Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

## AGREEMENT OF SALE

**This Agreement of Sale is executed at Chennai on this ___ day of _____, 2026,**

**BETWEEN**

**M/s. NEWRY PROPERTIES PRIVATE LIMITED,** a Company incorporated under the Companies Act, 1956, having its registered office at "NEWRY GRANDEUR", No.19 (Old No.11), B-Block, 2nd Avenue, Annanagar East, Chennai – 600 102 (PAN: AABCN9544J), represented by its _____, vide Board Resolution dated _____ (hereinafter referred to as the "VENDOR", which expression shall, unless repugnant to the context, include its successors and assigns)

**For M/s. Newry Properties Private Limited**

For Newry Properties Private Limited

Authorised Signatory

**PURCHASERS**

**Authorized Signatory**
**VENDOR**

The balance sale consideration shall be paid by the Purchaser within ___ months from the date of this Agreement or at the time of execution and registration of the Sale Deed, whichever is earlier.

02. That all payments to be paid under this Agreement by the **PURCHASERS** to the **VENDOR**, apart from the loan amount if any, shall be paid directly by the **PURCHASERS** to the **VENDOR**. Any loan amounts availed by the **PURCHASERS**, shall be directly disbursed / released by the bank / financial institution to the **VENDOR** and the same shall be treated as payments made on behalf of the **PURCHASERS**. Not with standing whether the loan is obtained or not, the **PURCHASERS** shall be liable to pay all monies due to the **VENDOR** under this Agreement under on or before the time of the execution of the Sale Deed in favour of the **PURCHASERS**.

03. **UNDERTAKING BY THE VENDOR :**

On receipt of the entire sale consideration as contemplated herein above, the **VENDOR** do hereby agree to convey, transfer, and assign unto the **PURCHASERS** the "**SCHEDULE - C PROPERTY**".

04. **ASSURANCE ON VENDORS' TITLE:**

The **VENDOR** covenants, confirms and agrees that the **VENDOR** herein is

a. The absolute owner of the "**SCHEDULE - C PROPERTY**" and entitled to the same and that it has not entered into any other Sale Agreement/s with any other party in respect of the "**SCHEDULE - C PROPERTY**" hereby proposed to be conveyed.

b. In absolute possession of the "**SCHEDULE - C PROPERTY**" and is free from any encumbrance whatsoever. The "**SCHEDULE - C PROPERTY**" is not a subject matter of any mortgage, charge, acquisition and/or lien.

**For M/s. Newry Properties Private Limited**

For Newry Properties Private Limited

Authorised Signatory

**Authorized Signatory**
**VENDOR**

**PURCHASERS**

12. **DISPUTE RESOLUTION :**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the law.

## SCHEDULE – A

(Total Extent of the Land)

All that piece and parcel of land measuring an extent of **Acres 9.01 Cents as per Document and Acres 9.02 cents as per Patta No.7214** situated at Padappai Village, Kundrathur Taluk, Kancheepuram District, more fully described in the parent title documents and approvals.

| Sl. No. | Survey No. | Extent as Per Patta in Ares | Extent as per patta (in Acres) | Extent As per Document |
|---|---|---|---|---|
| 1 | 29 | 67.00 | Acre 1.65.49 Cents | Acre 1.65 Cents |
| 2 | 30/1A1A | 25.28 | Acre 0.62.44 Cents | Acre 0.62 Cents |
| 3 | 30/1A2A | 03.79 | Acre 0.09.36 Cents | Acre 0.09 Cents |
| 4 | 30/1B | 03.50 | Acre 0.08.64 Cents | Acre 0.09 Cents |
| 5 | 30/2A1 | 06.50 | Acre 0.16.05 Cents | Acre 0.16 Cents |
| 6 | 30/2A2 | 04.00 | Acre 0.09.88 Cents | Acre 0.10 Cents |
| 7 | 30/2B | 34.00 | Acre 0.83.98 Cents | Acre 0.84 Cents |

**For M/s. Newry Properties Private Limited**

For Newry Properties Private Limited

Authorised Signatory

**Authorized Signatory**
**VENDOR**

**PURCHASERS**

**AND**

_____, (PAN: _____ & Aadhaar No. _____), S/o / D/o _____, aged about ___ years,

_____, (PAN: _____ & Aadhaar No. _____), S/o / D/o _____, aged about ___ years, both residing at _____ (hereinafter referred to as the "PURCHASERS", which expression shall include his/her heirs, legal representatives, and assigns)

WHEREAS the Vendor is the absolute owner and in possession of an extent of Acres 9.01 Cents as per Document and Acres 9.02 cents as per Patta No. 7214 situated at Padappai Village, Kundrathur Taluk, Kancheepuram District, having derived title under a registered Sale Deed dated 17.10.2025 registered as Document No. 10732/2025 at Sub Registrar Office, Padappai;

**WHEREAS** the **VENDOR** in the course of obtaining the approval of the said scheme and in compliance with the development regulations, the **VENDOR** herein inter-alia gifted land under one Deed of Gift registered in the office of the Sub-Registrar Padappai, pieces(s) of land measuring an total extent of 13240.64 Sq.mtrs from and out the larger extent detailed above as follows:

i) 13240.64 Sq.m of land for the purpose of (For Park, Roads, TANGEDCO & Public Purpose Plots in Layout) in favour of The President, Padappai Village & Panchayat, Kundrathur Panchayat Union & Kundrathur Taluk, Kancheepuram District, Vide Gift Deed dated: 09.03.2026 Registered as Document No. 3032 / 2026 at Sub Registrar Office, Padappai;

**For M/s. Newry Properties Private Limited**

For Newry Properties Private Limited

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**PURCHASERS**

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**VENDOR**

c. All rates and taxes pertaining to the "**SCHEDULE - C PROPERTY**" have all been paid up to date.

05. **UNDERTAKING BY THE PURCHASERS :**

a. All Stamp Duty, Registration charges, legal expenses, all other miscellaneous and incidental expenses for registration of the Agreement/s and sale deed in future, including additional stamp duty and Registration Fees if any, or any other charges that may be demanded by the appropriate authority present and future shall be borne by the **PURCHASERS**.

b. The **PURCHASERS** shall be liable to pay all or any such the taxes, rates, levies, etc., from the date of registration of Sale Deed of the "**SCHEDULE - C PROPERTY**".

06. **HANDING OVER POSSESSION OF "SCHEDULE - C PROPERTY" AND TITLE DOCUMENTS :**

a. The **VENDOR** agrees to handover vacant possession of the "**SCHEDULE - C PROPERTY**" at the time of the **PURCHASERSS** making the full and final payment as contemplated in this Agreement or at the time of Registration of the Sale Deed, whichever is later.

b. The "**SCHEDULE - C PROPERTY**" which is subject matter of this agreement forms part of a larger extent of the Schedule - A property. Hence the **VENDOR** shall retain in perpetuity, all original title deeds and the **PURCHASERS** shall only be handed over with the photocopies of the said title deeds.

07. **DEFAULT:**

In the event of the **PURCHASERS** failing to pay the aforesaid sums, in the manner provided in clause 1 above or cancel/withdraw from the Project, except for the default of the **VENDOR** then the **VENDOR** at their discretion after due notice of 15 days to the **PURCHASERS**, the **VENDOR** is entitled to cancel this Agreement and re-allot "**SCHEDULE - C PROPERTY**" to another party and the **PURCHASERS** shall thereafter have no right, interest or claim over the "**SCHEDULE - C PROPERTY**".

**For M/s. Newry Properties Private Limited**

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**VENDOR**

| | | | | |
|---|---|---|---|---|
| 8 | 31/1A | 08.68 | Acre 0.21.43 Cents | Acre 0.21 Cents |
| 9 | 31/2A | 8.00 | Acre 0.19.76 Cents | Acre 0.20 Cents |
| 10 | 31/2B | 10.00 | Acre 0.24.70 Cents | Acre 0.25 Cents |
| 11 | 31/3A | 10.70 | Acre 0.26.42 Cents | Acre 0.26 Cents |
| 12 | 31/4A | 08.50 | Acre 0.20.99 Cents | Acre 0.21 Cents |
| 13 | 31/4B | 10.00 | Acre 0.24.70 Cents | Acre 0.25 Cents |
| 14 | 31/5A | 21.16 | Acre 0.52.26 Cents | Acre 0.52 Cents |
| 15 | 31/6 | 18.00 | Acre 0.44.46 Cents | Acre 0.44 Cents |
| 16 | 31/7A | 10.49 | Acre 0.25.91 Cents | Acre 0.26 Cents |
| 17 | 31/8A | 08.65 | Acre 0.21.36 Cents | Acre 0.21 Cents |
| 18 | 32 | 34.50 | Acre 0.85.21 Cents | Acre 0.85 Cents |
| 19 | 34/2A | 27.71 | Acre 0.68.44 Cents | Acre 0.68 Cents |
| 20 | 51/5A3 | 06.42 | Acre 0.15.85 Cents | Acre 0.16 Cents |
| 21 | 51/5B1 | 24.50 | Acre 0.60.51 Cents | Acre 0.61 Cents |
| 22 | 51/5B2 | 14.00 | Acre 0.34.58 Cents | Acre 0.35 Cents |
| | Total | 365.38 | **Acres 9.02 Cents** | **Acres 9.01 Cents** |

and within the Registration District of Chennai South and Sub-Registration District of Padappai

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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

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.