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3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

AGREEMENT OF SALE

THIS AGREEMENT OF SALE entered into at **Chennai** on the ----- day of **JANUARY 2026**

BETWEEN

1) **Mrs.VIRGINIA CATHERINE** (Aadhaar Number 686254362398), wife of Mr.A.Arun Francis and daughter of Mr.V.R.F.Paulraj, aged about 43 years,

2) **Mr.V.F.RAJAN GERO** (Aadhaar Number 406860834613), son of Mr.V.R.F.Paulraj, aged about 35 years, both residing at Number 5/9, VIII Trust Cross Street, Raja Annamalaipuram, Chennai – 600 028, hereinafter referred to as **"VENDORS"**;

For M/s.URBANDO DEVELOPERS LLP

Designated Partners

PURCHASER

VENDORS
(rep by their Power Agent)

represented by their Power Agent **M/s.URBANDO DEVELOPERS LLP** (Permanent Account Number AAFFU9228B) incorporated under the provisions of Limited Liability Partnership Act, 2008, represented by its Designated Partners, (i) **Mr.Mukesh Kumar Jain** (Permanent Account Number AHMPM2972Q), (Aadhar Number 6374 2806 7020), son of Mr.Sukhraj G Jain, aged about 58 years, (ii) **Mr.Bharath Kumar Venkatesan** (Permanent Account Number ADGPV5404L), (Aadhar Number 9801 5757 5981), son of Mr.Venkatesan, aged about 44 years, having Office at Third Floor, Chona Centre, Number 45, College Road, Nungambakkam, Chennai – 600 006, by way of General Power of Attorney dated 23.04.2025, registered as Document Number 3136/2025, at the Sub Registrar Office, Walajabad. The Power Agent declares that the Principals are alive and the said Power of Attorney is still valid and in force.

AND

----------, hereinafter referred to as **"PURCHASER"**;

(The term VENDORS and PURCHASER shall be taken to mean and include their respective legal heirs, successors-in-interest, legal representatives, executors, nominees and assigns) witnesseth as follows:-

WHEREAS the Vendors represent that all that piece and parcel of Agricultural Land measuring total extent of 12 Acres 49 Cents comprised in following Survey Numbers :-

SURVEY NUMBER	FULL EXTENT	
	ACRES	CENTS
2	1	41
3	4	12
4	5	03
6	1	93
TOTAL	**12**	**49**

situate at Vadakkupattu Village, formerly Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District, was owned and possessed by Mr.V.R.F.Paulraj, father of the Vendors herein and he had purchased the same in the following manner :-

For URBANDO DEVELOPERS LLP

Partners

(i) Purchased the Agricultural Land measuring full extent of 1 Acre 41 Cents comprised in Survey Number 2, from Mrs.Koil Pillai Issac Ayyadurai and others, by way of Sale Deed dated 5.3.2004, registered as Document Number 669/2004, at the Sub Registrar Office, Walajabad.

(ii) Purchased the Agricultural Land measuring full extent of 4 Acres 12 Cents comprised in Survey Number 3 and the Agricultural Land measuring full extent of 5 Acres 03 Cents comprised in Survey Number 4, from Mrs.Koil Pillai Issac Ayyadurai, by way of Sale Deed dated 5.3.2004, registered as Document Number 667/2004, at the Sub Registrar Office, Walajabad.

(iii) Purchased the Agricultural Land measuring full extent of 1 Acre 93 Cents comprised in Survey Number 6, from Mrs.Koil Pillai Issac Ayyadurai and others, by way of Sale Deed dated 5.3.2004, registered as Document Number 668/2004, at the Sub Registrar Office, Walajabad.

WHEREAS ever since from the date of purchase, the said Mr.V.R.F.Paulraj had acquired absolute title and in uninterrupted and absolute possession and enjoyment thereof, free from all encumbrances by paying all public dues and duties; and Revenue records mutated in his name, by the Office of Tahsildar, Kundrathur Taluk and Patta Number 509 issued in his name.

WHEREAS all that piece and parcel of Agricultural Land measuring an extent of 3 Acres 65 Cents comprised in Survey Number 5, situate at Vadakkupattu Village, formerly Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District, was owned and possessed by Mrs.F.M.Pushpa, mother of the Vendors herein and she had purchased the same from Mrs.Koil Pillai Issac Ayyadurai and others, by way of Sale Deed dated 5.3.2004, registered as Document Number 670/2004, at the Sub Registrar Office, Walajabad and Revenue records mutated in her name, by the Office of Tahsildar, Kundrathur Taluk and Patta Number 510 issued in her name.

For URBANDO DEVELOPERS LLP



Partners

WHEREAS the said Mr.V.R.F.Paulraj, has conveyed the Land measuring an extent of 10 Cents out of 1 Acre 41 Cents comprised in Survey Number 2, to and in favour of M/s.Arvia Constructions Private Limited, by way of Sale Deed dated 25.06.2018, registered as Document Number 2439/2018, at the Sub Registrar Office, Walajabad and retained the remaining Land measuring an extent of 1 Acre 31 Cents with him. Whereas the Revenue Authorities have surveyed and sub divided the said Land measuring an extent of 1 Acre 31 Cents and 10 Cents and assigned New Survey Number 2/1 for the Land measuring an extent of 1 Acre 31 Cents and New Survey Number 2/2 for the Land measuring an extent of 10 Cents and issued Patta Number 509 in the name of Mr.V.R.F.Paulraj and Patta Number 883 in the name of M/s.Arvia Constructions Private Limited.

WHEREAS in the aforesaid manner, the said Mr.V.R.F.Paulraj, Mrs.F.M.Pushpa and M/s.Arvia Constructions Private Limited, have acquired the said Land measuring total extent of 16 Acres 14 Cents as mentioned hereunder:-

SURVEY NUMBER	FULL EXTENT		OWNED BY
	ACRES	CENTS	
2/1	1	31	Mr.V.R.F.Paulraj
2/2	0	10	M/s.Arvia Constructions Private Limited
3	4	12	Mr.V.R.F.Paulraj
4	5	03	Mr.V.R.F.Paulraj
5	3	65	Mrs.F.M.Pushpa
6	1	93	Mr.V.R.F.Paulraj
TOTAL	**16**	**14**	

situate at Vadakkupattu Village, formerly Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District.

WHEREAS the said Mr.V.R.F.Paulraj has settled the Land measuring total extent of 6 Acres 62 Cents comprised in following Survey Numbers:-

For URBANDO DEVELOPERS LLP

Partners

SURVEY NUMBER	EXTENT	
	ACRES	CENTS
2/1 (Part)	0	07
	out of 1 Acre 31 Cents	
3 (Part)	2	67
	out of 4 Acres 12 Cents	
4 (Part)	1	95
	out of 5 Acres 03 Cents	
6 (Full)	1	93
TOTAL	**6**	**62**

to and in favour of his daughter Mrs.F.Virginia Catherine and his son Mr.V.F.Rajan Gero, by way of Settlement Deed dated 20.12.2024, registered as Document Number 9489/2024, at the Sub Registrar Office, Walajabad.

WHEREAS the said Mrs.F.M.Pushpa has settled the Land measuring an extent of 3 Acres 27 Cents out of 3 Acres 65 Cents comprised in Survey Number 5, to and in favour of her daughter Mrs.F.Virginia Catherine and her son Mr.V.F.Rajan Gero, by way of Settlement Deed dated 20.12.2024, registered as Document Number 9488/2024, at the Sub Registrar Office, Walajabad.

WHEREAS the M/s.Arvia Constructions Private Limited has sold the Land measuring an extent of 3 Cents out of 10 Cents comprised in Survey Number 2/2 (part) to and in favour of Mr.V.F.Rajan Gero, by way of Sale Deed dated 20.12.2024, registered as Document Number 9490/2024, at the Sub Registrar Office, Walajabad.

WHEREAS in the aforesaid manner, the said Mrs.F.Virginia Catherine and Mr.V.F.Rajan Gero, hereinafter jointly referred to as Vendors, became entitled to the Land measuring total extent of 9 Acres 92 Cents comprised in following Survey Numbers:-

For URBANDO DEVELOPERS LLP

Partners

SURVEY NUMBER	EXTENT	
	ACRES	CENTS
2/1 (part)	0	07
2/2 (part)	0	03
3 (part)	2	67
4 (part)	1	95
5 (part)	3	27
6 (full)	1	93
TOTAL	**9**	**92**

WHEREAS the Vendors have together decided to form a Layout of Residential Plots in the said Land measuring total extent of 9 Acres 92 Cents and the Vendors have appointed M/s.Urbando Developers LLP, as their Power Agent to deal with all Developmental Activities and to enter into Sale Agreement and necessary Agreements, to receive Sale Advance and Sale Consideration from the intending Purchasers, in respect of the said Land measuring total extent of 9 Acres 92 Cents, by way of General Power of Attorney dated 23.04.2025, registered as Document Number 3136/2025, at the Sub Registrar Office, Walajabad.

WHEREAS ever since from the date of acquisition, the Vendors have acquired absolute title and in uninterrupted and absolute possession and enjoyment thereof, free from all encumbrances by paying all public dues and duties; and this part of Land measuring an extent of 7 Cents comprised in Survey Number 2/1 (part), 2 Acres 67 Cents comprised in Survey Number 3 (part), 1 Acre 95 Cents comprised in Survey Number 4 (part) and 3 Acres 27 Cents comprised in Survey Number 5 (part), have been surveyed and sub divided by the Revenue Authorities and assigned New Survey Numbers 2/1B, 3/2, 4/2 and 5/2 respectively and Revenue records mutated in the name of the Vendors and Patta Numbers 1504, 1555, 1503 and 1541 issued in their names, for the Land comprised in New Survey Numbers 2/1B, 3/2, 4/2, 5/2 and 6 and this part of Land measuring an extent of 3 Cents comprised in Survey Number 2/2 (part) has been surveyed and sub divided by the Revenue Authorities and assigned New Survey Number 2/2B and Revenue records mutated in the name of Mr.V.F.Rajan Gero, Second Vendor herein and Patta Number 1505 issued in his name.

For URBANDO DEVELOPERS LLP

Partners

WHEREAS in the aforesaid manner, the Vendors became entitled for the Land measuring total extent of 9 Acres 92 Cents comprised in following Survey Numbers:-

SURVEY NUMBER	EXTENT	
	ACRES	CENTS
2/1B (full)	0	07
2/2B (full)	0	03
3/2 (full)	2	67
4/2 (full)	1	95
5/2 (full)	3	27
6 (full)	1	93
TOTAL	**9**	**92**

formed part of Old Survey Numbers 2, 3, 4, 5 and 6, situate at Vadakkupattu Village, formerly Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District, which is morefully described in the Schedule "A" hereunder.

WHEREAS the Vendors have together decided to form a Layout of Residential Plots and as per the norms, the Vendors have executed Two separate Gift Deeds to and in favour of The President Vadakkupattu Village Panchayat, as mentioned hereunder :-

(i) Gift Deed dated 28.7.2025, registered as Document Number 5678/2025, at the Sub Registrar Office, Walajabad, in respect of Land measuring full extent of 7 Cents comprised in Survey Number 2/1B, full extent of 3 Cents comprised in Survey Number 2/2B, an extent of 26.39 Cents out of 2 Acres 67 Cents comprised in Survey Number 3/2 (part) and an extent of 13 Cents out of 1 Acre 95 Cents comprised in Survey Number 4/2 (part), in all measuring total extent of 49.39 Cents, and this part of Land measuring an extent of 26.39 Cents comprised in Survey Number 3/2 (part) and 13 Cents comprised in Survey Number 4/2 (part) have been surveyed and sub divided by the Revenue Authorities and

For URBANDO DEVELOPERS LLP

Partners

assigned New Survey Numbers 3/2B and 4/2B, which was gifted to The President Vadakkupattu Village Panchayat and Patta Number 1615 issued in the name of The President Vadakkupattu Village Panchayat and Revenue Authorities assigned New Survey Numbers 3/2A - 2 Acres 40.61 Cents and 4/2A - 1 Acre 82 Cents, which was retained by the Vendors and Patta Number 1555 issued in the name of the Vendors.

(ii) Gift Deed dated 11.12.2025, registered as Document Number 9530/2025, at the Sub Registrar Office, Walajabad, in respect of Land measuring an extent of 3016.81 Square Meters equivalent to 74.55 Cents out of 2 Acres 40.61 Cents comprised in Survey Number 3/2A (part), an extent of 3344.64 Square Meters equivalent to 82.66 Cents out of 1 Acre 82 Cents comprised in Survey Number 4/2A (part), an extent of 6027.33 Square Meters equivalent to 1 Acre 48.95 Cents out of 3 Acres 27 Cents comprised in Survey Number 5/2 (part) and an extent of 3533.24 Square Meters equivalent to 87.32 Cents out of 1 Acre 93 Cents comprised in Survey Number 6 (part), in all measuring total extent of 15922.02 Square Meters equivalent to 3 Acres 93.48 Cents.

WHEREAS after the execution of the said Gift Deed 9530/2025, the Revenue Authorities have surveyed and sub divided the Lands gifted to The President Vadakkupattu Village Panchayat and assigned New Survey Numbers 3/2A---, 4/2A---, 5/2--- and 6/--- and Patta Numbers ---------- issued in the name of The President Vadakkupattu Village Panchayat and Revenue Authorities also surveyed and sub divided the Lands retained by the Vendors and assigned New Survey Numbers 3/2A---, 4/2A---, 5/2--- and 6/--- and Patta Numbers ---------- issued in the name of the Vendors and the Lands retained by the Vendors, measuring total extent of 5 Acres 49.13 Cents comprised in following Survey Numbers:-

For URBANDO DEVELOPERS LLP

Partners

NEW SURVEY NUMBER	EXTENT	
	ACRES	CENTS
3/2A---	1	66.06
4/2A---	0	99.34
5/2----	1	78.05
6/---	1	05.68
TOTAL	**5**	**49.13**

WHEREAS the said Residential Layout of Plots namely "----------" consist of --------- Plots bearing Numbers ---------- and --------- Convenient Shop Sites, forming part of Schedule "A" mentioned Property, which is morefully described in the Schedule "B" hereunder, have been Approved by the Directorate of Town and Country Planning vide its Approval Number ---------- and Approved by the Vadakkupattu Panchayat vide its Order Number ---------- and the Vendors have registered this Layout Project namely "----------" with the Tamil Nadu Real Estate Regulatory Authority, Chennai, vide Registration Number ---------- ---------- dated ---------- under the Real Estate Regulation and Development Act, 2016.

WHEREAS the Vendors have offered to sell the Vacant Land bearing Plot Number ----- measuring an extent of -------- Square Meters equivalent to ------ Square Feet, in the said Layout namely "----------" forming part of Schedule "B" mentioned Property, which is morefully described in the Schedule "C" hereunder, free from all encumbrances to the PURCHASER and the PURCHASER has agreed to purchase the Schedule "C" mentioned Property for a price and consideration of **Rs.---------/- (Rupees ---------- only)**.

WHEREAS the PURCHASER herein has examined the title deeds pertaining to the Schedule "A" and "B" mentioned Property and satisfied with the absolute title thereto of the Vendors and thereby the PURCHASER has accepted and agreed to purchase the Schedule "C" mentioned Property and the Parties hereto have negotiated and enter into this Agreement of Sale on mutually agreed terms as set out hereunder at the said price free from all encumbrances, claims and demands, subject to the following terms and conditions:-

For URBANDO DEVELOPERS LLP

Partners

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed between the parties herein as follows:-

1. The VENDORS agree to transfer and convey the Vacant Land bearing Plot Number ----- measuring an extent of -------- Square Meters equivalent to ----- Square Feet, in the said Layout namely "----------" forming part of Schedule "B" mentioned Property, which is morefully described in the Schedule "C" hereunder, in favour of the PURCHASER for a sum of Rs.---------/- (Rupees ---------- only), to be paid by the PURCHASER within -------- months from the date of this Agreement.

2. The PURCHASER has paid a sum of **Rs.----------/- (Rupees ---------- only)** by way of RTGS on ----------. to the VENDORS' POWER AGENT, towards sale advance and part payment of Sale Price and the VENDORS' POWER AGENT admits and acknowledges the receipt of the said sum of **Rs.----------/- (Rupees ---------- Only)**.

3. The balance sale consideration of **Rs.----------/- (Rupees ---------- only),** shall be paid by the PURCHASER to the VENDORS' POWER AGENT, as per the Payment Schedule mentioned as Schedule "D" of this Sale Agreement.

4. The VENDORS doth hereby covenant with the PURCHASER that the Schedule "C" mentioned Property to be conveyed and transferred by the VENDORS to the PURCHASER is free from all encumbrances and defects in title and that the VENDORS have full and absolute power to convey and transfer the Schedule "C" mentioned Property.

5. The PURCHASER hereby agrees that the assignment of the PURCHASER'S right under this Agreement to any third party is subject to the prior written permission of the VENDORS and further agrees to pay to the VENDORS' POWER AGENT an Assignment fee of 10% of total Price of Schedule "C" mentioned Property.

For URBANDO DEVELOPERS LLP

Partners

6. The PURCHASER without the prior written consent of the VENDORS shall not have the right in any way to assign or transfer the interest under this Agreement at any time before registration of Sale Deed for the Schedule "C" mentioned Property.

7. The VENDORS hereby further covenant with the PURCHASER that the VENDORS shall not encumber, create a charge over or otherwise deal with the Schedule "C" mentioned Property or any part thereof in a manner contrary to the terms of this Agreement. The VENDORS hereto shall not enter into any Agreement in respect of the Schedule "C" mentioned Property with any other person/s during the subsistence of this Agreement.

8. All payments to be paid under this Agreement by the PURCHASER to the VENDORS' POWER AGENT, apart from the loan amount, shall be paid directly by the PURCHASER to the VENDORS' POWER AGENT. Any loan amount availed by the PURCHASER, shall be directly disbursed/released by the Bank/ Financial Institution to the VENDORS' POWER AGENT and the same shall be treated as payments made on behalf of the PURCHASER. Not withstanding whether the loan is obtained or not, the PURCHASER shall be liable to pay to the VENDORS' POWER AGENT on the due dates the relevant instalments and all other dues under this Agreement and in the event, if there is any delay and or default is made in payment of such amounts, the PURCHASER shall be liable for the consequences including payment of delayed payment charges on the outstanding payment as provided in this Agreement.

9. It is expressly agreed by and between the Parties hereto that all Agreements entered into between the Parties pursuant to the scheme of development are separate and distinct but default in one shall be construed as default in the other and the rights and obligations of the Parties shall be determined accordingly. Further the Parties agree and confirm that this Agreement shall stand automatically terminated in the event of termination of any one of the Agreements entered into between the Parties under the scheme of development.

For URBANDO DEVELOPERS LLP

Partners

11. The PARTIES hereto agree and confirm that the execution and registration of the Sale Deed envisaged for conveyance of the Schedule "C" mentioned Property to the PURCHASER shall be completed only on receipt of all money due from the PURCHASER to the VENDORS' POWER AGENT under this Agreement as well as other Agreements, if any, executed between the PARTIES under the scheme of development

12. In the event of the PURCHASER failing to pay balance Sale Consideration with in --------- months from the date of this Sale Agreement or cancel/withdraw from the Project except for the default of the VENDORS' POWER AGENT, then the VENDORS' POWER AGENT at their discretion after due notice of 15 days to the PURCHASER is entitled to cancel this Agreement and re-allot Schedule "C" mentioned Property to another party and the PURCHASER shall thereafter have no right, interest or claim over the Schedule "C" mentioned Property. Consequent to such termination, subject to deduction of the booking amount, the VENDORS' POWER AGENT shall refund the monies collected from the PURCHASER within --------- days of such cancellation without interest, simultaneous to the PURCHASER executing necessary cancellation and registration of the Agreement and/or Sale Deed by the PURCHASER.

13. Tax Deduction at Source ("TDS") of 1% of Sale Consideration shall be paid by the PURCHASER as per the provision of Section 194 IA and give due credit to M/s.GP Redbrick Constructions LLP. The PURCHASER shall issue a Certificate of deduction of Tax in the prescribed form to the Attorney of VENDORS within 15 (Fifteen) days from the date of deduction.

14. The PURCHASER shall come forward for Registration of this Agreement, at the request of the Attorney of VENDORS and all Stamp Duty, Registration Fees, Legal Expenses and all other Miscellaneous and Incidental Expenses for Registration of this Agreement and the 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 PURCHASER.

For URBANDO DEVELOPERS LLP

Partners

15. The Parties hereby confirm that this Agreement and other Agreements entered into by the PURCHASER shall co-exist or co-terminate.

16. The VENDORS shall pay land taxes (if applicable), levies, rents, public charges and other payables in respect of the Property described in Schedule "C" hereunder till the date of Registration of Sale Deed or delivery of possession of the Plot to the PURCHASER, whichever is earlier. The PURCHASER shall be liable to pay the said taxes, rates, levies, etc., from the date of registration of Sale Deed or from the date of delivery of possession of the Plot to the PURCHASER, whichever is earlier.

17. The PARTIES herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

18. All notices to be served to the PURCHASER and the VENDORS' POWER AGENT as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER or the VENDORS' POWER AGENT by Registered Post/Courier at their respective addresses specified below:

VENDORS' POWER AGENT:-

M/s.URBANDO DEVELOPERS LLP
Third Floor, Chona Centre, Number 45,
College Road, Nungambakkam, Chennai – 600 006

PURCHASER:-

Mr.----------
----------,
----------.

For URBANDO DEVELOPERS LLP

Partners

It shall be the duty of the PURCHASER and the VENDORS' POWER AGENT to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the VENDORS' POWER AGENT or the PURCHASER, as the case may be.

19. In case there are JOINT PURCHASERS, all communications shall be sent by the VENDORS to the PURCHASERS whose name appears first and at the address given by them which shall for all intents and purposes to consider as properly served to all the PURCHASERS.

20. The VENDORS may, at their option and discretion, without prejudice to its rights as set out in this Agreement, shall waive the breach committed by the PURCHASER in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the PURCHASER that exercise of discretion by the VENDORS in the case of one PURCHASER shall not be construed to be a precedent and /or binding on the VENDORS to exercise such discretion in the case of other PURCHASER.

17. Failure on the part of the VENDORS to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

18. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made or the applicable laws, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

For URBANDO DEVELOPERS LLP

Partners

19. This Agreement can be amended through written consent of the Parties.

20. The rights and obligations of the PARTIES under or arising out of this Agreement shall be construed and enforced in accordance with the laws for the time being in force.

21. All or any disputes arising out or claiming 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 RERA.

22. This Sale Agreement has been prepared in DUPLICATE duly attested by the Parties concerned, both deemed as ORIGINALS, one retained by the VENDORS and other by the PURCHASER.

SCHEDULE - A

(Total Property)

All that piece and parcel of Land measuring total extent of 9 Acres 92 Cents comprised in following Survey Numbers:-

SURVEY NUMBER	EXTENT	
	ACRES	CENTS
2/1B (full)	0	07
2/2B (full)	0	03
3/2 (full)	2	67
4/2 (full)	1	95
5/2 (full)	3	27
6 (full)	1	93
TOTAL	**9**	**92**

formed part of Old Survey Numbers 2, 3, 4, 5 and 6, situate at Vadakkupattu Village, formerly Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District and being bounded on the,

For URBANDO DEVELOPERS LLP

Partners

NORTH BY : Land comprised in Survey Numbers 2/1A, 2/2A, 3/1 and 4/1
SOUTH BY : Land comprised in Survey Numbers 226 and 229
EAST BY : Land comprised in Survey Number 1
WEST BY : Land comprised in Survey Numbers 4/1, 5/1, 7 and 8

situate within the Registration District of Kancheepuram and Sub-Registration District of Walajabad.

SCHEDULE - B

(Property owned by the VENDORS)

All that piece and parcel of Vacant Land bearing Plot Numbers ---------- measuring total extent of ---------- Square Meters (---------- Square Feet) and ---------- Convenient Shop Sites measuring total extent of ---------- Square Meters (---------- Square Feet), in the Layout namely "----------", comprised in New Survey Numbers 3/2A---, 4/2A----, 5/2--- and 6/---, forming part of Schedule "A" mentioned Property and situate within the Registration District of Kancheepuram and Sub-Registration District of Walajabad.

SCHEDULE - C

(Property hereby agreed to be conveyed)

All that piece and parcel of Vacant Land bearing Plot Number ------ measuring an extent of ------- Square Meters equivalent to --------- Square Feet, in the Layout namely "----------", Layout approved by the Directorate of Town and Country Planning vide its Approval Number ---------- and Approved by the Vadakkupattu Panchayat vide its Order Number ----------, comprised in New Survey Number ----------, situate at situate at Vadakkupattu Village, formerly Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District, having Linear Measurements:-

North to South on the Eastern Side : ----- Meters
North to South on the Western Side : ----- Meters
East to West on the Northern Side : ------ Meters
East to West on the Southern Side : ----- Meters

For URBANDO DEVELOPERS LLP

Partners

and being bounded on the

NORTH BY : ----------

SOUTH BY : ----------

EAST BY : ----------

WEST BY : ----------

forming part of Schedule "B" mentioned Property and situate within the Registration District of Kancheepuram and Sub-Registration District of Walajabad.

SCHEDULE "D"

(To be paid by the PURCHASER to the VENDORS)

Sl. No.	Period of Payment	Amount
1.		Rs.----------/-
2.		Rs.----------/-
3.		Rs.----------/-
	TOTAL	Rs.----------/-

IN WITNESS WHEREOF the Parties herein have signed these presents on the ---- day of **JANUARY 2026.**

For M/s.URBANDO DEVELOPERS LLP

Designated Partners

PURCHASER **VENDORS**
(rep by their Power Agent)

WITNESSES:-

1)

For URBANDO DEVELOPERS LLP

Partners

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.