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தமிழ்நாடு तमिलनाडु TAMILNADU

30 JUL 2024

S R Developer
Chennai

DC 834064

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

05.2024

SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT IS ENTERED INTO AT CHENNAI ON THIS THE 1st DAY OF AUGUST 2024.

BETWEEN

Ms.V. RADHA [Income-tax PAN: BZ APR 1042 K] [Aadhar No: 2131 2655 3320], Daughter of Mr. Vaithinathan, Hindu, aged 52 years, residing at No: 11/1, Thilak Street Extension, Thyagaraya Nagar, Chennai – 600 017 herein after called the Party of the **"FIRST PART".**

AND

M/s.S R DEVELOPER, a Proprietary concern of Mrs.S.GNANAM, (PAN-ABDPS9618Q, Aadhaar No.6665 8073 9369) wife of Mr.S.Shivasubramanian, aged about 53 years, having office at 171/113, ST.Mary's Road, Abhiramapuram, Chennai- 600 018, herein after called the "**DEVELOPER**" the Party of the **"SECOND PART".**

Radha - V

For S R DEVELOPER

S. Gnanam

Proprietrix

The terms the Party of the **"FIRST PART"** and the Party of the **"SECOND PART"** wherever it may occur shall mean and include themselves, their heirs, legal representatives, executors, administrators and assigns.

WHEREAS, **Ms.V. RADHA**, the Party of the FIRST PART herein is the sole and absolute owner all that piece and parcel of the land measuring an extent of **45 cents or 1821 sq.meters** comprised in Survey No: 241, as per Computerized Patta No; 17859 – Survey No; 241/2, of Perumbakkam Village, Now Tambaram Taluk (formerly Tambaram,-Saidapet Taluk) and Chenglepet District which is more fully described in the Schedule 'A' hereunder.

WHEREAS the Parties herein have entered into a Joint Venture Agreement dated 19.07.2022 for the development of the said property, which is more fully described in the Schedule 'A' here under in the Ratio 12.40% : 87.60 % (12.40% to the Party of the FIRST PART and 87.60% to the Party of the SECOND PART)) as per the terms and conditions stipulated in the said Joint Development Agreement dated 19.07.2022 This Supplementary Joint Development Agreement is a Part and Parcel of the said Joint Development Agreement dated 19.07.2022.

AND WHEREAS, the DEVELOPER, the Party of the SECOND PART, who is also owner of the property in S.No.243/2A measuring about 36.22 cents formulated a Scheme of Development of the Schedule mentioned property belongs to the Party of the FIRST PART, by reconstituting the property in Survey No.243/2A measuring about 36.22 cents or 1466 sq.meters owned by the Developer and in Survey No.242/1A1 measuring about 6.714 cents or 271.72 sq.meters owned by one Mrs.Senthamil Selvi, all put together a total extent of 3558.72 sq.meters or 38,306 sq.ft which is more fully described in the Schedule 'B' hereunder by constructing Residential Apartments thereon in the Reconstituted property.

For S R DEVELOPER

Proprietrix

AND WHEREAS requisite sanctions and approvals from the appropriate authorities for construction and development of the Project vide Planning Permission from **CMDA/PP/NHRB/S/0168/2023, Planning Permit No. OL-PP/NHRB/0341/2024,Permit No. OL-00984 dated 15.06.2024** and Perumbakkam Village St.Thomas Mount Panchayat Union, issued Building Permission in **63/24-25 dated 08.07.2024**.

And whereas the Parties herein have finalized the Plan and flats allotted to the Party of the FIRST PART herein also has been finalized.

NOW THIS SUPPLEMENTARY JOINT VENTURE AGREEMENT WITNESSETH AS FOLLOWS:

1. This Supplementary Joint Development Agreement is a Part and Parcel of the said Joint Development Agreement dated 19.07.2022

2. The Parties herein have finalized the Plan and the details of the Flats to be constructed in the Schedule 'B' mentioned Property.

3. Eventhough as per document, the extent of land in the Schedule 'A' mentioned property is 45 cents, as per the Physical measurement and Building Approval, the land extent is only 41.6 cents and the salebale to be covered in the said property is 35028 sq.ft.

4. As per the aforesaid Joint Development Agreement dated 19.07.2022, the Party of the SECOND PART herein agreed to construct and hand over 12.40% of the built up area to be erected in the Schedule 'A' mentioned property and accordingly the total Built up area to be allotted to the Party of the FIRST PART is 4344 sq.ft. (ie. 12.40% of 35028 sq.ft.)

For S R DEVELOPER

S. Ignaram

Proprietrix

5. The Party of the SECOND PART has agreed to construct and hand over the following Residential apartments , which are more fully described in the Schedule 'C' hereunder to the Party FIRST PART and the Party of the FIRST PART agrees and accepts for the same

Party of the FIRST PART:

S.No.	Flat No.	Type of Flat	Flat Area	UDS
1	202	2 BHK	1280 Sq.ft	399
2	216	3 BHK	1717 Sq.ft	551
3	301	2 BHK	1202 Sq.ft	381
		Total	**4199 Sq.ft**	**1331 Sq.ft**

6. As per the Joint Venture Ratio, the built up area entitled for the Land owner is **4344 sq.ft**. ie.12.40% of the built up area . At the time of earmarking the built up area, an excess of **145 sq.ft.** has been allotted to the share of the DEVELOPER, the Party of the SECOND PART. It is agreed between the Parties herein that the aforesaid difference in the area will be compensated by the Party of the SECOND PART to the Party of the FIRST PART @ Rs.5,600/- per sq.ft.

SCHEDULE 'A'

(Property Belongs to the Party of the FIRST PART)

All that piece and parcel of the land **comprised in Survey No: 241, as per Computerized Patta No; 17859 – Survey No; 241/2, of Perumbakkam Village, Now Shollinganallur Taluk (formerly Tambaram,-Saidapet Taluk) and Chenglepet District measuring an extent of 45 cents as per document and 41.6 cents as per Physical measurement and Planning Permit, BEING**

For S R DEVELOPER

Proprietrix

BOUNDED ON THE:

North by:	Land in Survey No: 241/1
South by	Land in Survey No: 242/4,& 242/5
East by	Land in Survey No: 243/2 and
West by	Land in Survey No: 239/2C

and lying within the Registration District of Chennai South and Sub-Registration District of Selaiyur.

SCHEDULE- B

(Reconstituted Property)

All that Piece and Parcel of Vacant Land situated at **Perumbakkam-Nookampalayam Road, Perumbakkam, comprised in Survey No.241/2 measuring about 45 cents or 1821 sq.meters, in Old Survey No.242/1A, New Survey No.242/1A1 measuring about 6.714 cents or 271.72 and in S.No.243/2A measuring about 36.22 cents or 1466 sq.meters, All put together a total extent of 3558.72 sq.meters or 38,306 sq.ft, Perumbakkam village, Tambaram Taluk, Chengalpattu District BEING**

BOUNDED ON THE:

North by:	S.No.241/1, 240/1D & 240/2B
South by	Link Road gifted to CMDA and the Property in S.NO. 242/1B
East by	Link Road gifted to CMDA
West by	S.No.239/2C

and lying within the Registration District of Chennai South and Sub-Registration District of Selaiyur.

For S R DEVELOPER

S. Ignaram

Proprietrix

Rama-V

SCHEDULE 'C'

(Portion allotted to the Party of FIRST PART)

S.No.	Flat No.	Type of Flat	Flat Area	UDS
1	202	2 BHK	1280 Sq.ft	399
2	216	3 BHK	1717 Sq.ft	551
3	301	2 BHK	1202 Sq.ft	381
		Total	**4199 Sq.ft**	**1331 Sq.ft**

IN WITNESS WHEREOF THE PARTIES ABOVE NAME HAVE SET THEIR HANDS AND SIGNATUE ON THE DAY, MONTH AND YEAR ABOVE MENTIONED IN THE PRESENCE OF THE WITNESSE.

Rencha. V.

PARTY OF THE FIRST PART

For S R DEVELOPER

S. Gnanam

Proprietrix

PARTY OF THE SECOND PART

WITNESSES:

1. J. Velmurugan

J.VELMURUGAN
S/O.JEEVANANTHAM,
4/728A,THIRUVALLUVAR NAGAR,
MUDICHUR,CHENNAI-600063

2. Devaraj S/o A Elumalai



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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