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DIGITALLY VERIFIED RECORD

SALE AGREEMENT

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

BY

M/s. ANAND AND VENKATESH HOUSING PRIVATE LIMITED, (Pan Card No. AAWCA2958E) a Company incorporated under the provisions of the companies Act 1956, having its registered office at "Sampath Building", No. 52/2, Bazullah Road, T. Nagar, Chennai – 600 017 represented by one of its Director, **MR. S. ANAND,** (Aadhar No.6238 1213 0568) Hindu, aged about 40 years, son of Late. V. Sampath, hereinafter called as **VENDOR.**

TO AND IN FAVOUR OF

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

(The terms **'PURCHASER'** and **'VENDOR'** 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 M/s. ANAND AND VENKATESH HOUSING PRIVATE LIMITED the **VENDOR** herein is the absolute owner of the land measuring 1.21 Acres comprised in old Survey No.34/1B and New Survey No.34/1B1, situate at Thaiyur A Village, Thiruporur Taluk, previously Kanchipuram District and presently Chengalpet District having purchased from M/s. Menomonee Farms through a Deed of Sale registered as Document No.7444/2024 dated 05.04.2024 on the file of SRO, Thiruporur.

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR

WHEREAS the **VENDOR** also obtained Patta No. **8351** for the above extent measuring **1.21 Acres** comprised in Survey No.**34/1B1** issued by the Tahsildar, Thiruporur Taluk and revenue records such as chitta and adangal also stand in the name of **M/s. ANAND AND VENKATESH HOUSING PRIVATE LIMITED** the **VENDOR** herein.

WHEREAS the **VENDOR** herein made a housing proposal in the said lands comprised in Survey No.**34/1B1** of **Thaiyur A Village** Thiruporur Taluk, previously Kanchipuram District and presently Chengalpet District measuring to an extent of **1.21 Acres** divided the property into plots as house Sites the same was submitted to the Mamallapuram Local Planning Authority (MLPA)/under District Town and Country Planning, Chengalpet District.

WHEREAS the roads, public purpose lands allotted for TANGEDCO and LOCAL BODY shown in the road issued by MLPA plan were transferred in favour of The Village President, Thaiyur Panchayat, Thiruporur Panchayat Union, Chengalpet District by the **VENDOR** herein by a Gift Deed registered as Document No.**10863/2024** dated 23.05.2024 in the office of the Sub-Registrar, Thiruporur.

WHEREAS the **VENDOR** herein does not own or possessing the lands set apart for road, park and the land allotted for public purpose which have already been transferred to The Special Officer/Commissioner, Kelambakkam Panchayat, Thiruporur Panchayat Union, Chengalpet District for future maintenance for the use of public at large.

WHEREAS the said layout was first approved by the Member Secretary, MLPA, commissioning under District Director of Town and Country Planning - Chengalpet District and the said layout is numbered as **103/2024** dated **29.05.2024** vide online File No. **QRASGR9M/2024/TCP** and subsequently approved by the "The President, Thiruporur Village Panchayat as per the

For ANAND AND VENKATESH
HOUSING PRIVATE LIMITED

DIRECTOR

resolution No.31/2024 dated 07.06.2024 vide Final Approval letter dated 22.06.2024 and the layout is named as **'SPRING FIELD AVENUE'** which consists of 34 housing plots as per the 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 **'SPRING FIELD AVENUE'.**

AND WHEREAS the **PURCHASER** herein has offered to purchase **PLOT NO. .....** measuring **..... Sq.ft.** at **'SPRING FIELD AVENUE'** comprised in Survey No.**34/1B1** of **Thaiyur A Village** Thiruporur Taluk and Chengalpet District more fully described in schedule hereunder and the **VENDOR** agreed to sell the said plot for a total sale consideration of **Rs...../- (RUPEES ..... ONLY).**

NOW THIS DEED OF AGREEMENT WITNESSETH:

The parties herein mutually agreed that the total sale consideration for **PLOT NO. .....** measuring **..... Sq.ft.** at **SPRING FIELD AVENUE** comprised in Survey No. **34/1B1** of **Thaiyur A** Village, Thiruporur Taluk and Chengalpet District measuring **..... Sq.ft** is **Rs...../- (RUPEES ..... ONLY).**

1. The **PURCHASER** has paid a sum of `...../- **(RUPEES ..... ONLY)** to the **VENDOR** by Cheque No..... dated ..... drawn on ..... at the time of signing the agreement.

2. And the balance sale consideration of `...../- **(RUPEES .....ONLY)** shall be paid by the **PURCHASER** to the **VENDOR** at the time of execution of the Sale Deed.

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3. The **VENDOR** agrees 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 registration charges will be borne by the **PURCHASER** at rates prevailing at the time of registration.

5. The **VENDOR** assures about the perfectness of the title deed for the schedule property.

6. The **VENDOR** agrees to give vacant possession of the aforesaid property at the time of registration of sale deed.

7. The transaction should be completed within 30 days from today or any time before this period.

8. The **VENDOR** assures that the property agreed to be conveyed herein is free from all encumbrances and there is no claim, demand or lispendence whatsoever and it is not a subject matter of any urban land ceiling act and case if it is found the **VENDOR** hereby either indemnify the loss or caused to the **PURCHASER** or return the entire advance amount in full to the **PURCHASER.**

9. 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.

10. Time is essence of this agreement.

11. The parent document photo copies for the schedule plot is already handed over to the **PURCHASER.**

12. The **PURCHASER** has also expressed entire satisfaction about the title of schedule property.

For ANAND AND VENKATESH
HOUSING PRIVATE LIMITED

DIRECTOR

SCHEDULE OF PROPERTY

All that piece and parcel of house site bearing **PLOT NO.....** measuring **... Sq.ft.** at **"SPRING FIELD AVENUE"** comprised in Survey No.**34/1B1** situate at **Thaiyur A Village,** Thiruporur Taluk, previously Kanchipuram District and presently Chengalpet District in the layout bearing No.**103/2024** dated **29.05.2024** vide online File No. **QRASGR9M/2024/TCP** first approved by the Member Secretary, Mamallapuram Local Planning Authority/Assistant Director commissioning under District Director of Town and Country Planning – Chengalpet District and subsequently approved by "The President, Thaiyur Village Panchayatas per resolution No. 31/2024 dated 07.06.2024 vide Final Approval letter dated 22.06.2024 and lies within the Registration District of Chengalpet and the Sub-Registration District of Thiruporur and within the limits of Thaiyur Village Panchayat, Thiruporur Panchayat Union

BOUNDED ON THE:

NORTH BY : .....

SOUTH BY : .....

EAST BY : .....

WEST BY : .....

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.

For ANAND AND VENKATESH
HOUSING PRIVATE LIMITED

DIRECTOR

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

For ANAND AND VENKATESH
HOUSING PRIVATE LIMITED

DIRECTOR

WITNESSES:

1. **VENDOR**

2. **PURCHASER**

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.