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DIGITALLY VERIFIED RECORD

AGREEMENT FOR SALE

THIS AGREEMENT TO SELL IS ENTERED AT HOSUR ON THIS ___ DAY OF _____ 2025

BETWEEN

M/s. Sambhav Homes and Infrastructure India Private Limited (CIN: U74900TN2010PTC076218 and PAN: AAOCS4601G), having its registered office at No. 672, Anna Salai, Ground Floor, Temple Towers, Nandanam, Chennai – 600035, Tamil Nadu, represented by its Director Mr. SHIVANANDA VIRUPAXAPPA KADAGAD aged about 56 years, (Aadhaar No. 2551 2724 7828 & Mobile No. 9535496365) Son of Virupaxappa Kadagad, residing at No. G-06, Gangothri Apartment, No. 26, 10th Cross, Kodihalli, HAL 2nd Stage, Bangalore – 560008, Karnataka, hereinafter called the **"VENDOR/DEVELOPER",** which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Directors, Successors-in-Office, agents, executors, administrators, legal representatives and assigns of the **ONE PART.**

AND

_____, aged about ___ years, S/o. _____ (Aadhaar No. _____, Income Tax PAN: _____ & Mobile No. _____) residing at _____

_____

hereinafter called the **"VENDEE"** which term shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors and administrators of the **OTHER PART.**

WHEREAS, the Agricultural Dry lands bearing **Sy.No.222/3A1**, Dry extent **Hect.1.77.0 (Ac.4.37 cents)**, Asst. Rs.1.92, **Sy.No.222/3B1,** Dry extent **Hect.0.81.5 (Ac.2.01 cents)**, Asst. Rs.0.89 and **Sy.No.223,** Dry extent **Hect.0.33.0 (Ac.0.82 cents),** Asst. Rs.0.36 of **NALLUR Village** in Hosur Taluk, belonging to the Owner of the land (Mrs. Meena P Gagawani) as

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her separate and self-acquired property, having been purchased by her under two registered Sale Deeds dated 17th day of September 1999, which has been registered as **Document Nos. 3477/1999** and **3478/1999 of Book 1** in the Office of the Sub Registrar of Hosur. Thus, the property is in the legal, physical and continues enjoyment of the Owner and thus the said property is legally and lawfully in the possession and enjoyment of the Owner in her own right from the date of registration.

WHEREAS, the Owner above named has made a layout of residential sites on the lands purchased and has obtained the approval of the layout from the Hosur New Town Development as per Approval No. M.V/ O.P.N.V.Ku/ (Ki.Ma) SWP No: 21/2023 and MV/Thi.A/O.P.N.V.Ku/(Ki.Ma) SWP No: 08/2023 and whereas the Owner is entered into Development Agreement Dated 25-12-2024 with the VENDOR/DEVELOPER herein for development of the lands into layout of residential sites / plots as per the approved plan with provision of roads, parks and other amenities and facilities in such layout under project name **"SAMBHAV'S SHIZEN VALLEY"** at their own costs and expenses on certain terms and conditions.

WHEREAS the VENDOR / DEVELOPER took-up the development works as per the above approved plan and completed the project which are ready for sale. The VENDOR / DEVELOPER herein has registered the project with TNRERA vide Registration No. _____ to commence the sale of the residential sites formed in the project fallen to VENDOR/DEVELOPER's Share of such sites/plots as per the Development Agreement Dated 25-12-2025 entered with the Owner.

WHEREAS now the VENDOR / DEVELOPER is desirous to sell the sites / plots formed therein to the prospective Purchaser/s and accordingly has offered to sell one such site / plot bearing **Plot No.** _____ totally measuring _____ **Square Feet** and which is morefully described in the

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schedule hereunder and hereinafter referred to as the **"Schedule Property"**.

WHEREAS the VENDOR / DEVELOPER as part of their business activities, the VENDOR / DEVELOPER has decided to sell the schedule mentioned property and which the VENDEE has also willing to purchase, and it is agreed that the sale consideration of the property fixed and sold hereunder for a sale consideration of **Rs._____/- (Rupees _____ _____ Only)**.

NOW THIS SALE AGREEMENT WITNESSESS AS FOLLOWS:

1) The VENDOR / DEVELOPERS agreed to sell the Schedule Property bearing Site/Plot No. _____ in the Project "SAMBHAV'S SHIZEN VALLEY" for a total sale consideration amount of Rs._____/- (Rupees _____ Only) to the VENDEE.

2) The VENDEE after satisfying himself about the title deeds of the property and seeing the project as well as considering the provision of amenities and facilities in the project, the VENDEE has agreed to purchase the Schedule Property bearing Site/Plot No. _____ in the Project "SAMBHAV'S SHIZEN VALLEY" for a total sale consideration amount of Rs._____/- (Rupees _____ Only) to the VENDOR / DEVELOPER.

3) The VENDEE on this day has paid an amount of Rs. _____/- (Rupees _____ Only) by way of _____ in favour of VENDOR / DEVELOPER as advance and the VENDOR / DEVELOPER does hereby thus acknowledge receipt of the same.

4) It is agreed between both the parties that, the sale deed will be registered within 30 days from the date of the date of this Agreement of Sale and the VENDEE is agreed to pay the balance amount of Rs. _____ (Rupees

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_____ Only) to the VENDOR / DEVELOPER at the time of the registration of the Schedule Property in their favour.

5) The VENDOR / DEVELOPER does hereby covenanted that, the under mentioned Schedule Property hereby conveyed is free from all encumbrances, charges, liens or demands or litigations of any sort and the VENDOR / DEVELOPER does hereby assure and covenant that they have not suppressed any material facts affecting the title to the Schedule Property hereby sold and undertake to clear any defect or encumbrance affecting the Schedule Property if come to light at the time as well as after the execution and registration of the sale deed, the VENDOR / DEVELOPER must clear the same at their own cost and risks and to protect the VENDEE from all disputes at all times in all respects.

6) The VENDOR / DEVELOPER does hereby assure and covenant that they have not entered any agreement of sale with respect to the under mentioned Schedule Property or any part thereof, with any other person or persons and the VENDOR / DEVELOPER have not done anything whereby the Schedule Property may be subject to any attachment of lien or any court or person or any claim whatsoever in any manner detrimental to the VENDEE.

7) The VENDOR / DEVELOPER does hereby agreed that the absolute full and actual physical possession of the Schedule Property will be handed over thr the VEDNEE on the same day of registration of Schedule Property in their name with right to to apply to the Revenue Authorities for transfer of Patta in their names and the VENDOR / DEVELOEPR does hereby give their full consent for the transfer of Patta or Change of Registry in the Revenue Accounts in the name of the VENDEE with respect to the Schedule Property registered.

8) The VENDOR / DEVELOPER also paid the Land Revenue of the Schedule Property without any arrears and the VENDEE shall hereafter pay the Land

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Revenue, Cess, etc., to the Government in their own rights after registration of the Schedule Property in their name.

SCHEDULE OF PROPERTY

Krishnagiri District, Krishnagiri Registration District, Hosur Sub Registration, Hosur Taluk, **NALLUT VILLAGE** bearing

(1) SURVEY No. 222/3A1, Dry Ext. Hec.1.77.0, Asst. Rs.1.92, Ac.4.37, Full Land

(2) SURVEY No. 222/3B1, Dry Ext. Hec.0.81.5, Asst. Rs.0.89, Ac.2.01, Full Land

(3) SURVEY No. 223 Dry Ext. Hec.0.33.0, Asst. Rs.0.36, Ac.82, Full Land

So all together in the aforesaid three survey numbers making a total extent of **Ac.7.20** have made a layout of residential sites in the name and styke of **"SAMBHAV'S SHIZEN VALLEY"** on the lands purchased and have obtained the approval of the layout from the Hosur New Town Development Authority, Hosur, as per **Approval No.** M.V/ O.P.N.V.Ku/ (Ki.Ma) SWP No: 21/2023 and MV/Thi.A/O.P.N.V.Ku/(Ki.Ma) SWP No: 08/2023 in which **Plot No.** _____ situated in **Survey No.** _____ is today being sold to the VENDEE and Bounded as follows: -

East :

West :

North :

South :

Within these boundaries Measuring: -

East to west on the North side : ___ feet

East to west on the South side : ___ feet

North to south on the East side : ___ feet

North to south on the West side : ___ feet

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Total : _____ **Square Feet** of Site / Plot with use of common amenities and facilities in the Layout including common rights in Layout Roads and Link Roads are covered under this sale agreement and does not consist of any construction in the above-said site/plot.

The said **Plot No. ___ measuring an Extent of _____ Square Feet** of site and this site is sub divided with Sub-Division **SURVEY No. 222/21**, Dry Ext. Hec.____, Asst. Rs.___ as per **Patta No. _____**.

The property is situated within the village Panchayat limits of **NALLUR** and Panchayat union council limits of **HOSUR.**

The Layout Plan is attached herewith, and the conveyed plot is marked Yellow in color.

The Present Value of the Property is **Rs.**_____**/-**

IN WITNESSES WHEREOF, THE VENDOR / DEVELOPER AND VENDEE ABOVE NAMED HAVE SIGNED THIS SALE AGREEMNT AFTER THE CONTENTS READ OVER AND ON ACCEPTANCE OF THE TRUTH AND CORRECTNESS OF THE RECITALS OF THIS SALE AGREEMENT ON THE DAY, MONTH AND YEAR AS SET OUT AT THE OUTSET.

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VENDOR / DEVELOPER VENDEE

WITNESSES:-

1.

2.

DRAFTED BY:

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.