Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 16 DEC 2024 DK 050389

C.N. Raghavendran &
Coimbatore Raghavendran Arvind
Chennai.

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/93
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

AGREEMENT FOR ALLOCATION

This Agreement for Allocation entered into in Chennai on this 16th Day of December 2024.

BETWEEN

1. **C.N.RAGHAVENDRAN,** (Ph : +91 - 98840 21677) **(PAN ID : AAEPR6732L, AADHAAR No.7155 5421 5715)** S/o. C.R.Narayana Rao aged about 80 years residing at New No. 6, Bishop Garden, Off Greenways Road, Chennai 600 028 and
2. **COIMBATORE RAGHAVENDRAN ARVIND,** (Ph : +91 - 91764 99999) **(C.R.ARVIND), (PAN ID AAEPA4570F, AADHAAR No.3780 1173 7369)** S/o. C.N.Raghavendran aged about 53 years residing at New No. 6, Bishop Garden, Off Greenways Road, Chennai 600 028 hereinafter called as the "**LAND OWNERS**" which term shall wherever the context so admit, mean and include their successors, legal representative, executors, administrators and assigns **OF THE ONE PART**

For ASV CONSTRUCTIONS PVT. LTD.

Director

AND

M/s. ASV CONSTRUCTIONS PRIVATE LIMITED, a Company incorporated under Companies Act, and having its registered office at No.59, Ormes Road, Kilpauk, Chennai-600 010, herein represented by one of its **Director Mr. VAIBHAV B KAMDAR** (Vide Resolution of Board of Directors dated 07.12.2024), hereinafter called as the "**DEVELOPER**" which term shall wherever the context so admit, mean and include their successors, legal representative, executors, administrators and assigns OF THE OTHER PART"

WHEREAS the LANDOWNERS and the DEVELOPER, after mutual discussions and agreements, have finalized the terms and conditions of the proposed Joint Development and have desired to reduce the same into writing;

NOW THIS ALLOCATION AGREEMENT WITNESSTH AS FOLLOWS:

1. The parties expressly agree that the terms of this Agreement shall be read into and as a part and parcel of the Joint Development Agreement dated 12th Day of December, 2014. Any inconsistency between the Agreements the terms in this Allocation Agreement shall prevail.

For ASV CONSTRUCTIONS PVT. LTD.

Director

2. This shall be distributed amongst various floors of the Commercial / Office Building. The following are the portions of the Commercial / Office Building.

FLOORS	Share of floors belonging to LANDOWNERS	Share of floors belonging to M/s. ASV Constructions Pvt. Ltd
Basement	50%	50%
Stilt Floor	50%	50%
First Floor		100 %
Second Floor		100 %
Third Floor	100 %	
Fourth Floor	100 %	
Fifth Floor		100 %
Sixth Floor		100 %
Seventh Floor	100 %	
Eight Floor	100 %	
Ninth Floor	50%	50%
Terrace	50%	50%

Note: (*)1. is only an approximate super built up area; 2. The Car Parking / Bike Parking in the Basement, Stilt and Open Floor will be marked between the Parties after obtaining Completion Certificate (CC) from the CMDA and on mutual understanding.

For ASV CONSTRUCTIONS PVT. LTD.

Director

3. The Driveways, Open Terrace, Setback and all other Common amenities and area etc. of the Schedule property shall always be common between both the Parties.

4. The numbers of Two Wheelers / Four Wheelers parking slots shall be calculated once all the parking slots are marked which includes visitors parking slots and shall be allotted to each party in the sharing ratio as per the Joint Development Agreement dated 12th Day of December, 2014.

SCHEDULE

All that piece or parcel of land situate on the Old Door No. 11 G, New Door No. 13, Mount Poonamallee Road, Nandambakkam, Chennai 600 069, Nandambakkam Village, Alandur Taluk, Kancheepuram District, bearing **Old Survey Nos. 33/2, 33/3, comprised in New Survey Nos. 33/2C2B, 33/2C2C & 33/3C2, as per Patta No. 497, 498, 3464 for an total extent of 1 Acre** bounded on the

North By	:	Survey No. 33/2
South By	:	Survey No.135, St. Thomas Mount to Poonamallee Road
East By	:	Survey No.34 & 35
West By	:	40 feet wide road.

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

For ASV CONSTRUCTIONS PVT. LTD.

Director

IN WITNESS WHEREOF THE LANDOWNERS AND THE DEVELOPER HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

For ASV CONSTRUCTIONS PVT. LTD.

Director

LANDOWNERS **DEVELOPER**

WITNESSES:-

1. R. Saravanan
S/o. V.T. Ramamurthy
4/443. Malligai St.
Prem Nagar - Porichalur
Chennai 600 077.

2. S. Manikandan
S/o R. Swaminathan
No 7A1 Flat - 1A1a Thiru Chevalur Flat.
B.R.P. 1st West Mambalam
Chennai 600033

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- 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.