

16931/2008 8031992



കേരളം KERALA

AA 909728

JOINT DEVELOPMENT AGREEMENT

FIRST PARTY/LAND OWNER:

SECOND PARTY/BUILDER:



M/s.MUTHOOT HOUSING AND INFRASTRUCTURE, rep. by its Managing Partner
GEORGE JACOB MUTHOOT



M/s. ASSET HOMES PRIVATE LIMITED, rep. by its Managing Director **V.SUNIL KUMAR**

THIS AGREEMENT is executed on this the Fourteenth day of March, Two Thousand Twenty Four (14/03/2024) **BY AND BETWEEN;**

FIRST PARTY/LAND OWNER:
M/s.MUTHOOT HOUSING AND INFRASTRUCTURE, rep. by its Managing Partner
GEORGE JACOB MUTHOOT

SECOND PARTY/BUILDER:
M/s. ASSET HOMES PRIVATE LIMITED, rep. by its Managing Director **V.SUNIL KUMAR**

71166 13/3/24

No. Date
KURSHITHA BEEGAM
Munsiff Court Stamp Vendor
Ernakulam

Asset Homes Pvt Ltd
Ernakulam



Presented in the Office of the Sub Registrar
of Pothencode with the photographs and
fingerprints of the seller/s and the
presented and certified by Section 32 A and a
fee of Rs. 100.65/-
paid at 11 hours 00 minute
on the 3rd day of May 2024

Sajam. S
 To Shahnur Hameed, Talsa
 Menembulan
 30d May 2004

EXECUTION ADMITTED BY
1) For M/s Muthoot Housing and Infrastructure, its Managing Partners
George Jacob Muthoot

Sto M. George,
Managing Partner, Nutwood House,
Marysville, Bowdler.

2) For Asset Homes Pvt Ltd, its Managing Director
V. Suresh Kumar 80 Vandevan Pillai, Bhuvan, No 42
Bedawanthra by virtue of Attested power of Attorney
No. 22/2016 of SRO ~~Ernakulam~~ Ernakulam

Sajeev. S

Sto Nihal Hameed, ,
Chief Marketing Officer, Asset Homes, Plot 4
Tala, Kozhikode, Kerala. Menamkulam

No. 1693 of 20 24 Book I
Contains 16 sheets 1 th sheet

PRESENTANT:**SAJEEM.S**

M/s.MUTHOOT HOUSING AND INFRASTRUCTURE, (PANAAEFM2121Q, TAN : TVDM 00528D), Formerly known as M/s.Muthoot Builders, a partnership firm registered under the Indian Partnership act 1932 with registered office at Pearl Haven Muthoot, Opp. Women's College, Vazhuthacaud, Thiruvananthapuram - 695014 duly represented by its Managing Partner **Mr. GEORGE JACOB MUTHOOT**, Aadhaar No: 5810 0433 7723, PAN-ABVPJ5358A, S/o.LateM.George, aged 71 years, residing at, Muthoot House, TC 4/2515, Marappalam, Kowdiar Village, Thiruvananthapuram Taluk. Pattom.P.O, Pin - 695004, Thiruvananthapuram hereinafter referred to as the **FIRST PARTY/LAND OWNER** which expression shall, wherever the context so requires, mean and include respective heirs, successors-in-interest, legal representatives, executors, administrators and assigns) of the first part, **AND;**

M/s. ASSET HOMES PRIVATE LIMITED, PAN-AAFCA9386B, CIN:U45201KL2006PTC019867, accompany incorporated under the provisions of the Companies Act, (Central Act 18 of 2015, 1956 or 2013, as the case may be), having its registered office at Asset Centrale, Kundannoor Junction, Maradu.P.O., Ernakulam, Kochi, Pin - 682304, represented by its Managing Director, **Mr. V.SUNIL KUMAR**,

FIRST PARTY/LAND OWNER:
M/s.MUTHOOT HOUSING AND INFRASTRUCTURE, rep.
 by its Managing Partner
GEORGE JACOB MUTHOOT

SECOND PARTY/BUILDER:
M/s. ASSET HOMES PRIVATE LIMITED, rep. by its Managing
 Director **V.SUNIL KUMAR**

IDENTIFIED BY

Shameer Selim Demu 8/o S. Selvin Legal Manager
residing at TC 22/573, Kanchi Vils, Madhav P.O. Tum-9

Binn. Ph Binn. Ph S/o P.R. Gopinath Marketing Manager
residing at T.C. 8/1119 (3) Vidyavate Thirumala P.O. Tum-6.

3rd May 2024

Registered as Doct. No. 1693 of year 2024
in Book I volume 1316
on pages from 183 to 205
16 sheet
3rd day of May 2024

Sub Registrar

[Signature]
BINUMON. N
Sub Registrar

[Signature]
BINUMON. N
Sub Registrar



1316
183-205

(Aadhaar Card No.3459 5572 4801, PAN – AAOPV7860R), S/o.lateT.V. Vasudevan Pillai, aged 54 years, Business, residing at Bhuvan, No.42, Tagore Nagar, Kadavanthra.P.O., Pin No.682020, Kadavanthra Desom, Elamkulam Village, Kanayannoor Taluk, Ernakulam District, (hereinafter referred to as the **SECONDPARTY/BUILDER**, (which term shall, wherever the context so requires, mean and includes the successors-in-interest, legal representatives, executors, administrators and assigns) on the second part.

The **First Party** and the **Second Party** together hereinafter referred to as '**The Parties**' and individually as '**The Party**'.

WHEREAS the First Party is the absolute owner and in possession of the property having an extent of **52.30 Ares** consists of 8.07 ares in Re Sy Block No.12, Re- Sy No. 449/15-3 of Ayiroopara Village by Virtue of Sale Deed No.74/1995 registered in Book No. 1, Volume 726, Pages 87 to 91 of Pothencode SRO, 11.06 ares in Re Sy Block No. 12, Re- Sy No. 449/15-2 of Ayiroopara Village by Virtue of Sale Deed No. 136/1995 registered in Book No. 1, Volume 726, Pages 373 to 377 of Pothencode SRO, 8.07 ares in Re Sy Block No. 12, Re- Sy No. 449/15-4 of Ayiroopara Village by Virtue of sale deed No. 75/1995 registered in Book No. 1, Volume 726 Pages 93 to 97 of Pothencode SRO, 8.78 ares in Re Sy Block No. 12, Re- Sy No. 449/15-5 of Ayiroopara Village by Virtue of Sale Deed No. 137/1995 registered in Book No. 1, Volume 726, Pages 379 to 383 of Pothencode SRO, 8.07 ares in Re Sy Block No. 12, Re- Sy No. 449/15-6 of Ayiroopara Village by Virtue of Sale Deed No. 76/1995 registered in Book No. 1, Volume 726, Pages 99 to 103 of Pothencode SRO, And 8.33 ares in Re Sy Block No. 12, Re- Sy No. 449/15 of Ayiroopara Village by Virtue of Sale Deed No. 138/1995 registered in Book No. 1, Volume 726 Pages 385 to 389 of Pothencode SRO, now as per Village Records and Possession Certificate 8.25 ares in Re Sy Block No. 12, Re- Sy No. 449/15 of Ayiroopara Village.

Thus the **52.30 ares** of land is hereinafter referred to as the "**Schedule Property**".

FIRST PARTY/LAND OWNER:
M/s.MUTHOOT HOUSING AND
INFRASTRUCTURE, rep.
 by its Managing Partner
GEORGE JACOB MUTHOOT

SECOND PARTY/BUILDER:
M/s. ASSET HOMES PRIVATE
LIMITED, rep. by its Managing
 Director **V.SUNIL KUMAR**