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தமிழ்நாடு தமிலநாடு TAMILNADU

29 JAN 2026

EG 294674

S. KUMARAVELU
STAMP VENDOR
L No. 26/CH (S) 2010 dt 02-03-2011
No. M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

AGREEMENT FOR SHARING OF FLATS

This AGREEMENT FOR SHARING OF FLATS is made and entered into this **31st day of January 2026** at Chennai,

BY AND BETWEEN

Mrs. V. VIJAYABARATHI, (Aadhar ID: 3252 8878 2139), Wife of Mr.Anandasubramanian, Hindu, aged about 54 years and residing at No. No.12, PCM Colony, Behind Jothi Theater, St. Thomas Mount, Chennai 600 016, hereinafter referred to as **OWNER** which term shall mean and include her respective heirs, legal representatives, administrators, executors and assigns of the **ONE PART;**

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER



தமிழ்நாடு तमिलनाडु TAMILNADU

29 JAN 2026

EG 294675

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Indira Nagar, Adyar, Chennai - 600 020.

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

AND

M/S. ISHA HOMES (India) PRIVATE LTD., (PAN:AABCI3675B), a company incorporated under the provision of the Companies Act, 1956, having its registered office at having its Office at Old No. 55, New No.74, First Avenue, Indira Nagar, Adyar, Chennai – 600 020, represented by its Managing Director **Mr. SURESH KRISHN,** son of Mr. Krishnasamy, aged about 59 years, (Board Resolution dated 20.04.2022) hereinafter referred to as the "**DEVELOPER**" which expression shall unless excluded by or repugnant to the context includes its representatives, administrators, successors in interest and assignees) of the **OTHER PART;**

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

WHEREAS Joint Venture Agreement dated 23.06.2022 has been executed between Mrs. V. Vijayabarathi, Mrs. R. Sripriya, Mr.R.Ashwath, and Minor. R.Harshitha represented by her guardian mother as well as natural guardian Mrs. R. Sripriya, all are on One Side and M/s.Isha Homes (India) Private Limited on the Other Side, for the development of the Schedule A property herein on a Joint Venture basis by constructing residential buildings therein and also agreed to share the super built-up area along with proportionate undivided share of lands in the Schedule A property herein.

WHEREAS subsequently Supplementary Agreement dated 14.05.2025 was executed between the same parties, for the change of payment terms and also increase of Interest Free Security Deposit amount.

WHEREAS Partition deed dated 22.12.2023 was executed between Mrs. V. Vijayabarathi on One Side and Mrs. R. Sripriya, Mr. R.Ashwath, Minor. R.Harshitha represented by her mother as well as natural guardian Mrs. R. Sripriya, on the Other Side with respect to many properties including the property comprised in S.No. 140/3C measuring to an extent of 40.50 Ares situated at Nandambakkam Village and that was registered as Doc.No. 3687/2025 in the office of the Sub Registrar, Alandur. As per the said Partition deed, the property comprised in S.No. 140/3C measuring to an extent of 40.50 Ares equal to Ac 1.00 cents, situated at Nandambakkam Village, was allotted to Mrs. V. Vijayabarathi.

WHEREAS Mrs. V. Vijayabarathi obtained Patta No. 4097 in her name with respect to the property comprised in S.No. 140/3C measuring to an extent of 40.50 Ares equal to Ac 1.00 cents situated at Nandambakkam Village, morefully described in the **Schedule A** hereunder.

It is to be noted that Mrs. V. Vijayabarathi, Mrs. R. Sripriya, Mr. R.Ashwath, Minor.R.Harshitha represented by her guardian mother as well as natural guardian Mrs. R. Sripriya, were collectively mentioned as Owners of the Schedule A property in the Joint Venture Agreement dated 23.06.2022 & its Supplementary Agreement dated 14.05.2025. But after the execution of Partition deed dated 22.12.2023, only Mrs. V. Vijayabarathi is the exclusive Owner of the Schedule A property. She has every right to deal with the said property. Moreover she has absolute rights to convey the said property to anybody including M/s.Isha Homes (India) Private Limited and or its nominees and or its identified purchasers.

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

NOW THIS ADDENDUM WITNESSETH

1. SCOPE OF DEVELOPMENT

The Developer shall, at their own cost, obtain all sanctions, build the residential complex according to the approved plans and obtain the Completion Certificate or Occupation Certificate.

2. SHARING RATIO AND ALLOCATION

Both parties agreed that Schedule A property & proposed construction with common amenities and facilities on it (as per the approved plan), shall be shared between Mrs. V. Vijayabarathi the Owner herein and M/s.Isha Homes (India) Private Limited the Developer herein, in the sharing ratio of 46:54 respectively. That means (i) 46% of the super built-up area to be constructed on the Schedule A property along with the proportionate 46% undivided share of land in the Schedule A property together with the common amenities and facilities as per the approved plan, was allotted as the share of Mrs. V. Vijayabarathi the Owner herein, morefully described as **Schedule B** hereunder (ii) 54% of the super built-up area to be constructed on the Schedule A property along with the proportionate 54% undivided share of land in the Schedule A property together with the common amenities and facilities as per the approved plan, was allotted as the share of M/s.Isha Homes (India) Private Limited the Developer herein, morefully described as **Schedule C** hereunder.

3. <u>Approval Details</u>

The The Member Secretary, Chennai Metropolitan Development Authority (CMDA), Chennai issued the Planning Permit numbered as **OL-PP/NHRB/0041/2026 dated 30/01/2026** in **Planning Permit No. OL-02625 for the** construction of Group Housing Development comprising 2 Blocks with combined Stilt floor for Block A & B; Block A - Stilt floor + 5 floors (18.30m height) Residential Building with 35 dwelling units; Block B - Stilt floor + 5 floors (18.30m height) Residential Building with 29 dwelling units; Totally 64 dwelling units with Association Room & GYM and STP Pump Room at Woodcreek County 15th Cross Street, Woodcreek County 14th Cross Street and Woodcreek County 13th Cross Street, Nandambakkam, Chennai comprised in Old S.No.140/3 (Document), New S.No.140/3C (Patta) of Nandambakkam Village within the limit of Greater Chennai Corporation

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

4. Allocation of Units:

a) Owner's share (46%) of Flats, built up area and UDS Area as listed below:

S.No.	Block	Flat No.	Sale Area in Sq.ft.	UDS Land Area in Sq.ft.
1.	B Block	B101	1,499.00	695.48
2.	B Block	B102	1,472.00	682.96
3.	B Block	B103	1,133.00	525.67
4.	B Block	B104	1,470.00	682.03
5.	B Block	B105	1,366.00	633.78
6.	B Block	B106	1,165.00	540.52
7.	B Block	B201	1,499.00	695.48
8.	B Block	B202	1,472.00	682.96
9.	B Block	B203	1,133.00	525.67
10.	B Block	B204	1,470.00	682.03
11.	B Block	B205	1,366.00	633.78
12.	B Block	B206	1,165.00	540.52
13.	B Block	B301	1,499.00	695.48
14.	B Block	B302	1,472.00	682.96
15.	B Block	B303	1,133.00	525.67
16.	B Block	B304	1,470.00	682.03

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

S.No.	Block	Flat No.	Sale Area in Sq.ft.	UDS Land Area in Sq.ft.
17.	B Block	B305	1,366.00	633.78
18.	B Block	B306	1,165.00	540.52
19.	B Block	B401	1,499.00	695.48
20.	B Block	B402	1,472.00	682.96
21.	B Block	B403	1,133.00	525.67
22.	B Block	B404	1,470.00	682.03
23.	B Block	B405	1,366.00	633.78
24.	B Block	B406	1,165.00	540.52
25.	B Block	B501, B502	3,292.00	1,527.37
26.	B Block	B503	1,133.00	525.67
27.	B Block	B504	1,470.00	682.03
28.	B Block	B505	1,366.00	633.78
29.	B Block	B506	1,165.00	540.52
	Total		**40,846**	**18951.09**

29 Nos of Flats in Block No. B, total built-up area 40,846 Sq.ft along with UDS 18,951.09 Sq.ft. (i.e. 46% of UDS and built-up area).

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

b) Developer's share (54%) of Flats, built up area and UDS Area as listed below:

S.No.	Block	Flat No.	Sale Area in Sq.ft.	UDS Land Area in Sq.ft.
1.	BLOCK A	A101	1,472.00	682.96
2.	BLOCK A	A102	1,461.00	677.85
3.	BLOCK A	A103	1,412.00	655.12
4.	BLOCK A	A104	1,428.00	662.54
5.	BLOCK A	A105	1,457.00	676.00
6.	BLOCK A	A106	1,435.00	665.79
7.	BLOCK A	A201	1,472.00	682.96
8.	BLOCK A	A202	1,462.00	678.32
9.	BLOCK A	A203	1,413.00	655.58
10.	BLOCK A	A204	1,428.00	662.54
11.	BLOCK A	A205	1,457.00	676.00
12.	BLOCK A	A206	1,435.00	665.79
13.	BLOCK A	A207	1,428.00	662.54
14.	BLOCK A	A301	1,472.00	682.96
15.	BLOCK A	A302	1,462.00	678.32
16.	BLOCK A	A303	1,413.00	655.58

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

S.No.	Block	Flat No.	Sale Area in Sq.ft.	UDS Land Area in Sq.ft.
17.	BLOCK A	A304	1,428.00	662.54
18.	BLOCK A	A305	1,457.00	676.00
19.	BLOCK A	A306	1,435.00	665.79
20.	BLOCK A	A307	1,428.00	662.54
21.	BLOCK A	A401	1,472.00	682.96
22.	BLOCK A	A402	1,462.00	678.32
23.	BLOCK A	A403	1,413.00	655.58
24.	BLOCK A	A404	1,428.00	662.54
25.	BLOCK A	A405	1,457.00	676.00
26.	BLOCK A	A406	1,435.00	665.79
27.	BLOCK A	A407	1,428.00	662.54
28.	BLOCK A	A501	1,472.00	682.96
29.	BLOCK A	A502	1,462.00	678.32
30.	BLOCK A	A503	1,413.00	655.58
31.	BLOCK A	A504	1,428.00	662.54
32.	BLOCK A	A505	1,457.00	676.00
33.	BLOCK A	A506	1,435.00	665.79
34.	BLOCK A	A507	1,428.00	662.54

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

S.No.	Block	Flat No.	Sale Area in Sq.ft.	UDS Land Area in Sq.ft.
	Total		49,045	22755.14

34 Nos of Flats in Block No. A, total built-up area 49,045 Sq. ft along with UDS 22,755.14 Sq.ft. (i.e. 54% of UDS and built-up area).

c) Joint share of Owner and Developer:

Flat No. A107, measuring an UDS 657.90 Sq.ft along with Saleable area of 1418 sq.ft shall be shared between the Owner and the Developer at the final stage, along with proportionate built-up area corresponding to their Undivided Share (UDS).

d) Proportionate UDS:

The Owner retains 46% UDS in the total land area (represented by her allocated units), while the Developer (or their subsequent buyers) is granted the remaining 54% UDS through registered sale deeds.

5. COMMON AREAS AND FACILITIES

Equal Access:

Both parties agreed that despite the 46:54 split of private units, both parties (and their eventual buyers) have equal, non-exclusive rights to all common areas like, lobbies, lifts, terraces, and amenities etc.

Car Parking:

Allocation of specific car parking slots in the same ratio of 46% to the Owner & 54% to the Developer. Each flat will have one car parking slot.

6. OWNER'S COVENANTS

The Owner shall provide a clear, marketable title free from all encumbrances and vacate the property. She or her agents shall not interfere with the construction but she is entitled to inspect the site on reasonable time.

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

7. MODIFICATION CLAUSE

If final approved plans result in a built-up area that does not match the 46:54 ratio, both parties must settle the same by mutual adjustment via monetary compensation based on a pre-agreed "base sale price".

8. Except as otherwise provided herein, all terms and conditions mentioned in the Joint Venture Agreement dated 23.06.2022 & its Supplementary Agreement dated 14.05.2025, Addendum to Agreement dated 04.09.2025, shall remain in full force and effect. All the parties herein again confirmed that all other terms and conditions mentioned in the Joint Venture Agreement dated 23.06.2022 & its Supplementary Agreement dated 14.05.2025, Addendum to Agreement dated 04.09.2025 remain unchanged.

9. This Agreement is legally binding on all parties herein and form's part and parcel of the aforesaid Joint Venture Agreement dated 23.06.2022 & its Supplementary Agreement dated 14.05.2025, and Addendum to Agreement dated 04.09.2025.

SCHEDULE "A"

(Total Property)

All that piece and parcel of land after gifting the OSR, balance measuring an extent of **3935.760 Sq.Mtrs** (42364.13 Sq.ft.) comprised under Survey No.**140/3C (part)** (Old Survey No.140/3) bearing **Patta No. 4097** situate at Wood Creek County 15th Cross Street, Nandambakkam Village, Alandur Taluk, Chennai District, Tamil Nadu State – 600 016 and Situated within the Registration District of Chennai South and Sub-Registration District of **Alandur**.

SCHEDULE "B"

(Shares of the Owner)

46% of the super built-up area to be constructed on the Schedule "A" Property together with the proportionate **46%** undivided share in the Schedule "A" property together with the common amenities and facilities as per the approved plan as detailed in Clause No. 4.

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

SCHEDULE "C"

(Shares of the Developer)

54% of the super built-up area to be constructed on the Schedule "A" Property together with the proportionate **54%** undivided share in the Schedule "A" property together with the common amenities and facilities as per the approved plan.

IN WITNESS WHEREOF the Parties hereto have executed and signed this Agreement on the day, month and year hereinabove mentioned.

For ISHA HOMES (INDIA) PVT LTD

Managing Director

DEVELOPER

OWNER

WITNESSES:-

1		N. Anbumani S/O M. Natarajan No 6/14, 5th Cross SG, Indiranagar, Adyar Chennai - 600020
2		M. PRABAKARAN. S/o. Maria Louisraj. No. 31, 15th cross Street, WCC St. Thomas Mount, CHENNAI. 600 016

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An advocate's written opinion on the title, built on the records we pull for it.
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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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What land actually changed hands for around this plot, taken from the registered deeds.
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- EC Analyzer
- Bank charge check
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- Approval check by survey

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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- Temple property check
- Waqf property check
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- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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