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एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

SRI SAMBHAV HOUSING AND REALTY

30547

25 JUL 2026

FX 147924

LLP S. SINGARAVELL
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061
L.No: 4255 / 01 / 95

THIS **MEMORANDUM OF AGREEMENT** MADE AND ENTERED INTO AT CHENNAI ON THIS **25th Day of JULY 2026**

BETWEEN

1. **Mr. N. BALASUBRAMANIAN, (ID PAN No. AHCPB4869R & ID Aadhar No. 5281 5091 8016),** Son of Mr. M. Natarajan, aged about 63 years **&Mr. HARI VENKATESH, (ID PAN No. CBIPB5528B & ID Aadhar No. 7305 2357 9503),** Son of Mr. N. Balasubramanian, aged about 27 years, both residing at S1, Guru Anugraha Flats, 17th Street, Nanganallur, Chennai 600 061, **(Flat No. A, Ground Floor) (1ST VENDOR)**

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

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17 ஜுப் 2026

2. **M/s. SRI SAMBHAV HOUSING & REALTY LLP, (ID PAN No. AFIFS0246K),** represented by Partner **Mr. A. SHANTHILALJAIN,** son of Mr. Amarchand Jain, and aged about 54 years having office at Door No. 30/7 Plot No. C-165, IV Main Road, Nanganallur, Chennai – 600 061, **(Flat No. B, Ground Floor) (2ND VENDOR)**

3. **Mr. A. SAMPATH KUMAR, (ID PAN No. AXDPS9755N &ID Aadhar No. 7952 6859 9755),** Son of Late. Mr. Aravamuthan, aged about 53 years and residing at No. 5/1, 6th Street, Ram Nagar, Nanganallur, Chennai – 600 061, **(Flat No. A, First Floor) (3RD VENDOR)**

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

S. Hari Venkat

A. KOUSALYA

Prakash Chand Jain

4. **Mr. A. VIJAYARAGHAVAN, (ID PAN No. AAPPV5805R &ID Aadhaar No. 8418 3022 2293),** Son of Late. Mr. Aravamuthan, aged about 51 years **& Mrs. A. GOUSALYA, (ID Aadhaar No. 5244 8714 6782),** Wife of Late. Mr. Aravamuthan, aged about 76 years, both residing at No. 5/1, 6th Street, Ram Nagar, Nanganallur, Chennai – 600 061,**(Flat No. B, First Floor) (4TH VENDOR)**

5. **Mr. A. PRAKASH CHAND JAIN, (ID PAN No. AAKPP4972G & ID Aadhar No. 3897 9354 6771),** Son of Mr. F. Amarchand Jain, aged about 60 years and residing at 4/17A, 44th Street, Nanganallur, Chennai – 600 061, hereinafter called the **OWNER** AND PARTY OF THE **FIRST PART** which term shall wherever the context so admits, mean and include her heirs, legal representatives, executors administrators and assigns:

AND

M/s. SRI SAMBHAV HOUSING & REALTY LLP, (ID PAN No. AFIFS0246K), represented by Partner **Mr. A. SHANTHILALJAIN, ID Aadhaar No. 9928 3612 0977),** son of Mr. Amarchand Jain, and aged about 54 years, having office at Door No. 24, G1, Guru Jeeva Flats, 5th main road, Nanganallur, Chennai – 600 061, hereinafter called the BUILDER/PROMOTER AND PARTY OF THE **SECOND PART** which term shall wherever the context so admits, mean and include his heirs, legal representatives, executors administrators and assigns:

WHEREAS the schedule 'A' mentioned property, bearing **Plot No. 3-A** measuring an extent of **2500 Sq.ft.,** comprised in **Survey No. 94,T.S. No. 17,Ward No. E, Block No. 15,** in the layout named as **"Ram Nagar**

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Mani Venkat

A. GOUSALYA

Prakash Chand Jain

Colony","Ram Nagar",6th street, Approved vide **LPH/DTP No. 42/59,** and Sub divided in **LPDM/DDTP No. 212/72,** situated at **Adambakkam village,**Alandur Taluk, Chennai District, were purchased as specific undivided shares of land together with flats constructed thereon, from the owner Mr. R. Ganesan,by the following owners as detailed below registered in SRO Alandur.

S.No.	Doc. No.	Date	UDS	Owners name
1.	2634/09	6.11.09	625 Sq,ft., out of 2500 Sq.ft.,	Mr. N. Balasubramanian
2.	2167/90	6.7.90	625 Sq,ft., out of 2500 Sq.ft.,	Mr. S. Sriram
3.	1206/99	31.3.99	750 Sq.ft., UDS out of 2500 Sq.ft.,	Mr. R. Aravamuthan
4.	1364/15	6.4.15	500 Sq.ft., UDS out of 2500 Sq.ft.,	Mr. A. Vijaya raghavan and Mrs. Kousalya

WHEREAS on **8.5.2023,** Mr. N. Balasubramanian, executed a Settlement Deed to and in favour of his Son Mr. Hari Venkatesh,registered as **Doc. No. 2574/2023** SRO Alandur andsettled half (50%) undivided share **in 625 Sq.ft** Undivided share of land out of **2500 Sq.ft.,** together with **Flat No. A, in Ground Floor,** having Plinth area of **830 Sq.ft.,**

WHEREAS Mr. N. Balasubramanian and Mr. Hari Venkatesh, the have thus become the joint owners of **Flat No. A, in Ground Floor.**

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Hari Venkatesh

A-KOUSALYA

Prakash Chand Jain

WHEREAS, the property bearing**Flat No. A, in First Floor,** having plinth area of **1214 Sq.ft.,** together with **750 Sq.ft.,** undivided share of land out **2500 Sq.ft.,** originally belonged to Mr. Aramudhan, he having purchased the same by a Sale deed dated 31.3.99 reg. as Doc. No. 1206/99 SRO Alandur.

WHEREAS Mr. R. Aravamuthan, died on **25.1.2023**, leaving behind his wife Mrs. A. Gousalya, sons Mr. A. Vijayaraghavan&Mr. A. Sampath Kumar and daughters Mrs. Praba Iyengar & Mrs. Subhashini, as his legal heirs to inherit the **Flat No. A, in First Floor,** having plinth area of **1214 Sq.ft.,** together with **750 Sq.ft.,** undivided share of land out **2500 Sq.ft.,** .

WHEREAS on **12.4.2023** Mrs. A. Gousalya, Mr. A. Vijayaraghavan,Mrs. Praba Iyengar & Mrs. Subhashini executed a Release Deed to and in favour of Mr. A. Sampath Kumar, registered as **Doc. No. 2092/2023** SRO Alandur to release and relinquish their 4/5th share in the above mentioned property. Mr. A. Sampath Kumar thus become the absolute owner of **Flat No. A, in First Floor,** having plinth area of **1214 Sq.ft.,** together with **750 Sq.ft.,** undivided share of land out **2500 Sq.ft.,**

WHEREAS, Mr. A. Sampath kumar, had thus become the absolute owner of **Flat No. A in the first floor.**

WHEREAS Mr. R. Ganesan, the predecessor in title, had developed the said plot No. 3A into residential flats and had conveyed undivided shares of land to various PURCHASERS, **to an extent of 2500 sq.ft.,** and retained **576 sq.ft., of Undivided share of land for himself.**

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Mani Varma

A. Kousalya

Prabashchand Jain

WHEREAS Mr. R. Ganesan, died intestate on 8.6.2021 and his wife Mrs. Sundari Ganesh, predeceased him, leaving behind them Mrs. R. Lakshmi, Mr. G. Ramesh and Mrs. Saraswati Suresh, as their legal heirs to inherit the retained **576 sq.ft., of Undivided share of land in** Plot No. 3A.

WHEREAS,Mrs. R. Lakshmi, Mr. G. Ramesh, Mrs. Saraswati Suresh, legal heirs of Mr. R. Ganesan, on **17.4.2025**, executed a Release deed in favour of (1) Mr. N. Balasubramanian &Mr. Hari Venkatesh, (2) Mr. S. Sriram, (3) Mr. A. Sampath Kumar, (4) Mr. A. Vijaya Raghavan &Mrs. A. Gousalya, reg. as Doc. No. **1809/2025 SRO Alandur**and released and relinquished their rights absolutely in **576 Sq.ft.,** of undivided share of land retained by Mr. R. Ganesan.

WHEREAS on **04.07.2025,** Mr. S. Sriram, executed a registered Sale deed in favour of **M/s. SRI SAMBHAV HOUSING & REALTY LLP,** the Party of the Second Part **reg. as Doc. No. 3200/2025 SRO Alandur,** and conveyed **625 Sq.ft.,** undivided share of land out **2500 Sq.ft.,**&**1/4th** share **(144 Sq.ft.,)** in **576 Sq.ft., totaling 769 Sq.ft., out of 3076 Sq.ft.,** together with **Flat No. B, in Ground Floor,** having plinth area of **830 Sq.ft.,**

Thus the parties of the first part have become absolute owners as detailed below:

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Hari Venky

A. KOUSALYA

Prakash chand Jain

S.No.	Doc. No.	Date	UDS	Owners name
1.	2574/2023	8.5.2023	625 Sq.ft + 144 Sq.ft., UDS out of 3076 Sq.ft.,	Mr. N. Balasubramanian &Mr. Hari Venkatesh
2.	3200/2025	04.07.2025	625 Sq.ft + 144 Sq.ft., UDS out of 3076 Sq.ft.,	M/s. Sri Sambhav Housing & Realty LLP,
3.	2092/2023	12.4.2023	750 Sq.ft., + 144 Sq.ft., UDS out of 3076 Sq.ft.,	Mr. A. Sampath Kumar
4.	1364/15	6.4.15	500 Sq.ft., +144 Sq.ft., UDS out of 3076 Sq.ft.,	Mr. A. Vijaya raghavan and Mrs. Kousalya

WHEREAS the OWNER **Mr. A. PRAKASH CHAND JAIN,** is the absolute owner of **Plot No. 3-B,Ram Nagar 6th Street** (as per Tax Assessment), Nanganallur, Chennai 600 061, measuring an extent of **2890 Sq.ft together with building in Ground Floor of 789 Sq.ft&First Floor of 588 Sq.ft.,** bearing Door No. 5/3, comprised in **Survey No. 94/9,T.S. No. 18,** Ward No. E, Block No. 15, situated at **Adambakkam Village**, Alandur Taluk, formerly Kancheepuram District presently Chennai District, morefully described in the Schedule hereunder, he having derived the same by a Settlement deed dated **29.9.2022,** reg. as Doc. No. **5197/2022 SRO Alandur**from his brother**Mr. A. SHANTHILAL JAIN,** absolutely.

WHEREAS, on 11.6.2026 Mr. A. PRAKASH CHAND JAIN, executed a General Power of attorney in favour of**M/s. SRI SAMBHAV HOUSING &**

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Hari Venkatesh

A. Kousalya

Prakash Chand Jain

REALTY LLP, represented by Partner **Mr. A. SHANTHILALJAIN,** to deal with land, bearing Door No. 5/3, **Plot No. 3-B,Ram Nagar 6th Street** (as per Tax Assessment), Nanganallur, Chennai 600 061, measuring an extent of **2890 Sq.ft as per doc and 268 sq.mtr as per Patta,** morefully described in Item No. 2 of schedule "A" hereunder **reg. as Doc. No. 2654/2026 SRO Alandur**inclusive of selling powers.

AND WHEREAS the party of the first part for the benefit and advantage has decided to develop the schedule mentioned property by constructing residential Apartments/flats by engaging the services of a builder.

AND WHEREAS the party of the second part, a builder approached the party of the first part for the construction of residential flats in the schedule mentioned property.

AND WHEREAS, the co-owners of Plot No. 3A and Mr. A Prakash Chand Jain as owner of Plot No. 3B, have decided to develop both the plot Nos. 3A & 3B by reconstituting them as single building as the buildings have become aged and required to be developed with new amenities.

AND WHEREAS after negotiation it is agreed that the Builder/Promoter shall develop the schedule mentioned property out of his own cost and expenses for the construction of residential Apartment/flats as per the specification and approved plan obtained for the schedule mentioned property and to convey by way of undivided share to the party of the second part or their nominees, and the party of the second part shall deliver, hand over and transfer the ownership of the built up area in the proposed construction.

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Hari Varlet

A-Kousalya

Prakashchand Jain

AND WHEREAS the parties of both parts are desirous to reduce the terms and conditions in the following manner:

1. The parties agree that they shall jointly develop residential Apartments/Flats in the schedule mentioned property by putting up residential flats.
2. The party of the first part shall handover vacant possession of the schedule mentioned property to the party of the second part, and the party of the second part shall construct residential Apartment/Flats as per approved plan.
3. The party of the second part shall construct 11 residential flats in the said extent of 5966 Sq.ft.,in the building named as **Sri Sambhav Lakshmi Enclave** as per the working plan and the parties of the first and second part shall sell the flats to the purchaser together with proportionate undivided share of land.
4. The party of the second part agree to sell the residential flats etc., to be constructed along with undivided share morefully described in the schedule hereunder for any consideration and terms and conditions to be determined and authorize them to receive and appropriate for themselves all such considerations or moneys from the buyers of such residential flats etc.,
5. The party of the first part agrees that the party of the second part shall receive the entire sale consideration for the undivided shares of land being conveyed to the prospective purchasers even though the

   Sale agreement is executed by the party of the first part, while the intending purchasers avail housing loan with any financial institutions/Nationalized banks.

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Mani Ver

A-kousalya

Prabhachand Jain

6. The party of the first part undertakes to co-operate with the party of the second part in this connection by executing and/or registering or joining in the execution and/or registration of necessary applications agreements, deeds forms, etc., and to sign all the papers connected with the schedule property like applications, documents drawings, etc., in respect of schedule property to apply to CMDA, Corporation/water supply/sewerage/electricity and other departments and also from various authorities to procure various construction in and over the A schedule land.
7. The party of the first part/owner shall hand over the schedule mentioned property on the date of signing this agreement.
8. The party of the second part/promoter shall complete the construction in all respects and hand over possession of the residential flats approximately within One Year from the date of signing this agreement.
9. There are no outstanding encumbrances, mortgages, charges, lis-pendens, trusts, undertaking, gurantees, liens, notices for acquisitions, requisition, set-back, easements, leases, licences, rights of tenants (protected or otherwise) or outstanding interest in or claim by any parties other than the OWNER in respect of the SCHEDULE PROPERTY nor is the SCHEDULE PROPERTY subject matter of any pending litigation or attachment either before or after judgements and the OWNER is not aware of any facts that will give rise to litigation.
10. No notification has been issued under any Ordinance, Act, Statute, Rules or Regulations (State or Central), statutory or otherwise, affecting the SCHEDULE PROPERTY.

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Hari Venkat

A. Koosalya Prakashchand Jain

11. The parties agree if there is any delay in completing the construction and in handing over the party of the first part/owner's building area within the stipulated time of One year, due to unavoidable circumstances the time for such completion and handing over possession shall be extended by mutual consent of the parties.

12. Each party hereby agree to indemnify the other and their nominees against any loss, claims or damages that may occur to them by reason of breach of any conditions covenants, terms and assurances contained herein and the affected party can enforce for specific performance of this agreement against the party who had committed breach of the agreement.

13. The party of the SECOND part undertakes to pay the actual cost for getting Chennai Metrowater Water Supply, Sewerage Board connections and Electricity Deposit, towards their portion of residential -flats retained by the owner including the expenses incurred for installation of transformer if any.

SCHEDULE OF THE PROPERTY

SCHEDULE – "A" (TOTAL PROPERTY)

ITEM NO. 1

All that piece and parcel of land, bearing **Plot No. 3-A** measuring an extent of **2500 Sq.ft.,** along with **576 Sq.ft.,** totaling **3076 Sq.ft.,** comprised in **Survey No. 94,T.S. No. 17,Ward No. E, Block No. 15, as per New Extract, TS No. 17/3, and TS. No. 17/2,** in the layout named as **"Ram Nagar Colony", "Ram Nagar", 6th street**, Approved vide **LPH/DTP No. 42/59,** and Sub

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Nani Venkat

A. KOUSALYA

Prakash Chand Jain

divided in **LPDM/DDTP No. 212/72,** situated at **Adambakkam village,** Alandur Taluk, Chennai District, bounded on the

North by : Plot No. 28 & 29,
South by : Plot No. 3B
East by : Plot No. 4A
West by : Plot No. 2

Situated within the Registration District of Chennai South and Sub Registration District of Alandur.

ITEM NO. 2

All that piece and parcel of house, ground and premises, bearing Door No. 5/3, **Plot No. 3-B,Ram Nagar 6th Street** (as per Tax Assessment), Nanganallur, Chennai 600 061, measuring an extent of **2890 Sq.ft together with building in Ground Floor of 789 Sq.ft&First Floor of 588 Sq.ft,** comprised in **Survey No. 94/9,T.S. No. 18,** Ward No. E, Block No. 15, situated at **Adambakkam Village**, Alandur Taluk, formerly Kancheepuram District presently Chennai District and the land being bounded on the,

North by : Plot No. 3A,
South by : Ram Nagar 6th Street,
East by : PLOT NO 4B
West by : Plot No. 2,

Measuring,

East to West on the Northern Side : 44.9 feet
East to West on the Southern Side : 47.5 feet
North to South on the Eastern Side : 59 feet,
North to South on the Western Side : 65.6 feet,

In all measuring an extent of **2890 Sq.ft** and this property situated within the Registration District of Chennai South and Sub Registration

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

B. Hari Venkat

A. Kousalya Prakashchand Jain

District of Alandur. Totaling Item No.1 and Item No.2 - **5966 sq.ft** of land area.

SCHEDULE – "B"

(FLAT ALLOCATION TO EXISTING OWNERS)

S. No.	Apartment No.	Floor	Super built up area	New UDS	Allotted To
1.	3A	Third	1211	453	1st Vendor
2.	1C	First	1549	579	3rd Vendor
3.	1B	First	795	296	4th Vendor

SCHEDULE – "C"

(FLAT ALLOCATION TO BUILDER)

S.NO	Apartment No.	Floor	Super built up area	New UDS
1	1A	First	853	319
2	2A	Second	1609	602
3	2B	Second	1579	591
4	3B	Third	1977	740
5	4A	Fourth	1609	602
6	4B	Fourth	1579	591
7	5A	Fifth	1609	602
8	5B	Fifth	1579	591

B. Mani Vendhan

G. KOUSALYA

Prakash Chand Jain

PARTY OF THE FIRST PART

For SRI SAMBHAV HOUSING & REALTY LLP

Partner

PARTY OF THE SECOND PART

WITNESS:

1. GEETHA, W/O N. BALASUBRAMANIAN, Sl. Guru Anugraha, 17th Street, Vanjanallur. Chenni-600061

2. D. KARUNAKARAN S. Kolathur. Chennai

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/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
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Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- 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.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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- 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.