV) with the Owners and the Owners and the Developer have agreed to share the Total Saleable Area of 24081.17 sq.ft., and the car parking spaces along with the consideration to be paid by the Developer to the First and Second Owners, in the manner as stated below:

Sl. No.	Name	Unit/ Apartment No.	Floor	Sq.Ft	Car Parks	Amount (in Rs.)
1	R.Sudha	2	Second	2006.76	7 & 7 A	5016900
2	Sumithra Ajith	1	Second	2006.76	8 & 8 A	5016900

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2. Sumithra Ajith
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

3	Developer	3	Second	2006.76	9 & 9 A	-
4	C.Raja	3	First	2006.76	5 & 5 A	-
5	R.Jayalakshmi	2	First	2006.76	4 & 4 A	-
6.	C.Raja & R.Jayalakshmi	4	First	2006.76	6 & 6 A	
7.	Developer	1	First	2006.76	1 & 1 A	-
8.	Developer	4	Second	2006.76	3 & 3 A	-
9.	Developer	1	Third	2006.76	2 & 2 A	-
10.	Developer	2	Third	2006.76	10 & 10 A	-
11.	Developer	3	Third	2006.76	11 & 11 A	-
12.	Developer	4	Third	2006.76	12 & 12 A	-
			TOTAL	24081.17		

10.4 The Developer shall at their own costs obtain / incur the costs towards Premium FSI, EB Deposit, CMWSSB Deposit, Infrastructure Charges, Goods & Service Tax, including towards Owners' Share of the development.

11. INTEREST FREE REFUNDABLE SECURITY DEPOSIT:

11.1 The Developer has paid interest free refundable security deposit of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only) split equally between the Owners, simultaneous with the execution of this JDA as follows:

Sl.No.	Payee Name	Date	Cheque No.	Bank	Amount
1	R.Sudha	09.09.2023	096378	PNB, Mylapore	6,25,000/-
2	Sumithra Ajith	09.09.2023	096379	PNB, Mylapore	6,25,000/-
3	C.Raja	09.09.2023	096380	PNB, Mylapore	6,25,000/-
4	R.Jayalakshmi	09.09.2023	096381	PNB, Mylapore	6,25,000/-
				TOTAL	25,00,000/-

the receipt of which the Owners hereby accept, admit and acknowledge.

11.2 The aforesaid amount of Interest Free Refundable Security Deposit as mentioned in Clause 11.1 shall be refunded by the Owners to the Developer upon obtaining the Completion Certificate and completion of the Project in all respects.

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2. Sumithra Ajith
3. C. Raja
4. R. Jayalakshmi

OWNERS

11.3 All taxes deducted shall be duly remitted by the Developer in terms of Applicable Law and proof of such remittance shall be provided to the Owners.

12. EXECUTION OF DOCUMENTS:

12.1 The Owners, despite having executed the GPA in terms hereof, shall at the request of the Developer execute all such papers and documents required by the Developer for the purpose of permissions, sanctions, no objections for Plan sanctions, Completion Certificate, water, sewerage or power connections as required by any Government Authority.

12.2 The Owners despite having executed the GPA in terms hereof, shall at the request of the Developer, come forward to execute any agreement for sale, sale deed or any documents as may be required to perfect the Developer's title to the Developer's Allocation in the Project.

13. POWER TO DEAL / SELL DEVELOPER'S ALLOCATION AND CONVEYANCE:

13.1 That on execution of this Agreement and after sanction of the Plan, the Owners hereby give their express consent to the Developer to enter into Customer Agreements with the Customer to sell the Developer's Allocation or any portion thereof.

13.2 The Owners along with the execution of this Agreement, have also executed GPA in favour of the Developer to inter alia, to make all application for permission, consents, no objections for sanction of Plan, for sanctioning of Plans, to enter into Customer Agreements, agreement to lease as well as to execute conveyance / transfers /lease deeds for the Developer's Allocation and corresponding undivided share in the Schedule Property. The stamp duty and registration fees for GPA shall be borne by the Developer.

14. INDEMNIFICATION:

14.1 The Developer hereby defends, holds harmless and indemnifies and shall keep forever indemnified the Owners at its own risk and costs, charges and expenses in all respects, from and against all claims, demands, actions and/or proceedings that may be claimed, demanded, brought, submitted and/or taken by any Person, or Authority against the Owners, the Schedule Property, the Project, the Saleable Area, the Developed Area and/or any part or portion

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sandhya
2. [illegible]
3. [illegible]
4. R. Tajali

OWNERS

thereof which is directly or indirectly caused by a breach by the Developer of any non-payment of any Statutory Payments, labour dues, labour cases, or due to any injury or death of the labour employed by the Developer in the development of the Project.

14.2 The Developer further agrees to undertake the responsibility, at its sole cost, for Structural Defects and any claims arising there from for a period of 3 years from the date of Completion of Project or any longer warranty period as per provisions of the Applicable Law at that time or in pursuance with the contract entered into with the Third Party Purchaser(s) for the Saleable Area. However small air cracks in the plaster, masonry, door and windows shall not be construed as defects. Provided always that, if any Structural Defects or damage is found to have been caused due to any act of omission or commission of the Third Party Purchaser or any other purchaser/s or due to the negligence of the Third Party Purchaser or any other purchaser/s or his/her/their agents or Structural Defects caused or attributable to the Third Party Purchaser including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy load or using the Residences other than for its intended purpose or such other reasons attributable to the Purchaser, then the Developer shall not be liable for any complained Structural Defects.

14.3 The Owners hereby confirm that their title to the Schedule Property is good, marketable and subsisting and that no one else has any right, title, interest or share in the Schedule Property. The Owners shall keep the Developer fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings and third party claims that may arise against the Developer or any one claiming through the Developer for any act of omission or commission of Owners in breach of the terms hereof or on account of any defect in or want of title on the part of the Owners;

14.4 The Owners are aware and have been informed and made aware that the Developer has entered into this JDA expressly on the faith and strength of the assurances, representation and warranties given by the Owners and if it is found at a later date that the representations, assurances and warranties made by the Owners regarding their title are false and resulting in causing damage to the Developer, the Owners shall be solely liable for the loss incurred by the Developer due to the misrepresentations of the assurances, representations and warranties and the Owners shall reimburse all the costs, charges and expenses incurred by the Developer.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2. Alka Jain
3. C. Rajesh
4. R. Jayal

OWNERS

14.5 The Owners hereby agree to indemnify and keep the Developer or any one claiming through the Developer, against losses, damages, deficiencies, liabilities, assessments, judgments, costs and expenses, actions, suits, proceedings, third party claims, demands, penalties, that may be made against and/or raised against the Developer and/or incurred by the Developer as a result of there being any claim in title of the Owners to the Schedule Property. The Developer shall immediately after coming to know about any defect in title or third party claims or any acts of omission /commission by the Owners shall make a written claim to the Owners who shall be required to respond and settle or clear such claims at their cost, within 15 days of service of Notice and prevent any delay in development of the Schedule Property. Any such claim / claims shall be a charge on the Owner's Allocation of constructed area and such period of delay in resolving the issue will be added to the period of construction and Developer shall be exempt to that extent of delay.

15. ASSOCIATION OF OWNERS AND OUTGOINGS:

15.1 The Owners and the Developer and/or the transferees or their successors-in-title shall, become members of the Association to be formed for the purpose of maintenance of the Project. The Parties hereto shall pay their respective share of maintenance deposits due towards Owner's Allocation and Developer's Allocation and/or maintenance charges to the Owner's Association. If for any reason, the Owner's Association is not formed by that time, the Owners shall pay the aforesaid outgoings pertaining to the Owner's Allocation to the Developer or their nominees till the formation of the Association. It is agreed between the Parties hereto that in the event of tenant occupying the portion falling to the share of the Owner, then the maintenance cost shall be collected from the tenant by the Developer or any agency appointed by the Developer. In the event the tenant does not pay the maintenance cost to the Developer or any agency appointed by the Developer, the Owner on behalf of the tenant shall be liable to pay such maintenance costs to the Developer or any agency appointed by the Developer.

15.2 The Owners and Developer shall execute and register the Association of Owners for the maintenance of the Units, the Common Areas of the Project and the Common Amenities and Facilities of the Project.

15.3 The Parties hereby specifically agree that the maintenance of the Project shall always be made by the Developer or an agency nominated by the Developer.

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sandhya
2. Ilth Jyothi
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

15.4 The Parties agree that maintenance charges on the Owners Allocation for the first year from the date of handing over of apartments to the Owners shall be borne by the Developer and for the subsequent two years, shall be borne by Owners on a cost to cost basis based on invoices raised by the Developer.

15.5 The Parties agree that each flat owner shall contribute an amount of Rs.5,00,000/- (Rupees Five Lakhs Only) towards corpus fund.

16. COMPLIANCE WITH RERA

16.1 The Parties have agreed that wherever there is a requirement to comply with the provision of RERA, the Parties will comply with the same and co-operate with each other for compliance thereof, which would include filing of all the required forms and securing registration wherever required.

16.2 Any cost incurred towards TNRERA including compensation, awards, penalty, etc., shall be borne by the Developer, except for compensation towards deficiency in title of the property.

17. TERM AND SPECIFIC PERFORMANCE:

17.1 TERM:

This JDA shall come into effect from the date of execution and this JDA shall remain in full force and effect until completion of the Project and obtaining of the Completion Certificates for the Project.

17.2 TERMINATION BY THE DEVELOPER

Without prejudice to the right of the Developer to the Specific Performance, the Developer will be entitled to terminate this JDA, at any stage of the development, in the event of breach of the terms of this JDA by the Owners.

17.3 TERMINATION BY THE OWNERS

The Owners shall have the right to terminate this Agreement in the event the Developer becomes insolvent within 24 months from the expiry of the Grace Period of 6 months as set out in Clause 5.2. In the event the Developer does not complete it within the period set out in this Clause 5.2, the Owners shall have the right to appoint another Developer to complete the Project. It shall also be the prerogative of the Owners to appoint an architect and valuer to

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2. [illegible]
3. [illegible]
4. R. Jayali

OWNERS

assess the work completed and the Developer shall accept the reports and come forward to cancel this JDA and the GPA executed by the Owners in favour of the Developer and handover the Project to the Owners.

17.4 SPECIFIC PERFORMANCE

In the event of breach by either one of the Party, the other Party shall be entitled to seek specific performance against the Party in breach including all the cost of enforcing such specific performance.

18. ARBITRATION:

18.1 All disputes arising between the Parties touching, concerning or relating to any matter, question or issue under this JDA or its construction or effect or the rights, duties or liabilities of the Parties or the termination of the JDA, shall be referred to and finally resolved by arbitration before a sole arbitrator. The terms and conditions of the arbitration shall be:

18.1.1 The seat / venue of the arbitration shall be in Chennai and shall be conducted in accordance with the rules of arbitration as per the Arbitration and Conciliation Act, 1996.

18.1.2 The language of the arbitration shall be English.

18.1.3 The Parties agree that the arbitration award shall be final and binding on the Parties.

18.1.4 The Courts in Chennai alone shall have jurisdiction and is the court of competent jurisdiction or application may be made to such court for a judicial acceptance of the award and an order of enforcement, as the case may be.

19. MISCELLANEOUS:

19.1 BEST COMMERCIAL EFFORTS

Each Party agrees to execute and deliver such other documents, certificates, agreements and other writings and to take such other lawful actions as may be necessary or desirable in order to consummate or implement expeditiously such transactions.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sudha
2.
3.
4. R. Jayali

OWNERS

19.2 EXPENSES

Each Party shall pay its own revenue and capital taxes expenses in connection with its share in the sale or lease; and bear its own costs and expenses in connection with the negotiation and execution of this JDA, save registration cost and stamp duty payable on this JDA and ancillary documents, which shall be borne solely by the Developer.

19.3 OWNERS' COST OF CONSTRUCTION:

For the purpose of computation of capital gains or any tax under the Income Tax Act, 1961 payable by the Owners, the same would be based on the cost of construction as per the prevailing market rates.

19.4 NO THIRD PARTY BENEFICIARY:

The terms and provisions of this JDA are intended solely for the benefit of the Parties hereof, and their respective successors and assigns (including, without limitation, any successor by reason of amalgamation, scheme of arrangement, merger, de-merger) and legal representatives, and it is not the intention of the Parties to confer third party beneficiary rights upon any other Person.

19.5 BINDING EFFECT:

This JDA is binding upon and will inure to the benefit of the Parties. The Parties recognize that damages in alternative to or in lieu of specific performance will not be an adequate remedy and the Parties shall be entitled to specific performance of this JDA.

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2. Alk Jain
3. C. Rajini
4. R. Jayalakshmi

OWNERS

19.6 INVALID PROVISIONS:

If any provision of this JDA shall be held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or Applicable Law, such provision or part shall to that extent be deemed not to form part of this JDA, and the legality and enforceability of the remainder of this JDA shall not be affected; provided, however, that in such event this JDA shall be interpreted so as to give effect, to the greatest extent consistent with and permitted by Applicable Law, to the meaning and intention of the excluded provision as determined by such court of competent jurisdiction.

19.7 PUBLICITY:

The Developer shall, immediately on signing this Agreement, be entitled to erect sign board/s on the Schedule Property advertising for sale and disposal of the Project and to publish in newspaper/s, magazine/s, website/s and such other media/s calling for application form/s from Third Party Purchaser/s and otherwise market their share in any manner howsoever.

19.8 LEGAL DUE DILIGENCE:

The Purchaser shall be entitled to carry out the legal due diligence including issuance of public notice in respect of the Schedule property and in this regard, the Landlords shall co-operate and provide all documents as would be required to enable the Purchaser obtain a clear, legal and marketable title with regard to the Schedule property. The Purchaser shall also be entitled to survey the Schedule property to check the available land area.

19.9 NOTICES:

Any Notice shall be written in English and shall be delivered in person, or sent by international courier or by registered mail or speed post with acknowledgement due or proof of delivery and properly addressed as follows:

19.9.1 In the case of notices to the Owners, to their respective addresses mentioned in this agreement:

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sudha
2.
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

19.9.2 In the case of notices to the Developer, to:

Address	:	New No.3, Old No.25, Ganapathy Colony 3rd Street, Off. Cenotaph Road, Teynampet, Chennai – 600018.
Attention	:	Mr.Kamal Lunawath
Telephone	:	044-42244444
Email	:	kamal@arihants.co.in

or at such other address as the Party to whom such notices, requests, demands or other communication is to be given shall have last notified the other Party giving the same in the manner provided in this clause, but no such change of address shall be deemed to have been given until it is actually received by the Party sought to be charged with the knowledge of its contents.

19.10 WAIVER, RIGHTS AND REMEDIES:

No failure or delay by any Party in exercising any right, power or remedy under this JDA shall operate as a waiver thereof. No single or partial exercise of any right, power or remedy under this JDA by any Party shall preclude any further exercise thereof or the exercise of any other right, power or remedy by that Party. Without limiting the foregoing, no waiver by any Party of any breach by any other Party of any provision hereof shall be deemed to be a waiver of any subsequent breach of that or any other provision hereof.

19.11 PROTECTION OF INTELLECTUAL PROPERTY RIGHTS:

The Parties are fully aware and acknowledge, understand and agree that the logo mark and all Intellectual Property Rights with regards to the branding of this project is the sole and exclusive property of the Developer and only the Developer has all the intellectual property rights thereto and any use of the same without any limitation whatsoever and in any manner whatsoever shape or form by the Owners or any other person claiming through the Owners, is expressly prohibited to use the same and only the Developer is entitled to the same and to use the same in any form, manner, for any products, and to exploit the same. Any violation of the intellectual property rights by the Owners or any person claiming through the Owners in any manner, the Developer apart from injunctive relief will also be entitled to be compensated fully including all cost, charges and expenses incurred by the Developer in protecting its rights.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundhar
2. Lakshmi
3. C Rajesh
4. R. Jayanthi

OWNERS

19.12 ASSIGNMENT:

No Party may assign and transfer any of its rights or obligations under this JDA in whole or in part without the written consent of the other Party. However, the Developer shall have the right to sub-contract any portion of the development of the Project which shall not be construed as assignment.

19.13 AMENDMENTS:

No amendment, supplement, modification or clarification to this JDA or mutual decisions between the Parties shall be valid or binding unless set forth in writing and duly executed by both the Parties to this JDA.

19.14 COUNTERPARTS:

This JDA may be executed in any number of counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument.

19.15 CONFIDENTIAL INFORMATION:

The Owners shall cause its respective employees, agents and representatives to keep absolutely confidential all information and details concerning the negotiation and finalization of this JDA and also all the information that the Developer will make available to the Owners. Neither non-effectiveness nor termination of this JDA, for any reason whatsoever, shall release the other Parties hereto from any of their obligations under this paragraph.

19.16 ANNOUNCEMENTS:

The Developer, under its brand name, logo would be entitled to make public announcements, information, advertisements with regards to the Project, its marketing etc., in any media (print or electronic or any kind), or form.

19.17 PARTIES RELATIONSHIP:

The Parties herein do not desire to become agents of each other and as such neither intends to constitute a partnership firm or an association of persons, consequently no Party shall be entitled to represent the other as an agent of the other so as to bind the other Party. This JDA is made on a principal-to-principal basis and accordingly the provisions of the Indian Contract Act, 1872 shall be applicable to the Parties herein in their inter-relationship and

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2. Alka Agrawal
3. C. Rajan
4. R. Jayanthi

OWNERS

the same shall govern this JDA wherever there is no express provision made therefore.

19.18 SURVIVAL:

Notwithstanding anything contained herein to the contrary, the provisions of the clauses which are enforceable and applicable post the termination of the JDA shall survive the termination or expiration of this JDA for whatever reason.

19.19 ENTIRE UNDERSTANDING:

This JDA constitutes the whole agreement between the Parties in respect of the subject matters hereof and supersedes the MOU and or any previous negotiations, commitments, understandings, agreements and representations, written or oral made by the Parties hereto prior to this date, provided that this clause shall not exclude any liability for (or remedy in respect of) fraudulent misrepresentation.

19.20 PAYMENT OF STAMP DUTY & REGISTRATION CHARGES etc:

19.20.1 The stamp duty and registration charges in respect of the registration of Customer Agreement pertaining to the Development shall be borne by the Customers of the Development.

19.20.2 The Stamp Duty and Registration Charges in respect of this JDA and the corresponding Power of Attorney shall be borne by the Developer.

20. PERMANENT ACCOUNT NUMBER:

The Permanent Account Numbers are as follows:

1)	First Owner	:	AZJPS8584P
2)	Second Owner	:	BPTPS2177F
3)	Third Owner	:	AEZPR5413B
4)	Fourth Owner	:	AZTPJ6637N

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sindhu
2. Ashish Jain
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

SCHEDULE PROPERTY

"All that piece and parcel of land bearing Plot No.5 measuring an extent of 11508 square feet, comprised in New Survey Nos.278/10A3 & 278/10B3 (Old Survey Nos.278/10A & 278/10B), Kottivakkam Village, Sholinganallur Taluk (formerly Saidapet Taluk), Chennai District (formerly Chengalpet District), situated at No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai - 600 041; and bounded on the

North by	:	VOC Street;
South by	:	Property in S.No.278/11B and 278/11C;
East by	:	Plot No.6 comprised in S.No.278/10B;
West by	:	Plot No.4;

together with the building thereon, and situated within the Registration District of Chennai and Sub Registration District of Adyar."

ANNEXURE I

TITLE DEEDS

1. Sale Deed dated 12.02.1982 executed by Vembuli Ammal and 10 others in favour of Mr.D.Chandrasekaran registered as Doc.No.376 of 1982 in the Office of the District Registrar of Madras South.
2. FMB Sketch in respect of property in S.No.278
3. Manual Patta bearing No.1028 dated 11.08.1983 issued by the Deputy Tahsildar Saidapet in favour of Mr.D.Chandrasekaran in respect of property in S.No.278/10A3 and 278/10B3.
4. Latest Patta bearing No.366 issued in favour of Mr.D.Chandrasekaran in respect of property in S.No.278/10A3 and 278/10B3.
5. Chitta in the name of Mr.D.Chandrasekaran in respect of property in S.No.278/10A3 and 278/10B3.
6. Settlement Deed dated 21.11.2007 executed by Mr.D.Chandrasekaran in favour of his son Mr.C.Raja @ Muthukumaran, registered as Doc.No.2091 of 2007 in the SRO Adyar
7. Settlement Deed dated 21.11.2007 executed by Mr.D.Chandrasekaran in favour of his daughter Mrs.Sudha Ramraj, registered as Doc.No.2092 of 2007 in the SRO Adyar
8. Settlement Deed dated 21.11.2007 executed by Mr.D.Chandrasekaran in favour of his daughter Mrs.Sumithra Ajith, registered as Doc.No.2093 of 2007 in the SRO Adyar
9. Release Deed dated 21.08.2015 executed by Mr.D.Chandrasekaran, Mrs.Sudha Ramraj and Mr.C.Raja in favour of Mrs.Sumithra Ajith, registered as Doc.No.2448 of 2015 in the SRO Adyar
10. Release Deed dated 21.08.2015 executed by Mr.D.Chandrasekaran, Mrs.Sumithra Ajith and Mr.C.Raja in favour of Mrs.Sudha Ramraj, registered as Doc.No.2449 of 2015 in the SRO Adyar
11. Settlement Deed dated 14.07.2017 executed by Mr. C.Raja @ Muthukumaran in favour of his wife Mrs.R.Jayalakshmi, registered as Doc.No.1837 of 2017 in the SRO Adyar

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sudha
2. Sumithra Ajith
3. C. Raja
4. R. Jayalakshmi

OWNERS

ANNEXURE II

Specifications of the Project

FLOORING & TILING:

Living & Dining	:	Vitrified Tiles - 4' x 2'
Bedrooms	:	Vitrified Tiles 4' x 2'
Kitchen	:	Floor – Vitrified Tiles 2'x2' – Ceramic Wall Tiles upto 2' above counter. – Fixtures - CP fittings with Single Bowl Sink with Drain Board. (36"x18" Stainless Steel).
Utility	:	Ceramic tiles – 12" x 12" flooring with dado.-
Toilet	:	Ceramic Anti-Skid tiles for flooring 12" x 12" – Ceramic wall tile full height upto Ceiling. Wash Basin counter – Granite.
Balcony	:	Flooring anti-skid Tiles.

SANITARY & PLUMBING:

Sanitary ware	:	EWC and wash basin – Roca / Catalano or equivalent.
C.P. Fittings	:	C.P. Pillar tap – Roca / Catalano or equivalent.
	:	Diverter – Roca / Catalano or equivalent.
	:	Overhead shower – Roca / Catalano or equivalent.
	:	Health faucet – Roca / Catalano or equivalent..
Plumbing	:	All internal concealed piping with CPVC pipes. All other open water lines threadable PVC with R brand specials / equivalent. Waste water lines with PVC Finolex / Truebore / Astral equivalent 6 Kg. class. Painted with two coats of enamel paint. All rainwater pipes with PVC Finolex / Truebore / equal 4Kg. class.

DOORS:

Main Door	:	Factory finished main door and frame with veneer finish.
Internal Door	:	Factory finished door laminated shutter along with suitable frame.
Windows	:	Aluminium / UPVC windows with shutter and necessary fittings, Saint Gobain or equivalent glass with Mosquito Mesh.
French Door	:	Aluminium / UPVC French door with necessary fittings, Saint Gobain or equivalent glass with Mosquito Mesh.
Wall Finishes	:	All Internal walls and ceiling shall be plastered with cement mortar or with Gypsum Plaster. All internal walls shall be finished with putty and premium emulsion paint. All external walls to be finished with one coat of primer and two coats of exterior emulsion paint.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sandhya
2. [illegible]
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

Telephone points	:	Wiring for telephone points shall be provided in Living room and all bedrooms.

ELECTRICAL DISTRIBUTION & WIRING:

	:	Electrical distribution and concealed wiring suitable for three phase power supply. Switches/ Sockets will be Crabtree / Legrand / Anchor / Grey white make or equivalent.

COMMON AREAS:

Ground floor lobby	:	Granite
Upper floor lobbies	:	Granite

DRIVE WAYS & OTHERS:

External Areas	:	As per Architect's Design.
Landscaping	:	Landscaping as designed by the Architect.
Lift	:	Johnson Lifts / equivalent make
Power back-up	:	Inside the Apartment Each Flat – 2.5 kw. 100% Standby power back up for common facilities

IN WITNESS WHEREOF THE PARTIES HEREUNTO HAVE SET THEIR HANDS AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES ON THIS THE DAY THE MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN:

WITNESSES:

1. (K. AJITH TOMO) 52 yrs, S/o. P. Kulandaikani
501, 5th Floor, Tower 3, Celebros One 74, 17th, Sarayadeu Avenue
R.A. Puram, Chennai - 600028.

2. (K. VIJAY ANAND)
S/o. T. RAJAGOPAL
New No. 12 Old No. 5-14
35th Cross Street,
Besant Nagar,
Chennai - 600090.

For **Arihant Foundations & Housing Ltd**

Managing Director

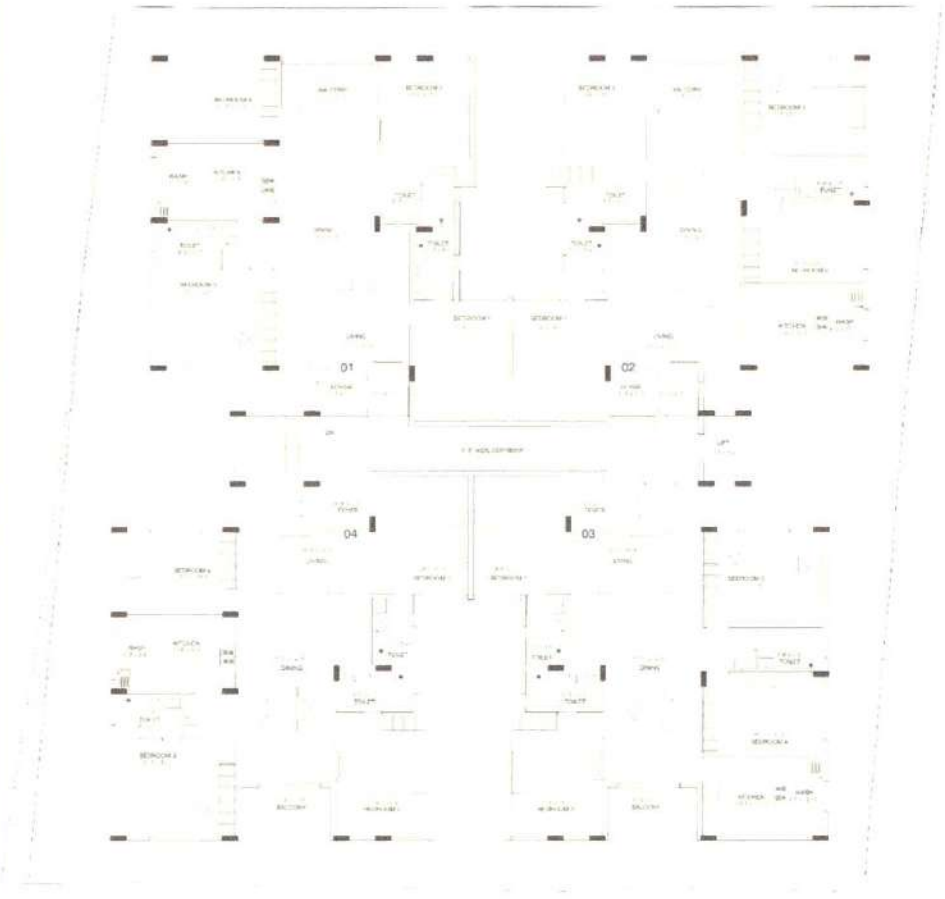
DEVELOPER

1. R. Sandhya
2. [illegible]
3. [illegible]
4. R. Jayal

OWNERS

ANNEXURE - III

V.O.C STREET



N

TYPICAL FLOOR PLAN (FIRST, SECOND & THIRD)
PROPOSED RESIDENTIAL APARTMENT
AT VOC STREET,KOTTIVAKKAM ,CHENNAI

For Arihant Foundations & Housing Ltd

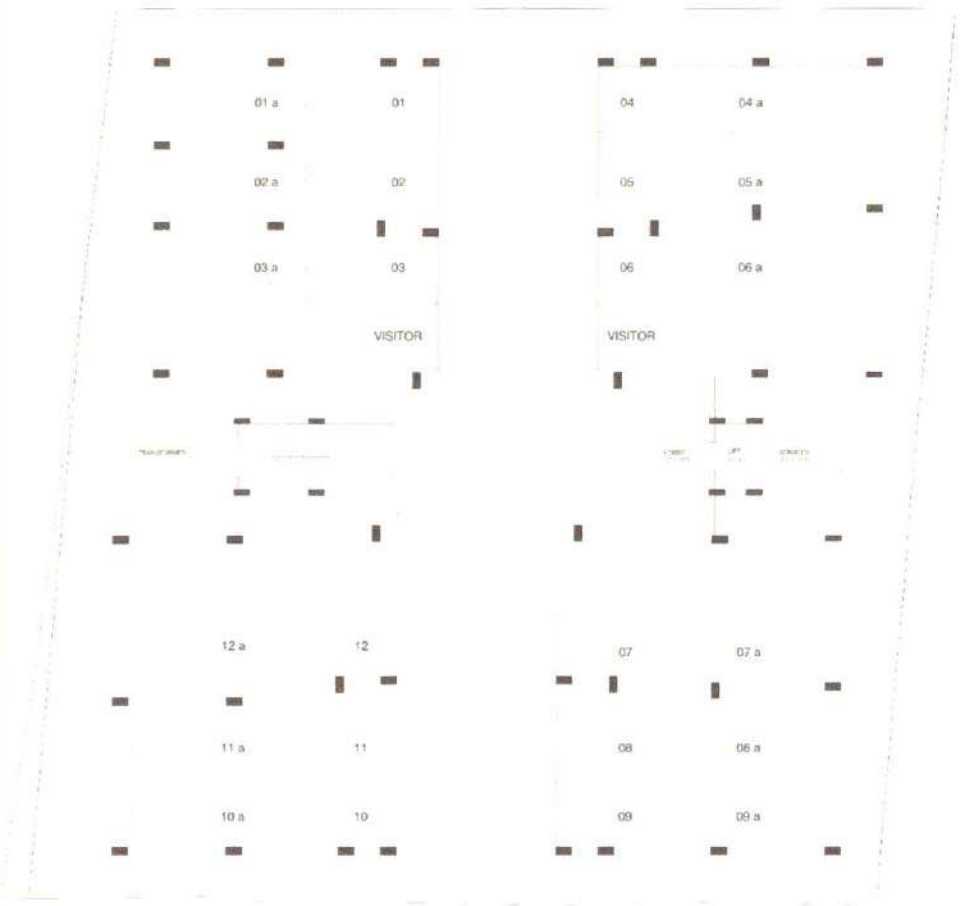
Managing Director

DEVELOPER

1. R. Sundha
2. [illegible]
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

ANNEXURE IV



NUMBER OF CARS - 26

N

GROUND FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT
AT VOC STREET,KOTTIVAKKAM ,CHENNAI

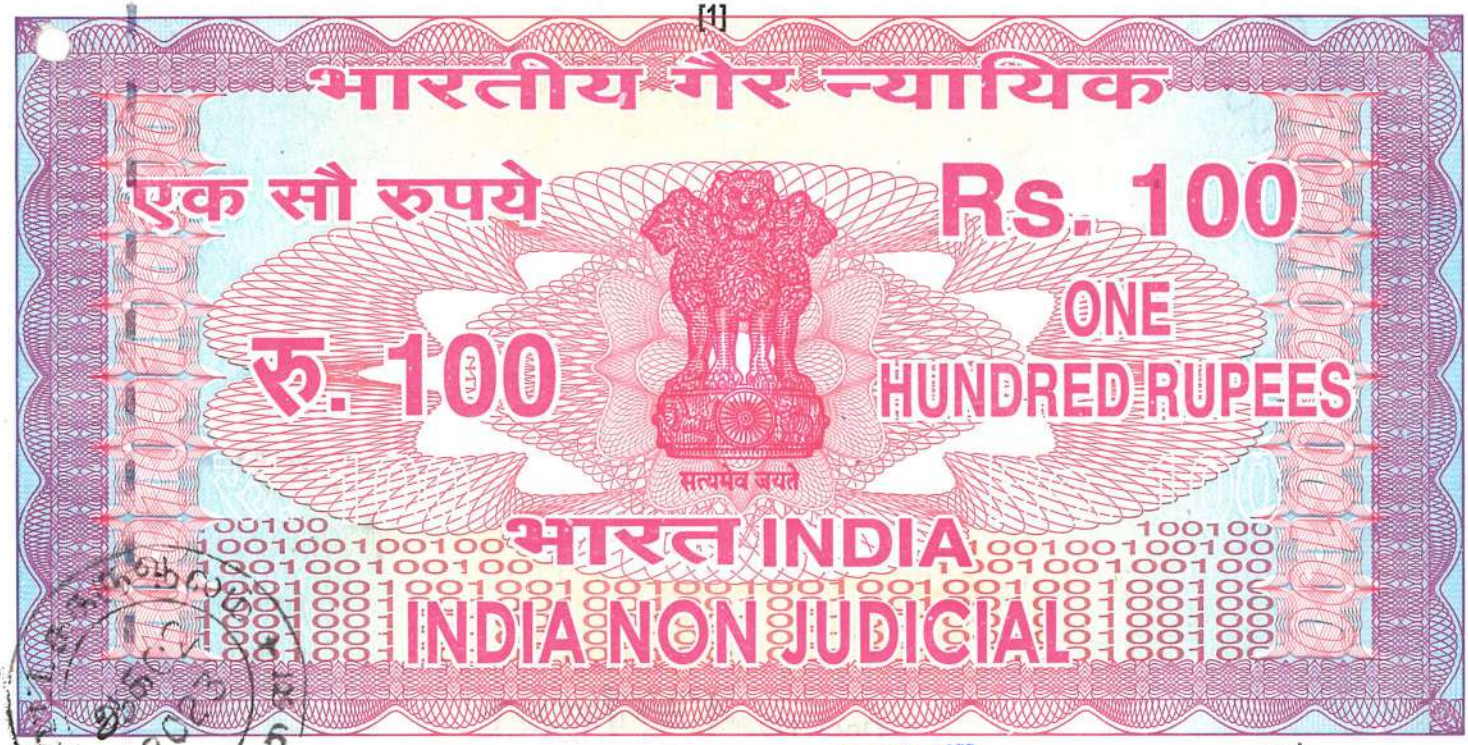
For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2. [illegible]
3. C Rajesh
4. R. Jayalakshmi

OWNERS



தமிழ்நாடு तमिलनाडु TAMILNADU

- 2 NOV 2023

CX 822144

S. AYATH BASHA
STAMP VENDOR
L.NO.3 / அ3 / 2000
No. 43 SEETHAMMAL ROAD,
TEYNAMPET, CHENNAI - 18.
Phone: 9841640694

ARIHANT FOUNDATIONS & HOUSING LIMITED
CHENNAI – 600 018

GENERAL POWER OF ATTORNEY

This **GENERAL POWER OF ATTORNEY** is made and executed at **CHENNAI** on this the **06TH** day of **NOVEMBER TWO THOUSAND TWENTY-THREE (06.11.2023)**

BY

1. **Mrs.SUDHA RAMRAJ, [AADHAAR No.216890111681], [PAN: AZJPS8584P],** aged about 49 years, wife of Mr.J.Ramraj, residing at No.14/45, Gujji 2nd Street, Ground Floor, Anna Nagar East, Chennai – 600102, hereinafter referred to as the **"FIRST PRINCIPAL";**

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sudha
2.
3.
4. R. Jayal

ATTORNEY **PRINCIPALS**

Document No. 4337 of 2023 of Book I contains 31 Sheets 1 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADYAR

4337/2023
AE (Environment)

Docl. No 4337/2024

per Assistant Executive Engineer
P.W.D. Chennai Letter No. 5/65/24 PWD
Dated 5/3/24 and Sub Registrar, Adayar,
Chennai-20, K.Dis. No. 325/24 dated:
2/3/24 the Value of the Building.
is Correct.
Office of the Sub Registrar Office
Adayar
Date. 2/3/2024

Sub Registrar
Adayar.

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

2. **Mrs.SUMITHRA AJITH, [AADHAAR No.894746456475], [PAN: BPTPS2177F],** aged about 45 years, wife of Mr.K.Ajith Togo, residing at Flat No.501, 5th Floor, Tower 3, Ceebros One74, No.174 Sathyadev Avenue, R.A. Puram, Chennai - 600028; hereinafter referred to as the **"SECOND PRINCIPAL";**

3. **Mr.C.RAJA, [AADHAAR No.788196961123], [PAN AEZPR5413B],** aged about 40 years, son of Mr.D.Chandrasekaran, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600004, hereinafter referred to as the **"THIRD PRINCIPAL";** and

4. **Mrs.R.JAYALAKSHMI, [AADHAAR No. 971811369966], [PAN: AZTPJ6637N],** aged about 40 years, wife of Mr.C.Raja, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600004; hereinafter referred to as the **"FOURTH PRINCIPAL";**

The term First Principal, Second Principal, Third Principal and Fourth Principal are hereinafter collectively referred to as **"PRINCIPALS",** *which expression shall, wherever the context so requires or admits, mean and include their respective heirs, legal representatives, successors in title and interest and assigns as the case may be* of the **ONE PART;**

IN FAVOUR OF

M/s. ARIHANT FOUNDATIONS & HOUSING LIMITED, [CIN: L7010TN1992PLC022299], [PAN: AAACA7402P] [TAN: CHEA02051A], a public limited company incorporated under the Indian Companies Act – 1956, represented by its Authorised Signatory, **Mr.S.SELVAKUMAR, [UIDAI AADHAAR ID: 774452756087],** S/o. Late Shri N. Shanmugasundaram, aged about 58 years, *(authorized vide Board Resolution dated 25.10.2023),* having its registered office at New No.3, Old No.25, Ganapathy Colony 3rd Street, Off. Cenotaph Road, Teynampet, Chennai – 600018; hereinafter referred to as the **"ATTORNEY",** *which expression shall, whenever the context so requires or admits, mean and include its successors in title and assigns* of the **OTHER PART;**

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sumedha
2. Ajith Togo
3. C. Raja
4. R. Jayal

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 2 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

WITNESSES AS FOLLOWS:

I. **WHEREAS** all that piece and parcel of the lands bearing Plot No.5 measuring an extent of 11508 square feet, comprised in Old Survey Nos.278/10A &278/10B, then Survey Nos.278/10A3 & 278/10B3, as per **Online Patta No.18775**, revised Survey Nos.**278/10A3A, 278/10B3A**, as per **Online Patta No.18777**, revised Survey Nos.**278/10A3B1, 278/10B3B1** and as per **Online Patta No.18778**, revised Survey Nos.**278/10A3B2, 278/10B3B2**, situated at Kottivakkam Village, Sholinganallur Taluk (formerly Saidapet Taluk), Chennai District (formerly Chengalpet District), bearing No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai – 600041, within the Registration District of Chennai and the Sub Registration District of Adyar, together with the proportionate existing building thereon, more fully described in the **SCHEDULE 'A'** written hereunder, hereinafter referred to as **"SCHEDULE 'A' PROPERTY"**, was originally owned by one Mr.D.Chandrasekaran (father of the First to Third Principals herein), (he having purchased the same vide Deed of Sale dated 12.02.1982 registered as Doc.No.376/1982 on the file of Joint 1 SRO Madras South); who had settled **(a)** a portion of the **SCHEDULE 'A' PROPERTY** measuring 2816 sq.ft. together with the proportionate existing building thereon after retaining life interest, to **Mrs.SUDHA RAMRAJ** [First Principal herein] vide a Settlement Deed dated 21.11.2007 registered as **Doc.No.2092 of 2007** on the file of SRO, Adayar, **(b)** a portion of the **SCHEDULE 'A' PROPERTY** measuring 2930.5 sq.ft., together with the proportionate existing building thereon after retaining life interest, to **Mrs.SUMITHRA AJITH** [Second Principal herein] vide a Settlement Deed dated 21.11.2007 registered as **Doc.No.2093 of 2007** on the file of SRO, Adayar; and **(c)** a portion of the **SCHEDULE 'A' PROPERTY** measuring 5761.5 sq.ft., together with the building thereon absolutely to **Mr.C.RAJA** [Third Principal herein] vide a Settlement Deed dated 21.11.2007 registered as **Doc.No.2091 of 2007** on the file of SRO, Adayar; thereafter the Third Principal, Mr.C.Raja settled 50% undivided share, title and interest in 5761.5 sq.ft., together with the building thereon absolutely to his wife, **Mrs.JAYALAKSHMI** [Fourth Principal herein] vide a Settlement Deed dated 14.07.2017 registered as **Doc.No.1837 of 2017** on the file of SRO, Adayar.

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. S—dhy
2. [illegible]
3. C. R—el
4. R. Jay—l.

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Bk I

contains 31 Sheets 3 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADYAR

II. Thereafter the said Mr.D.Chandrasekaran along with his daughter, Mrs.Sudha Ramraj and son Mr.C.Raja released all their right, interest and title in the property measuring 2930.5 sq.ft., together with the proportionate existing building thereon, vide a Deed of Release dated 21.08.2015 registered as Doc.No.2448 of 2015 on the file of SRO, Adayar in favour of Mrs.Sumithra Ajith;

III. The said Mr.D.Chandrasekaran along with his daughter, Mrs.Sumithra Ajith and son Mr.C.Raja released all their right, interest and title in the property measuring 2816 sq.ft. together with the proportionate existing building thereon, vide a Deed of Release dated 21.08.2015 registered as Doc.No.2449 of 2015 on the file of SRO, Adayar in favour of Mrs.Sudha Ramraj; and

IV. **WHEREAS** the Principals became absolute owners of the said property pursuant to the aforesaid transactions and are desirous of developing all that piece and parcel of land together with building thereon bearing Plot No.5 measuring an extent of 11508 square feet or thereabouts, comprised in Old Survey Nos.278/10A &278/10B, Survey Nos.278/10A3 & 278/10B3, as per **Patta No.18775**, revised Survey Nos.**278/10A3A, 278/10B3A**, as per **Patta No.18777**, revised Survey Nos.**278/10A3B1, 278/10B3B1** and as per **Patta No.18778**, revised Survey Nos.**278/10A3B2, 278/10B3B2**, situated at Kottivakkam Village, Sholinganallur Taluk (formerly Saidapet Taluk), Chennai District (formerly Chengalpet District), bearing No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai - 600041; being bounded on the North by VOC Street; East by Plot No.6; South by Property in S.No.278/11B and 278/11C; and West by Plot No.4; i.e. the **SCHEDULE 'A' PROPERTY** mentioned herein into a residential building.

V. Upon the mutual understanding between the Principals and the Attorney to develop the entire **SCHEDULE 'A' PROPERTY**, of which the Attorney is authorized to deal with and sell **58.33%** of Undivided Share of Land (morefully described in **SCHEDULE 'B'** written

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sudha
2. Sumithra Ajith
3. C. Raja
4. R. Jayalakshmi

ATTORNEY

PRINCIPALS

Document No. 4337 of 2023 of Book I
contains 31 Sheets 4 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

hereunder) and the remaining **41.67%** of Undivided Share of Land shall be retained by the Principals herein (morefully described in the **SCHEDULE 'C'** written hereunder) in the following manner:

PRINCIPALS	RESPECTIVE SHARES OF THE UDS LAND DISTRIBUTION (in %)	
	POWER GIVEN TO THE ATTORNEY	RETAINED BY THE PRINCIPALS
Mrs.SUDHA RAMRAJ	8.333	8.333
Mrs.SUMITHRA AJITH	8.333	8.333
Mrs.SUDHA RAMRAJ & Mrs.SUMITHRA AJITH	16.666	--
Mr.C.RAJA	8.333	8.333
Mrs.R.JAYALAKSHMI	8.333	8.333
Mr.C.RAJA & Mrs.R.JAYALAKSHMI	8.333	8.333
TOTAL (in %)	58.33	41.67

VI. **WHEREAS** the Principals named hereinabove, do hereby nominate, constitute and duly appoint **M/s. ARIHANT FOUNDATIONS & HOUSING LIMITED,** a public limited company incorporated under the Companies Act, 1956, above named, as their true and lawful Attorney in our name and on our behalf, to do either, all or any of the following acts, deeds and things:-

(a) to demolish the existing superstructure/shed over the **SCHEDULE 'A' PROPERTY** and submit necessary plan/s for the purpose of obtaining permission for such demolition and sign necessary applications, forms, documents, affidavits, declarations on behalf of us including payment of fees in that regard and do all incidental works thereon which are absolutely necessary for the same.

(b) to represent us and act for us before all Government, Statutory, Local, Revenue, Tax and other Authorities including Chennai Metropolitan Development Authority as also Courts and Tribunals in regard to or in connection with the **SCHEDULE 'A' PROPERTY**;

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sa[illegible]
2. [illegible]
3. [illegible]
4. R. Jayal[illegible]

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Book 1

contains 31 Sheets 5 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

(c) to have the Plans prepared for residential development of the **SCHEDULE 'A' PROPERTY** in terms of written terms said above or any supplementary agreements or amendments to it by engaging Architects and Structural Engineers and other Consultants;

(d) to make representations, file affidavits, applications, indemnities, documents, necessary for the purposes of obtaining permission, clearances, exemptions, sanctions required under any statute for the construction and development on the **SCHEDULE 'A' PROPERTY** before the Government of Tamil Nadu, or the concerned authorities, Municipal Councils, Village Panchayat, Government or any Appropriate Authority under any state or central statute;

(e) to pay all rates /taxes /cesses in regard to the **SCHEDULE 'A' PROPERTY** as also the charges for electricity/water consumed and pay all deposits /charges /fees /contributions and other levies required for obtaining Licenses/ Sanctions /Clearances / Permissions and to obtain receipts therefor, from the date of the written terms to the Chennai Metropolitan Development Authority, Corporation of Chennai and any other authority and obtain the refund of such deposits and or fees from the said Chennai Metropolitan Development Authority, Corporation of Chennai and any other authority;

(f) to apply for and obtain License / Sanctions / Consents / NOC's and other Certificates, and permissions, required for residential development in the **SCHEDULE 'A' PROPERTY**;

(g) to apply for and obtain from the concerned Greater Chennai Corporation, Town / City Municipal Council/s, Village Panchayat, Panchayat union, Chennai Metropolitan Development Authority, Local body, Government of Tamil Nadu or any authority under the Government, and other concerned Authorities Department of Telecommunication, Traffic Department, Land Administration Department, survey department, Revenue Department, PWD Department, Highways Department, Airport authority of India,

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sumeha
2. Lt. Dyal
3. C. Rajesh
4. R. Jayathi

PRINCIPALS

ATTORNEY
Document No. 4337 of 2023 of Book 4
contains 31 Sheets 6 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

TANGEDCO, Electricity company, Water Supply and Sewerage Board, TWAD, Fire Force Department, Pollution Control Board, Environmental department, Labour Department, Mines Department, Land Acquisition Department, any quasi-judicial authority or any other statutory authority, state or central government that is required for Sanctions, licenses, Consents / Permissions / No Objection Certificates / Commencement Certificates / completion certificate / Amendments / Modifications, for such development in the Schedule A Property and to apply for and obtain electrical, water and sanitary connections, and in that behalf, to sign and execute all applications, affidavits, declarations, indemnities, plans and other documents and to execute and register any gift or release or relinquishment deeds in order to relinquish any area in the **SCHEDULE 'A' PROPERTY** for roads and Open space reservation area in terms of the requirement of the concerned planning authority in order to obtain sanction of plans and to accept and comply with the terms of plan sanction process including reserving / relinquishing / release any area of the **SCHEDULE 'A' PROPERTY** by registered / un-registered documents as may be required by the plan sanctioning or other authority; to register the residential development before Tamil Nadu RERA (if applicable) to get approvals and to do all connected works with regard to **SCHEDULE 'A' PROPERTY**. The attorney shall also present on our behalf, admit execution and get the documents registered before the concerned Registrar office.

(h) to construct buildings, structures etc. as per terms of written terms in addition to, if any, as per the Sanctioned Plans and execute the same in the **SCHEDULE 'A' PROPERTY**;

(i) to apply for and obtain clearances required for the registration of the said the **SCHEDULE 'A' PROPERTY** or any portion thereof for and on our behalf and to pay such dues on our behalf as may be necessary for the purposes of obtaining such clearance certificate/s from the concerned Authority;

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sundhar
2. [illegible]
3. [illegible]
4. R. Jayal

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Book 1

contains 31 Sheets 7 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF ADAMBAKKAM

(j) to apply for and obtain permission/no objection certificate under any of the provisions of the Income Tax Act, 1961 and to appear before, file objection statements etc., to the Competent Authority or Appropriate Authority as the case may be under the provisions for obtaining the permission for the transfer of the **SCHEDULE 'A' PROPERTY** or any portion or portions thereof;

(k) to provide a limited part of the **SCHEDULE 'A' PROPERTY** towards required amenities, electrical sub-station in favour of Chennai Metropolitan Development Authority or its delegated authority/village Panchayat / Local Body / TANGEDCO or any other appropriate authority, in terms of written terms or as requested by the planning authorities or any other appropriate authorities, regarding development of the **SCHEDULE 'A' PROPERTY**;

(l) to initiate, prosecute and defend all legal, Revenue, tax and other proceedings relating to the lease, license, tenancy of the **SCHEDULE 'A' PROPERTY** or any portion thereof and in that behalf, engage the services of legal and tax practitioners, instruct them and remunerate them;

(m) to institute, prosecute and defend all legal, Revenue, Tax and other proceedings relating to the **SCHEDULE 'A' PROPERTY** and the development; and to settle, withdraw, compromise, compound any Suit or proceedings;

(n) to sign and execute pleadings, applications, petitions, affidavits, declarations, Memorandum of Appeal, Revision and Review to be filed before any Court, Tribunal or quasi-judicial authority or any other Authority or Arbitration/s with regard to the **SCHEDULE 'A' PROPERTY** and the development;

(o) to produce documents and obtain return thereof, to give evidence and to instruct Counsel in regard to any proceeding relating to the **SCHEDULE 'A' PROPERTY** or any part thereof and the development thereon and to enforce order, judgment and decree;

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sumedha
2. [illegible]
3. C. [illegible]
4. R. Jayalakshmi

ATTORNEY **PRINCIPALS**

Document No. 4337 of 2023 of Book 1

8 contains 31 Sheets 8 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

(p) to raise funds on the security of **58.33%** Undivided Share in the Land in the **SCHEDULE 'A' PROPERTY** which is more fully described as **SCHEDULE 'B' PROPERTY** hereunder, either by way of simple mortgage or registered mortgage or any other mode, for meeting the cost of construction of the buildings to be erected over the Schedule Property from banks, financial institutions, companies, etc., and for the said purpose to sign/execute necessary papers/deeds including pronote/s and if necessary to register the mortgage deed/s by presenting the same before the competent registering authority and admitting execution thereof, to receive money and acknowledge receipt thereof, to repay the loan amount/s together with interest and to acknowledge receipt thereof. The Principals are not personally or otherwise, either directly or indirectly, liable and responsible for payment of such loans and if there is any default, recovery shall be enforced only against the **SCHEDULE 'B' PROPERTY** viz., **58.33%** Undivided Share in the Land in the **SCHEDULE 'A' PROPERTY [i.e. 6713 Sq.ft.]** together with proportionate super built up area in the building to be constructed thereon and the Attorney. The Attorney is solely and personally liable and responsible for repayment of such debts and liabilities.

(q) on obtaining the all necessary statutory approvals and permissions the Attorney, intend to sell to the proposed purchaser/s and may enter into Agreement for Sale, Construction Agreements, Sale Deeds and such other agreements and deeds for the **SCHEDULE 'B' PROPERTY** (**58.33%** of the Undivided share in the land in the **SCHEDULE 'A' PROPERTY [i.e. 6713 Sq.ft.]**), with or without building as agreed under the written terms said above or any agreements or amendments to it, along with any other common rights in the **SCHEDULE 'A' PROPERTY**, or any portions/shares thereof or enter into any kind of agreement/s on such terms as our Attorney deems fit and to get the Agreement/s registered as well to cancel the said registration and to represent us thereof owner, consenting witness or confirming party, etc., or otherwise as may deem fit by our attorney;

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sa...dhq
2. ...
3. ...
4. R. Jayal...

ATTORNEY **PRINCIPALS**

Document No. 4337 of 2023 of Book 1
0 contains 31 Sheets 9 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ...

(r) on obtaining Approvals to execute ratification deeds, rectification deeds, cancellation deeds, any other agreement etc., in respect of the **SCHEDULE 'A' PROPERTY** or any portions/shares thereof and execute necessary Deeds /Conveyance in favour of the intending purchasers/transferees and do everything necessary for completing the conveyance/ transfer of the same including presentation of the Deed/s and admitting execution thereof as well as to sign and execute all forms, affidavits, applications /statements /declarations/forms/ returns and to represent us thereof as Vendors/ owners, consenting witness or confirming party, etc., or otherwise as may deem fit by our attorneys;

(s) on obtaining Approvals to receive (in our Attorney's name or otherwise as deemed fit by our attorney) the consideration for sale / transfer / conveyance / lease / license /, etc., as also advances, earnest money deposits, part payments and balance payments in regard to the sale / conveyance / transfer / lease / license / etc., of the **SCHEDULE 'B' PROPERTY** or portions/shares therein corresponding to the **SCHEDULE 'B' PROPERTY** and issue receipts and acknowledgements there for, as per terms of written terms said above or any supplementary agreements or amendments to it;

(t) to apply for and obtain clearances required for the registration of the said the **SCHEDULE 'A' PROPERTY** or any portion thereof for and on our behalf and to pay such dues on our behalf as may be necessary for the purposes of obtaining such clearance certificate/s from the concerned Authority;

(u) to apply for and obtain permission / No Objection Certificate under any of the provisions of the Income Tax Act, 1961 and to appear before, file objection statements etc., to the Competent Authority or Appropriate Authority as the case may be under the provisions for obtaining the permission for the transfer of the **SCHEDULE 'A' PROPERTY** or any portion or portions thereof;

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sumedha
2. Ilt dgl
3. C. Rajesh
4. R. Jayal.

ATTORNEY **PRINCIPALS**

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 10 Sheet

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ADP YEAR

(v) to apply for and obtain transfer and registration of Patta in regard to the **SCHEDULE 'A' PROPERTY** to the names of the Purchasers of the **SCHEDULE 'A' PROPERTY** or portions thereof and to accord consents for mutation; generally to do all other acts, deeds and things necessary in regard to the management, maintenance;

We **hereby authorize** and empower our said Attorney to delegate all or any of the aforementioned powers granted to any other person/s and to cancel / revoke such delegated powers to other person with prior written intimation to us;

We **hereby agree and undertake to ratify and confirm** all and whatsoever our said Attorney may lawfully do pursuant to this Power of Attorney and agree further that the **PRINCIPALS** herein will not cancel this Power of Attorney unilaterally.

No Consideration has been received under this Power of Attorney.

SCHEDULE 'A' PROPERTY

(Total Extent)

All that piece and parcel of land bearing Plot No.5 measuring an extent of **11508 square feet**, bearing **No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai - 600041**; comprised in Survey Nos.278/10A3 & 278/10B3 (Old Survey Nos.278/10A & 278/10B), as per **Online Patta No.18775**, revised Survey Nos.**278/10A3A, 278/10B3A**, as per **Online Patta No.18777**, revised Survey Nos.**278/10A3B1, 278/10B3B1** and as per **Online Patta No.18778**, revised Survey Nos.**278/10A3B2, 278/10B3B2**, situated at **KOTTIVAKKAM Village, SHOLINGANALLUR Taluk** (formerly Saidapet Taluk), **CHENNAI District** (formerly Chengalpet District), and being bounded on the

North by	:	**VOC Street;**
South by	:	**Property in S.No.278/11B and 278/11C;**
East by	:	**Plot No.6;**
West by	:	**Plot No.4;**

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sundhar
2. [illegible]
3. [illegible]
4. R. Jayalakshmi

ATTORNEY

PRINCIPALS

Document No. 4337 of 2023 of Book I
contains 31 Sheets 11 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF ADAYAR

admeasuring

East to West on the Northern side	:	105.00 FEET;
East to West on the Southern side	:	105.00 FEET;
North to South on the Eastern side	:	109.50 FEET;
North to South on the Western side	:	109.50 FEET;

together with the building thereon, and lies within the Registration District of **CHENNAI SOUTH** and Sub Registration District of **ADYAR.**

SCHEDULE 'B' PROPERTY

(UDS hereby authorized to be sold by Attorney under this General power of Attorney)

58.33% of Undivided share of land in and out of **SCHEDULE 'A' PROPERTY [i.e. 6713 Sq.ft.]** together with proportionate of Super Built up area in the proposed residential building to be constructed in the **SCHEDULE 'A' PROPERTY** together with all corresponding common rights and amenities.

SCHEDULE 'C' PROPERTY

(UDS retained by the Principals)

41.67% of Undivided share of land in and out of **SCHEDULE 'A' PROPERTY [i.e. 4795 Sq.ft.]** as detailed below:

PRINCIPAL	UDS RETAINED	
	in %	in Sq.ft.
Mrs. Sudha Ramraj	8.333	959
Mrs.Sumithra Ajith	8.333	959
Mr. C.Raja & Mrs.R.Jayalakshmi	25.000	2877
TOTAL	41.67	4795

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sudha
2. Sumithra Ajith
3. C. Raja
4. R. Jayalakshmi

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Book 1

contains 31 Sheets 12 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADYAR

IN WITNESS WHEREOF, THE PRINCIPALS AND THE ATTORNEY HAVE SET THEIR HANDS AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES ON THIS GENERAL POWER OF ATTORNEY THE DAY, THE MONTH AND THE YEAR IN THE PRESENCE OF THE WITNESSES ATTESTING HEREUNDER:

For Arihant Foundations & Housing Ltd

Authorized Signatory

ATTORNEY

1. R. Sumeha
2.
3.
4. R. Jayal

PRINCIPALS

WITNESSES:

1.

[Mr. D.NANDHAKUMAR], [age: 43 years],
S/o. Late Shri.Dilli,
Address: No.15/1, Muthiyappa Street,
Shenoy Nagar, Chennai – 600030.
[UIDAI AADHAAR ID : 445736818502]

2. A.Karthi

[Mr. A.KARTHIK], [age: 35 years],
S/o.Mr.Aathikesavan,
No.11/16, Muthalamman Koil Street,
Devan Colony, West Mambalam,
Chennai – 600033.
[UIDAI AADHAAR ID : 470306274122]



Drafted by:

G.BALAMURUGAN,
ADVOCATE, E.No.MS.660/05,
6, LAW CHAMBERS,
HIGH COURT BUILDINGS,
CHENNAI - 600104.
Mob : 9841250099

For Arihant Foundations & Housing Ltd

Authorized Signatory

ATTORNEY

1. R. Sumeha
2.
3.
4. R. Jayal

PRINCIPALS

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 13 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF ADAYAR

ANNEXURE – 1A

I.	**Description of building**			
	a.	Construction of the structure	:	GI Shed
	b.	Depth of foundation	:	
		Thickness of walls	:	
		Whether teakwood used throughout	:	No
		Flooring	:	Cement
II.	**Age of the building**		:	**24 years**
III.	**Extent of the site**		:	**11508** Sq.ft.
	Value of the site		:	**Rs.6,32,94,000/-**
IV.	**Built up area in GI Shed :**		:	
	Total Super Built-up area		:	
	Well		:	Nil
	Length of Compound Wall if any		:	Nil
	Well with diameter and depth		:	Nil
	Is there a separate latrine / Septic Tank		:	Nil
V.	Electrical installations/No of points		:	
	No. of Electric Pumps		:	
VI.	Annual rental value		:	
VII.	Executant's estimate of the market value of:			
		Land	:	Rs. **6,32,94,000**/-
		Building	:	Rs. **77,93,600**/-
		Total	:	**Rs. 7,10,87,600**/-

Place : CHENNAI

Date : 06-11-2023

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sameka
2.
3. C. Rajesh
4. R. Jayalakshmi

PRINCIPALS

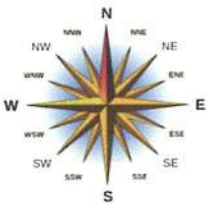
ATTORNEY

Document No. 4337 of 2023 of Book 2 contains 31 Sheets 14 Sheet

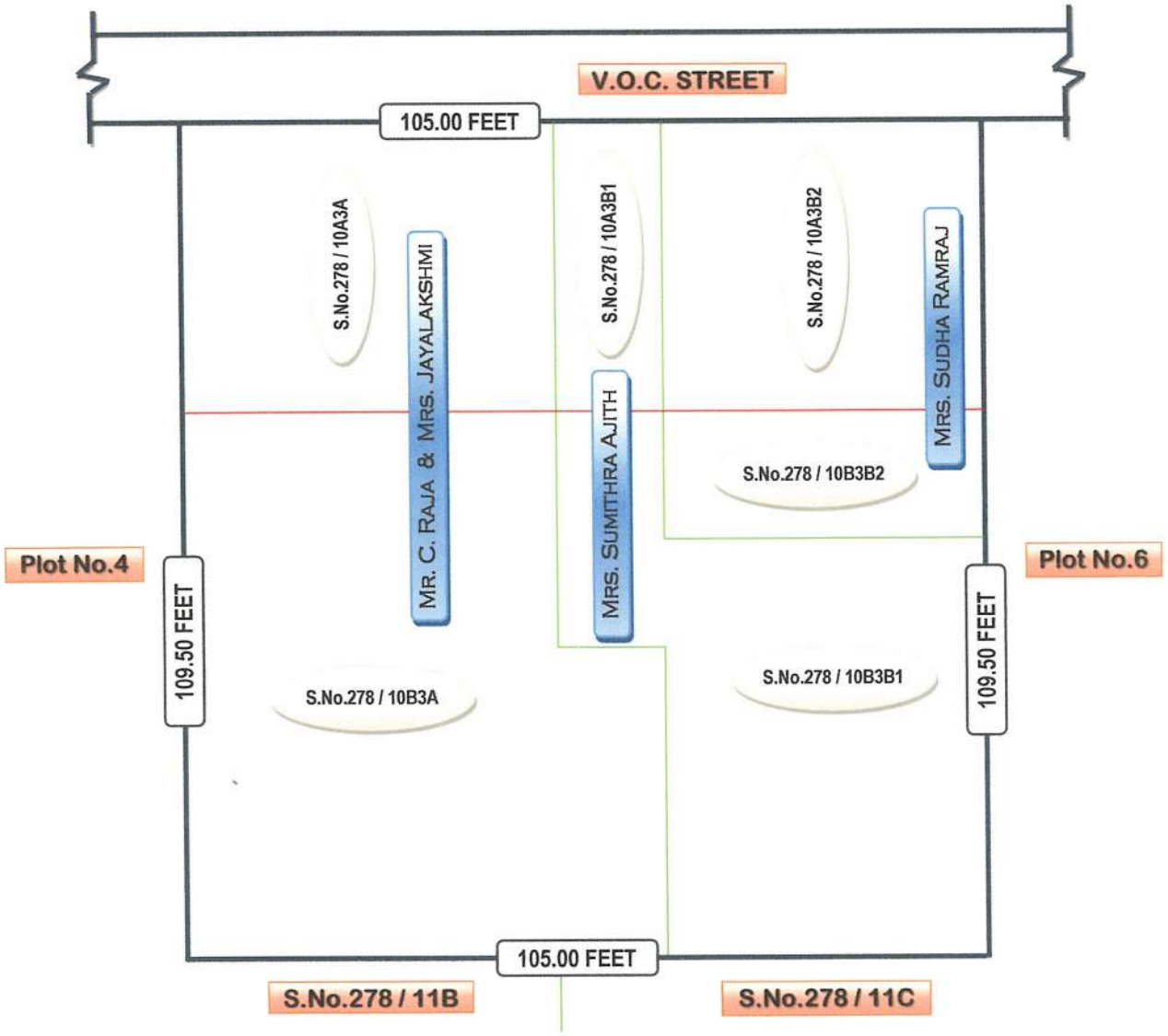
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF ADAYAR

Plan showing the property bearing Plot No.5, comprised in Survey Nos.278/10A3A, 278/10A3B1, 278/10A3B2, 278/10B3A, 278/10B3B1, 278/10B3B2, bearing No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai – 600041; situated at KOTTIVAKKAM Village, SHOLINGANALLUR Taluk, CHENNAI District.



ROUGH PLAN – NOT TO SCALE



For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sudha
2.
3.
4. R. Jayal

PRINCIPALS

ATTORNEY
Document No. 4337 of 2023 of Book
contains 31 Sheets 15 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF

R/Adayar/Book-1/4337/2023

Presented in the office of the Sub Registrar of Adayar and fee of ₹ 7,13,486/- paid at 11:40 AM on the 06/11/2023 by

Left Thumb  	R. Sudha 9840421274 Additions as per recitals of document	
Execution admitted by Left Thumb  	R. Sudha Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:545470620a7c7bb223441d9058058c8cd9aeb9 **(Details from UIDAI : R Sudha W/O,Ramraj J, 10-06-1974, xxxxxxxx1681)**	
Execution admitted by Left Thumb  	K. Ajith 9840197000 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:79229865be4d4244ae4839bcf20c72191735b7 **(Details from UIDAI : Sumithra Ajith C/O K Ajith Togo, 25-06-1978, xxxxxxxx6475)**	
Execution admitted by Left Thumb  	C. Raja 9094825558 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:598640a000040574a942d0a558880621d4475b (Details from UIDAI : Raja C S/O: Chandrasekaran, 27-08-1982, xxxxxxxx1123)	

Document No. 4337 of 2023 of Bo...
contains 31 Sheets 16 Sheet...

THE SEAL OF THE SUB REGISTRAR OF ADAYAR

1 / 2

Registering Officer

Execution admitted by Left Thumb  	R. Jayal 9841278010 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:01462961107f3aafbc4fe0921d68636d321dcc **(Details from UIDAI : R Jayalakshmi W/O: Rajah, 01-06-1983, xxxxxxxx9966)**	
Claim admitted by Left Thumb  	S. Lyf 9541011932 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:983028c18a3692ef404dc1bbef87ff60acf1ab **(Details from UIDAI : Selvakumar S S/O: Shanmugasundaram, 05-12-1964, xxxxxxxx6087)**	

6th day of November 2023

JAYAKUMAR M.
Sub Registrar
Adayar

Sub Registrar
ADAYAR

Registered as Number **R/Adayar/Book-1/4337/2023**.

Date: 06/11/2023
Adayar

JAYAKUMAR M
Sub Registrar

Sub Registrar
ADAYAR

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

Document No. 4337 of 2023 of Bo...
2 contains 31 Sheets 17 Sheet 1

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

உறுதிமொழி

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர் நிலைகள், நீர் வழிப்பாதைகள், நீர் பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கின்றோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவோம்.

DECLARATION

This property was not related to any Water Bodies like Channels, Rivers and Lakes allotted by the Government. If it was found later that this property falls under above authority, we are ready for prosecution and all legal actions taken as per law.

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sudha
2.
3.
4. R. Jayal

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Book 1

contains 31 Sheets 48 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

Arihant
memorable spaces

Arihant Foundations & Housing Limited
New #3 Old #25
Ganapathy Colony, 3rd Street
Off Cenotaph Road, Teynampet
Chennai 600 018

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF ARIHANT FOUNDATIONS & HOUSING LIMITED HELD ON WEDNESDAY, THE 25TH DAY OF OCTOBER, 2023 AT THE REGISTERED OFFICE OF THE COMPANY

APPOINTMENT OF AUTHORIZED SIGNATORY

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize **Mr.O.P.MADHAV,** S/o.Late. Shri. R.C.Madhav, Manager – Administration of the Company; **Mr.S.SELVAKUMAR, S**/o.Late Shri N. Shanmugasundaram, Liaison Officer of the Company; **Mr.H.BALAKRISHNAN,** S/o.Late. Shri. Hanumantha Rao, Executive - Legal of the Company; to do act as the authorized signatory on behalf of the company severally to sign, execute and register the Power of Attorney on behalf of the company, and to execute Agreement/s, Sale Deed/s in favour of the proposed purchasers, or any other necessary documents deem fit, pertaining to the land measuring 11508 Square feet, comprised in Survey Nos. 278/10A3 & 278/10B3 (Old Survey Nos.278/10A & 278/10B), Kottivakkam Village, Sholinganallur Taluk (formerly Saidapet Taluk), Chennai District; within the limit of Greater Chennai Corporation.

"RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be true shall be communicated to the authority concerned."

//CERTIFIED TRUE COPY//

For **ARIHANT FOUNDATIONS & HOUSING LIMITED**

VIMAL LUNAWATH
DIRECTOR
DIN: 00586269

Document No. 4337 of 2023 of Book I
contains 21 Sheets 19 Sheet

Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ADAYAR

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை வட்டம் : சோழிங்கநல்லூர்

வருவாய் கிராமம் : கொட்டிவாக்கம் பட்டா எண் : 18775

உரிமையாளர்கள் பெயர்

1. சந்திரசேகரன் மகன் ராஜா எ முத்துக்குமரன் -

2. ராஜா எ முத்துக்குமரன் மனைவி ஜெயலட்சுமி -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
278	10A3A	0 - 1.90 (மா)	0.07	--	--	--	--	2023/0103 /02/224503--2023 /02/11/000329SD -- 03-11-2023
278	10B3A	0 - 3.37 (மா)	0.12	--	--	--	--	2023/0103 /02/224503--2023 /02/11/000329SD -- 03-11-2023
		0 - 5.27	0.19					

*மா - மானாவரி

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **02/11/002/018775/30268** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-11-2023 அன்று 12:17:24 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 20 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADYAR

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை **வட்டம் : சோழிங்கநல்லூர்**

வருவாய் கிராமம் : கொட்டிவாக்கம் **பட்டா எண் : 18777**

உரிமையாளர்கள் பெயர்

1. அஜித் மனைவி சுமித்ரா அஜித் -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
278	10A3B1	0 - 0.40 (மா)	0.01	--	--	--	--	2023/0105 /02/298645--2023 /02/11/000330SD -- 28-10-2023
278	10B3B1	0 - 2.28 (மா)	0.08	--	--	--	--	2023/0105 /02/298652--2023 /02/11/000336SD -- 28-10-2023
		0 - 2.68	0.09					

*மா - மானாவரி

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **02/11/002/018777/30280** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-11-2023 அன்று 12:18:27 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 21 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF ADAYAR

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை **வட்டம் : சோழிங்கநல்லூர்**

வருவாய் கிராமம் : கொட்டிவாக்கம் **பட்டா எண் : 18778**

உரிமையாளர்கள் பெயர்

1. ராமராஜ் மனைவி சுதா ராமராஜ் -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
278	10A3B2	0 - 1.70 (மா)	0.06	--	--	--	--	2023/0105 /02/298645--2023 /02/11/000330SD -- 28-10-2023
278	10B3B2	0 - 0.85 (மா)	0.03	--	--	--	--	2023/0105 /02/298652--2023 /02/11/000336SD -- 28-10-2023
		0 - 2.55	0.09					

***மா - மானாவரி**

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **02/11/002/018778/30291** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-11-2023 அன்று 12:19:08 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 22 Sheet
Registering Officer

04-11-2023 12:24 pm

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/0765706**	**Receipt Date:**	**18-09-2023 10:35:43**
Name:	R JAYALAKSHMI , C RAJA		
Address:	PLOT NO.606 / 3 , VOC STREET, NEHRU NAGAR, KOTTIVAKKAM, CHENNAI - 600041		
Payment Details:	Description: Property Tax Bill Number: 14-183-13344-000 Paid By: R JAYALAKSHMI , C RAJA		

Description Head of A/C	Amount (in Rupees)
I/23-24	18680.00
Total:	**18,680.00**

Amount (in words): Rupees Eighteen Thousands Six Hundred Eighty Only

Online Transaction Number: pay_Mdg2li2Sk3ipAM,Payment Dated: 18-09-2023

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/1232721**	**Receipt Date:**	**31-10-2023 11:06:49**
Name:	SUMITHRA AJITH		
Address:	606 / 2 , VOC STREET, NEHRU NAGAR, KOTTIVAKKAM, CHENNAI - 600041		
Payment Details:	Description: Property Tax Bill Number: 14-183-13361-000 Paid By: SUMITHRA AJITH		

Description Head of A/C	Amount (in Rupees)
II/23-24	9350.00
Total:	**9,350.00**

Amount (in words): Rupees Nine Thousand Three Hundred Fifty Only

Online Transaction Number: pay_MuhZ9ARaeAJ8UE,Payment Dated: 31-10-2023

Document No. 4337 of 2023 of Bo Jk I
contains 31 Sheets 23 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/0278328**	**Receipt Date:**	**14-04-2023 18:58:21**
Name:	SUDHA RAMRAJ		
Address:	PLOT NO.606 / 1 , VOC STREET, NEHRU NAGAR, KOTTIVAKKAM, CHENNAI - 600041		
Payment Details:	Description: Property Tax Bill Number: 14-183-13362-000 Paid By: SUDHA RAMRAJ		

Description Head of A/C	**Amount (in Rupees)**
I/23-24	9350.00
Property Tax Early Pay Incentive for I/23-24	(-) 339.00
Total:	**9,011.00**
Amount (in words): Rupees Nine Thousand Eleven Only	
Online Transaction Number: 17179220998,Payment Dated: 14-04-2023	

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 24 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR





For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sudha
2.
3.
4. R. Jayal

PRINCIPALS

ATTORNEY

Document No. 4337 of 2023 of Book 2 contains 31 Sheets 25 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADYAR





For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sumathi
2. Sumithra Ajith
3. C. Rajesh
4. R. Jayalakshmi

PRINCIPALS

ATTORNEY
Document No. 4337 of 2023 of Book
0 contains 31 Sheets 26 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF ADA VAR

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

AEZPR5413B



பெயர் /NAME
CHANDRASEKARAN RAJA

தந்தை பெயர் / FATHER'S NAME
CHANDRASEKARAN

பிறந்த தேதி /DATE OF BIRTH
27-09-1982

கையொப்பம் /SIGNATURE

Commissioner of Income-Tax (Computer Operations)

இந்திய அரசாங்கம்
Government of India

Download Date: 27/11/2019



ராஜா ச
Raja C
பிறந்த நாள்/DOB: 27/09/1982
ஆண்/ MALE

Issue Date: 30/08/2015

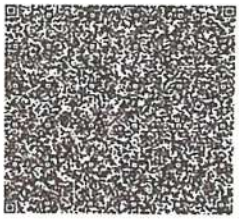
7881 9696 1123
VID : 9136 2825 3901 1252

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: சந்திரசேகரன், 3ஏ,
நாச்சியப்பன் தெரு, மயிலாப்பூர், சென்னை,
தமிழ் நாடு - 600004

Address:
S/O: Chandrasekaran, 3A, NACHIAPPAN
STREET, Mylapore, Chennai,
Tamil Nadu - 600004



7881 9696 1123
VID : 9136 2825 3901 1252

1947 | help@uidai.gov.in | www.uidai.gov.in

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sa
2. [illegible]
3. C. R
4. R. Jayal

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Bo

D contains 31 Sheets 27 Sheet

Registering Office

THE SEAL OF THE SUBREGISTRAR OF





For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sundhar
2. [illegible]
3. C. Rajan
4. R. Jayalakshmi

ATTORNEY PRINCIPALS

Document No. 4337 of 2023 of Book 1

Contains 31 Sheets 28 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAACA7402P

नाम / Name
ARIHANT FOUNDATIONS AND HOUSING LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/06/1995

16032017



இந்திய அரசாங்கம்
Government of India

செல்வகுமார் S
Selvakumar S
தந்தை சண்முகசுந்தரம்
Father : Shanmugasundaram
பிறந்த நாள் / DOB : 05/12/1964
ஆண்பால் / Male

7744 5275 6087

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி
S/O சண்முகசுந்தரம், 50A,
பிரகாஷ் நகர் 4வது பிரதான
சாலை, பொன்னியம்மன் மேடு,
பொன்னியம்மன்மேடு,
திருவள்ளூர்,
பொன்னியம்மன்மேடு, தமிழ்
நாடு 600110

Address:
S/O: Shanmugasundaram, 50A,
PRAKASH NAGAR 4TH MAIN
ROAD, PONNIAMMAN MEDU,
Ponniammanmedu, Tiruvallur,
Ponniammanmedu, Tamil Nadu,
600110

7744 5275 6087

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sumeka
2. [illegible]
3. [illegible]
4. R. Jayal

PRINCIPALS

ATTORNEY

Document No. 4337 of 2023 of Book 1
contains 31 Sheets 29 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR



Signature of Witness 1



Signature of Witness 2

For Arihant Foundations & Housing Ltd

Authorized Signatory

1. R. Sudha
2. [illegible]
3. C. Raju
4. R. Jayal

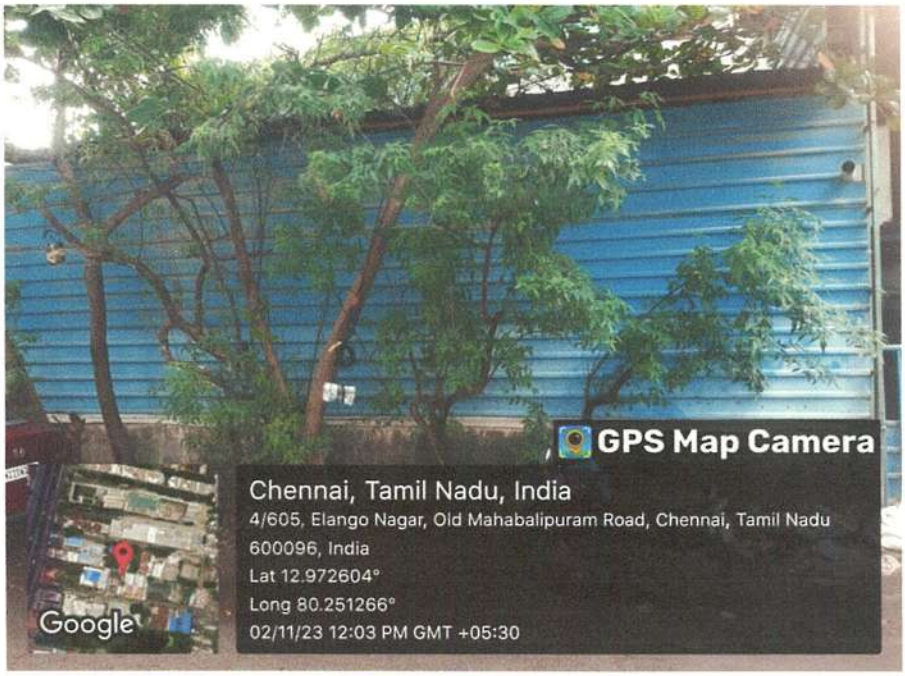
ATTORNEY PRINCIPALS

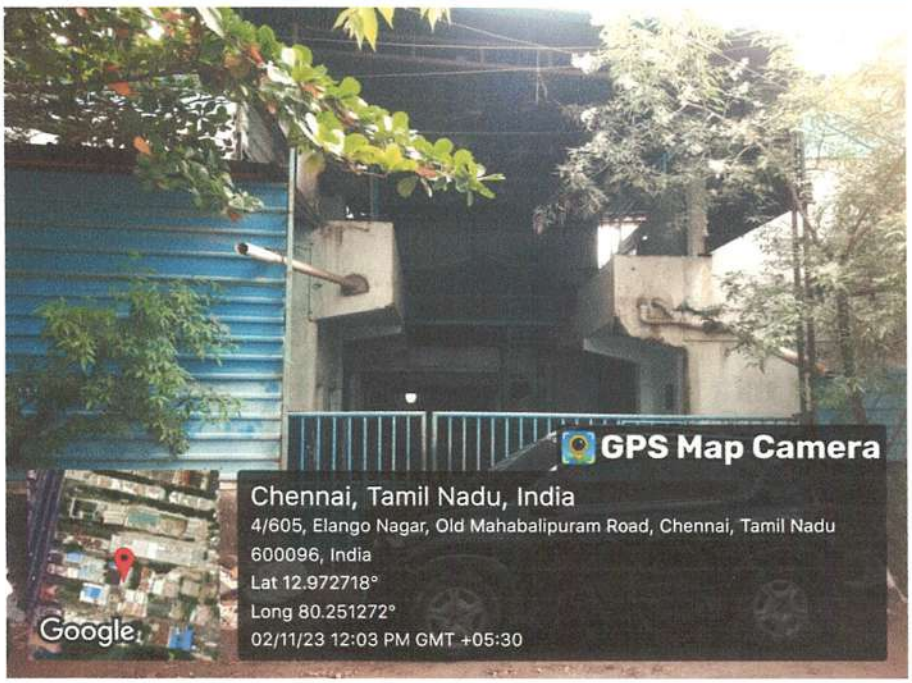
Document No. 4337 of 2023 of Book 1

2 contains 31 Sheets 30 Sheet 1

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADAYAR





For **Arihant Foundations & Housing Ltd**

Authorized Signatory

1. R. Sundhq
2. [illegible]
3. C. Rajesh
4. R. Jayal

ATTORNEY

PRINCIPALS

Document No. 4337 of 2023 of Book 4

contains 31 Sheets 31 Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ADYAR

1000Rs.



1 FEB 1982

THIS DEED OF SALE Executed at Madras on this 12th day of February 1982 by (1) VEMBULI AMMAL, Wife of late R.Kuppuswami Chettiar aged about 65 years and residing at 28, Veerabadran Street, Mylapore, Madras-4 (2) MRS. MUNI AMMAL, Wife of K.Govindarajulu Chettiar, aged about 43 years and residing at No.103, Madhalandan Thottam, Madras-18 (3) MRS. DORAMMA, Wife of R.Puniyakoti, aged about 40 years and residing at No.1, Aman Koil Street, Valleeswarar Thottam, Madras-28 (4) MRS. LAKSHMI AMMAL, Wife of Dorai Babu Chettiar aged about 38 years and residing at No.8, V.O.C.Street, Madras-18 (5) K. GANESAN, Son of late Kuppuswami Chettiar, aged about 35 years and residing at 28, Veerabadran Street, Mylapore, Madras-4 (6) K. BABU, Son of late Kuppuwami Chettiar, aged about

... 2

Verified
6.11.2015



தமிழ்நாடு TAMILNADU

147094

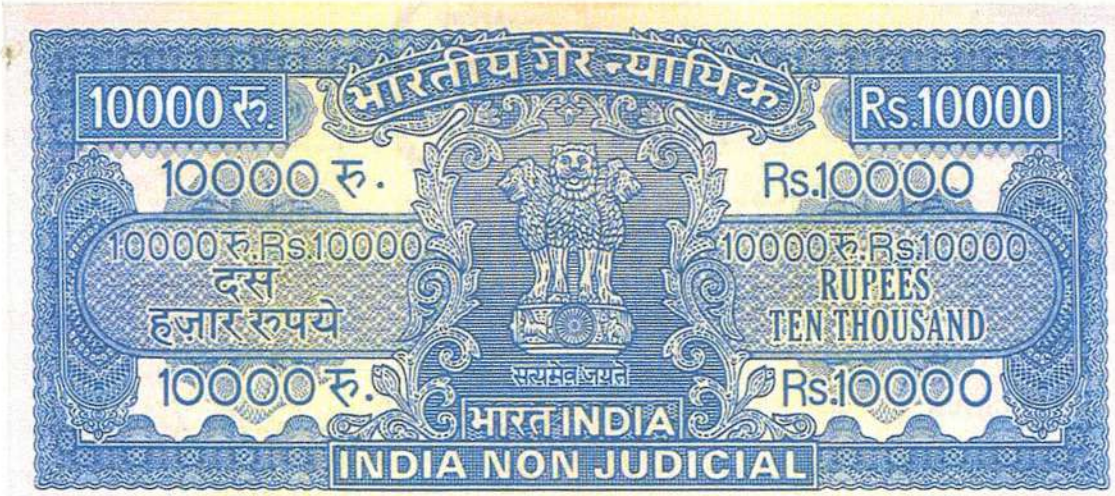
S. UMA MAHESWARI
STAMP VENDOR
L.NO. A6/10535/78
HIGH COURT CAMPUS,
CHENNAI - 600 104.

SETTLEMENT DEED

This **DEED OF SETTLEMENT** executed on this the **21st day of NOVEMBER, TWO THOUSAND AND SEVEN**

BY

Mr.D.CHANDRASEKARAN, aged about 57 years, Hindu, son of late Mr. M.Duraiswamy Nadar, residing at Old No.2-A, New No.3-A, Nachiappan Street, Mylapore, Chennai - 600 004 hereinafter referred to as the **"SETTLOR"**, which expression shall, unless repugnant to or inconsistent with the context, mean and



तमिलनाडु TAMILNADU

147095

S. UMA MAHESWARI
STAMP VENDOR
L.NO. A6/10535/7
HIGH COURT CAMPUS
CHENNAI - 600 104

SETTLEMENT DEED

This **DEED OF SETTLEMENT** executed on this the **21st day of NOVEMBER, TWO THOUSAND AND SEVEN**

BY

Mr.D.CHANDRASEKARAN, aged about 57 years, Hindu, son of late Mr. M.Duraiswamy Nadar, residing at Old No.2-A, New No.3-A, Nachiappan Street, Mylapore, Chennai - 600 004, hereinafter referred to as the **"SETTLOR"**, which expression shall, unless repugnant to or inconsistent with the context, mean and

DOCUMENT NO/YEAR 2092/07



तमिलनाडु TAMILNADU

147093

S. UMA MAHESWARI
STAMP VENDOR
L.NO. A6/10535/78
HIGH COURT CAMPUS,
CHENNAI - 600 104

SETTLEMENT DEED

This **DEED OF SETTLEMENT** executed on this the **21st day of NOVEMBER, TWO THOUSAND AND SEVEN**

BY

Mr.D.CHANDRASEKARAN, aged about 57 years, Hindu, son of late Mr. M.Duraiswamy Nadar, residing at Old No.2-A, New No.3-A, Nachiappan Street, Mylapore, Chennai - 600 004 hereinafter referred to as the **"SETTLOR"**, which expression shall, unless repugnant to or inconsistent with the context, mean and

DOCUMENT NO/1583 2093/07



தமிழ்நாடு तमिलनाडु TAMILNADU

Y 152182

9682 SUMITHRA AJITH

18.8.15

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427

DEED OF RELEASE

This **DEED OF RELEASE** executed at CHENNAI on this the 21st Day of AUGUST, TWO THOUSAND AND FIFTEEN

BY

1. **Mr.D.CHANDRASEKARAN** (Driving License No.TN0620120010887) aged about 65 years, son of Late.Mr.A.M.Duraiswamy Nadar residing at Old No.2A, New No.3A, Nachiappan Street, Mylapore, Chennai-600 004, the FIRST RELEASOR herein
2. **Mrs.SUDHA RAMRAJ** (Driving License No.TN0120150003013), aged about 41 years, wife of Mr.J.Ramraj, residing at 14/45 Gujji 2nd Street, Ground Floor, Anna Nagar East, Chennai-600 102, the SECOND RELEASOR herein and
3. **Mr.C.RAJA**, (Driving License No.E/TN07X/017699/2002), aged about 32 years,

Verified
6.11.15

DOCUMENT SCRUTINY
Date 24/8/15
Stamp Duty
Registration
1
13



தமிழ்நாடு तमिलनाडु TAMILNADU

SUDHA RAMRAJ

9683
18-8-15

Y 152183

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427

DEED OF RELEASE

This **DEED OF RELEASE** executed at CHENNAI on this the 21st Day of AUGUST, TWO THOUSAND AND FIFTEEN

BY

1. **Mr.D.CHANDRASEKARAN** (Driving License No.TN0620120010887), aged about 65 years, son of Late.Mr.A.M.Duraiswamy Nadar residing at Old No.2A, New No.3A, Nachiappan Street, Mylapore, Chennai-600 004, the FIRST RELEASOR herein

2. **Mrs.SUMITHRA AJITH** (Aadhaar No.8947 4645 6475), aged about 36 years, wife of Mr.K.Ajith Togo, residing at Flat No.2B, II Floor, III Block "A" Wing, Rani Meyyammai Towers, R.A.Puram, Chennai-600 028, the SECOND RELEASOR herein **and**

3. **Mr.C.RAJA**, (Driving License No.E/TN07X/017699/2002), aged about 32 years,

Verified
6.11.15

R. Sudha

C. Raja

K. Ajith

C. Raja

24/9/2015
1
13



தமிழ்நாடு तमिलनाडु TAMILNADU

C 457164

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427

62125
13.7.2017

C. RAJA

SETTLEMENT DEED

THIS DEED OF SETTLEMENT OF PROPERTY executed at Chennai on this 14th Day of July 2017, BY:

Mr. C. RAJA @ MUTHUKUMARAN, aged about 34 years, son of Mr. D. Chandrasekaran, residing at Old No.2A, New No. 3A, Nachiappan Street, Mylapore, Chennai – 600 004 (assessed to income tax in P A No. AACHC7397C) hereinafter called the **SETTLOR of the ONE PART;**

TO AND IN FAVOUR OF HIS WIFE

Mrs. R. JAYALAKSHMI, aged about 33 years, wife of Mr. C. Raja @ Muthukumaran, residing at Old No.2A, New No. 3A, Nachiappan Street, Mylapore, Chennai – 600 004 (assessed to income tax in P A No. AZTPJ6637N) hereinafter called the SETTLEE of the OTHER PART;

Verified
6-12-17

The terms SETTLOR and the SETTLEE herein shall wherever hereinafter occur, mean and include themselves, their legal heirs, successors, executors, representatives, administrators and assigns WITNESSETH:

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C. Raja

1837/2017
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தமிழ்நாடு तमिलनाडु TAMILNADU

20 SEP 2024

M/s. ARIHANT FOUNDATIONS & HOUSING LTD
CHENNAI – 600 018

DH 241055
S. AYATH BASHA
STAMP VENDOR
L.NO.3 / அ3 / 2000
No: 43, SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18
Phone: 9841640694

ALLOCATION AGREEMENT

This ALLOCATION AGREEMENT entered at **CHENNAI** on this **24TH** day of **OCTOBER 2024** in addition to the JDA entered between the parties on 10TH day of SEPTEMBER, 2023 : BETWEEN

(1) Mrs.SUDHA RAMRAJ (Aadhaar No.2168 9011 1681 & PAN AZJPS8584P) aged about 50 years, wife of Mr.J.Ramraj, residing at 14/45 Gujji 2nd Street, Ground Floor, Anna Nagar East, Chennai - 600102;

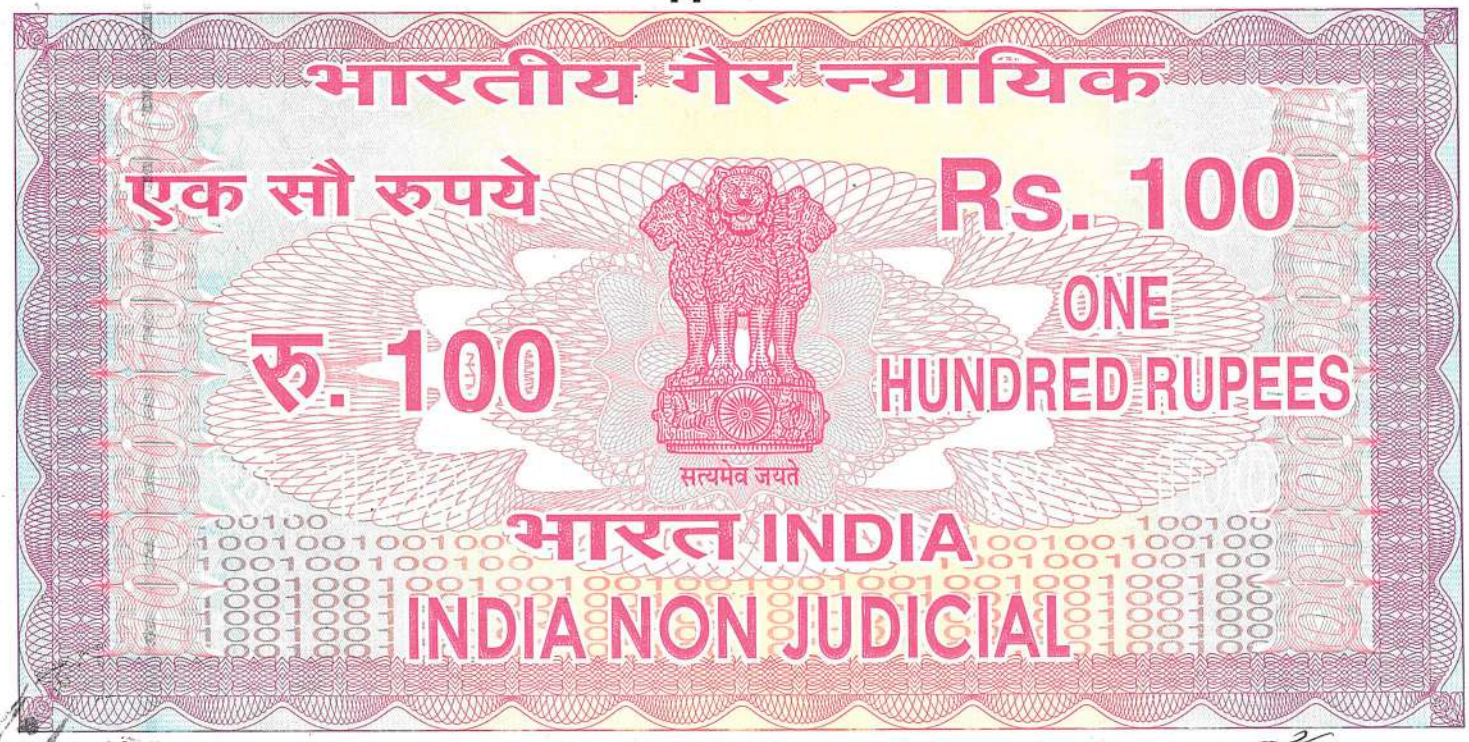
(2) Mrs.SUMITHRA AJITH, (Aadhaar No.8947 4645 6475 & PAN BPTPS2177F) aged about 46 years, wife of Mr.K.Ajith Togo, residing at Flat No.501, 5th Floor, Tower 3, Ceebros One74, No.174 Sathyadev Avenue, R.A. Puram, Chennai - 600028;

For Arihant Foundations & Housing Ltd

Managing Director

1. R. Sudha
2. [illegible]
3. C. Rajal
4. R. Jayalakshmi

DEVELOPER **OWNERS**



தமிழ்நாடு तमिलनाडु TAMILNADU

20 SEP 2024

M/s. ARIHANT FOUNDATIONS & HOUSING LTD
CHENNAI – 600 018

DH 241056
S. AYATH BASHA
STAMP VENDOR
L.NO.3 / ஆ3 / 2000
No: 43. SEETHAMMAL ROA
TEYNAMPET, CHENNAI - 1
Phone: 9841640694

(3) Mr.C.RAJA, (Aadhaar No.7881 9696 1123 & PAN AEZPR5413B) aged about 41 years, son of Mr.D.Chandrasekaran, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600 004; and

(4) Mrs.R.JAYALAKSHMI, (Aadhaar No. 9718 1136 9966 & PAN AZTPJ6637N) aged about 41 years, wife of Mr.C.Raja, residing at No.3A, Nachiappan Street, Mylapore, Chennai - 600 004;

FIRST OWNER to **FOURTH OWNER** are hereinafter collectively referred to as **"OWNERS";** *which term, wherever the context so requires or admits, shall mean and include their respective legal heirs, representatives, executors and administrators, etc.,* of the **ONE PART;**

For Arihant Foundations & Housing Ltd

Managing Director

DEVELOPER

1. R. Sandhya
2. [illegible]
3. C. Raja
4. R. Jayalakshmi

OWNERS

AND

M/s. ARIHANT FOUNDATIONS AND HOUSING LIMITED, represented by its Managing Director Mr.KAMAL LUNAWATH, S/o.Mr.Navratan Lunawath, Hindu, aged about 51 years, and having its office at New No.3, Old No.25, Ganapathy Colony 3rd Street, off. Cenotaph Road, Teynampet, Chennai - 600018, hereinafter called the **"PROMOTER / DEVELOPER";** *which term wherever the context so requires shall mean and include its successors-in-interest, administrators and assigns* of the **OTHER PART.**

WHEREAS the **OWNERS** have approached the **DEVELOPER** for developing the proposed residential apartments in the schedule mentioned property after obtaining necessary permission from the concerned Authorities, and for this purpose both the parties have entered into a Joint Development Agreement on 10-09-2023.

WHEREAS the **OWNERS** have mutated their respective names in the revenue records in the following manner:

i. Patta No.18775 for Survey Nos.278/10A3A & 10B3A stands in the name of **Mr.C.RAJA, Mrs.R.JAYALAKSHMI;**
ii. Patta No.18776 for Survey Nos.278/10A3B1 & 10B3B1 stands in the name of **Mrs.SUMITHRA AJITH;** and
iii. Patta No.18778 for Survey Nos.278/10A3B2 & 10B3B2 stands in the name of **Mrs.SUDHA RAMRAJ;**

and the same have been obtained on 28.10.2023 issued by The Tahsildar of Sholinganallur Taluk, Chennai District.

WHEREAS the **OWNERS** herein have executed a General Power of Attorney on 06-11-2023 in favour of M/s. Arihant Foundations & Housing Ltd., to deal with Schedule Property of the said power thereon including the power to alienate 58.33% of the same to anyone and registered as **Doc.No.4337 of 2023**, at SRO, ADAYAR.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sudha
2. Ajith
3. C. Raja
4. R. Jayalakshmi

OWNERS

WHEREAS the **DEVELOPER** have obtained Planning Permit No.**OL-00919** dated 30.05.2024 vide Planning Permission No. OL-PP/NHRB/0246/2024, in its File No. CMDAPP/NHRB/S/0060/2024, issued by Chennai Metropolitan Development Authority and Building Permission No. CEBA / WDCN14/00306/2024 dated 02-07-2024, issued by Greater Chennai Corporation for construction of Stilt Floor + 3 Floors, residential building containing 12 dwelling units at Schedule Property.

WHEREAS the **OWNERS** and the **DEVELOPER** have allocated the residential units respectively as defined in the Joint Development Agreement and as such both the parties herein have set out by this agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The extent of the property of 11508 Sq.ft. *[as per document]* and as per Patta Nos.18775, 18777 & 18778 the total extent admeasuring **11302 Sq.ft.** *[the least have been taken up for UDS Calculation]* which has been given by the **OWNERS** to the **DEVELOPER** for joint development by constructing Residential complex over the schedule mentioned property and the DEVELOPER has agreed to do the same.

2. As per Clause 10.3 of the Joint Development Agreement, the total Saleable Area have been tentatively fixed as 24,081.17 Sq.ft. However, as per the CMDA Approved plan, the Saleable Area have been revised to 24,366 Sq.ft. and this will be the final calculation.

3. As per the agreed terms, both the parties are sharing the 12 Flats / Units, its undivided share of land and its proportionate constructed area set out hereunder:

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sandha
2. [illegible]
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

PARTIES	TOTAL FLATS / UNITS	FLOORS	FLAT / UNIT DETAILS			
			FLAT No.	SALEABLE AREA in Sq.ft.	UDS AREA in Sq.ft.	ALLOTTED TO
OWNERS	5	1st Floor	1B	2,040	945	Mrs.R.JAYALAKSHMI
			1C	2,021	937.50	Mr.C.RAJA
			1D	2,021	937.50	Mr.C.RAJA & Mrs.R.JAYALAKSHMI
		2nd Floor	2A	2,040	945	Mrs.SUMITHRA AJITH
			2B	2,040	945	Mrs.SUDHA RAMRAJ
		TOTAL [A]		10,162	4,710	

PARTIES	TOTAL FLATS / UNITS	FLOORS	FLAT / UNIT DETAILS			
			FLAT No.	SALEABLE AREA in Sq.ft.	UDS AREA in Sq.ft.	ALLOTTED TO
DEVELOPER	7	1st Floor	1A	2040	947	ARIHANT
		2nd Floor	2C	2021	938	ARIHANT
			2D	2021	938	ARIHANT
		3rd Floor	3A	2040	947	ARIHANT
			3B	2040	947	ARIHANT
			3C	2021	938	ARIHANT
			3D	2021	937	ARIHANT
		TOTAL [B]		14,204	6,592	
GRAND TOTAL [A] + [B]				24,366	11,302	

SCHEDULE OF PROPERTY

All that piece and parcel of land in all measuring 11508 Sq.ft. *[as per document]* and as per Patta Nos.18775, 18777 & 18778 the total extent admeasuring **11302 Sq.ft.** *[the least have been taken up for UDS Calculation]* in Plot No.5, bearing No.P/606, VOC Street, Old Mahabalipuram Road, Kottivakkam, Chennai - 600041; comprised in Survey Nos.278/10A3 & 278/10B3 (Old Survey Nos.278/10A & 278/10B), as per Online Patta No.18775, revised Survey Nos.**278/10A3A, 278/10B3A**, as per Online Patta No.18777, revised Survey

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sandhya
2. Ajith
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

Nos.**278/10A3B1**, **278/10B3B1** and as per Online Patta No.18778, revised Survey Nos.**278/10A3B2, 278/10B3B2**, situated at **Kottivakkam** Village, **Sholinganallur** Taluk (formerly Saidapet Taluk), **Chennai** District (formerly Chengalpet District), and being bounded on the

North by	:	VOC Street;
South by	:	Property in S.No.278/11B and 278/11C;
East by	:	Plot No.6 comprised in S.No.278/10B;
West by	:	Plot No.4;

together with the building thereon, and situated within the Registration District of **CHENNAI SOUTH** and Sub Registration District of **ADAYAR**.

IN WITNESS WHEREOF BOTH THE PARTIES ABOVE NAMED HAVE PUT THEIR HANDS AND SUBSCRIBED THEIR SIGNATURES ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For **Arihant Foundations & Housing Ltd**

Managing Director

DEVELOPER

1. R. Sundha
2.
3. C. Rajesh
4. R. Jayalakshmi

OWNERS

WITNESSES:

1. Balaman (H.BALAKRISHNAN)
271, P.H.Road, Kilpauk
Chennai - 600 010.
2. H (V.Jagannathan)
No.3, G.C 3rd Street,
Teyrampet, Ch - 18

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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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real estate journey

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