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தமிழ்நாடு தமில்நாடு TAMILNADU

10.4.2024

A. Rathinam
S/o Alagappa Chettiar
Devakottai.

DZ 925829

வ. சங்கர்

முத்திரைத்தாள் சிறப்பணவாள்
உரிமம் எண். 8/2015
தேவகோட்டை.

AGREEMENT FOR JOINT DEVELOPMENT

This Agreement for Joint Development executed at Devakottai on this 10.4.2024 day of April 2024,

BETWEEN

Mr. AR. CHIDAMBARAM (Aadhaar Card No.2604 9995 2765) (PAN : APOPC0721K) Son of late. Mr. Arunachalam Chettiar, aged about 58 years, residing at Door No.130/63, Apparsamy Koil Street, Mylapore, Chennai – 600 004, hereinafter called the "LAND OWNER"

Ar-chidambaram
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For RATHNA BUILDER

[Signature]
PROPRIETOR

-2-

AND

M/s. RATHNA BUILDER represented by its sole Proprietor **Mr. A. RATHINAM (Aadhaar Card No.9924 3769 9183) (PAN : AEHPR3485D)** Son of Mr.Alagappa Chettiar, aged about 62 years, residing at No.6/4A, AL.VR.VALAVU, DEVAKOTTAI, PIN CODE – 630 302, hereinafter called the "**PROMOTER**"

The terms "**LAND OWNER**" and "**PROMOTER**" shall wherever the context admits or so requires mean and include, wherever necessary their heirs, legal representatives, executors, successors-in-interest, administrators, nominees and assigns.

WHEREAS the LAND OWNER herein is the sole and absolute owner of the land measuring an extent of 6508.08 Sq.ft., or 604.45 Sq.mtrs., comprised in Town Survey Nos.37 and 38, Ward G, Block No.1, situated at Vattanam Road, in Devakottai Town, Devakottai Taluk, Sivagangai District, which is morefully described in the schedule hereunder as ITEM NO.1 and he having obtained the same through the "D" schedule of a **PARTITION DEED dated 11.12.2023, which was registered as Document No.5983 of 2023, Book 1, registered in the Office of the Sub-Registrar, Devakottai.**

WHEREAS Extract from the Town Survey Land Register issued by Tahsildhar, Devakottai Taluk, Sivagangai District, in the name of the LAND OWNER herein, as per TSLR Ward G, Block 1, Town Survey No.37/1, extent 2 Ares 88 Sq.Mtrs., and Ward G, Block 1, Town Survey No.38/5, extent 3 Ares 16.7 Sq.Mtrs.,

An-chidambaram

For RATHNA BUILDER

[Signature]
PROPRIETOR

WHEREAS the LAND OWNER is the sole and absolute owner of the land measuring an extent of 1412 Sq.ft., or 131.18 Sq.Mtrs., comprised in Town Survey Nos.37 and 38, Ward G, Block No.1, as per sub division New Town Survey Nos. 37/2 and 38/6, situated at previously 5th Ward, now 13th Ward, Vattanam Road, in Devakottai Town, Devakottai Taluk, Sivagangai District, which is morefully described in the schedule hereunder as ITEM NO.2, and he having purchased the same out of his self earned funds from Mrs. S. Umayal Achi, wife of Mr. AR. Sethuramanathan Chettiar, **as per a Sale deed dated 26.02.2024, which was registered as Document No.1181 of 2024, Book 1, registered in the Office of the Sub-Registrar, Devakottai.**

WHEREAS Extract from the Town Survey Land Register issued by Tahsildhar, Devakottai Taluk, Sivagangai District, in the name of the LAND OWNER herein, as per TSLR Ward G, Block 1, Town Survey No37/1, 37/2,38/5, 38/6, extent 736.49 Sq.Mt. 7920.8 Sq.ft.

Eversince then Mr. AR. Chidambaram, the LAND OWNER herein is enjoying the property mentioned in the schedule "A" hereunder absolutely free from any encumbrances.

Whereas the LAND OWNER has decided to develop ownership Flat system in the Schedule "A" mentioned property.

WHEREAS the OWNER herein has approached the PROMOTER for joint development and for construction of flats in the Schedule "A" mentioned property.

An. Chidambaram
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For RATHNA BUILDER

P. R.
PROPRIETOR

WHEREAS the LAND OWNER and PROMOTER decided jointly to construct the building consist of Car Parking in the STILT and five flats in the FIRST Floor, five flats in SECOND Floor and five flats in THIRD floor, totally 16 flats.

Whereas for the aforesaid purpose the LAND OWNER has decided to entrust the Schedule "A" mentioned property to the PROMOTER herein for jointly development under the terms and conditions set out hereunder:

NOW THIS AGREEMENT FOR JOINT DEVELOPMENT

WITNESSETH:

1. The owner shall deliver the vacant possession of the schedule "A" property to the promoter on the date of executing this agreement so as to facilitate construction of flat/apartments.
2. The promoter shall obtain necessary plan sanction from the appropriate authority and construct the building in the schedule "A" property as per plan sanction and strictly in accordance with the specification stipulated therein. The promoter alone shall be liable for any violation or deviation of the concerned building rules or plan sanction.
3. It is agreed between the PROMOTER and the LAND OWNER that the total built up area constructed will be 15800 Sq.ft.,
4. It is agreed between the PROMOTER and the LAND OWNER that out of the total constructed area the OWNER will be allotted 35% of the constructed area i.e. 5530 Sq.ft.,

Anandharaj

For RATHNA BUILDER
[Signature]
PROPRIETOR

including common area, which is constructed in Stilt, First, Second and Third Floor for consideration of 65% sq.ft., Land giving to the PROMOTER and the PROMOTER will be allotted 65% of the constructed area i.e. 10,270 sq.ft., including common area in and out of the total constructed area, which is constructed in the Stilt, Ground floor, First floor, Second floor and Third Floor.

5. It is mutually agreed between the PROMOTER and the LAND OWNER that the land which allotted for car parking in the ratio of 35% for owner and 65% for promoter.
6. It is mutually agreed between the PROMOTER and the LAND OWNER that the entire cost of the construction over the schedule 'A' property shall be borne by the PROMOTER which includes planning permission fees, approval charges and other charges and other incidental expenses such as regards obtained electricity connection, sewerage connection and metro water connection.
7. It is agreed between the PROMOTER and the LAND OWNER that the LAND OWNER have to appoint the PROMOTER as his GENERAL POWER OF ATTORNEY AGENT in respect of 65% of undivided share of land in schedule "A" property.
8. The PROMOTER agrees to complete the entire construction work within **24 MONTHS** from the date of approval / planning permission from the appropriate authorities. However the PROMOTER is not responsible for any delay caused by war, natural calamity and act of god.

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For RATHNA BUILDER

PROMOTOR

9. The PROMOTER upon completion of construction of the building over the schedule "A" property shall immediately hand over possession of 35% in and of totally constructed area to the LAND OWNER so as to enable him to sell the same to their intending purchaser(s) together with the proportionate undivided share of land in the schedule "A" property.
10. The LAND OWNER will enjoy the proposed flat(s) which is / are constructed 35% in schedule "A" property as their absolute property (ies). with absolute rights either to alienate them on lease or to let it / them on monthly rental as their wishes, with all the covenants and conditions binding upon them.
11. Each flat owner will have the right to the common wall and ceiling that are common to the adjoining flats on all or any side as the case maybe.
12. The PROMOTER will not claim / demanded and additional charges due to escalation in the price of materials, labour charges, etc., during the period of construction.
13. Both the LAND OWNER and the PROMOTER shall be entitled to give advertisements in magazines, news papers or display the proposed building for the purpose of sale of their respective shares.

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For RATHNA BUILDER

[Signature]
PROPRIETOR

14. The PROMOTER shall always indemnify the LAND OWNER against all risk, damage that may be caused to the building or any part thereof on account of any the acts or deeds of the promoter that all or the terms and condition stipulated herein.
15. If any delay should be caused in the delivery of possession of the CONSTRUCTED AREA by reason of any Act of God OR Force Majeure circumstances including natural events and calamities OR riot, disturbances or Civil commotion OR any injunction or Prohibitory order from Court, there shall be allowed an extension of time for delivery corresponding to the period of delay.
16. The owner do hereby confirm that their title to the Schedule A Lands are good, marketable and subsisting and that none else has any right, title interest or share in the Schedule A Lands and that the Schedule A Lands are not subject to any encumbrance, attachment, court or taxation or acquisition proceedings of charges of any kind. The Owner shall keep the Developers fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the Developers on account of any defect in or want of title on the part of the Owner or on account of any delay caused consequent, thereto Or at the insurance of the Owner; the Owner further undertakes to pay capital gains and other taxes as may become lawfully due under the Income Tax Act and keep the property free of any claims or charges.

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For RATHNA BUILDER
P. R.
PROMOTOR

17. The Owner shall be liable to bear and pay the Property Tax, vacant land tax and all other taxes, due s and cess pertaining to the Schedule A Lands upto the date of this Agreement, From this date the Developer shall pay for the Schedule A Lands upto the date of completion of Construction of residential Multistoried Apartments.
18. The Owner and / or their transferees in regard to the Constructed Area shall become members of a Association / Condominium to be formed by all the residential unit holders (hereafter referred to as the "Association") for the purpose of attending to maintenance, up keep and safety of the Building and common amenities and all matters of common interest, bear the proportionate cost thereof and shall observe and perform the terms / conditions / byelaws / Rules / Regulations of such Organization. In this regard, each Owner of the residential unit/ Apartment in the owner constructed Area shall be liable contribute to a Corpus fund set up for this purpose and similar sum will be collected also from the buyers of residential units/ apartments in the developers construction Area.
19. The Original Documents of Title are with owner Mrs. AR. Chidambaram respectively. The Owner covenants that they would cooperate in allowing inspection of the original documents by intending prospective buyers of the residential apartments. The owner covenant that Schedule - A Lands Lands shall not at any point of time be subjected to any mortgages, Charge, encumbrance or alienation by the owners.

An-chidambaram
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For RATHNA BUILDER


PROPRIETOR

SCHEDULE OF PROPERTY

(TOTAL PROPERTY - FOR DEVELOPMENT)

ITEM NO.1

All that piece and parcel of land measuring an extent of 6508.08 Sq.ft., or 604.45 Sq.mtrs., comprised in Town Survey Nos.37 and 38, Ward G, Block No.1, now New Town Survey Nos.37/1, and 38/5, situated at Vattanam Road, in Devakottai Town, Devakottai Taluk, Sivagangai District,

BOUNDED ON THE

North by : House in Town Survey No.36 & 34,
South by : properties of Mrs. S. Umayal Achi Vagaiyara,
Mr. L. Arunachalam and Mr. AR. Senthilnathan,
East by : Vattanam Road,
West by : House in Town Survey No.42 & 39.

MEASURING

East to West on the Northern side : 4.62 Metres + 3.20 Metres
+ 30.60 Metres,
East to West on the Southern side : 38.83 Metres,
North to South on the Eastern side : 9.58 Metres + 8.70 Metres
+ 0.60 Metres,
North to South on the Western side : 3.55 Metres + 3.22 Metres
+ 1.34 Metres+4.72 Metres
+ 5.23 Metres +
3.68 Metres.

Situate within the Sub Registration District of **DEVAKOTTAI**
and Registration District of **KARAIKUDI**.

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For **RATHNA BUILDER**

[Signature]
PROPRIETOR

ITEM NO.2

All that piece and parcel of land measuring an extent of 1412 Sq.ft., or 131.18 Sq.Mtrs., comprised in Town Survey Nos.37 and 38, Ward G, Block No.1, as per sub division New Town Survey Nos. 37/2 and 38/6, situated at previously 5th Ward, now 13th Ward, Vattanam Road, in Devakottai Town, Devakottai Taluk, Sivagangai District,

BOUNDED ON THE

North by : Survey Nos. 33, 34, 36,
South by : Properties in Survey Nos.37, 38,
East by : Properties in Survey Nos. 37, 38,
West by : House belonging to Ala. Suba.

ITEM NO.1 and 2, totally measuring 7920.08 Sq.ft.,

Situate within the Sub Registration District of **DEVAKOTTAI** and Registration District of **KARAIKUDI**.

IN WITNESS WHEREOF THE PARTIES HEREUNTO HAVE SET AND SUBSCRIBED THEIR HANDS AND SIGNATURES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE


LAND OWNER

For RATHNA BUILDERS

PROMOTER

WITNESSES:

1.

2.



TAMILNADU

RATHNA BUILDERS
DEVAKOTTAI

DZ 941467

Ar. Chidambaram
இரா. சிதையம்மை
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 6/2021
தேவகோட்டை

SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT

This SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT is executed at Devakottai on this the 30.12.2024 date of entered into BETWEEN.

Mr. AR.CHIDAMBARAM (Aadhaar Card No.2604 9995 2765) (PAN: APOPC0721K) Son of late. Mr. Arunachalam Chettiar, aged about 58 years, residing at Door No.130/63, Apparsamy Koil Street, Mylapore, Chennai 600 004, OF THE FIRST PART OWNERS.

Ar. Chidambaram
For RATHNA BUILDER
[Signature]
PROPRIETOR

M/s. RATHNA BUILDER represented by its sole Proprietor **Mr. A. RATHINAM (Aadhaar Card-No.9924 3769 9183) (PAN : AEHPR3485D)** Son of Mr.Alagappa Chettiar, aged about 62 years, residing at No.6/4A, AL.VR.VALAVU, DEVAKOTTAI, PIN CODE - 630 302, hereinafter called the **SECOND PART** as true and lawful attorney to act on behalf of the Principal and the Principal hereby authorises the Power Agent to represent him in all matters as detailed below:

SCHEDULE OF PROPERTY
SCHEDULE "A"
(TOTAL PROPERTY - FOR DEVELOPMENT)

All that piece and parcel of land measuring an extent of 6508.08 Sq.ft., or 604.45 Sq.mtrs., comprised in Town Survey Nos.37 and 38, Ward G, Block No.1, now New Town Survey Nos.37/1, and 38/5, situated at Vattanam Road, in Devakottai Town, Devakottai Taluk, Sivagangai District,

BOUNDED ON THE

North by : House in Town Survey No.36 & 34,
South by : properties of Mrs. S. Umayal Achi Vagaiyara,
Mr. L. Arunachalam and Mr. AR. Senthilnathan,
East by : Vattanam Road,
West by : House in Town Survey No.42 & 39.

MEASURING

East to West on the Northern side : 4.62 Metres + 3.20 Metres
+ 30.60 Metres,
East to West on the Southern side : 38.83 Metres,
North to South on the Eastern side : 9.58 Metres + 8.70 Metres
+0.60 Metres,
North to South on the Western side : 3.55 Metres + 3.22 Metres
+1.34 Metres+4.72 Metres
+5.23 Metres +
3.68 Metres.

Situate within the Sub Registration District of DEVAKOTTAI and Registration District of KARAIKUDI.


For RATHNA BUILDER

PROPRIETOR

ITEM NO.2

All that piece and parcel of land measuring an extent of 1412 Sq.ft., or 131.18 Sq.Mtrs., comprised in Town Survey Nos.37 and 38, Ward G, Block No.1, as per sub division New Town Survey Nos. 37/2 and 38/6, situated at previously 5th Ward, now 13th Ward, Vattanam Road, in Devakottai Town, Devakottai Taluk, Sivagangai District,

BOUNDED ON THE

North by : Survey Nos. 33, 34, 36,
South by : Properties in Survey Nos.37, 38,
East by : Properties in Survey Nos. 37, 38,
West by : House belonging to Ala. Suba.

ITEM NO.1 and 2, totally measuring 7920.08 Sq.ft.,

SCHEDULE "B"

(PROPERTY RETAINED BY THE PRINCIPAL)

35% (THIRTY FIVE PERCENT) UNDIVIDED SHARE OF LAND (i.e. 2772.028 sq. feet) in the land morefully described in the schedule "A" above.

SCHEDULE "C"

(SUBJECT MATTER FOR SALE)

65% (SIXTY FIVE PERCENT) UNDIVIDED SHARE OF LAND (i.e. 5148.052 sq. feet) in the land morefully described in the schedule "A" above.

Situate within the Sub Registration District of DEVAKOTTAI and Registration District of KARAIKUDI.

1) AR - chidambaram
2) For RATHNA BUILDER

P. D.
PROPRIETOR

SCHEDULE - D

LAND OWNER BUILD UP AREA ASSIGNED TO THE SHARE OF Mr. AR.CHIDAMBARAM

S.No	FLAT NO	FLOOR NO	UDS area	BU area
01.	A - 101	1	48.6	88.12
02.	~~D - 104~~	1	68.1	125.45
03.	E - 205	2	47.7	87.87
04.	C - 303	3	40.0	73.84
05.	E - 305	3	47.7	87.87
Total BU allotted				463.15
BU as per JDA				472.47
Difference BU to be compensated				9.32

SCHEDULE - E

BUILT UP AREA ASSIGNED TO THE SHARE OF RATHNA BUILDER

S.No	FLAT NO	FLOOR	UDS area	BU area
01.	B - 102	1	51.4	94.91
02.	C - 103	1	40.0	73.84
03.	E - 105	1	47.7	87.87
04.	A - 201	2	48.6	88.12
05.	B - 202	2	51.4	94.91
06.	C - 203	2	40.0	73.84
07.	D1 - 204	2	37.4	68.42
08.	F - 206	2	29.7	53.41
09.	A - 301	3	48.6	88.12
10.	B - 302	3	51.4	94.91
11.	D1 - 304	3	37.4	68.42

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SIGNATURE HAVE EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE

WITNESSES:

① SARASWATHI CHIDAMBARAM
Saraswathi E.T. 63/130, Apparsamy

Naland P

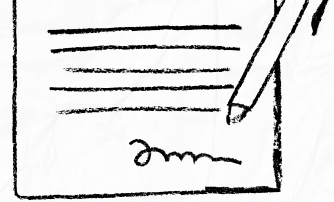
② (NALAND P)

Kavil Street, Mylapore,
Mylapore, Chennai,
Tamil Nadu - 600 046.
DO

Ar. Chidambaram

For RATHNA BUILDER

PROPRIETOR



our services doesn't just end there



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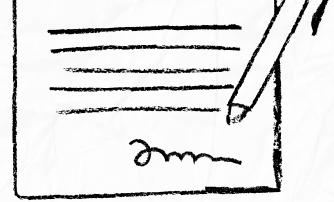
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Vastu & Property Management Tools

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We're honored to be part of your
real estate journey

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