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DIGITALLY VERIFIED RECORD

SALE AGREEMENT

This Agreement of Sale is entered into at **Chennai** on this ...th Day of **2024**

BY

Mr. M. RANGANATHAN (PAN No. AAIPR4501R) (Aadhar No. 3852 6168 1832) Hindu, aged about 60 years, son of Mr. P. Mohan residing at No.1/85E, OMR, Kelambakkam, Thaiyur Village, Thiruporur Taluk – 603103 represented by his Registered General Power of Attorney Agent, **M/s. ANAND & VENKATESH,** (Pan Card No. AAMFA2725J) a Registered Partnership Firm represented by both the Partners, **MR. S. VENKATESH,** (Aadhar No.2904 6960 0092) Hindu, aged about 44 years and **MR. S. ANAND,** (Aadhar No. 6238 1213 0568) Hindu, aged about 40 years, both sons of Late. V. Sampath, having its office at "Sampath Building", No. 52/2, Bazullah Road, T. Nagar, Chennai – 600 017 registered as Document No.2190/2024 dated 03.02.2024, on the file of SRO, Thiruporur, hereinafter called as **VENDOR.**

TO AND IN FAVOUR OF

MR....., Hindu, aged about ... years, son of Mr....., residing at ..... hereinafter called as **PURCHASER.**

(The terms **'PURCHASER'** and **'VENDOR'** shall mean and include wherever occurring herein and the context admits, requires or permits their respective heirs, executors, administrators, legal representatives, nominees and assigns;)

WHEREAS Nanja Lands measuring to an extent of 9 Cents comprised in Survey No.64/2A2, 11 Cents comprised in Survey No.64/3B2, 31 Cents comprised in Survey No.62/2A1, 28 Cents comprised in Survey No.64/3B1 and 67 Cents comprised in Survey No.64/2 totally measuring to an extent of

For ANAND & VENKATESH

Partner Partner

1.46 Acres was owned and possessed by Mr. P. Mohan son of Late Mr. Pattinattan and 1.29 Acres comprised in Survey No.61 along with some other lands was owned and possessed by Mrs. Dilliammal wife of Mr. P. Mohan and both of them were doing agriculture in the said lands The above said lands situate at Thaiyur Village, Thiruporur Taluk and Chengalpet District. Both having purchased from their own money from various owners details of which are given below:

SL. NO.	SURVEY NO	EXTENT		PURCHASED BY	PURCHASED FROM	DOC. NO. (SRO THIRUPORUR)	PATTA NO.
		ACRES	CENTS				
1	64/2A2	0	0.09	MR. P. MOHAN	MR. KANNIAPPAN	923/1993 Dt.17.06.1993	667
2	64/3B2	0	0.11				
3	62/2A1	0	0.31	MR. P. MOHAN	MR. VELAYUDHAM	1104/1992 Dt.15.06.1992	785
4	64/3B1	0	0.28				
5	64/2	0	0.67	MR. P. MOHAN	MR. JAGANNATHAN	335/1981 Dt.23.03.1981	667
6	61	1	0.29	MRS. M. DILLIAMMAL	MR. SUNDARA VADIVEL	1455/1980 Dt.27.08.1980	367

WHEREAS subsequently Mr. P. Mohan out of love and affection towards his elder son Mr. M. Ranganathan had settled his lands totally measuring 1.46 Acres as mentioned above and Mrs. M. Dilliammal also settled 17.5 Cents of land (out of 1.29 Acres) in Survey No. 61 through a deed of Settlement registered as Document No. 7049/2011 dated 27.07.2011 in the O/o the SRO, Thiruporur and the said settlement deed was jointly executed by Mr. P. Mohan and Mrs. M. Dilliammal, the father and mother of Mr. M. Ranganathan the Vendor herein.

For ANAND & VENKATESH

Partner Partner

WHEREAS Mr. M. Ranganathan, the Vendor herein became the absolute owner of lands measuring 1.63 Acres comprised in various Survey Nos. situate at Thaiyur – A Village, Thiruporur Taluk, Chengalpet District ever since the date of Settlement Deed and he is owning and possessing the said lands and uninterruptedly without any encumbrances whatsoever.

WHEREAS Mr. M. Ranganathan, the Vendor herein also obtained Patta and revenue records such as chitta and adangal also stand in the name of the **VENDOR** for his above holdings totally measuring 1.63 Acres of lands situate at Thaiyur – A Village, Thiruporur Taluk, Chengalpet District details of which are given below:

SL. NO.	SURVEY NO.	EXTENT AS PER DOCUMENT IN CENTS	EXTENT AS PER DOCUMENT IN HECTARES	PATTA NO.
1	61/3	17.5 (out of 1.29 Acres)	0-07.0	2570
2	62/2A1	31	0-12.5	3041
3	62/2A2	9	0-03.5	3040
4	64/2A	31	0-12.5	3040
5	64/2B	36	0-14.5	3040
6	64/3B2	11	0-04.5	3040
7	64/3B1	28	0-11.5	3041
TOTAL		1.63 ACRES	0.66 HECTARES	

WHEREAS Mr. M. Ranganathan, the **VENDOR** herein because of his personal affairs and preoccupations he is unable to look after and maintain the said property therefore the **VENDOR** herein has decided to appoint **M/s. ANAND & VENKATESH** a Registered Partnership Firm represented by both the Partners, **MR. S. VENKATESH** and **MR. S. ANAND** as his General Power of Attorney Agent which was registered as Document No.2190/2024 dated 03.02.2024, on the file of SRO, Thiruporur.

For ANAND & VENKATESH

Partner Partner

WHEREAS the **VENDOR** herein made a housing proposal in the said lands comprised in Survey Nos.61/3, 62/2A1, 62/2A2, 64/2A, 64/2B, 64/3B1 and 64/3B2 of **Thaiyur A Village** Thiruporur Taluk, previously Kanchipuram District and presently Chengalpet District measuring to an extent of **1.63 Acres** divided the property into plots as house Sites the same was submitted to the Mamallapuram Local Planning Authority (MLPA)/under District Town and Country Planning, Chengalpet District.

WHEREAS the roads, public purpose lands allotted for TANGEDCO and LOCAL BODY shown in the road issued by MLPA plan were transferred in favour of 'The Village President, Thaiyur Panchayat, Thiruporur Panchayat Union, Chengalpet District by the **VENDOR** herein by a Gift Deed registered as Document No.**15686/2024** dated 23.07.2024 in the office of the Sub-Registrar, Thiruporur.

WHEREAS the **VENDOR** herein does not own or possessing the lands set apart for road, park and the land allotted for public purpose which have already been transferred to The Special Officer/Commissioner, Kelambakkam Panchayat, Thiruporur Panchayat Union, Chengalpet District for future maintenance for the use of public at large.

WHEREAS the said layout was first approved by the Member Secretary, MLPA, commissioning under District Director of Town and Country Planning - Chengalpet District and the said layout is numbered as **158/2024** dated **27.07.2024** vide online File No. **VUMRP3M8/2024/TCP** and subsequently approved by the "The President, Thiruporur Village Panchayat as per the resolution No.63/2024 dated 05.08.2024 vide Final Approval letter dated 21.08.2024 and the layout is named as **'SPRING FIELD ENCLAVE'** which consists of 44 housing plots as per the approved plan.

For ANAND & VENKATESH

Partner

Partner

WHEREAS TAMIL NADU REAL ESTATE REGULATORY AUTHORITY has issued a Registration Certificate of Layout of House Sites vide No. **TN/01/LAYOUT/.....** dated ..... for this project **'SPRING FIELD ENCLAVE'.**

AND WHEREAS the **PURCHASER** herein has offered to purchase **PLOT NO. .....** measuring ..... **Sq.ft.** at **SPRING FIELD ENCLAVE** comprised in **Survey Nos.61/3, 62/2A1, 62/2A2, 64/2A, 64/2B, 64/3B1** and **64/3B2** of **Thaiyur A** Village, Thiruporur Taluk and Chengalpet District more fully described in schedule hereunder and the **VENDOR** agreed to sell the said plot for a total sale consideration of **Rs...../- (RUPEES ..... ONLY).**

NOW THIS DEED OF AGREEMENT WITNESSETH:

The parties herein mutually agreed that the total sale consideration for **PLOT NO. .....** measuring ..... **Sq.ft.** at **SPRING FIELD AVENUE** comprised in **Survey Nos.61/3, 62/2A1, 62/2A2, 64/2A, 64/2B, 64/3B1** and **64/3B2** of **Thaiyur A** Village, Thiruporur Taluk and Chengalpet District measuring ..... **Sq.ft** is **Rs...../- (RUPEES ..... ONLY).**

1. The **PURCHASER** has paid a sum of **Rs...../- (RUPEES ..... ONLY)** to the **VENDOR** by Cheque No..... dated ..... drawn on ..... at the time of signing the agreement.

2. And the balance sale consideration of **Rs...../- (RUPEES .....ONLY)** shall be paid by the **PURCHASER** to the **VENDOR** at the time of execution of the Sale Deed.

3. The **VENDOR** agrees to execute the sale deed either in favour of the **PURCHASER** or her/his/their nominees on receipt of the full sale consideration on or before **30 days** from today.

For ANAND & VENKATESH

Partner

Partner

4. The registration charges will be borne by the **PURCHASER** at rates prevailing at the time of registration.

5. The **VENDOR** assures about the perfectness of the title deed for the schedule property.

6. The **VENDOR** agrees to give vacant possession of the aforesaid property at the time of registration of sale deed.

7. The transaction should be completed within 30 days from today or any time before this period.

8. The **VENDOR** assures that the property agreed to be conveyed herein is free from all encumbrances and there is no claim, demand or lispendence whatsoever and it is not a subject matter of any urban land ceiling act and case if it is found the **VENDOR** hereby either indemnify the loss or caused to the **PURCHASER** or return the entire advance amount in full to the **PURCHASER.**

9. It is agreed between the parties that in case of any non compliance of the above said terms and conditions either of the **AGREED PARTIES** might have enforce the other party through court of law under specific relief act.

10. Time is essence of this agreement.

11. The parent document photo copies for the schedule plot is already handed over to the **PURCHASER.**

12. The **PURCHASER** has also expressed entire satisfaction about the title of schedule property.

For ANAND & VENKATESH

Partner

Partner

SCHEDULE OF PROPERTY

All that piece and parcel of house site bearing **PLOT NO.....** measuring **... Sq.ft.** at **"SPRING FIELD AVENUE"** comprised in **Survey Nos.61/3, 62/2A1, 62/2A2, 64/2A, 64/2B, 64/3B1** and **64/3B2** situate at **Thaiyur A Village,** Thiruporur Taluk, previously Kanchipuram District and presently Chengalpet District in the layout bearing No. **158/2024** dated **27.07.2024** vide online File No. **VUMRP3M8/2024/TCP** first approved by the Member Secretary, Mamallapuram Local Planning Authority/Assistant Director commissioning under District Director of Town and Country Planning – Chengalpet District and subsequently approved by "The President, Thaiyur Village Panchayatas per resolution No.63/2024 dated 05.08.2024 vide Final Approval letter dated 21.08.2024 and lies within the Registration District of Chengalpet and the Sub-Registration District of Thiruporur and within the limits of Thaiyur Village Panchayat, Thiruporur Panchayat Union.

BOUNDED ON THE:

NORTH BY : .....

SOUTH BY : .....

EAST BY : .....

WEST BY : .....

and having a linear measurement of:

NORTH TO SOUTH ON THE:

EASTERN SIDE : ..... FEET

WESTERN SIDE : ..... FEET

For ...AND & VENKATESH

Partner Partner

EAST TO WEST ON THE:

NORTHERN SIDE : ..... FEET

SOUTHERN SIDE: ..... FEET

In the **PLOT NO**..... measuring ..... **Sq.ft** or thereabouts.

IN WITNESS WHEREOF THE POWER AGENT OF VENDOR AND THE PURCHASER HEREIN HAVE SET THEIR HANDS ON THIS DAY, MONTH AND YEAR ABOVE WRITTEN.



PURCHASER **POWER AGENT OF VENDOR**

WITNESSES:

1.

2.

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.