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DIGITALLY VERIFIED RECORD

AGREEMENT OF SALE

THIS DEED OF AGREEMENT OF SALE entered into at Sunguvarchattram on this day of 2025.

BETWEEN

M/s SAAR LAND DEVELOPERS PVT LTD (Pan No.ABBCS7363M) Office at No.1/68, SA Complex, Bangalore High Road, Mambakkam Village, Sriperumbudutr Taluk, Kanchipuram District-602105 represented by its Director **Mr.YSP BALRAJ** (Aadhaar No.3885 7563 5444, Pan No.AFTPB7009J), Son of Mr.Y.B.Selvaraj, aged about 45 years, residing at No.5/62, SagayaMadha Street, Pannur, Thiruvallur Taluk & District - 602 108 (Resolution dated 21.03.2025), hereinafter called the VENDOR of the One Part:-

AND

Mr.AJMAL K C (Aadhaar No.8835 2964 6428, Pan No.AVLPA6870E, Mobile No.9847438602),aged about 38 years, Son of Mr.Musthafa, residing at Plot No.53, Sridevi Nagar, Near Prince Residency, Beemanthangal, Sriperumbudur, Kancheepuram - 602105, hereinafter called the PURCHASER of the other part (the terms "VENDOR" and "PURCHASER" shall wherever it occurs herein mean and include their respective heirs, executors, administrators, legal representatives and assigns) WITNESSETH:-

WHEREAS the VENDOR is the absolute owner of schedule 'A' mentioned Property, morefully described in the schedule hereunder, having purchased the same from Mrs.Umadevi Mehta and Mr.Sushil Mehta represented by their general power of attorney agent Mr.Shrey Kumar Mehta, registered as document No.4616 of 2023, dated 21.07.2023 in Book-1 on the file of SRO Sunguvarchathram and ever since the date of registration the vendor is in absolute possession and peaceful enjoyment of the same without any let or hindrance ever since the date of registration by paying necessary taxes to the authorities concerned.

For SAAR LAND DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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WHEREAS the said **VENDOR** converted the said total extent of lands into house sites Plots by providing Public Roads, TANGEDCO, Local Body Area, Park and splay area for the usage of public purpose and named the Lay out as **"SAAR GRAND MAGNUM CITY PHASE-2 ANNEX"** and obtained approval from the Deputy Director of Town and Country Planning Authority vide Approval No.SWP/D.DTCP/KANCHEEPURAM/LAYOUT No.70/2025, File No.TNRERA/PLF/-----/2025, RERA Approved Layout in No.TN/01/Layout/----/2025 Dated ---.---.2025; and also executed the Gift Deed dated 21.05.2025 to and in favour of The president of Santhavellore Panchayat, Vide Doc.No.2699 of 2025, SRO on the file of Sungavarchathram.

WHEREAS the **VENDOR** decided to sell **Plot No.21** measuring an extent of **922 Sq.ft,** (Excluding Splay) Comprised in **Survey Old No.175/1B (New Subdivision Survey No.175/1B1 in patta No.3958)**, and more fully described in the schedule hereunder respectively, hereinafter collectively referred as **"SCHEDULE PROPERTY"** for a total sale consideration of **Rs.18,53,220/- (Rupees Eighteen Lakh Fifty Three Lakh Two Hundred and Twenty Only)** free from all encumbrances and the PURCHASER has agreed to purchase the same subject to the following terms and conditions free from all encumbrances.

NOW THIS DEED OF AGREEMENT OF SALE WITNESSETH:

1. The VENDOR agrees to sell the schedule mentioned property to the PURCHASER for a price and total sale consideration **Rs.18,53,220/- (Rupees Eighteen Lakh Fifty Three Lakh Two Hundred and Twenty Only)**free from all encumbrances whatsoever and the PURCHASER has agreed to purchase the said property for the said price and total sale consideration of **Rs.18,53,220/- (Rupees Eighteen Lakh Fifty Three Lakh Two Hundred and Twenty Only)** free from all encumbrances.

for SAAR LAND DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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2. The PURCHASER has paid to the VENDOR a sum of **Rs.-------/- (Rupees -------- Only)** by way of ----------, paid by the PURCHASER as **advance** towards the sale consideration, the receipt of which sum the VENDOR do hereby admit and acknowledge.

3. The PURCHASER agrees to pay the balance sale consideration of **Rs.------/- (Rupees ---------- Only)** and get the sale deed registered either in his name or his nominee/s. The time for completion of the sale is fixed upto 01(One) Month and time is the essence of the contract subject to the clauses supra.

4. The **VENDOR** covenants that the **VENDOR** is the absolute owner of the **SCHEDULE PROPERTY** and is absolutely entitled to deal with the same, and has not entered into any other Sale Agreement with any other party in respect of the **SCHEDULE PROPERTY** hereby agreed to be conveyed.

5. The **VENDOR** further covenants that all rates and taxes pertaining to the **SCHEDULE PROPERTY** have been paid up to date and further undertakes to pay the same up to the date of registration of Sale Deed in favour of the **PURCHASER**.

6. The Stamp Duty, Registration charges and other expenses for registration of the Agreement for Sale and Sale Deed of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER** herein.

7. The **VENDOR** agrees to handover possession of the **SCHEDULE PROPERTY** at the time of the **PURCHASER** making the full and final payment as contemplated in this Agreement and on execution and registration of Sale Deed in favour of the **PURCHASER**. Furthermore, the **VENDOR** herein clarifies that since the **VENDOR** has agreed to sell only a portion of the larger extent of lands, the **VENDOR** will continue to retain all the original title deeds and the **PURCHASER** shall only be given photocopies of the same.

8. It is specifically agreed between the parties herein that the **PURCHASER** as an agreement holder will not be entitled to assign his right or interest in favour of anybody else, in respect of the **SCHEDULE PROPERTY,** without the express written consent of the **VENDOR**.

For SAAR LAND DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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9. If the **PURCHASER** fails to pay the sale consideration within the stipulated time, such delayed payment shall attract interest @ 18% per annum, until the date of the **PURCHASER** effecting the payment, along with penal interest. Further, the **VENDOR** shall have the option of rescinding this Agreement due to non-performance by the **PURCHASER** and in such an eventuality, the **VENDOR** in its discretion shall refund to the **PURCHASER** such sums of money received from the **PURCHASER** without interest after deducting 10% of the plot cost besides the applicable taxes thereon. Any such refund of the balance amount shall be payable by the **VENDOR** to the **PURCHASER** after identifying the alternative PURCHASER/s and realization of sale consideration from the prospective PURCHASER/s with regard to the **SCHEDULE PROPERTY**. In such an event, this Agreement for Sale shall automatically stand cancelled and the **PURCHASER** shall cease to have any manner of right or claim against the **VENDOR** and the **SCHEDULE PROPERTY**.

10. In the event of any dispute or difference of opinion arising between the parties hereto with regard to any matter either due to interpretation, execution, of carrying out the objects and implementing the terms of this Agreement, or anything relating to or connected with this Agreement, the same shall be resolved by Arbitration by a sole Arbitrator, whose decision shall be final and binding on both the parties.

SCHEDULE PROPERTY
(Property to be conveyed)

All that piece and parcel of vacant **Plot No.21** measuring an extent of **922 Sq.ft,** (Excluding Splay) Comprised in **Survey Old No.175/1B (New Subdivision Survey No.175/1B1 in patta No.3958)**, Situated **"SAAR GRAND MAGNUM CITY PHASE-2 ANNEX"** and obtained approval from the Deputy Director of Town and Country Planning Authority vide Approval No.SWP/D.DTCP/KANCHEEPURAM/LAYOUT No.70/2025, File

For SAAR LAND DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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No.TNRERA/PLF/-----/2025, RERA Approved Layout in No.TN/01/Layout/----/2025 Dated ---.---.2025; Sriperumbudur Panchayath Union Limits and Registration District of Chengalpet and Sub-Registration District of Sunguvarchatram, and the Plot being

Plot No.21 – 922 Sq.Ft.,		
BOUNDARIES		**MEASUREMENTS**
North by	Plot No.22	9.5 M
South by	7.2 M road	1.5 M
East by	S.No.175/2A	15.8 M
West by	7.2 M road	15.8 M

IN WITNESSES WHEREOF the VENDOR and the PURCHASER have hereunto set their hands unto seal on the date, month and year first above written.

For SAAR LAND DEVELOPERS PRIVATE LIMITED

PURCHASER **VENDOR**

Authorised Signatory

WITNESSES:

1.

2.

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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

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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.