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THIS AGREEMENT FOR SALE EXECUTED AT CHENNAI
ON THIS THE _____ DAY OF APRIL 2025
BETWEEN

M/s. SUKEERTI PROPERTIES PRIVATE LIMITED (Permanent Account No. ABMCS7931C), having its office at "Newry Grandeur", No.19 (Old No.11), B Block, 2nd Avenue, Anna Nagar East, Chennai – 600 102. In the name of **M/s. SUKEERTI PROPERTIES LLP,** (Permanent Account No. ADPFS2608Q), (Converted into Private Limited Company and incorporated as **M/s. SUKEERTI PROPERTIES PRIVATE LIMITED**, with effect from 19.02.2024), represented herein by Authorised Signatory **Mr.S.Suderman, (**AADHAR No.2598 5764 7965**)**, son of Mr.Sundaramenon, Hindu aged about 46 years duly authorized under a Board of Resolution of the Company dated _____ Hereinafter referred to as the "VENDOR".

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

AND

_____, (I.D.Proof : Permanent Account No. _____ & Aadhar No : _____ , mail id : _____ , Mobile No. _____), _____of _____, aged about ____ years, residing at _____,

hereinafter referred to as the "**PURCHASER**"

The terms **VENDOR** wherever the context so requires in the Agreement shall mean and include its legal representatives, executors, administrators, successors–in-title. The term **PURCHASER** wherever the context so requires in the Agreement shall mean and include the **PURCHASER,** his/her heirs, legal representatives, executors, administrators, successors – in –Title. In case of the **PURCHASER**, the singular shall mean and include the plural and the masculine gender shall mean and include the feminine gender and references to the individual shall also wherever the context so requires mean and include other legal entities.

WHEREAS under a Sale Deed dated 04.04.2018 registered as Document No. 1096 of 2018 in the office of Sub Registrar Office of Poonamallee, the VENDOR herein inter-alia purchased all that piece and parcel of lands in Parivakkam Village, Poonamallee Taluk, Tiruvallur District measuring a total extent of 16.79 Acres or 67947 Sq. mts comprised in the following survey numbers and detailed below, from M/s. Newry Properties Private Limited

SURVEY NOS.	EXTENT (in acres)
33	**0.61**
35/1(part) subdivided 35/1A	**0.15**
35/2	**1.79**
50/2A (part) subdivided 50/2A2	**0.51**
50/2B1(part) subdivided 50/2B1B	**0.38**
52/1A1	**0.24**
52/1A2	**0.21**
52/1B1	**0.66**
52/1B2	**0.71**
52/2A1	**0.45**

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

53/1	**0.85**
53/2	**0.09**
53/3	**0.12**
54	**2.51**
55	**2.16**
56	**0.48**
57/1	**0.09**
57/2	**0.05**
57/3	**0.09**
60	**1.15**
70/2	**1.88**
72	**1.08**
73/1	**0.53**
TOTAL EXTENT	**16.79**

WHEREAS Extract Patta No.3198 & 3214 was issued by The Special Tasildhar, Poonamallee Taluk in respect of the above detailed extent and corresponding extent in the name of M/s. Sukeerti Properties LLP, the **VENDOR** herein.

WHEREAS the **VENDOR** herein formulated and evolved a scheme of Sub-division in the lands described in Schedule - A hereunder, with the competent authorities.

WHEREAS the **VENDOR** in the course of obtaining the approval of the said scheme and in compliance with the development regulations, the **VENDOR** herein inter-alia gifted land under Three independent Deeds of Gift registered in the office of the Sub-Registrar Poonamallee, pieces(s) of land measuring an total extent of 22211 Sq.mtrs from and out the larger extent detailed above as follows :

(i) 6023 Sq.m of land for the purpose of Link Road in favour of The Commissioner, Poonamallee Panchayath, Vide Gift Deed dated: 15.03.2019 Registered as Document No. 1096 of 2019

(ii) 5952 Sq.m of land for the purpose of Park in favour of The Commissioner, Poonamallee Panchayath, Vide Gift Deed dated: 04.09.2019 Registered as Document No. 3540 of 2019

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

(iii) 3114 Sq.m of land for the purpose of Road in favour of The Commissioner, Poonamallee Panchayath, Vide Gift Deed dated: 04.09.2019 Registered as Document No. 3540 of 2019

(iv) 6922 Sq.m of land for the purpose of Road in favour of The Commissioner, Poonamallee Panchayath, Vide Gift Deed dated: 29.03.2025 Registered as Document No. 2173 of 2025

(v) 100 Sq.m of land for the public purpose in favour of The Commissioner, Poonamallee Panchayath, Vide Gift Deed dated: 29.03.2025 Registered as Document No. 2173 of 2025

(vi) 100 Sq.m of land for the public purpose in favour of The Commissioner, Poonamallee Panchayath, Vide Gift Deed dated: 29.03.2025 Registered as Document No. 2173 of 2025

and pursuantly continue to own the remaining extent of 45736 Sq. Mts or 11.30 Acres absolutely, such remaining extent more particularly described in Schedule – B hereunder.

WHEREAS pursuant to the execution of the registered Gift deeds, the scheme of Sub-Division was sanctioned and approved by the Chennai Metropolitan Development Authority vide PPD/LO.No. 03 of 2020 dated 28.01.2020 for the entire extent of 16.79 Acres into 8 sub-divided Plots and "The Commissioner, Poonamallee Panchayath Union" vide Na.Ka. 2017/2019/A3 dated 02.09.2020. The said layout has been named and is to be known as "Newry Fortune City".

WHEREAS out of the sub-divided 8 plots the said plot no 3, 4 & 5 was formed into a new Layout known as **"Newry Trinity"** (vide CMDA Approved Layout : PPD/LO.No. 0062 of 2025 dated 03.04.2025) is registered under the provisions of the Real Estate Regulation and Development Act, 2016 under Registration No. TN/_____/Layout/_____/2025 dated _____2025.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

WHEREAS the **VENDOR** is absolutely entitled to the properties detailed in the Schedule – B hereunder and has offered to sell and the **PURCHASER** has agreed to purchase Plot bearing No. _____ , measuring an extent of _____ Sq.mtrs (i.e _____ Square feet) forming part and in the approved layout knows as **" Newry Trinity"** (vide CMDA Approved Sub-Division : (vide CMDA Approved Layout : PPD/LO.No.0062 of 2025 dated 03.04.2025) comprised in S.Nos._____ (part) of Parivakkam Village, Poonamallee Taluk, Tiruvallur District, such individual Plot more particularly described in Schedule – C hereunder and hereinafter referred to as the **SCHEDULE "C" PROPERTY**, for a total sale consideration of Rs._____/- (Rupees _____ Only), free from all encumbrances.

WHEREAS the **VENDOR** herein assures that the **SCHEDULE "C" PROPERTY** is not the subject matter of any mortgage, charge and/or any other lien.

WHEREAS the **PURCHASER** has verified clear marketable title of the **VENDOR** in respect of the Schedule –A Property and inspected, scrutinized the title deeds/documents, all approvals, permissions, sanctions, etc. pertaining to the scheme of layout/plotted development and satisfied himself about the same, prior to the execution of this Agreement.

WHEREAS the **PURCHASER** is satisfied about the title of the **VENDOR** herein to the larger extent detailed in Schedule – A & B and the **SCHEDULE "C" PROPERTY** hereunder.

WHEREAS the **PURCHASER** do hereby records and confirms that after verifying, understanding the above, has requested the **VENDOR herein** for allotment of the **SCHEDULE "C" PROPERTY**.

WHEREAS the **VENDOR** agrees to convey the **SCHEDULE"C"PROPERTY** to the **PURCHASER** and the **PURCHASER** has agreed to purchase the same for the said sale consideration, as aforesaid.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

NOW THIS AGREEMENT OF SALE WITNESSETH :

01. That the **VENDOR** agrees to sell the **SCHEDULE "C" PROPERTY** for a total sale consideration of Rs._____/- (Rupees _____ Only) to be paid by the **PURCHASER** as per the instructions of the **VENDOR** to M/s.Sukeerti Properties Private Limited

(a) Rs._____/- (Rupees _____ Only) paid as advance vide Cheque No._____, dated _____, drawn on _____, _____Branch, Chennai

(b)Rs._____/-(Rupees _____ _____Only) paid vide Cheque No._____, dated _____, drawn on _____ , _____ Branch, Chennai

(c) balance of sale consideration of Rs._____/- (Rupees _____ Only) shall be paid, at the time of registration of the Sale Deed .

02. That all payments to be paid under this Agreement by the **PURCHASER** to the **VENDOR**, apart from the loan amount if any, shall be paid directly by the **PURCHASER** to the **VENDOR**. Any loan amounts availed by the **PURCHASER**, shall be directly disbursed / released by the bank / financial institution to the **VENDOR** and the same shall be treated as payments made on behalf of the **PURCHASER**. Notwithstanding whether the loan is obtained or not, the **PURCHASER** shall be liable to pay all monies due to the **VENDOR** under this Agreement under on or before the time of the execution of the Sale Deed in favour of the **PURCHASER**.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

03. UNDERTAKING BY THE VENDOR :

On receipt of the entire sale consideration as contemplated herein above, the **VENDOR** do hereby agree to convey, transfer, assign unto the PURCHASER the "**SCHEDULE - C PROPERTY "** .

04. ASSURANCE ON VENDORS' TITLE:

The **VENDOR** covenants, confirms and agrees that the **VENDOR** herein is

a. The absolute owner of the "**SCHEDULE - C PROPERTY"** and entitled to the same and that it has not entered into any other Sale Agreement/s with any other party in respect of the "**SCHEDULE - C PROPERTY"** hereby proposed to be conveyed.
b. In absolute possession of the "**SCHEDULE - C PROPERTY"** and is free from any encumbrance whatsoever. The "**SCHEDULE - C PROPERTY"** is not a subject matter of any mortgage, charge, acquisition and/or lien.
c. All rates and taxes pertaining to the "**SCHEDULE - C PROPERTY"** have all been paid up to date.

05. UNDERTAKING BY THE PURCHASER :

a. All Stamp Duty, Registration charges, legal expenses, all other miscellaneous and incidental expenses for registration of the Agreement/s and 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.

b. The PURCHASER shall be liable to pay all or any such the taxes, rates, levies, etc., from the date of registration of Sale Deed of the "**SCHEDULE - C PROPERTY "**.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

06. HANDING OVER POSSESSION OF "SCHEDULE - C PROPERTY " AND TITLE DOCUMENTS :

a. The **VENDOR** agrees to handover vacant possession of the "**SCHEDULE - C PROPERTY"** at the time of the **PURCHASER** making the full and final payment as contemplated in this Agreement or at the time of Registration of the Sale Deed, whichever is later.

b. The "**SCHEDULE - C PROPERTY"** which is subject matter of this agreement forms part of a larger extent of the Schedule - A property. Hence the **VENDOR** shall retain in perpetuity, all original title deeds and the **PURCHASER** shall only be handed over with the photocopies of the said title deeds.

07. DEFAULT :

In the event of the **PURCHASER** failing to pay the aforesaid sums, in the manner provided in clause 1 above or cancel/withdraw from the Project, except for the default of the **VENDOR** then the **VENDOR** at their discretion after due notice of 15 days to the **PURCHASER**, the **VENDOR** is entitled to cancel this Agreement and re-allot "**SCHEDULE - C PROPERTY**" to another party and the **PURCHASER** shall thereafter have no right, interest or claim over the "**SCHEDULE - C PROPERTY**". Consequent to such termination, subject to deduction of the booking amount, the **VENDOR** shall refund the monies collected from the **PURCHASER** within 45 days of such cancellation without interest, simultaneous to the **PURCHASER** executing necessary cancellation letter/ agreement by the **PURCHASER**.

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 thereunder or the applicable

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

law, 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

08. FURTHER ASSURANCES :

Both Parties agree that they shall execute, acknowledge and deliver to the other, such instruments and take other actions, in addition 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.

09. PLACE OF EXECUTION :

The execution of this Agreement shall be complete only upon its execution by the VENDOR and the PURCHASER, at the Office, or at some other place, which may be mutually agreed between the Parties and this agreement shall be deemed to be executed at Chennai.

10. ADDRESS FOR NOTICES / COMMUNICATION :

That all notices to be served on the **PURCHASER** and the **VENDOR** as contemplated by this Agreement shall be deemed to have been duly served if sent to the **PURCHASER** or the **VENDOR** by Registered Post/ e-mail/ courier at their respective addresses specified below:

PURCHASER :

_____

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

VENDOR :

M/s. SUKEERTI PROPERTIES PRIVATE LIMITED

Newry Grandeur, No.19 (Old No.11), B – Block, 2nd Avenue,

Anna Nagar East, Chennai – 600 102.

It shall be the duty of the **PURCHASER** and the **VENDOR** 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 **VENDOR** or the **PURCHASER**, as the case may be.

That in case there are Joint **PURCHASER'S** all communications shall be sent by the **VENDOR** to the **PURCHASER** whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the **PURCHASER**.

11. GOVERNING LAW:

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

12. DISPUTE RESOLUTION :

All or any disputes arising out or touching 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 the law.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

SCHEDULE – A

(Total Extent of the Land)

All that piece and parcel of land of Parivakkam Village , Poonamallee Taluk comprised in the following survey numbers with corresponding extents :

SURVEY NOS.	EXTENT (in acres)
33	0.61
35/1(part) subdivided 35/1A	0.15
35/2	1.79
50/2A (part) subdivided 50/2A2	0.51
50/2B1(part) subdivided 50/2B1B	0.38
52/1A1	0.24
52/1A2	0.21
52/1B1	0.66
52/1B2	0.71
52/2A1	0.45
53/1	0.85
53/2	0.09
53/3	0.12
54	2.51
55	2.16
56	0.48
57/1	0.09
57/2	0.05
57/3	0.09
60	1.15
70/2	1.88
72	1.08
73/1	0.53
TOTAL EXTENT	16.79 Acres

Situated within the Registration District of Tiruvallur and sub-Registration District of Poonamallee.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

SCHEDULE – B

(Remaining Lands after gifting for Roads, Link Road and park)

All that remaining piece and parcel of land measuring a total extent of **45736 Sq. mts (11.30 Acres)** after gifting **22211 Sq.mts (5.48 Acres)** of land for Roads, Link Road and park in the Schedule-A Property, (Covered under Patta No: 3198 & 3214) Sub-Divided as as per Approved Permit No. PPD/LO.No.03 of 2020 dated 28.01.2020.

SCHEDULE – C

(Plot hereby conveyed)

All that piece and parcel of vacant land bearing and in Plot No: _____ in the Layout known as "**Newry Trinity**" (Approved vide Layout No: (vide CMDA Approved Layout No : PPD/LO.No.0062 of 2025 dated 03.04.2025) by Chennai Metropolitan Development Authority) comprised in S.No. _____ of Parivakkam Village, Poonamallee Taluk, Tiruvallur District, and

Bounded on the:

North by :

South by :

East by :

West by :

Measuring on the:

North to South on the East :

North to South on the West :

East to West on the North :

East to West on the South :

In all measuring an extent of _____ square feet (i.e. _____ Sq.mtrs) or thereabouts, situated within the Sub-Registration District of Poonamallee and Registration District of Tiruvallur.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory

PURCHASER **VENDOR**

Market Value of the property is Rs._____/- (Rupees _____ Only).

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HEREIN HAVE SIGNED THIS AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:

For M/s. Sukeerti Properties Private Limited

PURCHASER **Authorized Signatory**
VENDOR

WITNESSES :-

1.

2.

For M/s. Sukeerti Properties Private Limited

Authorized Signatory
PURCHASER **VENDOR**



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.



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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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