

RE

REGULATORY RECORD

RERA Document

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SALE AGREEMENT

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

BETWEEN

1) MR. S. VENKATESH (Aadhar No.290469600092) Hindu, aged about 44 years and **2) MR. S. ANAND** (Aadhar No.623812130568) Hindu, aged about 40 years, both sons of Late. V. Sampath, having their office at "Sampath Building", No.52/2, Bazullah Road, T. Nagar, Chennai - 600 017 hereinafter jointly called as the **"VENDORS"** of the one part.

TO AND IN FAVOUR OF

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

(The terms '**PURCHASER**' and '**VENDORS**' 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 S. Venkatesh and **S. Anand** the **VENDORS** herein were the absolute owners in respect of the lands totally measuring to an extent of **9.52 Acres** situate at Pungathur Village, Thiruvallur Taluk and Thiruvallur District having acquired through deeds of settlement from their father **Mr. V. Sampath** details of which are given below:

Item No	Revenue Survey No.	Extent		Doc. No. dated (SRO Thiruvallur)
		Acres	Cents	
1	549/1A	1	75	7197/2010 28/07/2010
2	549/1B	1	74	7198/2010 28/07/2010
3	549/2A	1	00	7200/2010 28/07/2010

4	549/2B	0	89	7196/2010 28/07/2010
	552/4	2	03	
5	550 part	2	11	7195/2010 28/07/2010
	Total Extent	9	52	

WHEREAS the **VENDORS** herein prepared a housing layout proposal for the lands comprised in Town Survey Nos. **9/4A, 9/4B, 9/5 Pt, 11/3, 11/4, 11/5 Pt, 12/7C, 13/2 and 18/2**, Ward B, Block No.13, (Survey Nos. **549/1A, 549/1B, 549/2A, 549/2B, 550 Part & 552/4** of Pungathur Village, Thiruvallur Taluk and Thiruvallur District) which is totally measuring **9.52 Acres** with due provision for roads and parks and the same was submitted to the Commissioner of Town and Country Planning, Chennai, for approval.

WHEREAS the roads and parks shown in the road pattern plan issued by the Commissioner of Town and Country Planning, Chennai were transferred in favour of 'The Commissioner, Thiruvallur Municipality' by the **VENDORS** herein by a Gift Deed registered as Document No. **4289/2017** dated **31.05.2017** in the office of the Sub-Registrar, Thiruvallur.

WHEREAS the said layout was approved first by the Director of Town and Country Planning, Chennai and the said Layout is numbered as **29/2017** dated **05.10.2017** Vide file No. 5677/2017/LA1 dated 03.10.2017 and subsequently by the Commissioner, Thiruvallur Municipality as per Commissioner's Order No. NA. KA. 504/2017/F1 dated 03.05.2018 and the layout is named as "**Shree Veeraraghava Nagar - Phase II**" duly approved by **DTCP** vide Approval No.**29/2017** which is consisting of 163 housing plots, two shop site along with a Children school site.

WHEREAS the **VENDORS** are the absolute owner of the children school site measuring to an extent of **1962.84 Sq. Mtrs or 24402 Sq.Ft** comprised in **Survey No. 549/1A Part, 552/4 Part** and **Town Survey Nos. 9/4A Part, 9/4B Part** in Block No. 13, Ward B situate at Pungathur Village, Thiruvallur Taluk, Thiruvallur




District and within the limits of Thiruvallur Municipality, and having acquired the same through registered Settlement deed vide Document No. 7196/2010 and 7197/2010 without any encumbrance whatsoever and obtained Town Survey Land Registry issued by the Headquarters Deputy Tahsildar, Thiruvallur.

The **"VENDORS"** have decided to develop the above children school site in the layout approved by the Director of Town and Country Planning, Chennai and the layout is numbered as **29/2017** measuring to an extent of **1962.84 Sq. Mtrs or 24402 Sq.Ft** comprised in **Survey No. 549/1A Part, 552/4 Part** and **Town Survey Nos. 9/4A Part, 9/4B Part** into housing Layout and the same was submitted to the Assistant Director, District Town and Country Planning - Thiruvallur District and which is found approvable as per online Application ROC. No. 147U9W3B dated 04.04.2023.

WHEREAS the roads and public purposes (Local Body, TANGEDCO) shown in the road pattern plan issued by the Director of Town and Country Planning, Chennai were transferred in favour of 'The Commissioner, Thiruvallur Municipality' by the **VENDORS** herein by a Gift Deed registered as Document No.**5035/2023** dated **05.04.2023** in the office of the Sub-Registrar, Thiruvallur Joint I

WHEREAS the **VENDORS** herein are not owning or possessing the lands set apart for roads and public purposes (Local Body, TANGEDCO) which have already been transferred to The Commissioner, Thiruvallur Municipality for future maintenance.

WHEREAS the said layout was approved by the Assistant Director, District Town and Country Planning - Thiruvallur District and the said Layout is numbered as **SWP/DTCP/TVLR/LAYOUT No:89/2023** dated **10.04.2023** as per online Application ROC. No. 147U9W3B dated 04.04.2023 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. NA.KA.No.3053/2023/F1 dated 14.08.2024 and the layout is named as **"Shree Veeraraghava Nagar-Phase V"** which is consisting of 12 housing plots as per above approved plan.



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 '**Shree Veeraraghava Nagar-Phase V**'

Whereas the **VENDORS** herein have offered to sell **PLOT NO.....** in the above said layout measuring to an extent of **Sq.ft.** at "**Shree Veeraraghava Nagar-Phase V**" comprised in **Survey No. 549/1A Part, 552/4 Part** and **Town Survey Nos. 9/4A Part, 9/4B Part** of Pungathur Village, Thiruvallur Taluk and District for a total Sale consideration of **Rs...../- (RUPEES ONLY)** free from encumbrances and the offer was accepted by the **PURCHASER**.

NOW THIS DEED OF AGREEMENT WITNESSETH:

The parties herein mutually agreed that the total sale consideration for **PLOT No.....** comprised in **Survey No. 549/1A Part, 552/4 Part** and **Town Survey Nos. 9/4A Part, 9/4B Part** of Pungathur Village, Thiruvallur Taluk and Thiruvallur District measuring **Sq.ft.** is **Rs...../- (RUPEES ONLY).**

1. The Purchaser has paid **Rs...../- (RUPEES ONLY)** to the **VENDORS** by Cheque No..... dated drawn on, ... Branch, Chennai. 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 **VENDORS** at the time of execution of the Sale Deed.
3. The **VENDORS** agree 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.



4. The property shall be free from encumbrances.
5. The registration charges will be borne by the **PURCHASER** at rates prevailing at the time of registration.
6. The **VENDORS** assure about the perfectness of the title deed for the schedule property.
7. The **VENDORS** agree to give vacant possession of the aforesaid property at the time of registration of sale deed.
8. The transaction should be completed within 30 days from today or any time before this period.
9. The **VENDORS** assure that the property agreed to be conveyed herein is free from all encumbrances and there is no claim, demand or lispence whatsoever and it is not a subject matter of any urban land ceiling act and case if it is found the **VENDORS** hereby either indemnify the loss or caused to the **PURCHASER** or return the entire advance amount in full to the **PURCHASER**.
10. 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.
11. Time is essence of this agreement.
12. The parent document photo copies for the schedule plot is already handed over to the **PURCHASER**.
13. The **PURCHASER** has also expressed entire satisfaction about the title of schedule property.

Two handwritten signatures in black ink, one above the other, located at the bottom right of the page.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant house site bearing **PLOT NO.....** measuring **Sq.ft.** at "**Shree Veeraraghava Nagar - Phase V**" Comprised in revenue **Survey No. 549/1A Part, 552/4 Part** of Pungathur Village, Thiruvallur Taluk, Thiruvallur District and comprised in **Town Survey Nos. 9/4A Part, 9/4B Part** Ward B and Block No.13 of Thiruvallur Municipality and the Layout was approved by The Assistant Director, District Town and Country Planning - Thiruvallur District and the said Layout is numbered as **SWP/DTCP/TVLR/LAYOUT No:89/2023** dated **10.04.2023** as per online Application ROC. No. 147U9W3B dated 04.04.2023 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. NA.KA.No.3053/2023/F1 dated 14.08.2024 and lies within the Registration District of Kancheepuram and the Sub-Registration District of Thiruvallur and within the limits of Thiruvallur Municipality.

BOUNDED ON THE:

NORTH BY : PLOT NO.....
SOUTH BY : PLOT NO.....
EAST BY : PLOT NO.....
WEST BY : PLOT NO.....

and having a linear measurement of:

NORTH TO SOUTH ON THE:

EASTERN SIDE : FEET
WESTERN SIDE : FEET

EAST TO WEST ON THE:

NORTHERN SIDE : FEET
SOUTHERN SIDE : FEET

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



**IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER HEREIN
HAVE SET THEIR HANDS ON THIS DAY, MONTH AND YEAR FIRST
ABOVE WRITTEN.**

WITNESSES:

1.



VENDORS

2.

PURCHASER

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](#)



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

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

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

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



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.

