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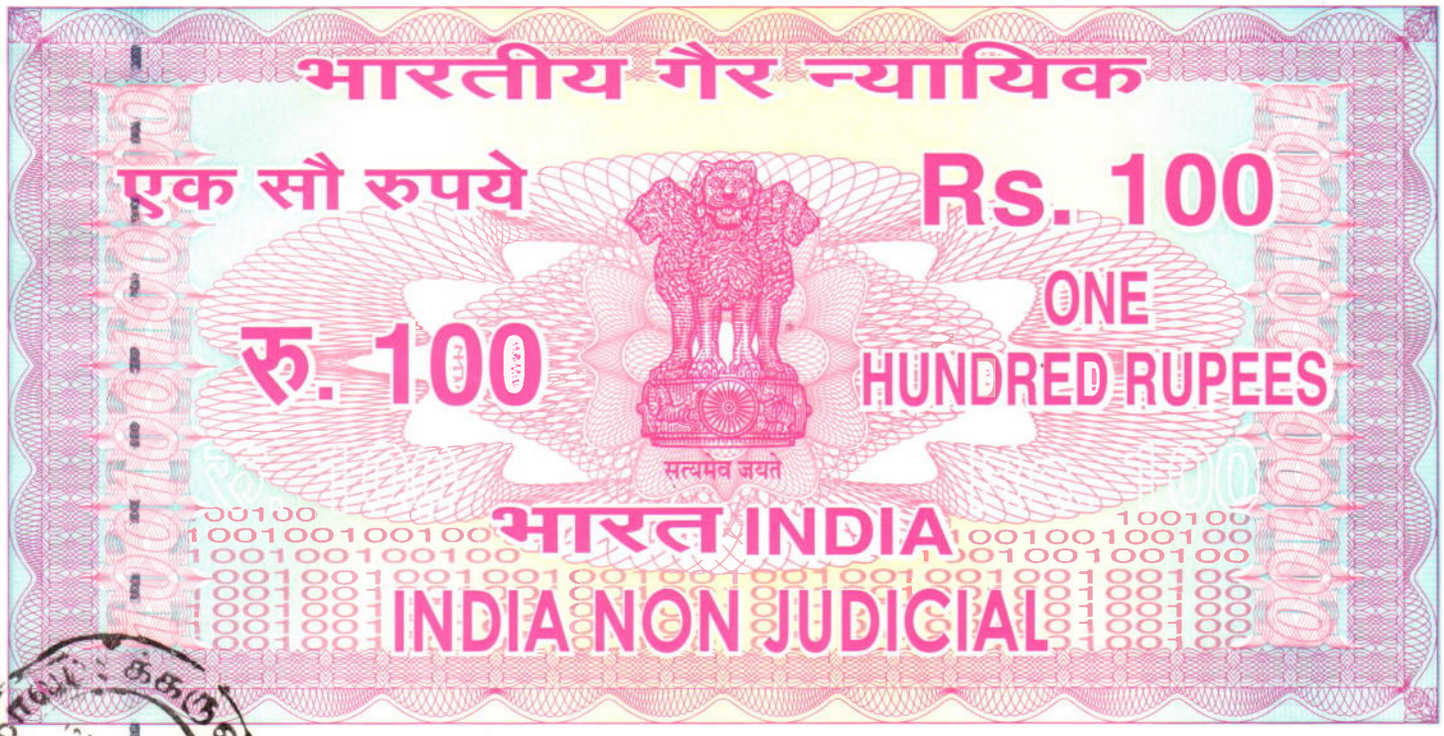
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தமிழ்நாடு தமிழ்நாடு TAMILNADU

- 2 SEP 2025

ER 041061

BROADSTONE REALTY
CHENNAI- 600086.

T. SHANMUGAM
Licence No: 1658/B1/84 Dt. 8.9.86
No. 662, Anna Salai, Thousand Lights,
CHENNAI - 600 006. Cell : 98408 75193

AGREEMENT FOR SALE

This DEED OF AGREEMENT FOR SALE is entered into at Chennai on this the 4th day of September 2025 between:-

(1) Mr.A.K.VISWANATHAN, IPS, Son of Late.P.Aiyasamy, aged about 61 years, (Identified By: Aadhaar No.**7556 3159 5400** & PAN No.**ABNPV8796N**), residing at No.26-A, Murrays Gate Road, Alwarpet, Chennai – 600 018,

For BROADSTONE REALTY

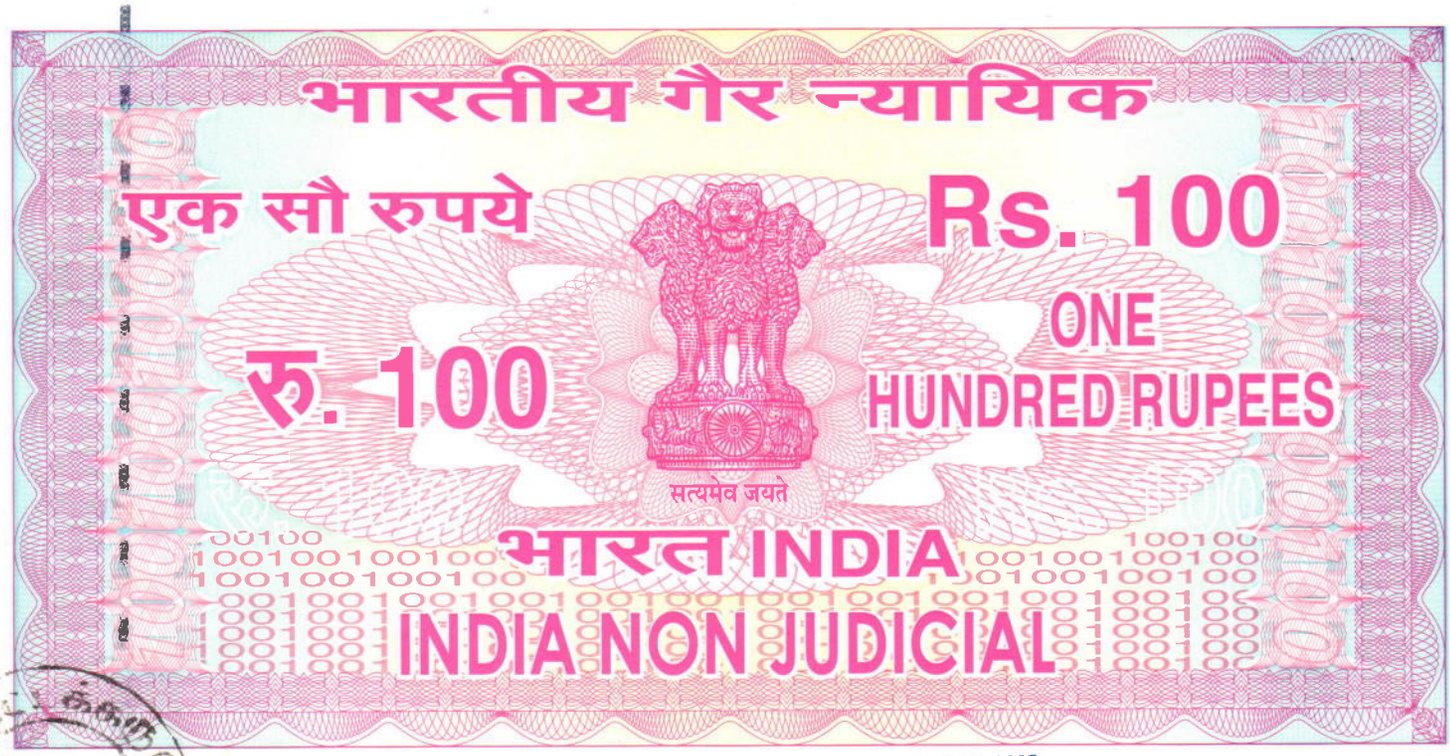
Managing Partner

For METRO INVESTMENTS

Managing Partner

For ARIHANTH HOMES

Managing Partner



தமிழ்நாடு तमिलनाडु TAMILNADU

- 2 SEP 2025

ER 041062

BROADSTONE REALTY
CHENNAI - 600086.

T. SHANMUGAM
Licence No: 1658/B1/84 Dt. 8.9.86
No. 662, Anna Salai, Thousand Lights,
CHENNAI - 600 006. Cell : 98408 75193

2.) M/s. METRO INVESTMENTS (PAN.AANFM7656H) a Partnership Firm, having its Office at No.193, Mint Street, Park Town, Chennai- 600 003, represented by its Partners (i) Mr.A.VIMAL CHAND @ A.VIMAL CHAND SURANA, (PAN. AAKPV7323D, Aadhaar No.9667 1645 3653) Son of Late Amarchand Surana, aged about 56 years, residing at No.11, Railway Station Road, Alandur, Chennai- 600 016, (ii) Mr.MAHAVIR CHAND @ MAHAVIR CHAND TALEDA, (PAN. AGJPM9675Q – Aadhaar No.6744 4722 5280) Son of Mr.K.Madanlal, aged about 59 years, residing at No.58, Ammaiyapan Lane, Royapettah, Chennai - 600 014 and (iii) Mr.ASHOK JAIN, (PAN. AAAPJ7188C, Aadhaar No.3693 4731 5201) Son of Mr.Amarchand Chhajer, aged about 58 years, residing at Old No.181, New No.379, Lloyds Road, Gopalapuram, Chennai- 600 086,

For BROADSTONE REALTY

Managing Partner

For METRO INVESTMENTS

Managing Partner

For ARIHANTH HOMES

Managing Partner

(2) M/s. ARIHANTH HOMES (PAN. AANFA4490R) a Partnership Firm having its Registered office at No.193, Mint Street, Park Town, Chennai- 600 003, represented by its Partners (i) Mr.A.VIMAL CHAND @ A.VIMAL CHAND SURANA, (PAN.AAKPV7323D, Aadhaar No.9667 1645 3653) Son of Late Amarchand Surana, aged about 56 years, residing at No.11, Railway Station Road, Alandur, Chennai - 600 016, (ii) Mr.MAHAVIR CHAND @ MAHAVIR CHAND TALEDA, (PAN. AGJPM9675Q, Aadhaar No.6744 4722 5280) Son of Mr.K.Madanlal, aged about 59 years, residing at No.58, Ammaiyapan Lane, Royapettah, Chennai- 600 014 and (iii) Mr.ASHOK JAIN, (PAN.AAAPJ7188C, Aadhaar No.3693 4731 5201) Son of Mr.Amarchand Chhajer, aged about 58 years, residing at Old No.181, New No.379, Lloyds Road, Gopalapuram, Chennai- 600 086,

(3) Mr.A.VIMAL CHAND @ A.VIMAL CHAND SURANA, (PAN.AAKPV7323D, Aadhaar No.9667 1645 3653) Son of Late Amarchand Surana, aged about 56 years, residing at No.11, Railway Station Road, Alandur, Chennai- 600 016,

(4) Mr.MAHAVIR CHAND @ MAHAVIR CHAND TALEDA, (PAN.AGJPM9675Q, Aadhaar No.6744 4722 5280) Son of Mr.K.Madanlal, aged about 59 years, residing at No.58, Ammaiyapan Lane, Royapettah, Chennai- 600 014 and

(5) Mr.ASHOK JAIN, (PAN.AAAPJ7188C, Aadhaar No.3693 4731 5201) Son of Mr.Amarchand Chhajer, aged about 58 years, residing at Old No.181, New No.379, Lloyds Road, Gopalapuram, Chennai- 600 086, hereinafter called the "PARTIES OF FIRST PART" (VENDORS)

AND

M/s. BROADSTONE REALTY (PAN.ABFFB4359K), a Partnership firm having its place of business at Old No.181, New No.379, Avvai Shanmugam Salai, (Lloyds oad) 2nd Floor, Gopalapuram, Chennai 600 086, represented by its Managing Partners (1) Mr. V.HARSHA VARDHAN (Aadhaar No.3033 8827 7429) Son of Mr.A.K.Viswanathan, aged about 31 years, residing at No.26A, Murrays Gate Road, Alwarpet, Chennai - 600

For ARIHANTH HOMES
Managing Partner

For METRO INVESTMENTS
Managing Partner

For BROADSTONE REALTY
Managing Partner

018 and (2) Mr. MANISH JAIN (Aadhaar No.5417 0268 2152) Son of Mr.Ashok Jain, aged about 25 years, residing at No.181, New No.379 Avvai Shanmugam Salai, (Lloyds Road) 2nd Floor, Gopalapuram, Chennai - 600 086 Hereinafter called the "PARTY OF SECOND PART" (PURCHASER):-

The Terms "PARTIES OF FIRST PART" and "PARTY OF SECOND PART" which expressions shall wherever the context so permits, mean and include their respective heirs, legal representatives, successors in interest, executors, administrators and assigns and WITNESSETH:

WHEREAS the land situated at New No.15, Thiruvidanthai Village, Thiruporur Taluk, Chengalpattu District, morefully described as Item No.1 to 5 in the Schedule hereunder and hereinafter jointly referred to as the Schedule mentioned property belonging to the Parties of First Part herein (Land Owners) in the manner mentioned hereunder.

AND WHEREAS the Party of Second Part represent that they intend to purchase the Schedule mentioned lands situated at the said Thiruvidanthai Village as vacant lands either on their own for their purpose or for selling it to their nominees or their identified prospective purchaser/s.

AND WHEREAS the party of the Second Part has also expressed their interest to develop the said lands into approved plots for which they have the required skill, expertise and wherewithal to which the party of the First part also has consented.

AND WHEREAS both the parties have agreed that all direct and indirect expenses connected with the said land development including approval from the competent authority for making approved plots, marketing expenses etc. shall be exclusively borne by the party of the Second Part and the party of the First Part will have nothing to do with any of the expenses involved for achieving the said objective.

AND WHEREAS in furtherance of the above clause the party of the First part has agreed to execute a suitable development power by way of a General Power of Attorney in favor of the party of the second part not later than 1 month from the date of this sale agreement.

For ARIHANTH HOMES
Managing Partner

For METRO INVESTMENTS
Managing Partner

For BROADSTONE REALTY
Managing Partner

WHEREAS the both the parties have resolved to reduce to writing the salient aspects of this sale agreement which are as follows:

NOW THIS DEED OF AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:-

1. That it is agreed between the Parties herein that the Party of the Second Part itself can purchase the Schedule Property or any part thereof in the capacity of a purchaser or it can cause the purchase of the said developed lands to its nominees or any entity or entities that it identifies as a prospective purchaser/s. In other words the party of the second part undertakes to purchase the schedule mentioned properties by any of the aforesaid modes, for which the party of the first part shall execute the necessary documents.

2. That all stamp duty and registration charges in connection with any sale deed/s or any other necessary document shall be borne by the purchaser.

3. That in any case the Sale consideration to be paid by the Party of Second Part or by its nominees or by the identified purchaser/s shall be at the rate of Rs.4,70,000/- (Rupees Four Lakhs Seventy Thousand only) per cent.

4. That the price as fixed above is valid for 36 months from the date of entering into this Agreement, beyond which it is subject to revision in keeping with the ground realities prevailing at that point of time.

5. That in any case the party of the second part covenants and undertakes with the party of the first part that the entire sale consideration for the Schedule Properties at the rate of Rs.4,70,000/- (Rupees Four Lakhs Seventy Thousand only) per cent, shall be fully settled to all the Parties of the First Part in the ratio of their land contribution on or before 31st day of March 2026.

6. That in any case of sale by any mode as said in paragraph 1 above, the party of the first part shall be obliged to bear/pay the capital gains tax only for the selling price fixed as per paragraph 3 above and beyond that price all capital gains tax arising shall be borne only and fully by the party of the second part.

7. THAT the Party of Second Part shall pay the land cost to the Parties of First Part proportionate to their contribution of land at the rate of Rs.4,70,000/- (Rupees Four Lakhs Seventy Thousand only) per cent as per below mentioned ratio of their respective land contribution mentioned in the Schedule hereunder.

For ARIHANTH HOMES
Managing Partner

For METRO INVESTMENTS
Managing Partner

For BROADSTONE REALTY
Managing Partner

Sl No.	Land Owners	Land contribution Ratio
1	Mr.A.K.Viswanathan	34.62 %
2	M/s. Metro Investments	50.66 %
3	M/s.Arihanth Homes	1.44 %
4	Mr.A.Vimal Chand (as AMV)	1.13 %
5	Mr.Mahavir Chand (as AMV)	1.13 %
6	Mr.Ashok Jain (as AMV)	1.13 %
7	Mr.A.Vimal Chand (as Individual)	9.89 %
Total		100 %

8. THAT the Party of Second Part has agreed to pay a sum of **Rs.10,00,000/- (Rupees Ten Lakhs only)** towards sale advance to the Parties of First Part on or before 5th February 2026 and accordingly the Party of the Second Part has paid the said advance amount to the Parties of First Part by way of post dated Cheques in the following manner :-

   i. A sum of **Rs.3,42,738/-** (Rupees Three Lakhs Forty Two Thousand Seven Hundred and Thirty Eight only) by way of Cheque No. 577559 dated 05.02.2026, drawn on Axis Bank Ltd, RK Salai Branch, to the First Party of the Parties of First Part namely Mr.A.K.Viswanathan.

   ii. A sum of **Rs.3,462/-** (Rupees Three Thousand Four Hundred and Sixty Two Only) TDS @ 1% deducted by Party of Second Part and paid into the PAN account of First Party of the Parties of First Part namely Mr.A.K.Viswanathan.

   iii. A sum of **Rs.5,01,534/-** (Rupees Five Lakhs One Thousand Five Hundred and Thirty Four only) by way of Cheque No.577560, dated 05.02.2026, drawn on Axis Bank Ltd, RK Salai Branch, to the Second Party of the Parties of First Part namely M/s. Metro Investments.

   iv. A sum of **Rs.5,066/-** (Rupees Five Thousand and Sixty Six Only) TDS @ 1% deducted by Party of Second Part and paid into the PAN account of Second Party of the Parties of First Part namely M/s. Metro Investments.

   v. A sum of **Rs.14,256/-** (Rupees Fourteen Thousand Two Hundred and Fifty Six only) by way of Cheque No.577561, dated 05.02.2026, drawn on Axis Bank Ltd, RK Salai Branch, to the Third Party of the Parties of First Part namely M/s. Arihanth Homes.

   vi. A sum of **Rs.144/-** (Rupees One Hundred and Forty Four Only) TDS @ 1% deducted by Second Part and paid into the PAN account of Third Party of the Parties of First Part namely M/s. Arihanth Homes.

For ARIHANTH HOMES
Managing Partner

For METRO INVESTMENTS
Managing Partner

For BROADSTONE REALTY
Managing Partner

vii. A sum of Rs.1,09,098/- (Rupees One Lakh Nine Thousand and Ninety Eight only) by way of Cheque No.577562, dated 05.02.2026, drawn on Axis Bank Ltd, RK Salai Branch, to the Fourth Party of the Parties of First Part namely Mr.A.Vimal Chand.

viii. A sum of Rs.1,102/- (Rupees One Thousand one Hundred and Two Only) TDS @ 1% deducted by Second Part and paid into the PAN account of Fourth Party of the Parties of First Part namely Mr.A.Vimal Chand.

ix. A sum of Rs.11,187/- (Rupees Eleven Thousand One Hundred and Eighty Seven only) by way of Cheque No.577563, dated 05.02.2026, drawn on Axis Bank Ltd, RK Salai Branch, to the Fifth Party of the Parties of First Part namely Mr.Mahavir Chand.

x. A sum of Rs.113/- (Rupees One Hundred and Thirteen Only) TDS @ 1% deducted by Second Part and paid into the PAN account of Fifth Party of the Parties of First Part namely Mr.Mahavir Chand.

xi. A sum of Rs.11,187/- (Rupees Eleven Thousand One Hundred and Eighty Seven only) by way of Cheque No.577564, dated 05.02.2026, drawn on Axis Bank Ltd, RK Salai Branch, to the Sixth Party of the Parties of First Part namely Mr.Ashok Jain.

xii. A sum of Rs.113/- (Rupees One Hundred and Thirteen Only) TDS @ 1% deducted by Second Part and paid into the PAN account of Sixth Party of the Parties of First Part namely Mr.Ashok Jain.

and the Parties of First Part as Vendors admit and acknowledge the receipt of the said advance amount paid by the Party of Second Part.

9. The balance sale consideration shall be paid by the Party of Second Part to the Party of First Part upon registration.

SCHEDULE OF PROPERTY

ITEM No.1 PROPERTY BELONGING TO LAND OWNER NO.1 Mr.A.K.VISWANATHAN.

All that piece and parcel of land situated at New No.15, Thiruvidanthai Village, previously Chengalpattu Taluk, Kancheepuram District, presently Thiruporur Taluk, Chengalpattu District with the following survey numbers with corresponding extents:

For BROADSTONE REALTY

Managing Partner

For METRO INVESTMENTS

Managing Partner

For ARIHANTH HOMES

Managing Partner

Sl.No	Survey No	Document Cents	Patta Cents	Patta Ares
1	241/6C	18.50	18.53	7.50
2	244/2	18.53	18.53	7.50
3	244/3	9.00	8.65	3.50
4	244/4	8.75	8.65	3.50
5	244/5	13.58	13.59	5.50
6	244/7	7.41	7.41	3.00
7	244/8	4.00	3.71	1.50
8	244/9	2.50	2.47	1.00
9	244/11	6.17	6.18	2.50
10	244/12	9.88	9.88	4.00
11	244/13	9.88	9.88	4.00
12	244/14	9.88	9.88	4.00
13	244/15	10.00	9.88	4.00
14	244/1B	8.64	8.65	3.50
15	244/6A	3.70	3.71	1.50
16	244/6B	4.00	3.71	1.50
17	245/13	9.00	8.65	3.50
18	245/14	10.00	9.88	4.00
19	245/15	8.64	8.65	3.50
20	245/10A	82.00	81.51	33.00
21	245/12A	11.11	11.12	4.50
22	245/12B	9.88	9.88	4.00
23	245/12C	11.11	11.12	4.50
24	245/16A	35.00	34.58	14.00
25	245/16B	36.00	35.82	14.50
	TOTAL	357.16	354.45	143.50

ITEM No.2 PROPERTY BELONGING TO LAND OWNER NO.2 M/s.METRO INVESTMENTS.

All that piece and parcel of land situated at New No.15, Thiruvidanthai Village, previously Chengalpattu Taluk, Kancheepuram District, presently Thiruporur Taluk, Chengalpattu District (Patta Nos.2219 and 1715) with

For BROADSTONE REALTY

Managing Partner

For METRO INVESTMENTS

Managing Partner

For ARIHANTH HOMES

Managing Partner

the following survey numbers with corresponding extents :

Sl.No	Survey No	Document Cents	Patta Cents	Patta Ares
1	239/15	23.75	23.47	9.50
2	239/16A	14.82	14.82	6.00
3	239/16B	6.17	6.18	2.50
4	239/16C	6.17	6.18	2.50
5	241/10	3.75	3.71	1.50
6	241/11	3.50	3.71	1.50
7	241/12	3.70	3.71	1.50
8	241/13	2.50	2.47	1.00
9	241/14	6.17	6.18	2.50
10	241/15	6.17	6.18	2.50
11	241/16	6.17	6.18	2.50
12	241/18	42.00	41.99	17.00
13	241/5	55.57	55.58	22.50
14	241/6A	7.41	7.41	3.00
15	241/7	28.40	28.41	11.50
16	241/8	45.71	46.93	19.00
17	242/10	6.17	6.18	2.50
18	242/11A	9.88	9.88	4.00
19	242/11B	8.64	8.65	3.50
20	242/12	19.76	19.76	8.00
21	242/13	12.35	12.35	5.00
22	242/14	11.00	11.12	4.50
23	242/16	18.52	18.53	7.50
24	242/17A	7.41	7.41	3.00
25	242/17B	6.00	6.18	2.50
26	242/18	5.00	4.94	2.00
27	242/2B	8.64	8.65	3.50
28	242/3	18.52	18.53	7.50
29	242/4A	6.17	6.18	2.50
30	242/4B	7.41	7.41	3.00
31	242/4C	5.00	4.94	2.00
32	242/6	2.50	2.47	1.00
33	242/7A	6.00	6.18	2.50
34	242/7B	9.88	9.88	4.00
35	242/7C	8.50	8.65	3.50

For BROADSTONE REALTY

Managing Partner

For METRO INVESTMENTS

Managing Partner

For ARIHANTH HOMES

Managing Partner

36	242/8	7.41	7.41	3.00
37	242/9	7.41	7.41	3.00
38	243/10	3.70	3.71	1.50
39	243/11	2.47	2.47	1.00
40	243/12A	2.25	2.47	1.00
41	243/12B	2.50	2.47	1.00
42	243/15	2.47	2.47	1.00
43	243/16	2.50	2.47	1.00
44	243/2	3.70	3.71	1.50
45	239/15	23.75	23.47	9.50
46	239/16A	14.82	14.82	6.00
47	239/16B	6.17	6.18	2.50
48	239/16C	6.17	6.18	2.50
49	241/10	3.75	3.71	1.50
50	241/11	3.50	3.71	1.50
51	241/12	3.70	3.71	1.50
	TOTAL	517.32	518.70	210

ITEM No.3 PROPERTY BELONGING TO LAND OWNER No.3 M/S. ARIHANTH HOMES.

All that piece and parcel of land situated at Old No.45, New No.23, Thiruvidanthai Village, previously Chengalpattu Taluk, Kancheepuram District, presently Thiruporur Taluk, Chengalpattu District with the following survey numbers with corresponding extents :-

Sl.No	Survey No	Document Cents	Patta Cents	Patta Ares
1.	243/13	7.50	7.41	3.00
2.	243/14	2.50	2.47	1.00
3.	244/10	5.00	4.94	2.00
	Total	15.00	14.82	6.00

ITEM No.4 PROPERTY BELONGING TO LAND OWNER No.4 Mr.A.VIMAL CHAND @ A.VIMAL CHAND SURANA

All that piece and parcel of land situated at New No.15, Thiruvidanthai Village, previously Chengalpattu Taluk, Kancheepuram District, presently Thiruporur Taluk, Chengalpattu District with the following survey numbers with corresponding extents :-

Sl.No	Survey No	Document Cents	Patta Cents	Patta Ares
1.	243/22	101.00	101.27	41
	Total	101.00	101.27	41

For ARIHANTH HOMES
Managing Partner

For METRO INVESTMENTS
Managing Partner

For BROADSTONE REALTY
Managing Partner

ITEM No.5 PROPERTY BELONGING TO LAND OWNERS No.4 to 6 Mr.A.Vimal Chand @ Vimal Chand Surana, Mr.Mahavir Chand @ Mahavir Chand Taleda and Mr.Ashok Jain.

All that piece and parcel of land situated at New No.15, Thiruvidanthai Village, previously Chengalpattu Taluk, Kancheepuram District, presently Thiruporur Taluk, Chengalpattu District with the following survey numbers with corresponding extents :-

Sl.No	Survey No	Document Cents	Patta Cents	Patta Ares
1.	241/6B	14.00	13.59	5.50
2.	242/15	12.00	12.35	5.00
3.	243/8	2.50	2.47	1.00
4.	243/20A	6.17	6.18	2.50
	TOTAL	34.67	34.58	14.00

Item Nos. 1 to 5 total extent of 1025.15 Cents as per document (10 Acres and 25.15 Cents) and 1023.82 Cents as per Patta (10 Acres and 23.82 Cents).

Situated within the Registration District of Chengalpattu and Sub-Registration District of Kelambakkam.

IN WITNESS WHEREOF the Parties hereto have set their hands to this deed of agreement for sale on the day, month and year first above written.

For BROADSTONE REALTY

Managing Partner

For METRO INVESTMENTS

Managing Partner

PARTY OF SECOND PART
(Purchaser)

PARTIES OF FIRST PART
(Vendors)

WITNESSES:

1. D. PREMKUMAR
S/O K. ACHUTHAN
9444069899

For ARIHANTH HOMES

Managing Partner

2. M. Selvarathinam
M. SELVARATHINAM
S/O MURUGAN
9551160057

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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.
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Property Tracker
Watch a property and hear about it when something new is registered against it.
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Run the transaction in one place: documents, stamping, signatures and the parties.
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The registers themselves, read for you.

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- 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.

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+91 9996 12 9996

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.