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தமிழ்நாடு तमिलनाडु TAMILNADU

FG 649325

V. SUMATHI
STAMP VENDOR
REG. No: 47/2162/ஆ3/96 dt 27-5-1996
No: 13/1, KANDAPPA STREET,
KRISHNAMPET, CHENNAI-600 005.
Cell: 8248388373,

CHITALE INFRA LLP

04 SEP 2026

SUPPLEMENTAL JOINT DEVELOPMENT AGREEMENT

THIS SUPPLEMENTAL AGREEMENT FOR JOINT DEVELOPMENT (Supplemental JDA) is entered into and executed at Chennai on this 07th day of September, 2026

BETWEEN

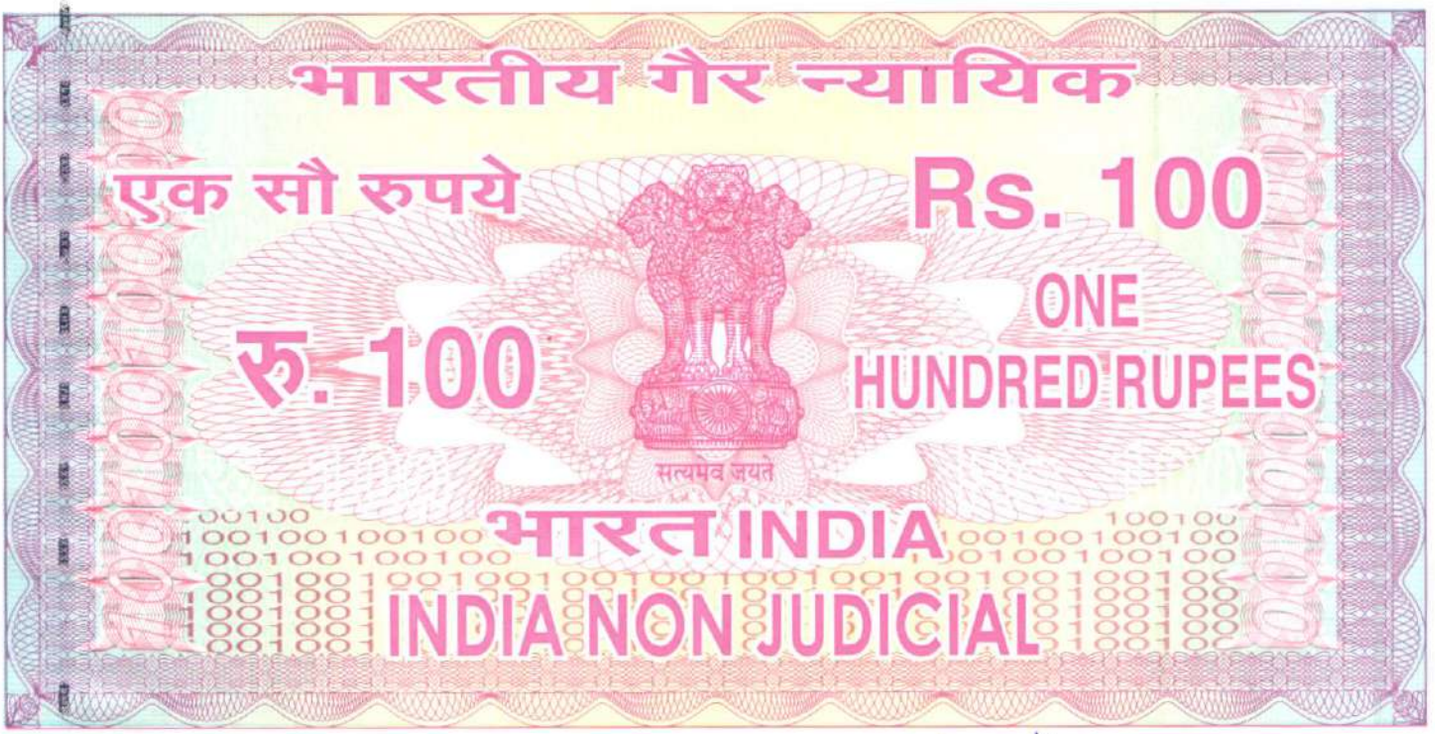
Mrs. S. ASFIA (PAN AWZPS3046B, AADHAR 3493 9939 1645), wife of Mr. K. Ehsan Ahmed, having her permanent address at No. 5/3, Anderson Road, Nungambakkam, Chennai: 600006 and currently residing at 110/126, C, 2nd Floor, Greams Road, Thousand Lights, Chennai – 600 006, hereinafter called the **"LAND OWNER"**, which term, wherever the context so requires or permits, shall mean and include her heirs, executors, administrators, legal representatives, successors-in-interest and assigns.

AND

S. Asfia

For CHITALE INFRA LLP

Authorised Signatory



தமிழ்நாடு तमिलनाडु TAMILNADU

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No: 13/1, KANDAPPA STREET,
KRISHNAMPET, CHENNAI-600 085.
Cell: 8248888328

CHITALE INFRA LLP.

04 SEP 2026

M/s. CHITALE INFRA LLP, a Limited Liability Partnership Firm, having Income Tax P.A.No.AAMFC1108P/LLPIN: AAI-4587, having its Office at Ground floor, Acropolis, 148 Radhakrishnan Road, Chennai - 600 018, represented herein by its Designated partner, Mr. TILAK KAPIL CHITALE [Aadhaar No.4501 8344 7675], son of Mr.Kapil Chitale, OR its Authorised Signatory MR. K. GIRIDHARAN [AADHAR NO. 2018 0958 8017], son of Kuppusamy, duly authorized by the resolution dated 22nd October, 2025 passed by the Partners of the Firm, hereinafter called the "**DEVELOPER**", which term wherever the context so requires or permits, shall mean and include its successors, partners for the time being of the said firm, the last surviving partner and the heirs, executors and administrators of the last surviving partner, and assigns.

The LAND OWNER and the **DEVELOPER** are collectively referred to as the **"Parties"**.

For CHITALE INFRA LLP

Authorised Signatory

WHEREAS:

1. The Land Owner and the Developer i.e. Chitale Infra LLP have entered into an Agreement dated 24th October, 2025 ("**2025 JDA**") for joint development of all that piece and parcel of land bearing Door No. 3, Old Nos. 2/22 and 2/23, Anderson Road, Nungambakkam, Chennai: 600006 bearing Plot Nos. 22 and 23, Old Sy. No. 86, present R.S. Nos. 86/3, 86/4 and 86/12 in Block No. 15 of Nungambakkam Division, Egmore, Nungambakkam Taluk admeasuring 5 grounds 438.5 sq. ft. or thereabouts (equivalent to 12438.5 sq. ft.) as per the latest documents of title (and 12437.69 sq. ft. equivalent to 5 grounds 437.69 sq. ft. as per the pattas) together with a residential house standing thereon **as more particularly reflected in Schedule 'C'** to the 2025 JDA and in **Schedule 'A'** hereunder (the "**Subject Property**"), on the terms and conditions as set out in the 2025 JDA.

2. **Clause 2 of the 2025 JDA** mentions as under:

a. A new residential building to be named "**Amara Amalia**" shall be constructed by the DEVELOPER on the Subject Property comprising of stilt + 5 floors (with a total of 10 apartments with 2 apartments to be constructed on each of the 5 floors) consisting of an estimated overall saleable area of 38,000 sq.ft.

b. The overall saleable area including the premium FSI of 0.8 to be loaded on the Subject Property shall be shared between the LAND OWNER and the DEVELOPER in the ratio of 65% to the LAND OWNER and 35% to the DEVELOPER.

c. In case the overall saleable area sanctioned by the CMDA/Greater Chennai Corporation differs from the above estimate/target, the saleable area calculation shall be shared in the same sharing ratio (65% to the LAND OWNER and 35% to the DEVELOPER) but on the saleable area that is actually sanctioned by the authorities.

Undivided share in the proportion of 65% : 35% in the Subject Property shall be retained / conveyed by the LAND OWNER to the DEVELOPER and/or their nominee/s, in proportion to the saleable area that shall be allocated to their respective share.

3. **Clause 3 of the 2025 JDA** mentions as under:

A. OWNERS' SHARE

Based on an estimated overall saleable area of 38,000 sq.ft., the LAND OWNER shall be entitled to a saleable area of 24,700 sq. ft. (i.e. 65% of total saleable area) with the following allocation:

- The LAND OWNER will be entitled to the apartments on the 1st floor, 2nd floor and 5th floor and also a portion of the proceeds from the sale of one of the apartments on the 3rd floor.

- The LAND OWNER will have the right to retain all or some of the apartments allotted to her or may choose to sell all or some of her apartments.

B. DEVELOPER'S SHARE

Based on an estimated overall saleable area of approx. 38,000 sq. ft., the Developer shall be entitled to a saleable area of 13,300 sq. ft. (i.e. 35% of total saleable area) with the following allocation:

- The Developer will be entitled to the apartments on the 3rd floor and 4th floor.

For CHITALE INFRA LLP

Authorised Signatory

- In relation to one of the apartments on the 3rd floor forming part of the Developer's share, the Developer will pay a percentage of the sale proceeds from the sale of the said apartment to the LAND OWNER so that the LAND OWNER gets her 65% share as per the overall sharing ratio as agreed herein. In case the apartments on the 3rd floor are of 2 different sizes, the proceeds of the smaller apartment on the 3rd floor will be shared in the manner set out above.

C. AREA ALLOCATION STATEMENT / SUPPLEMENTARY AGREEMENT

a. An area allocation statement / Supplementary Agreement to record the division of the overall built-up area between the Parties in the ratio of 65% of the overall saleable area to the LAND OWNER and the remaining 35% of the overall saleable area to the Developer shall be entered into after the approval from the CMDA/Greater Chennai Corporation is obtained for the proposed development.

b. After the plan sanction, the specific percentage of the LAND OWNER from sale of the smaller apartment on the 3rd floor shall also be set out in the area allocation statement / Supplementary Agreement.

4. **GST CLARIFICATION:**

Clause 5 h. **of the 2025 JDA deals with GST and mentions as under:**

5h. GST: The LAND OWNER shall bear the GST with regard to the saleable area/apartments earmarked for the LAND OWNER under this Agreement for Joint Development and which are retained by the LAND OWNER which shall be 5% of the first sale value or the applicable GST as the relevant time. This amount may be adjusted by the DEVELOPER from the amount payable to the LAND OWNER from the sale of the 3rd floor apartment.

However, if the LAND OWNER sells the apartments allocated to her prior to the receipt of the Completion Certificate in relation to the Project, then the Goods & Service Tax (GST) for the said apartments would be borne by the prospective purchaser/s.

The Parties have agreed to amend Clause 5 h. by adding a clarification to the existing Clause 5 h.

5. **CAR PARKING SPACES**

Clause 13 of the 2025 JDA inter alia mentions as under:

It is agreed between the Parties herein that the open and covered car parks which shall be provided for the owners of apartments in the building/s to be constructed on the Subject Property shall be shared between the LAND OWNER and the DEVELOPER in the agreed ratio of 65% : 35%. The car parking will be provided as per RERA rules.

The specific car parking slots to be shared between the LAND OWNER and the DEVELOPER will be mentioned in the Supplementary Agreement to be executed at a later date.

6. **PRO-RATA MAINTENANCE CHARGES AND CORPUS FUND**

Clause 16 j. of the 2025 JDA deals with pro-rata Maintenance Charges and Corpus Fund and the Parties have agreed to modify the provisions relating to the same as set out in this Supplemental JDA.

For CHITALE INFRA LLP

Authorised Signatory

7. A Power of Attorney dated 24th October, 2025 registered as Doc. No. 1457/2025 with the Joint Sub-Registrar of Assurances, Thousand Lights, Chennai ("**2025 POA**") has been executed by the Land Owner in favour of Mr. Giridharan, Authorised Signatory of the Developer OR its designated Partner Tilak Kapil Chitale (**the Agents**) giving powers for development of the Subject Property and for sale of 35% share in the Subject Property (being the Developer's share in the total saleable area) and other powers as more particularly set out thereunder (**2025 POA**).

   Further POAs are to be executed by the Owner in favour of the Developer as mentioned in this Supplemental JDA.

8. The DEVELOPER has demolished the house / building standing on the Subject Property pursuant to the Demolition permission bearing No. DA/WDCN09/00355/2026 dated 15th April, 2026 issued by the Town Planning Section – Teynampet, Greater Chennai Corporation.

9. The Developer has applied for approval from the CMDA for development of a new building on the Subject Property ("**Planning Permit**").

10. The Parties have also calculated the areas relatable to each apartment and the corresponding undivided share (UDS) in the Subject Property relating to each apartment for which RERA approval will be applied for.

11. The Parties hereby execute this Supplemental JDA to record the division of the overall built up area between the Parties, the adjustments based on the application made for CMDA approval, modification in the pro-rata Maintenance Charges and Corpus Fund, clarification regarding GST and the allotment of the car parking spaces further to the relevant Clauses of the 2025 JDA as set out above and such other matters as now agreed between the Parties as below.

NOW THIS SUPPLEMENTAL JDA WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

I. FINAL FLOOR WISE TOTAL AREA

The floor-wise actual saleable areas as per the application proposed to be made by the Developer to the authorities under the Real Estate (Regulation and Development) Act (RERA) are as under:

Apartment No.	Saleable Area (sq.ft.)	UDS (sq.mt)	Allotted To
1-A	4,221	115.85	Land Owner
1-B	3,641	99.92	Land Owner
2-A	4,020	110.27	Land Owner
2-B	4,616	126.65	Land Owner
3-A	3,967	108.86	Developer — proceeds to be shared with the Land Owner
3-B	4,475	122.78	Developer

For CHITALE INFRA LLP

Authorised Signatory

4-A	3,970	108.92	Developer
4-B	4,422	121.36	Developer
5-A	4,279	117.42	Land Owner
5-B	4,502	123.53	Land Owner
Total	**42,113**	**1,155.56**	

Total saleable area as per the above chart –

Land Owner as per the allotted apartments - 25,279 sq. ft.

Developer as per the allotted apartments - 16,834 sq. ft.

Note: the saleable areas as set out in this Supplemental Agreement supersede all estimated saleable areas mentioned in the 2025 JDA. Consequently, the division of the saleable area between the Parties as mentioned in the 2025 JDA stand amended as set out in this Supplemental Agreement.

II. TOTAL AREA SUMMARY:

As per the sharing ratio agreed in the 2025 JDA, the saleable area is to be shared between the Land Owners and the Developer as per the application proposed to be made by the Developer to the authorities under RERA is as under:

TOTAL SALEABLE AREA : 42,113 sq. ft.

65% - LAND OWNERS' SHARE : 27,373.45 sq. ft.

35% - DEVELOPER'S SHARE : 14,739.55 sq. ft.

III. FLOOR-WISE ALLOCATION AND 65:35 RATIO — AS PER 2025 JDA

As per Clause 2(b) and Clause 3 of the JDA, the overall saleable area is to be shared in the ratio of 65% (Land Owner) : 35% (Developer).

However, as per the allocation of apartments, the saleable area calculation is as under:

Party	Floors	Saleable Area (sq.ft.)	Share (%)
Land Owner (Mrs. S. Asfia)	1st, 2nd & 5th Floors	25,279	60.02%
Developer (Amara / Chitale Infra LLP)	3rd & 4th Floors	16,834	39.98%
Total		**42,113**	**100.00%**

S. Asfia

For CHITALE INFRA LLP

Authorised Signatory

Therefore as per the actual allocation based on the floors and apartments, the Land Owner's share works out to 60.02% against the Land Owner's entitlement as mentioned in the 2025 JDA i.e. 65%.

There is therefore a shortfall of 4.98% which requires to be compensated to the Land Owner.

As per Clause 3B of the JDA, this is to be compensated by the Developer sharing a proportionate portion of the sale proceeds of Apartment 3-A (the smaller 3rd floor apartment) with the Land Owner:

Particulars	Value
As per 2025 JDA— Land Owner's share	65.00%
As per apartment allocation — Land Owner's share	60.02%
Shortfall	4.98 percentage points
Shortfall in area	2,094.45 sq.ft.
Apartment 3-A saleable area (smaller 3rd floor apartment)	3,967.00 sq.ft.
% of 3-A proceeds payable to Land Owner (Clause 3B of JDA)	52.80%

Accordingly, 52.80% of the Net Sale Proceeds of Apartment 3-A shall be paid by the Developer to the Land Owner per Clause 3B of the JDA as compensation for the deficit saleable area allotted to her as per the above allocation.

Definition of Net Sale Proceeds: total value received excluding GST, Corpus, Maintenance Charges, Registration and stamp duty and incremental charges. It is clarified that the Developer shall also retain infrastructure charges, deposits payable to Metro water, Sewerage and Electricity connections of a total sum of Rs. 10 lakhs per apartment and the legal charges of Rs. 5 lakhs per apartment as per the cost sheet.

It is further clarified that as per the terms of the 2025 JDA, the Developer shall also be entitled to adjust **the Refundable Advance** of Rs. 1,00,00,000/- (Rupees One Crore only) paid by the DEVELOPER to the LAND OWNER from the sale of Apartment 3-A.

The balance amount equivalent to 47.20% of the Sale Proceeds of Apartment 3-A plus the amounts as set out above shall be retained by the DEVELOPER.

Time of payment to the Land Owner: The amount due to the Land Owner from the sale of Apartment 3-A as above shall be paid by the Developer to the Land Owner in the following manner

(a) 70% of the amount due shall be paid within 15 days from the date of receipt; and
(b) 30% of the amount due shall be paid within 65 days from the date of receipt.

For CHITALE INFRA LLP

Authorised Signatory

IV. SALE OF UNIT NO. 2A TOGETHER WITH PROPORTIONATE UDS BY THE LAND OWNER:

(i) The Land Owner has decided to sell Unit No. 2A together with proportionate UDS which forms part of her share through the Developer.

(ii) The Land Owner will be retaining Apartments 1A, 1B, 2B, 5A and 5B.

(iii) The Sale Proceeds of Apartment 2A on the Second Floor alongwith corresponding UDS (9.54% UDS) in the Subject Property shall be due and paid by the Developer to the Land Owner in connection with the sale of the said apartment **after deducting the following**:

(a) Marketing Fee of 2% of the sale value which shall be retained by the Developer.
(b) Charges towards infrastructure charges, deposits payable to Metro water, Sewerage and Electricity connections and the Goods & Service Tax (GST) of a total sum of Rs. 10 lakhs per apartment and the legal charges of Rs. 5 lakhs per apartment as per the cost sheet (plus applicable GST)).
(c) GST on the payments made which shall be deposited with the GST authorities;
(d) Corpus fund;
(e) 12 months' Maintenance Charges, and
(f) Registration and stamp duty and incremental charges which shall be payable to the authorities.

V. POWERS OF ATTORNEY

(i) The existing Power of Attorney bearing Doc. No. 1457/2025 registered with the Joint Sub-Registrar of Assurances, Thousand Lights, Chennai inter alia gives power to the Developer to sell the apartments and UDS of 35% of the Subject Property being the Developer's share under the 2025 JDA.

(ii) Further Powers of Attorney (POAs) shall be executed by the Land Owner in favour of the Developer in relation to the balance UDS relating to the apartments proposed to be sold by the Land Owner through the Developer.

(iii) The details of the total UDS for which Powers of Attorney are to be executed is reflected in the chart below:

Apt No.	Allotted To	UDS (sq.m)	UDS (sq.ft.)	UDS percentage share in entire UDS	Category	GPA Coverage	POA in relation to the UDS % to be surrendered	UDS % to be retained
1-A	Land Owner	115.85	1,247.01	10.03	Retained by Land Owner	—		10.03

For CHITALE INFRA LLP

Authorised Signatory

1-B	Land Owner	99.92	1,075.54	8.65	Retained by Land Owner	---		8.65
2-A	Land Owner	110.27	1,186.95	9.54	Sale by Land Owner of her apartment	Supplementary POA Sale (100%)	9.54	
2-B	Land Owner	126.65	1,363.26	10.96	Retained by Owner	—		10.96
3-A	Developer	108.86	1,171.77	9.42	Developer's share to be surrendered	Existing POA Sale (47.20%) + Supplementary GPA (52.80%) i.e. **POA for 4.97%**	9.42	
3-B	Developer	122.78	1,321.60	10.63	Developer's share to be surrendered	Existing POA Sale (100%)	10.63	
4-A	Developer	108.92	1,172.41	9.42	Developer's share to be surrendered	Existing POA Sale (100%)	9.42	
4-B	Developer	121.36	1,306.32	10.50	Developer's share to be surrendered	Existing POA Sale (100%)	10.50	
5-A	Land Owner	117.42	1,263.91	10.16	Retained by Land Owner	—		10.16
5-B	Land Owner	123.53	1,329.68	10.69	Retained by Land Owner	—		10.69
Total		**1,155.56**	**12,438.45**				**49.51**	50.49

(iv) As per the above calculation as set out in the chart above, the total UDS for which POAs are to be executed is 49.51%.

(v) The Land Owner has already executed a POA for 35% undivided share in the Subject Property.

For CHITALE INFRA LLP

Authorised Signatory

(vi) The Land Owner will execute further POAs for the balance 14.51% (49.51% less 35%).

(vii) Further POAs shall be executed by the Land Owner in relation to:

- Apt. 2-A – UDS – 9.54%
- Apt. 3-A – part of UDS being the Owner's share - 4.97%

Total **14.51%**

(viii) Power of attorney to be executed by the LAND OWNER in respect of other apartments proposed to be sold at a later stage

If the Land Owner wants to sell any of the other apartments and proportionate UDS forming part of her share through the Developer before the Completion Certificate is received, a separate Power of Attorney will be executed by the Land Owner in favour of the Developer to sell the relevant apartment and the corresponding share of UDS. The stamp duty and registration charges on this POA for such apartment and the UDS (if any) will require to be borne by the Land Owner.

(ix) For the sake of clarity, it is understood and agreed between the Parties that **nothing in this Supplemental JDA or in the further Powers of Attorney is intended to affect** and the Developer is not authorised to transfer, encumber or alienate the **right, title, and ownership of the Land Owner to undivided share in the underlying land in the Subject Property in proportion to the saleable area allotted to the Land Owner in Apartments 1A, 1B, 2B, 5A and 5B i.e. total UDS of 50.49% in the Subject Property** which shall vest solely with the Land Owner.

VI. CLARIFICATION IN RELATION TO CLAUSE 5h OF THE 2025 JDA

A third paragraph shall be added to Clause 5h and the modified Clause 5h shall read as under:

5h. GST: The LAND OWNER shall bear the GST with regard to the saleable area/apartments earmarked for the LAND OWNER under the 2025 JDA and which are retained by the LAND OWNER which shall be 5% of the first sale value or the applicable GST as the relevant time. This amount may be adjusted by the DEVELOPER from the amount payable to the LAND OWNER from the sale of the 3rd floor apartment.

However, if the LAND OWNER sells the apartments allocated to her prior to the receipt of the Completion Certificate in relation to the Project, then the Goods & Service Tax (GST) for the said apartments would be borne by the prospective purchaser/s.

It is clarified that if the apartments allocated to the LAND OWNER are unsold on the date of receipt of the Completion Certificate in relation to the Project, the LAND OWNER shall bear the GST at the applicable rate with regard to the saleable area/apartments remaining unsold irrespective of whether she proposes to sell the same or not.

VII. CORPUS AND MAINTENANCE:

For CHITALE INFRA LLP

Authorised Signatory

The Parties have agreed to modify Clause 16 j of the 2025 JDA to provide as under:

16 j. <u>PRO-RATA MAINTENANCE CHARGES/CORPUS FUND</u>:

i. Till the Association/Society is formed, in consideration of the DEVELOPER undertaking the maintenance of the common areas and facilities / amenities in the building, the LAND OWNER undertakes to pay the periodical monthly maintenance charges of Rs. 10/- per sq. ft. of its share of the saleable area in relation to the apartments that are retained and handed over to the LAND OWNER as mentioned in this Agreement.

The said maintenance charges shall become payable by the LAND OWNER to the DEVELOPER from the date on which the DEVELOPER hands over the completed apartments till such date that the Association takes over maintenance of the new building to be constructed on the Subject Property.

Advance maintenance charges for 12 months shall be paid to the Developer at the time of handover of the respective apartments.

In the event that the LAND OWNER decides not to retain her share of apartments / UDS or any part thereof and decides to sell the same or any part thereof to third parties, the advance maintenance charges in relation to the apartment/UDS which are sold to third party purchaser(s) shall be paid by the proposed purchasers.

However, if any of the LAND OWNER's apartments are unsold on the date of handover even if they are proposed to be sold, the LAND OWNER shall be liable to pay the Advance maintenance charges of Rs. 10/- per sq. ft. of the saleable area for 12 months to the DEVELOPER.

ii. The LAND OWNER further agrees to pay corpus fund of Rs. 200/- per sq. foot to the Association / Developer for future maintenance of the development on the Schedule 'A' property apart from bearing the pro-rata maintenance charges payable by the LAND OWNER for the first twelve months in respect of the Apartments retained by her from and out of the saleable area earmarked for her under this Agreement on getting the Completion Certificate and before handover of the apartment. The corpus fund received by the DEVELOPER shall be transferred to the Society/Association not later than 15 days from the date of the opening of the bank account of the building's Society/ Association. In the event that the LAND OWNER decides not to retain her share of apartments / UDS or any part thereof and decides to sell the same to third parties, the corpus fund in relation to the apartment / UDS which is sold to third party purchasers shall be paid by the proposed purchasers.
However, if any of the LAND OWNER's apartments are unsold on the date of handover even if they are proposed to be sold, the LAND OWNER shall be liable to pay the corpus fund of Rs. 200/- per sq. foot to the Association / Developer for future maintenance of the development on the Schedule 'A' property on getting the Completion Certificate and before handover of the apartment.

VIII. <u>SHARING OF CAR PARKS</u>

Clause 13 of the 2025 JDA also mentions that the specific car parking slots to be shared between the LAND OWNER and the DEVELOPER will also be mentioned in the Supplementary Agreement to be executed.

For CHITALE INFRA LLP

Authorised Signatory

It has been agreed that the car parking allotment will be as per the plan reflected in **ANNEXURE 1** hereto.

IX. The 2025 JDA shall be deemed to be modified wherever necessary to give effect to the above revised understanding between the Parties.

X. In the event of any conflict between the 2025 JDA and this Supplementary JDA, the terms of this Supplementary JDA will prevail to the extent of such conflict.

XI. Except to the extent expressly modified in this Supplementary JDA, all the terms and conditions of the 2025 JDA shall remain in full force and effect and shall be binding on the Parties.

XII. The 2025 JDA, as expressly modified and supplemented by this Supplementary JDA, constitutes the entire agreement between the Parties with respect to the joint development of the Subject Property more particularly described in Schedule 'A' below.

SCHEDULE A

DESCRIPTION OF THE SUBJECT A PROPERTY/ SUBJECT PROPERTY CURRENTLY HELD BY THE LAND OWNER

All that piece and parcel of house, ground and premises bearing Door No. 3, Old Nos. 2/22 and 2/23, Anderson Road, Nungambakkam, Chennai: 600006 bearing Plot Nos. 22 and 23, Old Sy. No. 86, present R.S. Nos. 86/3, 86/4 and 86/12 in Block No. 15 of Nungambakkam Division, Egmore, Nungambakkam Taluk admeasuring **5 grounds 438.5 sq. ft. or thereabouts** (equivalent to 12438.5 sq. ft.) as per documents (and 12437.69 sq. ft. equivalent to **5 grounds 437.69 sq. ft. as per the pattas**) and bounded as under:
North by : Anderson Road (Block No. 14)
South by : R.S. Nos. 86/13 and 86/14 , portion of R.S. Nos. 86/12 part and 86/4 part
East by : 30 ft. road / Nawab Habibullah Avenue 1st Street
West by : R.S. No. 86/2
and situated within the Registration District of Central Chennai and and Sub Registration District of Chennai Central – Joint II

IN WITNESS WHEREOF THE PARTIES HERETO HAVE AFFIXED THEIR RESPECTIVE HANDS AND SIGNATURE TO THIS SUPPLEMENTAL AGREEMENT FOR JOINT DEVELOPMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING:

WITNESS:

1.

2.

LAND OWNER

For CHITALE INFRA LLP

Authorised Signatory

DEVELOPER

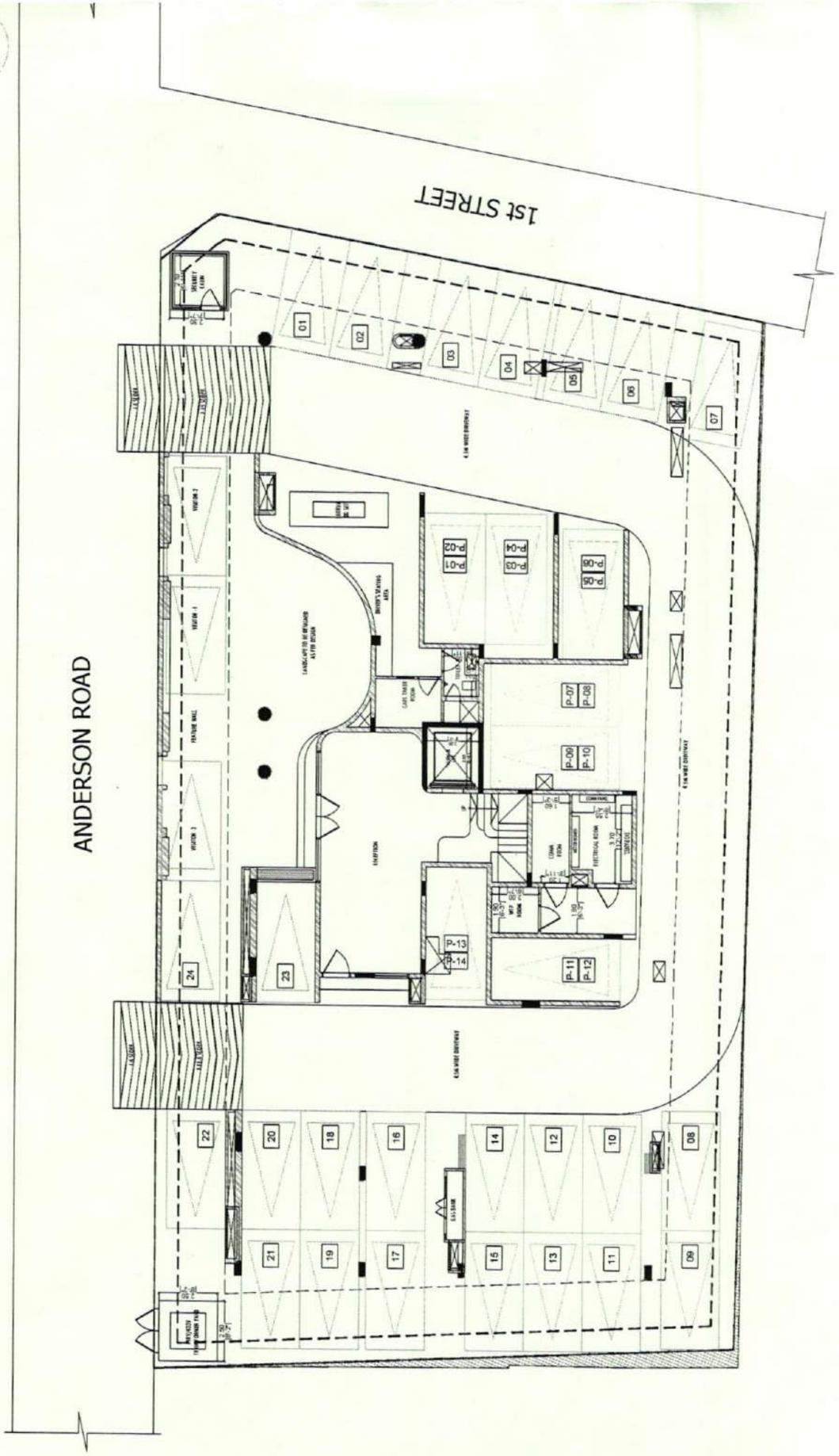
ANNEXURE 1
(CAR PARKING ALLOTMENT PLAN)

(ATTACHED)

For CHITALE INFRA LLP

Authorised Signatory

PARKING ALLOCATION BAY NUMBER



For CHITALE INFRA LLP

Authorised Signatory

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.

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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.
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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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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.