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தமிழ்நாடு तमिलनाडु TAMIL NADU

08.06.2023 NEST ZONE INDIA PVT LTD.

R.G. PALANI
STAMP VENDOR
L.No: 31/B3/2000
143 Arcot Road, Kodambakkam
Chennai - 600 024.

AGREEMENT OF SALE

This Deed of Agreement of Sale executed at Chennai on this the **02nd** day of **AUGUST 2023.**

BETWEEN

Mrs.R.NEELA, (Aadhar ID No.4208 5466 0052), (PAN ID No.AJCPN4614L), Wife of Mr.C.Muthukumarasamy @ Muthukumaraswamy, aged about 47 years, residing at No.203, OMR Main Road, 5th Floor, Chona Mall, Kazhipattur, Chengalpattu District - 603 103., hereinafter referred to as the **VENDOR.**

For NEST ZONE INDIA (P) LTD
Managing Director

For NEST ZONE INDIA (P) LTD
Manager

For NEST ZONE INDIA (P) LTD.
Managing Director.

AND

M/s. **NEST ZONE INDIA PRIVATE LIMITED,** a Company registered under Companies Act, (CIN No.U70200TN2017PTC118102) (Identified By: PAN ID No.AAFCN7419L), represented by its MANAGING DIRECTOR, **Shri. M. SHANKER GANESH,** Son of Shri.M.S.C.Prasada Raju, aged about 46 years, (Identified By: Aadhar ID No.9822 0820 2017) and MANAGER **Shri. K. VENKATESWARA RAO**, Son of Shri.K.Srinivasa Rao, aged about 37 years, (Identified By: Aadhar ID No.8113 9718 5864), having office at New No.15, Old No.6, Kamarajar Nagar 4th Street, Choolaimedu, Chennai – 600 094., hereinafter referred to as the **PURCHASER.**

The terms, **VENDOR** and the **PURCHASER** shall wherever the context so permits and admits means and include their respective heirs, executors, legal representatives, successors and assigns, etc.

WHEREAS the **VENDOR** herein is the sole and absolute owner of the property measuring to an extent of **67 cents** comprised in S.No.365/5B and measuring to an extent of **56 cents** comprised in S.No.366/1 totally measuring to an extent of **1 Acre and 23 Cents**, situated at Padur village, Kancheepuram District which is morefully described as Schedule of property hereunder and she having purchased the same from Mr.Rajkumar Sethupathy vide Sale Deed dated 04.02.2005, registered as Document No.528 of 2005 at SRO, Thiruporur.

For NEST ZONE INDIA (P) LTD
Managing Director

For NEST ZONE INDIA (P) LTD
Manager

For NEST ZONE INDIA (P) LTD.
Managing Director

WHEREAS ever since the date of purchase the **VENDOR** herein became the sole and absolute owner with peaceful possession and enjoyment of the Schedule mentioned property and she has mutated her name in the revenue records and obtained patta No.503.

AND WHEREAS the **VENDOR** above named has offered to sell the Schedule mentioned property for a **total sale consideration of Rs.8,52,49,600/- (Rupees Eight Crores Fifty Two Lakhs Forty Nine Thousand and Six Hundred Only)** free from all encumbrances, claims & Charges whatsoever on the following terms and conditions and the **PURCHASER** has also agreed to purchase the same for a total sale consideration of **Rs.8,52,49,600/- (Rupees Eight Crores Fifty Two Lakhs Forty Nine Thousand and Six Hundred Only)** free from all encumbrances, claims & charges whatsoever together with actual peaceful vacant possession.

NOW THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

(a) That the **VENDOR** and **PURCHASER** have mutually agreed to fix the total Sale Consideration towards the absolute sale of the Schedule Mentioned Property as **Rs.8,52,49,600/- (Rupees Eight Crores Fifty Two Lakhs Forty Nine Thousand and Six Hundred Only).**

(b) That the **PURCHASER** has paid the total Sale Consideration of **Rs.8,52,49,600/- (Rupees Eight Crores Fifty Two Lakhs Forty Nine Thousand and Six Hundred Only)** in favour of the **VENDOR** in the following manner;

For NEST ZONE INDIA (P) LTD
Managing Director

For NEST ZONE INDIA (P) LTD
Manager

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Managing Director

- **Rs.8,33,97,104/- (Rupees Eight Crores Thirty Three Lakhs Ninety Seven Thousand One Hundred and Four Only)** vide Demand Draft No.010351, dated 28.07.2023, drawn on HDFC Bank, Mahalingapuram Branch;

- **Rs.10,00,000/-(Rupees Ten Lakh Only)** vide Demand Draft No.010352, dated 28.07.2023, drawn on HDFC Bank, Mahalingapuram Branch towards consideration for Irrevocable General Power of Attorney;

- **Rs.8,52,496/- (Rupees Eight Lakhs Fifty Two Thousand Four Hundred and Ninety Six Only)** as TDS for the VENDOR herein.
- The receipts of which sum the **VENDOR** do hereby admit, acknowledge and release the **PURCHASER** from any further payment thereof.
- On this day, the Vendor has handed over all the Original Title deeds of the Schedule mentioned property to the Purchaser (as per Annexure).

(c) The VENDOR shall execute and register an Irrevocable **GENERAL POWER OF ATTORNEY** in respect of schedule mentioned property, in favor of the PURCHASER, **M/s. NEST ZONE INDIA PRIVATE LIMITED** (which can be signed either by MANAGING DIRECTOR or MANAGER) with full powers of alienation and the **PURCHASER** is entitled to enter into Agreement of Sale for sale of Undivided Shares with the intending **PURCHASER** or **its Nominee/s** and also to receive the Sale Consideration and to register and to execute the Sale Deed/s in respect of Schedule mentioned property.

(d) The **VENDOR** having received the entire sale consideration from the **PURCHASER** for the transfer of the Schedule mentioned property to him

For NEST ZONE INDIA (P) LTD
Managing Director

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Managing Director

and/or his nominees, the **VENDOR** has on this day delivered vacant possession of the said property to the **PURCHASER** which constitutes transfer of the said property by the VENDOR to the **PURCHASER** within the meaning of the provisions of section 2 (47) (v) of the Income Tax Act 1961, read with Section 53A of the Transfer of Property Act 1882.

(e) That the **VENDOR** hereby specifically declares and assures the **PURCHASER** that the property to be conveyed under this agreement of sale is the self-acquired property of the **VENDOR**, and except the **VENDOR** no one has got any manner of right, title, or interest in the Schedule Mentioned Property to the best knowledge of the VENDOR.

(f) That the **VENDOR** hereby declare that the schedule mentioned property is free from all encumbrance, lien, attachments, land acquisition proceedings, trusts, will attachments, claims, charges whatsoever subsisting on the said property and the said property is not subject matter of any suit or litigation or proceedings and it is not charged or otherwise to any court, public revenue or other authority to the best knowledge of the VENDOR.

(g) The **VENDOR** hereby covenants that she will indemnify the **PURCHASER** for any loss that may incur or put to on account of any defect in title of the **VENDOR** or her right to convey the said property.

(h) That the **VENDOR** shall at all times execute or cause to be executed and register or cause to be registered all such deeds and/or assurances which the

Managing Director

For NEST ZONE INDIA (P) LTD

Manager

For NEST ZONE INDIA (P) LTD.

Managing Director

PURCHASER may require for better assurance of title, interest or possession of the Schedule mentioned property at the cost of the **PURCHASER**.

(i) The **VENDOR** shall not be liable for any claims, disputes or liabilities that may arise between the **PURCHASER** and its employees or nominee/s or any claim from third parties in respect of the activities of the development of the property and shall indemnify the **VENDOR** against any claim that may arise during the course of construction or thereafter from the Prospective purchasers, workers, suppliers, neighbors and any third parties in respect of the development. Further, the **VENDOR** shall not be liable for any sum/ amount received by the **PURCHASER** towards construction from prospective Buyers in respect of the development of Schedule Mentioned property. Similarly the **VENDOR** indemnifies the **PURCHASER** against any claim of right, title, and interest or any kind of encumbrance as against the **VENDOR** in respect of the SCHEDULE MENTIONED PROPERTY.

(j) The **VENDOR** shall always defend all actions, suits and proceedings that may be instituted by any person claiming under or through her at any time in respect of title or possession of the Schedule Mentioned Property and save harmless the **PURCHASER** in respect of any loss or damage that may be incurred by the **PURCHASER** in defending any such suit or proceedings by any person at any time.

(k) The **VENDOR** hereby confirms the **PURCHASER** that she is the absolute owner of the SCHEDULE MENTIONED PROPERTY and having good, clear, valid

For NEST ZONE INDIA (P) LTD
Managing Director

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Manager

For NEST ZONE INDIA (P) LTD.
Managing Director

and marketable title over the SCHEDULE MENTIONED PROPERTY and she has not hidden any material defects in the title of the **VENDOR**.

(l) That the **VENDOR** hereby covenants with the **PURCHASER** that she had not entered into any agreement for sale/Memorandum of deposit of title deeds or any other deeds/agreements either by the VENDOR or through her representatives/power agents hereto before or will not enter into hereafter with any third parties in respect of the Schedule Mentioned Property.

(m) That the **VENDOR** shall pay all the taxes, statutory liabilities and other charges till this day in respect of the schedule mentioned property.

(n) The **VENDOR** hereby confirm that in case of any untoward incident happens to the **VENDOR**, then the legal heirs, assigns, successors, legal representatives or any person claiming under the **VENDOR** shall ratify the Irrevocable General Power of Attorney or any deed of conveyance executed in favour of the **PURCHASER** or its nominees and further, shall execute a fresh Irrevocable General Power of Attorney in favour of the **PURCHASER** or to its nominees as the case may be in respect of the schedule mentioned property without any further demand and undue delay in order to perfect the title of the **PURCHASER** or its nominees over the Schedule mentioned property.

(o) The **PURCHASER** shall bear all the Stamp Duties and Registration Charges in respect of the sale.

For NEST ZONE INDIA (P) LTD

Director

For NEST ZONE INDIA (P) LTD

Manager

For NEST ZONE INDIA (P) LTD.

Managing Director

(p) Both the parties hereto have agreed that every dispute, difference, or question which may at any time arise between them or any person claiming under them, touching or arising out of or in respect of this agreement (deed) or the subject matter thereof shall be referred to a mutually appointed Sole Arbitration, as provided in Rules framed under The Arbitration and Conciliation Act, 1996. The decision or award so given shall be binding on the parties hereto. The venue of the Arbitration shall be at Chennai and subject to the Arbitration Clause, the Courts within Chennai Corporation limits shall alone have jurisdiction to entertain the issues arising out of this Agreement.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land, measuring to an extent of **67 cents** comprised in S.No.365/5B and measuring to an extent of **56 cents** comprised in S.No.366/1, totally admeasuring to an extent of **1 Acre and 23 Cents,** as per patta No.503, **0.49.5 Hectares (or) 53,281 Sq.Ft.,** situated at **Padur village**, Thiruporur Taluk, previously Kancheepuram District, presently Chengalpattu District and being

Bounded on the:

North By : Formerly Land in S.Nos.365/5A12, 365/5A13, 365/5A14 & 365/6A, presently 24 Feet wide Road

South By : 30 Feet wide Road

East By : Lands in S.No.369

West By : 40 Feet wide Road

For NEST ZONE INDIA (P) LTD

Director

For NEST ZONE INDIA (P) LTD

Manager

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For NEST ZONE INDIA (P) LTD.

Managing Director

Measuring on the:

Northern side	:	468'2" feet
Southern side	:	452'1" feet
Eastern side	:	119'5" feet
Western side	:	127'3" feet

And situated within the Registration District of Chengalpattu and Sub-Registration District Thiruporur.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED OF AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR ABOVE MENTIONED.

For NEST ZONE INDIA (P) LTD

Manager

PURCHASER

VENDOR

WITNESSES:

1. C. MUTHUKUMARASAMY
S/o S. CHOCKALINGAM
203, CHONA MALL
KAZHIPATTUR

2. K. PANNEER SELVAM
S/o M. KUPPU
No 64 Mariamman Koil St
Choolaimedu Ch 94

For NEST ZONE INDIA (P) LTD.

Managing Director



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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