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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

DEED OF SALE

This **DEED OF SALE** executed on this the …… day of February 2026 at Coimbatore, by

M/s. REVANTHA SERVICES PRIVATE LIMITED, a Company incorporated under the Companies Act, represented by its Director, …… having its Registered Office at 34A, Kamarajar Road, Coimbatore – 641 018, hereinafter called the **VENDOR** (which expression shall hold and include wherever the context requires their Administrators, Successors and Assigns)

IN FAVOUR OF

Mr. ……..son of ……., residing at……., hereinafter called the **PURCHASER** (which expression shall hold and include his Heirs, Legal Representatives, Executors, Successors and Assigns)

WITNESSETH:

WHEREAS the property described in schedule A hereunder (said land) belongs to the VENDOR by purchase under the Deed of Sale dated 25.06.2025 and registered as documents No.6168 of 2025 at the office of the Sub-Registrar, Gandhipuram,

WHEREAS the VENDOR had decided to develop the Schedule A property into a residential development and had then applied for and secured the plan approval and license from the concerned Authorities in **Planning Permit No ….. dated …. and Building Approval No….. dated ….., Building License No…… dated …… and also Registration under RERA vide No….. dated …..** for the proposed Residential complex, which is to come up in the Schedule A property.

WHEREAS pursuant to the above, the VENDOR has since carried out the

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For REVANTHA SERVICES PRIVATE LIMITED

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construction of the residential complex in the Schedule A property in the form of Apartments with all amenities that they had agreed to provide in said the Development, called and titled – " ....." and which has also been since been assessed to Property Tax by the Coimbatore Municipal Corporation.

WHEREAS the PURCHASER had come forward to purchase an apartment in the Residential Complex constructed by the VENDOR, agreeing to purchase a proportionate undivided share in the Schedule A property and have the Apartment constructed through the VENDON, with such undivided share in the schedule A Property and the Apartment constructed thereon for the PURCHASER being more fully described in Schedule B & C respectively hereunder.

WHEREAS the PURCHASER, having paid the entire agreed consideration for the Schedule B & C properties and also inspected the apartment constructed for him described in the Schedule C hereunder and upon being satisfied in all aspects, has now sought for execution of the Deed of Sale in his favour pursuant to which the VENDOR has come forward to execute and register this Deed of Sale in respect of the Schedule B & C properties.

WHEREAS the property more fully setout and described in the Schedule 'B' hereunder is free from all or any encumbrance, charge, litigation, decree, attachment orders, claim, lien, arrears of taxes or any other dues whatsoever.

WHEREAS in the above circumstances the VENDORS are executing this Deed of Sale in favour of the PURCHASER in respect of the Schedule B property on the following terms and covenants;

NOW THIS DEED OF SALE BY THE VENDORS TO THE PURCHASERS WITNESSETH:

In consideration of Rs.....(Rupees .....only) having been paid by the PURCHASER to the VENDOR in the following manner,

A)

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B)

C)

the receipt of which the VENDOR do hereby accept and acknowledge and hereby sell, transfer and convey the land in favour of the PURCHASER by way of absolute sale, the properties setout in **SCHEDULE B & C** hereunder, which is apartment along with an undivided share of interest, right and title in the land morefully setout and described in the schedule 'A' hereunder, on the terms and conditions and covenants setout hereinbelow:

THE VENDORS AND PURCHASER MUTUALLY AGREE AND COVENANT AS FOLLOWS:

1. THAT the title conveyed and transferred to the PURCHASER subsists in the VENDOR and that the VENDOR in respect of the Undivided Share in the land and the Apartment, which are described in Schedule B & C respectively hereunder, and the VENDOR has absolute power and right to transfer and have so transferred and conveyed the same to the PURCHASER;

2. THAT the VENDOR has this day delivered possession of the Properties described in the schedule B & C hereunder to the PURCHASER;

3. THAT the property hereby conveyed ie., Schedule B & C Properties, are free from all or any encumbrance, charge, litigation, decree or attachment or arrears of taxes created by the VENDOR and VENDOR shall indemnify and save the PURCHASER and keep him/her harmless, unaffected by any claim, dispute or litigation, attachment, defect in title claim or demand for any dues or monies from any persons or quarters on account of the VENDOR and the VENDOR hereby undertakes and assures to meet and answer and clear the same at their own expense.

4. THAT the PURCHASER shall be entitled to hold and exercise his/her right of ownership of the undivided share in the land described in Schedule B & C, including sale,

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transfer or lease, only along with the Apartment described in the same schedule hereunder, both of which shall constitute a single and inseparable property;

5. THAT the PURCHASER shall not sever the interest in the Undivided share in the land hereby acquired and the Apartment constructed thereon and purchased hereby and/or deal with the same separately in any manner under any circumstances whatsoever;

6. THAT the PURCHASER shall bear and pay and be liable to pay the pro-rata taxes and other outgoings that may be levied by any Authority, both respect of the SCHEDULE B & C Property and/or Schedule A Property;

7. The PARTIES hereunto further agree and the PURCAHSER hereby covenants, subject to which alone the VENDOR has conveyed the apartment and undivided interest in the land setout hereinbelow:

a. The PURCHASER shall together with the Purchasers of other Apartment and other portions of the undivided interest in the land setout in schedule 'A', maintain the entire Residential Complex – "....." and for this pay the proportionate share of taxes, levies, outgoings and all expenses towards management and maintenance so as to preserve the entire Residential Complex in good and proper condition for the common benefit and enjoyment of all the co-owners and also pay such taxes, maintenance and outgoings in time;

b. The PURCHASER shall pay the necessary stamp duty and registration charges that is payable and that may be levied on this document of sale;

c. The PURCHASER shall bear the expenses along with Owners of other Apartments in the Residential Complex, for the maintenance and repairs of sewage drains, water and power supplies, white washing maintenance of common space, stair and other common area and amenities and for this purpose, the PURCHASER shall pay the maintenance charges as fixed by the Association.

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d. The PURCHASER shall enjoy and possess the Schedule B & C Properties peacefully and quietly without committing any act of waste or cause nuisance or hindrance to the other owners/occupants.

e. The PURCHASER shall not make any alteration nor put up any additional construction whatsoever on any portion of the larger building or on his/her Apartment described in Schedule C hereunder. The plan and elevation of the premises shall not be altered by the PURCHASER in any manner whatsoever.

f. The PURCHASER shall not utilize or put the Apartment described in Schedule C hereunder to any commercial or business use or any purpose other than residential. Further the PURCHASER shall not use the Apartment for any illegal or immoral use or for such purposes which is violative of any law.

e. It is stipulated that the PURCHASER shall join and register himself as a member of the Association, that is to be formed by the Owners/Users of the Apartments / Villas in the Development – "...." and strictly abide by the rules, regulations and by-laws of the Association which shall manage look after the residential complex including the common amenities and installations and the PURCHASER further covenants to pay for the common expenses, outgoing and taxes that may be levied by the Association for maintenance and upkeep of the Residential complex and also perform all other acts and things set out in the memorandum and such other acts as may be agreed upon by the members of the Association.

SCHEDULE OF PROPERTY

SCHEDULE 'A'

In Coimbatore North Registration District, **Gandhipuram Sub Registration District,** Coimbatore Taluk, **Kalapatti Village in S.F.No.246/2, 247/1, 4, Punjai Acre 2.66 extent of land implied S.F.No.246/3, 247/2, 3, 248, 249, 250 land of Punjai Acre 17.00**, In this, the land as converted in to layout sites in the name of **"KONGU NAGAR"** and approved by the

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For KEVANTHA SERVICES PRIVATE LIMITED

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Director of Town and Country Planning, Madras under vide Ref. No. **1093/93,** in which the, **House site Nos. 79,80,81,82** within the following boundaries and measurements:-

House Site No.79	-	**2140 Sq.ft**
House Site No.80	-	**3179.2 Sq.ft**
House Site No.81	-	**3271.6 Sq.ft**
House Site No.82	-	**2945.6 Sq.ft**
Total	-	**11,536.4 Sq.ft.**

Total extent of **11536.4 Sq.ft., (or) 1071.76 Sq.Meter (or) 26 Cents and 200.4 Sq.ft.,** of house Site, and also right to use the layout roads, common places, Parking, Pathway rights and all its appurtenances thereon.

Vacant Land Tax Assessment No.- **Old No.162/0/36360249**
New No.162/008/900848

There is no building in this site.

The above property situated in "KONGU NAGAR"

As per Patta No.1177, the above site situated in S.F.No.246/2A

This property situated within Coimbatore Corporation Limits.

SCHEDULE 'B'

In the property more fully described in Schedule 'A' here above, an undivided extent of land towards proportionate land share of ------- Sq.Ft (---------- Sq.M) for the Apartment bearing No ----------.

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SCHEDULE C:

In the above land, the residential complex, to be constructed therein known as ".....", in which the Apartment bearing No. ..., having Carpet Area of .... **Square Feet (..... Sq.M)** and super built up area of about ..... **Sq.Ft (..... Sq.M)** in the ..... **Floor** of ... **- Block** (Block - ... as per the approved plan) along with ... Nos. of covered car parks in the Stilt Floor.

Assessment No.

EB S.C. No.

Water Connection (Common) No.

The Property is situated within the limits of Coimbatore Corporation.

Market value of the property is Rs.....

IN WITNESS WHEREOF THE PURCHASER AND THE VENDORS HAVE SIGNED THIS DEED OF SALE IN THE PRESENCE OF THE WITNESSES WHO HAVE SIGNED HEREINBELOW.

PURCAHSER

VENDOR

WITNESSES:-

1.

2.

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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

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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.