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DIGITALLY VERIFIED RECORD

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is executed at Chengalpattu on this **___ day of ____ 2025**

BY AND BETWEEN

1. **M/S SHRIPROP STRUCTURES PRIVATE LIMITED,** a company registered under the Companies Act 1956, having its registered office at No. 40/43, 8th Main, 4th Cross RMV Extension, Sadashivnagar Bangalore – 560 080, and having its Administrative Office at No.9, Bazullah Road, T.Nagar, Chennai – 600 017, represented by its duly authorized signatory _____, (AADHAAR No:_____), S/o. Mr._____, (authorized vide Board's resolution dated 03rd October 2024), hereinafter referred to as the **First Vendor,**

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

2. **M/s CORNER STONE REALTORS ADVISORY SERVICES PRIVATE LIMITED,** a company incorporated under the Companies Act 1956 and having its registered office at Shriram White House, A1-405, 6th Main, 15th Cross, R.T. Nagar, Bangalore – 560 032, represented by its constituted Attorney (vide Deed of General Power of Attorney Deed dated 14-03-2011, registered as Doc. No. 619/2011.), **M/S SHRIPROP STRUCTURES PRIVATE LIMITED,** a company registered under the Companies Act 1956, having its registered office at No. 40/43, 8th Main, 4th Cross RMV Extension, Sadashivnagar Bangalore – 560 080, and having its Administrative Office at No.9, Bazullah Road, T.Nagar, Chennai – 600 017, duly represented by its authorized signatory **Mr. _____** (AADHAAR No:_____), S/o. Mr. _____, (authorized vide Board's resolution dated 03rd October 2024), hereinafter referred to as the **Second Vendor** (which expression wherever the context so requires or admits shall mean and include her/his/their heirs, executors, administrators, successors, in interest and assigns or any one claiming through or under her/him/them) hereinafter collectively referred as **VENDORS the FIRST PART**

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

:IN FAVOUR OF:

1. **MR._____ (PAN : _____) (Aadhaar No. _____) (Phone No. _____)** S/o. Mr. ____ aged about ___ years residing at _____ Tamil Nadu – _____ hereinafter referred to as the **'PURCHASER/S'**) (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.) the **OTHER PART:**

The VENDOR and the PURCHASER/ALLOTTEE shall hereinafter be either collectively referred to as "Parties" and or individually as "Party" wherever the context requires.

WHEREAS an extent of 34.395 acres comprised in S. Nos. 86/2A, 86/2B, 89/2, 77/1B, 78/1, 77/2C1D, 77/2C2, 79/2, 77/2C1E, 77/2C1F, 87/1B2, 65/4, 65/5B, 77/1A, 77/2C(2C1A), 77/3A, 77/3B, 78/2, 79/1, 80/1, 80/2, 81/2, 82, 83, 85, 86/1B, 87/1A, 87/1B1, 87/2A, 87/2B, 87/2C, 88/1, 88/2, 88/3, 89/3A, 89/3B, 89/3C, 89/4A, 89/4B, 90, 95/4, 86/1C, 65/5A, 76/4, 76/5, 77/2B, 77/2C(2C1C) and 77/2C1B in Perumattunallur Village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kanchipuram District), morefully set out and forming part of the Schedule "A" hereunder, was acquired by the First Vendor, in and by virtue of the following Sale Deeds:

a) Sale Deed dated 18-02-2008, registered as Document No.1355/2008;
b) Sale Deed dated 26-06-2008, registered as Document No.5586/2008; and
c) Sale Deed dated 26-06-2008, registered as Document No. 5587/2008, all registered at Chengalpattu, Joint II Sub-Registry;

WHEREAS thus, M/s. Shriprop Structures Private Limited, the First Vendor herein is the absolute owner of a total extent of 34.395 Acres in Perumattunallur Village which includes the property set out as Sl. Nos. 1 to 48 in the Schedule "A" hereunder;

WHEREAS an extent of 1.70 Acres comprised in Survey Nos. 16/4A, 16/4B and 81/1 in Perumattunallur Village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kanchipuram District), morefully set out and forming part of the Schedule "A" hereunder, was acquired by the Second Vendors, in and by virtue of a Sale Deed dated 09-03-2011, registered as Doc No. 2077/2011 at Chengalpattu Joint II Sub- Registry and subsequently rectified under a Deed of Rectification dated 11-03-2011, registered as Doc No. 3679/2011 at Chengalpattu Joint II Sub Registry;

WHEREAS thus, M/s.CORNER STONE REALTORS ADVISORY SERVICES PRIVATE LIMITED**,** Bangalore, the Second VENDOR herein, is the absolute owner of a total extent of 1.70 Acres of Perumattunallur Village, which includes the property set out as Items in Sl. Nos. 49 to 51 in the Schedule "A" hereunder;

WHEREAS thus, the VENDORS together herein are entitled to the Schedule "A" Property set out hereunder as absolute owners and are in physical possession and enjoyment of the same;

WHEREAS the VENDORS herein have been holding and enjoying their respective items of property set out in the Schedule "A" hereunder and have decided to jointly develop their combined holdings into a large residential development project measuring 36.10 acres by putting up flats/apartments in a Multi Residential Complex in phased manner under the name and style of 'SHRIRAM SHANKARI' (the "Project");

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

WHEREAS the VENDORS herein have executed Gift Deeds dated 20.01.2010 registered as Doc. Nos. 213/2010 and 214/2010, in the Office of the Sub-Registrar, Joint II, Chengalpattu, in favour of Perumattunallur Panchayat gifting totally an extent of 14,698.85 sq. mtrs. in Survey Nos. 95/4 (Part), 89/4A (Part), 88/3 (Part), 87/2B (Part), 87/2C (Part), 77/2C1E (Part), 77/2C1F (Part), 77/3A (Part), 77/3B (Part), 76/5 (Part), 65/5A (Part), 65/5B (Part) and 65/4 (Part); Gift Deed registered as Doc. No. 14105/2014 dated 20.11.2014 in the Office of the Sub-Registrar, Joint II, Chengalpattu, in favour of Perumattunallur Panchayat gifting an extent of 6.19 sq. mtrs. comprised in Survey No. 65/4 (Part); and a Gift Deed dated 18.05.2018 registered as Doc. No. 5233/2018 in the Office of the Sub-Registrar, Joint II, Chengalpattu, in favour of M/s. Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) gifting an extent of 1592.29 sq. mtrs. comprised in Survey Nos. 82 (Part) and 83 (Part); all situate in Perumattunallur Village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kanchipuram District), from and out of the larger extent of the aforementioned property towards the Open Space Reservation Area and roads in accordance with the Development Control Regulations and the Tamil Nadu Electricity Regulatory Commission's Distribution Codes and Regulations;

WHEREAS the Vendors / Promoter has secured the requisite statutory approval and Licence from the Directorate of Town and Country Planning ("DTCP"), Chengalpattu and Perumattunallur Panchayat respectively for construction of the building project for the overall development in phased manner, vide Planning Permit No. PP/DTCP (CR) No.65(1 to 33)/2014, dated 08.12.2014 issued by the DTCP, and Building Permit issued by the Perumattunallur Panchyat under Permit No. 186/2019-2020 dated 07.02.2020 (Master plan);

The Vendors/Promoter have registered the project under the provisions of the Act with the Tamil Nadu Real Estate Regulatory Authority (TNRERA) at Chennai under Registration Nos. ----------;

WHEREAS the VENDORS are currently left with the balance extent of land measuring Acres 32.07 or thereabouts, being the property, more fully described in the Schedule "B" hereunder; for development.

WHEREAS the VENDORS/PROMOTER from and out of the aforementioned land have formulated a scheme of Phase wise development of residential building comprised of Phase 1 & 2 consisting of Stilt + 4 Floors and Phase 3 & 4 consisting of Stilt + 7 floors / Ground + 6 Towers, having Stilt + 7 Floors respectively together with various amenities and facilities;

The Purchaser/s having inspected all the title documents of the Vendor/s in respect of the Land and also the allied documents related to Approvals, Construction, Common areas and amenities and facilities which are attached to the entire project including the physical inspection of the same is fully satisfied as to the title, approvals, construction of Apartment.

The Purchaser/s is desirous of purchasing the Residential Apartment in **Tower No: 27** on the **_ Floor**, **Unit No : __** measuring about **__ Sq.ft.** of carpet area (Super built-up area of **__ Sq. ft.**) With right use a covered / stilt car park in the allotted areas, along with **___ Sq.ft** of Undivided share of land in the project which is morefully described in the Schedule C & D and has approached the Vendor/ Promoter for the same.

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

The Vendor has agreed to sell the Apartment together with proportionate undivided share in land and parking space as a unit for a total sale consideration of **Rs. ___ /- (Rupees _____ only)** which is morefully described in the Schedule E hereunder and the Purchasers has agreed to purchase the same.

The Vendor/s / Promoter keeping in mind the best interests of the Purchasers/ Purchaser of flats and to ensure and assure harmonious hassle free living with the other prospective flat owners, have enumerated the terms and conditions agreed herein.

The Vendor/s and the Purchaser are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. The Vendor has agreed to transfer/sell/convey and the Purchaser/Allottee, shall purchase an undivided share, title and interest in the land set out in the Schedule 'C' along with the Residential Apartment set out in the Schedule 'D', forming part of the Schedule 'B' hereunder, at an agreed sale consideration of **Rs._____ only)** as detailed in Schedule 'E' hereunder**.**

2. The Purchaser/s has paid a sum of **Rs. ___ /- (Rupees _____ Only)** paid as advance the receipt of said amount is acknowledged by the Vendor herein and admit, acknowledge and release the PURCHASER to the said extent out of the total sale consideration amount to be paid by the Purchaser/s herein.

3. The Vendor/Promoter doth hereby covenants with the Purchaser/Allottee(s) that the Schedule 'C & D' Property agreed to be conveyed and transferred by the Vendor/Promoter to the Purchaser/Allottee shall be free from all or any encumbrances and defects in title except as provided in Clause 1 supra and that they have absolute power to convey the Schedule 'C & D' Property unto the Purchaser/Allottee herein. The Purchaser/Allottee confirm that he/she/they has/have fully satisfied himself/herself/ themselves about the title of the Vendor/Promoter to the Schedule 'C & D' property which forms part of Schedule 'B' property and he/she/they has/have scrutinized all documents of title, revenue records and encumbrance certificates in this regard and have proceeded to purchase the Schedule 'C & D' Property.

4. The Vendor/Promoter represents that there is an existing charge created over the Schedule 'C & D' property, for availing project finance. However, the Vendor/Promoter shall release the Schedule 'C & D' property from the charge created and obtain suitable "Release & No Objection Certificate" and hand over the same to the Allottee at the time of sale deed registration.

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

5. That the Vendor/Promoter hereby covenants with the Allottee(s) that the Vendor/Promoter shall not in any manner further encumber or create a charge over or otherwise deal with the property described in Schedule 'C & D' hereunder or in any manner contrary to the terms of this Agreement. The Vendor/Promoter shall not enter into any kind of Agreement in respect of the Schedule 'C & D' Property during the subsistence of this Agreement.

6. That all the payments to be paid under this Agreement by the Purchaser/Allottee to the Vendor/Promoter, apart from the loan amount shall be directly paid by the Purchaser/Allottee to the Vendor/Promoter only. Any loan amount availed by the Purchaser/Allottee shall be directly disbursed/released by the respective Bank/Financial Institution to the Vendor/Promoter and all such payments shall be treated as payments made on behalf of the Purchaser/Allottee. Notwithstanding whether the loan is obtained or not, the Allottee shall be liable to pay to the Vendor/Promoter on the due dates the relevant installments and all other sums due under this Agreement and in the event any delay or default is made by the Purchaser/Allottee in making the payments to the Vendor/Promoter, the Purchaser/Allottee shall be liable for the consequences including payments of delayed payment charges on the outstanding payments as provided in this Agreement. The Vendor/Promoter shall in no way be liable for the default of the payments by the Purchaser/Allottee to the respective banks or financial institution.

7. The Purchaser/Allottee shall be required to complete all registration formalities after due compliance of the payment terms. In the event of delay/ default by the Purchaser/Allottee beyond the stipulated time for any reason whatsoever, any additional expenses towards stamp duty, registration fees and levy of additional taxes or liabilities if any, they shall be borne by the Purchaser/Allottee.

8. The Purchaser/Allottee shall not be entitled to assign or transfer this agreement or take the sale in the name of his/her/their nominee or nominees, except with the consent of the Vendor/Promoter in writing and any assignment or transfer in violation thereof shall not be legal or binding upon the Vendors/Promoter. The Vendor/Promoter shall be entitled to levy a transfer/assignment fees of 10% out of the total consideration as agreed between the Parties. The Purchaser/Allottee agree(s) to pay all incidental legal charges, either towards stamp duty or registration, as applicable for such assignment and shall get all the documents executed and signed by the Vendor/Promoter, allottee and the nominee of the Assignor with respect to the Schedule 'C & D' Property, who will have to execute fresh agreements with the Vendor/ Promoter separately.

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

9. The Purchaser/Allottee shall bear all stamp duty, registration charges, levies, surcharges, taxes and all incidental expenses for registering the Sale Agreement, and Sale Deed and doth hereby undertake to pay on demand to the Vendor/Promoter, all expenses towards stamp duty, registration fees, legal and incidental expenses in the nature of personal services rendered by the Vendor/Promoter for conveyance of Schedule 'C & D' Property in favour of the Purchaser/Allottee. Should there be any demand by the Registration Authorities for additional stamp duty as payable on the sale deed, the same shall be to the account of the Purchaser/Allottee and the Purchaser/Allottee shall remain liable to pay the said additional stamp duty and registration fees accordingly and the Vendor/Promoter however will extend all assistance for obtaining the Sale Deed and presenting the deeds for registration and for completion of the incidental formalities relating to the same.

10. In the event of the Purchaser/Allottee failing to pay the aforesaid sums, in the manner provided in Schedule 'E' or cancel/withdraw from the Project except for the default of the Vendor/Promoter, then the Vendor/Promoter after due notice of 15 days to the Allottee is entitled to cancel / terminate this Agreement and re-allot Schedule 'C & D' Property to another party and the Allottee shall thereafter have no right, interest or claim over the Schedule 'C & D' property. Consequent to any such cancellation / termination, the booking amount of 10% of the total unit cost will be deducted by the Vendors/ Promoter, and the balance amount without interest will be refunded within three months, after the execution of all necessary cancellation and registration of the Agreement and/or sale deed by the Allottee.

11. That the Vendor/Promoter shall pay land taxes (if applicable), levies, rents, public charges and other payable in respect of the property described in Schedule 'C' hereunder upto the date of Registration of the sale deed or delivery of possession of the plot/apartment to the Allottee(s), whichever is earlier. The Allottee shall be liable to pay the said taxes, rates, levies, etc., from the date of registration of Sale Deed.

12. It is agreed that at no point of time shall the Purchaser/Allottee seek the division or partition of their respective undivided share from and out of the Schedule 'B' Property and acknowledges that the Schedule 'C & D' Property will have to be part of one consolidated parcel incapable of being subdivided, further accepts that all the other Co-Allottees/Purchasers of the balance undivided share in the Schedule 'B' are bound by the same.

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

14. It is agreed that Physical possession of the undivided share, title and interest in the land along with Residential apartment described in the Schedule 'C & D' shall be given within three months from the date of execution and registration of the Sale deed. (The Possession date as per RERA registration is ----------).

15. The Purchaser/Allottee shall not be entitled to claim or demand any Performance of all or any term or provision of this Agreement, including the sale of the Schedule 'C & D' property unless and until the Purchaser/Allottee fulfills all payment, and other obligations cast upon him/her/them under this Agreement and it is specifically agreed that any breach of any terms in either of the Sale Agreement, shall result in cancellation of this Agreement.

16. The Purchaser/Allottee shall pay a Corpus Fund as demanded by the VENDOR / PROMOTER / DEVELOPER. This amount shall be transferred to the Owners' Association, subject to the terms stated herein. The Corpus Fund is non-interest bearing. The VENDOR / PROMOTER / DEVELOPER reserves the right to set off any dues, including but not limited to maintenance charges, against the Corpus Fund received from the Purchaser/Allottee. Notwithstanding any agreements executed with other customers of the Project, the VENDOR / PROMOTER / DEVELOPER shall be entitled to withhold the transfer of the collected Corpus Fund to the Owner's Association until all maintenance dues have been fully paid by all customers

17. The VENDOR / PROMOTER / DEVELOPER is adhering to all applicable building codes and regulations, the Purchaser/Allottee shall not be entitled to appoint any third-party consultant for the purpose of inspecting the unit/Apartment, or the construction site. As the project site is currently under construction, and in order to maintain security and safety protocols, the VENDOR / PROMOTER / DEVELOPER reserves the right to restrict site access and inspection by the Purchaser/Allottee. Such decisions regarding access shall be at the sole discretion of the VENDOR / PROMOTER / DEVELOPER and shall not be subject to challenge by the Purchaser/Allottee. The VENDOR / PROMOTER / DEVELOPER agreed to provide periodic updates on the progress of construction and development to the Purchaser/Allottee

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

18. The Parties confirm that the execution of a registered Sale Deed envisaged for the absolute conveyance of the Schedule 'C & D' Property shall be completed only upon receipt of the entire payments from the Purchaser/Allottee(s) to the Vendor/Promoter as envisaged in this Agreement as mentioned the Schedule 'E' Property. In case of any delay in taking over the possession of apartment by the Purchaser/Allottee(s) after the readiness of the apartment the Developer shall charge holding charges towards the maintenance of the flat which shall be calculated @ Rs.10,000/- per month.

19. 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 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.

20. That all notices to be served on the Purchaser/Allottee and the Vendor/Promoter as contemplated under this Agreement shall be deemed to have been served if sent to them to the address as specified supra in the description of Parties.

It is the duty of the Purchaser/Allottee and the Vendor/Promoter to inform each other regarding the change in addresses if any.

21. The Vendor/Promoter may, at their sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Schedule including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Vendor/Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Vendor/Promoter to exercise such discretion in the case of other Allottees.

22. This Agreement shall be amended only with the written consent of the concerned Parties.

23. The execution of this Agreement shall be completed only upon its execution by the Vendor/Promoter through its authorized signatory at the Vendor's/Promoter's office, or at some place, which may be mutually agreed between the Parties at Chennai. Also the

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

execution of the documents between the Parties can take place at the concerned Sub Registrar's office.

24. All disputes or differences between the Parties under or in connection with this Agreement or any breach thereof shall be amicably settled between the parties by mutual discussions and in the event of failing to reach a settlement, the same shall be presented for adjudication before the appropriate authority appointed under the Real Estate Regulation Act.

25. This Agreement is executed in counterparts and both the Vendor/Promoter and the Purchaser/Allottee shall retain one each.

SCHEDULE A PROPERTY
(Entire description of land)

All that piece and parcel of lands comprised in various survey along with an extent as tabulated below :

Sl.No	Survey No	Extent (in Acres)	Document Nos
1	86/2A	0.46	5587/2008
2	86/2B	0.86	5587/2008
3	89/2	1.30	5587/2008
4	77/1B	1.05	5586/2008
5	78/1	0.50	5586/2008
6	77/2C1D	0.14 ½	5586/2008
7	77/2C2	0.50	5586/2008
8	79/2	0.90	5586/2008
9	77/2C1E	0.42	5586/2008
10	77/2C1F	0.35	5586/2008
11	87/1B2	0.70	5586/2008
12	65/4 (4A)	1.67	1355/2008
13	65/5B	0.66	1355/2008
14	77/1A	1.05	1355/2008
15	77/2C(2C1A)	1.12	1355/2008
16	77/3A	1.10	1355/2008
17	77/3B	1.00	1355/2008
18	78/2	0.23	1355/2008
19	79/1	0.76	1355/2008
20	80/1	0.80	1355/2008
21	80/2	0.05	1355/2008
22	81/2	0.68	1355/2008
23	82	0.69	1355/2008
24	83	0.59	1355/2008
25	85	0.36	1355/2008
26	86/1B	0.99	1355/2008
27	87/1A	0.16	1355/2008
28	87/1B1	0.57	1355/2008
29	87/2A	0.64	1355/2008
30	87/2B	0.33	1355/2008
31	87/2C	1.33	1355/2008
32	88/1	0.84	1355/2008

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

33	88/2	0.95	1355/2008
34	88/3	1.06	1355/2008
35	89/3A	0.74	1355/2008
36	89/3B	0.31	1355/2008
37	89/3C	0.01	1355/2008
38	89/4A	1.83	1355/2008
39	89/4B	0.27	1355/2008
40	90	0.31	1355/2008
41	95/4 (4A)	0.70	1355/2008
42	86/1C	0.98	1355/2008
43	65/5A	1.00	1355/2008
44	76/4	1.05	1355/2008
45	76/5	0.88	1355/2008
46	77/2B	0.70	1355/2008
47	77/2C(2C1C)	0.45	1355/2008
48	77/2C1B	0.35	1355/2008
49	16/4A	0.70	2077/2011 and 3679/2011
50	16/4B	0.32	2077/2011 and 3679/2011
51	81/1	0.68	2077/2011 and 3679/2011

totally admeasuring an extent of about 36.10 Acres in Perumattunallur village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kanchipuram District), situated within the registration district and Sub registration district of Chengalputtu and bounded on the :

East by : Panchayat Road
West by : Approved layout
North by : Approved layout
South by : Lake comprised in survey No: 96

SCHEDULE B PROPERTY
(Description of land made available for development after Gifted areas)

All that piece and parcel of land, totally admeasuring an extent of 32.07 Acres in Perumattunallur village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kanchipuram District), situated within the Registration district and Sub registration district of Chengalpattu, (remaining after gift of extent towards OSR, Road, EB Substation).

SCHEDULE C PROPERTY
(Undivided Share of Land conveyed to the Purchaser/s)

___ **Sq.ft** of undivided share, title and interest in the land described in the Schedule "B" Property

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

SCHEDULE D PROPERTY
(Description of Apartment)

Residential Apartment in **Tower No : 27** on the **___ Floor**, **Unit No : __** measuring about **____ Sq.ft.** of carpet area (Super built-up area of **__ Sq. ft.**) with right use a covered / stilt car park in the allotted areas, at -------- **AT SHRIRAM SHANKARI" – PHASE ----** constructed in the Schedule 'B' property.

SCHEDULE 'E' PROPERTY
(Schedule of Payment)

a. Payment Break Up:

SALE CONSIDERATION DETAILS	AMOUNT
Total Sale Consideration (including GST & other charges)	**Rs. /-**
Total (on or before Sale Deed Registration) – 100%	**Rs. /-**
Note :- a) Corpus fund & Maintenance amount to be paid on or before the Sale deed registration. b) Any delay in payment will attract 12% interest per annum.	

b. **Stamp duty & Registration Fee Charges :**

Sl. No.	Cost Component	Payment Schedule	Percentage
1	Stamp Duty and Registration Fee on Sale Agreement (If required)	On Registration	100%
2	Stamp Duty and Registration Fee on Sale Deed	On Registration	100%

c. Payment Schedule

Payment Schedule for flat Cost	Percentage	Total (Rs) (Inclusive of GST)
Booking Amount	9.90%	
Agreement Amount - Upon Agreement (within 30 days of booking)	10.10%	
On Completion of Foundation	7.00%	
On Completion of Stilt floor slab	7.00%	
On Completion of 1st floor slab	7.00%	
On Completion of 2nd floor slab	7.00%	
On Completion of 3rd floor slab	7.00%	
On Completion of 4th Floor slab	7.00%	

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

On Completion of 5th Floor slab	7.00%	
On Completion of 6th Floor slab	7.00%	
On Completion of 7th Floor slab	7.00%	
On completion of unit wise block work	4.00%	
On completion of Unit wise Internal plastering	4.00%	
On completion of Unit wise Flooring	4.00%	
On or before Registration / Handover	5.00%	
Total	100.00%	

d. <u>The Other Costs :</u>

Sl. No	Cost Component	Payment Schedule	Percentage	Total Payable(Rs) (Inclusive of GST)
1	Legal Charges	On signing Agreement	100%	
2	Development Charges	Before Handing Over	100%	
3	Club House Charges	Before Handing Over	100%	
4	Solar Water Connection Charges	Before Handing Over	100%	
5	Infrastructure (STP, DG & Other Infra)	Before Handing Over	100%	
6	EB, Water, Sewage Connection Charges	Before Handing Over	100%	
7	Corpus Fund	Before Handing Over	100%	
8	Maintenance Charges	Before Handing Over	100%	
		TOTAL		

Note: Any delay in paying the stagewise amount will attract 12% Interest per annum.

<u>SCHEDULE F PROPERTY</u>
<u>(SPECIFICATION OF THE APARTMENT)</u>

1. Structural Work- RCC Frame.
2. Car Park - Grano flooring
3. External Wall – 200 mm Solid CC Block masonry
4. Internal wall - 100 mm Solid CC Block masonry

5. **FLOORING**
   a. Living, Bedrooms and Dining - 2’x2’ vitrified Tiles
   b. Kitchen, Balcony, Utility – Ceramic Tiles
   c. Toilet – Ceramic tiles (Anti skid)

6. **KITCHEN**
   a. 30 mm granite counter
   b. Electric & water point for Aquaguard provision

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7. **DADO**
    a. Utility – Glazed ceramic tiles upto Sill level.
    b. Toilet/s – Glazed ceramic tiles upto about 7 ft height.
    c. Kitchen Dado – Glazed Tiles up to about 2ft height above the about 2 ftwide Black Granite counter top

8. **JOINERIES**
    a. Main Door – Teak Wood Frame with Both Side Teak veneershutter including Locking arrangements with polish finish
    b. Internal Door - Country wood frame with flush shutter including locking arrangements with paint finish
    c. Toilet Doors – Countrywood frame with resin coated/FRP or equivalent flush shutter including locking arrangements with paint finish
    d. Windows / French Windows – UPVC sliding windows.
    e. Ventilators – UPVC with Louvers

9. **PAINTING**
    a. Internal wall and ceiling – OBD.
    b. External Wall: Exterior emulsion.
    c. Stilt - Cement paint.
    d. Wood/ Iron surfaces – Enamel Paint.
    e. Main Door – Polish.

10. **ELECTRICAL**
    a. Switches - Modular Switches of ISI make
    b. Wires - Concealed copper wiring of ISI make.
    c. Geycer Point
    d. Solar water points for common toilet
    e. TV points in master bedroom & living area
    f. Telephone and internet point in the living area

11. **SANITARY AND CP FITTINGS**
    a. EWC – Floor mounted White Parryware / Hindware/ equivalent
    b. Wash basin –Wall hung White Parryware / Hindware/ equivalent
    c. Stainless Steel Sink with drain board in Kitchen

12. **CP FITTINGS**
    a. Jaguar continental/equivalent

13. **GENERAL**
    a. DG backup – 160/260/360 Watts for 1/2/3 BHK
    b. Water Supply System - Through underground Sump and Over head Tank of Sufficient Storage Capacity
    c. Lift facility

14. **RIGHTS TO USE COMMON AREAS AND AMENITIES**

1. Function lawn
2. Multipurpose hall
3. Club house café
4. Garden seating area
5. Barbeque area
6. Senior citizen seating plaza
7. Yoga pavilion
8. Medical facilities
9. Walking tracks

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10. Reading lounge
11. Kids play area with high-quality play equipment
12. Sand pit
13. Toddler's play area
14. Giant board games
15. Multiple play areas amidst the green
16. Grocery store
17. Clinic
18. Pharmacy
19. Crèche
20. School bus pick-up point
21. Salon
22. Swimming pool
23. Gym
24. Jogging tracks
25. Basketball court
26. Skating rink
27. Cricket practice nets
28. Indoor badminton court
29. Billiards
30. Indoor games
31. Table tennis
32. Multipurpose court
33. Huge central park
34. Seating plazas for small gatherings
35. Reflexology pathway for a jog
36. Meditation centre and yoga corner
37. Aroma garden
38. Butterfly garden
39. Zodiac garden
40. Lily pond
41. CCTV provision
42. Rainwater harvesting.
43. Organic waste converter.
44. Firefighting facilities.

IN WITNESSES WHEREOF THE VENDOR AND THE PURCHASER(S)/ALLOTTEE(S) HAVE SIGNED THIS AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES WHO HAVE SIGNED HEREIN-BELOW.

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/ALLOTTEE **VENDOR/S**

WITNESSES:

1.

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

2.

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

PURCHASER/S **VENDOR/S**

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.