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DIGITALLY VERIFIED RECORD

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is entered into at Chennai on this the ..... day of **August 2025, BETWEEN (1) Mrs. PONNAMMAL KRISHNAMURTHY** (AADHAR 6159 1710 1807 & PAN: AGYPP0602P), wife of late S. Krishnamurthy, aged about 87 years, **(2) Mr K. SUBRAMANIAN (alias K. SUBRAMANI)** (AADHAR 6209 2658 2943 & PAN: AAHPS9071Q), son of late S. Krishnamurthy, aged about 58 years, **(3) Mrs.LAKSHMI SUNDARESAN** (AADHAR 8443 0983 5880 & PAN: AWYPL2647L), wife of late K. Sundaresan, aged about 55 years and **(4) Ms S. HARINE** (AADHAR 9663 0470 1733 & PAN:BFVPH8999Q), daughter of Late K. Sundaresan aged about 29 years all residing at New No.18 and Old No.7, North Mada Street, Srinagar Colony, Saidapet, Chennai-600 015, represented by their General Power of Attorney agent **M/s. KGEYES RESIDENCY PRIVATE LIMITED (PAN No.AAACK3004D)**, a company incorporated under the Companies Act, 1956, having its Office at "SRUSHTISSTHAL", No.10, Second Cross Street, Raja Annamalaipuram, Chennai – 600 028, represented by its Authorized Signatory, Mr.V. SELVAKUMAR (ID: DL.No.F/TN/28/000089/2004 and AADHAAR No.4382 5291 8499), son of Mr.Veerasamy, aged about 51 years, (Authorized vide Board Resolution dated ..... **by M/s. KGEYES RESIDENCY PRIVATE LIMITED) vide General Power of Attorney dated 26.04.2022, registered as Document No.4509 of 2022** at SRO, Pammal (the VENDOR/Principal of the Power Agent are alive and the Power of Attorney is not revoked and still in force), hereinafter called the "**VENDORS**" of the ONE PART, which term shall, wherever the context so requires or permits, mean and include its successor-in-interest, executors, administrators and permitted assignees OF THE ONE PART;

For KGEYES RESIDENCY PRIVATE LIMITED

Managing Director

TO AND INFAVOUR OF

Mr..... (AADHAAR No..... & PAN .....), S/o Mr....., aged about ..... years, Son of Mr. ....., aged about .....years residing at .....Chennai ....., hereinafter called the "**PURCHASER**" which term shall wherever the context so permits and requires mean and include themselves and their legal heirs, executors, administrators, legal representatives and permitted assigns of the PURCHASER OF THE OTHER PART;

The VENDORS and the PURCHASER shall hereinafter be either collectively referred to as "Parties" and/ or individually as "Party".

WHEREAS the VENDORS are the co-owners of the Land measuring a total extent of 15.34 Acres or thereabouts, as detailed below, situate in Kolapakkam Village, Sriperumbudur Taluk, Kancheepuram District, comprised in

Survey Number	**Extent (Acre)**
352/1A (Part)	0.14
352/2A (Part)	0.45
345/2 (Part)	4.70
345/1 (Part)	1.87
343/1B1 (Part)	0.27
343/1A2 (Part)	1.48
343/1B2 (Part)	2.11
343/2	4.32
Total	**15.34**

WHEREAS the aforesaid Land measuring an extent of 15.34 Acres or thereabouts comprised in S.Nos.352/1A (Part), 352/2A (Part), 345/2 (Part), 345/1 (Part), 343/1B1 (Part), 343/1A2 (Part), 343/1B2 (Part) and 343/2 situated in Kolapakkam Village, Sriperumbudur Taluk, Kancheepuram District, is more fully

For KGEYES RESIDENCY PRIVATE LIMITED

Managing Director

described in the Schedule of Property hereunder and the same is hereinafter referred to as "Schedule 'A' Property";

WHEREAS the VENDORS herein obtained Pattas, as detailed below, in their favour for their aforesaid properties situated in Kolapakkam Village, Sriperumbudur Taluk, Kancheepuram District from the Head-Quarters Deputy Tahsildar, Sriperumbudur,

Patta No./Date	S.No.	Extent (Hectare)
2633 (20.11.2014)	343/1A2B	0.60.00
	343/1B1B	0.11.00
	343/1B2B	0.85.50
	343/2	1.75.00
	352/1A2	0.05.50
	352/2A2	0.18.00
2634 (20.11.2014)	345/1B	0.75.50
2635 (20.11.2014)	345/2B	1.90.00

WHEREAS the VENDORS have been in continuous and uninterrupted possession and enjoyment of **Schedule "A" property**.

WHEREAS the VENDORS herein have offered to sell Plot Nos....., measuring an extent of ....., which is more fully described in the Schedule "B" hereunder to the PURCHASER and the PURCHASER has accepted the offer and agreed to purchase the Schedule "B" property for the total sale consideration of **Rs...../- (Rupees Only)** free from all encumbrances of whatsoever nature and the VENDORS have accepted the said offer.

WHEREAS the Parties have decided to reduce the terms and conditions mutually agreed upon into writing through these presents.

For KGEYES RESIDENCY PRIVATE LIMITED

Managing Director

NOW THIS AGREEMENT OF SALE WITNESETH AS FOLLOWS:

1. The VENDORS agree to transfer and convey Schedule "B" Property described hereunder in favour of the PURCHASER for a sum of **Rs...../- (Rupees ..... Only)** towards total sale consideration of the Schedule "B" Property free from all encumbrances. The PURCHASER has accepted the said offer.
2. The PURCHASER has paid a sum of **Rs...../- (Rupees ..... Only)** as an advance towards sale amount to the Vendor in the following manner:

   The VENDORS also admits and acknowledges receipt of the same.
3. The PURCHASER shall pay the balance sale amount of **Rs...../- (Rupees ..... Only)** on or before..... **August 2025**.
4. The VENDORS have handed over the photocopies of the title deeds pertaining to the Schedule "A" Property to the PURCHASER. The VENDORS shall make all the original documents available for inspection by the PURCHASER's advocate.
5. The VENDORS do hereby covenants that the VENDORS have full and absolute indefeasible proprietary right to sell the Schedule "B" Property to the PURCHASER and no one else other than the VENDORS herein have any right, title, interest, claim or demand of whatsoever nature over the Schedule "B" Property.
6. The VENDORS covenants to hand over the vacant possession of the Schedule "B" Property to the PURCHASER at the time of the registration of the Sale Deed in favour of the PURCHASER.
7. The PURCHASER shall come forward for registration of this Agreement, at the request of the VENDORS and all stamp duty, registration charges for registration of this Agreement and the sale deed in future, including additional stamp duty, if any, registration fee or any other charges that

For KGEYES RESIDENCY PRIVATE LIMITED

Managing Director

may be demanded by the appropriate authority present and future shall be borne to by the PURCHASER.

8. The Parties hereto agree and confirm that the execution and registration of the Sale Deed envisaged for conveyance of the Schedule "B" property to the PURCHASER shall be completed only on receipt of all monies due from the PURCHASER to the VENDORS under this Agreement.
9. 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 for the time being in force.
10. Time is the essence of this Agreement of Sale.
11. The Parties shall be entitled to enforce the Specific Performance of this Agreement of sale in court of law in the event any one of the parties fails to perform his part of the contract.

SCHEDULE "A" PROPERTY

(Total Property)

All that piece and parcel of Land measuring a total extent of 15.34 Acres or thereabouts, situated in Kolapakkam Village, Sriperumbudur Taluk, Kancheepuram District, comprised in

Survey Number	Extent (Acre)
352/1A (Part)	0.14
352/2A (Part)	0.45
345/2 (Part)	4.70
345/1 (Part)	1.87
343/1B1 (Part)	0.27
343/1A2 (Part)	1.48
343/1B2 (Part)	2.11
343/2	4.32

For KGEYES RESIDENCY PRIVATE LIMITED

Managing Director

and bounded on the

North by	:	S.Nos.345/1 Part, 345/2 Part, 343/1A2 Part, 343/1B2 Part and 353;
East by	:	S.Nos.352/1B, 352/1C, 352/2B, 352/2C, 342, 341 and 344;
West by	:	S.Nos.352/1A Part, 352/2A Part, 343/1B1 Part, 343/1B2 Part, 345/1Part; and
South by	:	S.Nos.344.

SCHEDULE "B" PROPERTY

[Property to be conveyed]

Totalling ..... acre

IN WITNESS WHEREOF the VENDORS and the PURCHASER herein have set and subscribed their respective hands on the day, month and year first above written in the presence of:

PURCHASER

VENDOR

Authorised Signatory

WITNESSES:

For KGEYES RESIDENCY PRIVATE LIMITED

Managing Director

1.

2.

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

Verified RealEstate™

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.