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9461/15



தமிழ்நாடு तमिलनाडु TAMIL NADU 93AA 831882

29432 27 JUN 2015

M/s. R&A Business Ventures (P) Ltd.,

I. PACKIA AROCKIA MARY
STAMP VENDOR L.NO. 109/84/88
HIGH COURT CAMPUS
CHENNAI

SALE AGREEMENT

THIS DEED OF SALE AGREEMENT Executed at Chennai on this **21st** day of **July 2015** between:

(1) **M/s. B. S. REALTORS (P) LTD.,** having its registered office at New No.13, Old No.7, CIT Colony, 5th Cross, Mylapore, Chennai - 600 004, represented by its Director **Mrs. SULOCHANA BHIMA RAJA,** Wife of Mr.S.A.Bhimaraja, aged about 61 years, residing at "Whispering Heights" No.132, St.Mary's Road, Alwarpet, Chennai – 600 018, represented by its Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **401/2014** Dated 17.01.2014, Book 1, in the Office of the Sub Registrar of Thiruporur)

For R & A BUSINESS VENTURES PVT. LTD.

Authorised Signature

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For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

(2) **Mr. S.A. BHIMARAJA,** Son of Sri. Sajjur Ayyanar Raja, aged about 69 years, residing at "Whispering Heights" No.132, St.Mary's Road, Alwarpet, Chennai – 600 018, represented by his Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **402/2014** Dated 17.01.2014, Book 1, in the Office of the Sub Registrar of Thiruporur)

(3) **M/s. NIBHI REALTORS PRIVATE LTD.,** having its registered office at New No.13, Old No.7, CIT Colony, 5th Cross, Mylapore, Chennai - 600 004, represented by its Director **Mr. S.A. BHIMARAJA,** Son of Sri. Sajjur Ayyanar Raja, aged about 67 years, residing at "Whispering Heights" No.132, St.Mary's Road, Alwarpet, Chennai – 600 018. represented by its Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **403/2014** Dated 17.01.2014, Book 1, in the Office of the Sub Registrar of Thiruporur)

(4) **Mr. UDHAYA SHANKAR** Son of Mr.S.A. Bhimaraja Hindu, aged about 44 years, currently residing at No. 4011 Avignon Ln, California, USA Zipcode 95135 (permanent Address Apt B8, "Aswathi Apartments" 16th Second Crescent park Road, Gandhi Nagar, Adyar Chennai -600 020. 041 represented by his Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Adjudication Power Attorney Deed Document **No.205/2014** Dated 26.02.2014, in the Office of the Sub Registrar of Periamet)

(5) **Mr. KIRTEE N SHAH,** son of Mr.S.Natver Lal, aged about 70 years, residing at No.51/A, Thakore Baug FlatsAnnexe, Navrangpura, Ahmedabad – 380 009.

(6) **M/s. K.S.A. DESIGN PLANNING SERVICES (P) LTD.,** represented by its Chairman **Mr. KIRTEE N SHAH,** son of Mr.S.Natver Lal, aged about 70 years, residing at No.51/A, Thakore Baug FlatsAnnexe, Navrangpura, Ahmedabad – 380 009

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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(7) **M/s. TATTVAKOSH OPPORTUNITIES (P) LTD.,** having its registered office at No.11, Krishna Apartment, 2nd Floor, Nr.Choice Restaurant, Navrangpura, Ahmedabad -380009, represented by its Director **Mr. KIRTEE N SHAH,** son of Mr.S.Natver Lal, aged about 70 years, residing at No.51/A, Thakore Baug FlatsAnnexe, Navrangpura, Ahmedabad – 380 009. represented by their (vendor 5 to7) Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **1039/2014** Dated 28.01.2014, Book 1, in the Office of the Sub Registrar of Thiruporur)

(8) **Mr. S. PARAMESWAR**, son of Mr.M.R.Subramanian, aged about 56 years, residing at A2, II Floor, Vacha Manere, Plot No. 27, 1st Main Road, Kasturibai Nagar, Adyar, Chennai – 600 020, , represented by his Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **2457/2014** Dated 19.02.2014, Book 1, in the Office of the Sub Registrar of Thiruporur)

(9) **Mrs. SAVITHRI PARAMESWAR**, Wife of Mr. Parameswar, aged about 52 years, residing at A2, II Floor, Vacha Manere, Plot No. 27, 1st Main Road, Kasturibai Nagar, Adyar, Chennai – 600 020, represented by her Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **2458/2014** Dated 19.02..2014, Book 1, in the Office of the Sub Registrar of Thiruporur)

(10) **Mr.K.V. NARAYANA RAO** S/o Mr. K.V.Krishnaiah, aged about 39 years, residing at Plot No. 404,Sairam Srinidhi Garden, Kukatpally, ranga reddy District, Andhra Pradesh,

(11) **Mr.P.SREENIVASA RAO** S/o Mr.P.Kondaiah, aged about 43 years, residing at Flat No 304, S.N.Apartments, Chandra Nagar, Hyderabad -500 050.

For R & A BUSINESS VENTURES PVT. LTD.

Authorised Signature

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

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(12) **Mr.S.KOTESWARA RAO** Son of Late.Mr.S.Subbarao, aged about 44 years (PAN NO: AIRPS7820D) residing at Plot No. 92, Suraksha Enclave, Chandra Nagar, Hyderabad-50.

(13) **M. SRINIVASA RAO** , Son of Late.Mr. M.Sambaiah, Aged about 46 years, residing at flat No.305, Sahaja Nirmala Enclave, Chanda Nagar, Hyderabad 50.

(14) **Mr.K.JAYACHANDRA NAIDU** ,son of Chinnappa, aged about 57 years, residing at 15-30/8, Padmavathi Nagar, Tirupathi -517 502, Andhra Pradesh. represented by their (vendors 10 to 15) Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **2625/2014** Dated. 21.02.2014, Book 1, in the Office of the Sub Registrar of Thiruporur)

(15) **Mr. K.JANARDHANA,** S/o Late. K. Venkatanarashimha Prasad, Aged about 34 years, residing at Door No 2-38-21- Adusumallivari Street, Gandhi Nagar, Tenali, Guntur District,

(16) **Mr. P.MADHAVA KRISHNA** S/o Late.P. Krishna , Aged about 72 years, residing at No. 3-4-255, Kanaka Durga Bhavan, II Floor A Kachiguda, Hyderabad -500 027. represented by their (Vendor 16 to17) Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **1503/2014** Dated **05.02.2014**, Book 1, in the Office of the Sub Registrar of Thiruporur)

(17) **Mr. S.ANAND, (Pan: AABPA633K)** S/o Mr.Srinivasan Aged about 55 years, residing at No: B-3, Vijay Akshay Apartment, No:26, Kalakshetra Road, Thiruvanmiyur, Chennai-600 041. represented his Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **3848/2013** Dated **22.03.2013**, Book 1, in the Office of the Sub Registrar of Thiruporur)

(18) **Mr. C.PERKINIAN, (Pan: AADPP2100R)** S/o Mr.Chellamani Aged about 55 years, residing at No:9/2, 1st Main Road (North) Kabalishwarar Nagar, Neelankarari, Chennai-600 041. represented his Power Attorney Agent **M/s. DUAL STRUCTURALS**

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

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& INDUSTRIES (P) LTD., having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Power Attorney Deed Document No. **3847/2013** Dated **22.03.2013**, Book 1, in the Office of the Sub Registrar of Thiruporur)

(19) **Mr. C.S.SUDHARSAN** Son of Mr.C.G.Sundararajan, aged about 47 years, currently residing at Block A, 23A-02, Suasana sentral condominium, Jln stesen sentral, 50470 kuala Lumpur, Malaysia, (permanent Address: N.18, Bharathi Park Cross IV, Chemical House, Saibaba Colony, Coimbatore – 641 001.) represented by his Power Attorney Agent **M/s. DUAL STRUCTURALS & INDUSTRIES (P) LTD.,** having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Director **Mr. A.ANJAIAH,** S/o Late Mr.A.Krishnaiah, aged about 53 years, (Vide registered Adjudication Power Attorney Deed Document **No.354/2014** Dated 11.04.2014, in the Office of the Sub Registrar of Periamet)

hereinafter called the **VENDORS** which term shall mean and include wherever the context so requires or permits their heirs, executors, administrators, legal representatives and assign of the **PARTY OF THE FIRST PART**.

AND

M/s. R & A BUSINESS VENTURES (P) LTD., having its registered office at 3/355, A. G. S. Colony Extension, Venkateshwara Nagar, Kottivakkam, Chennai 600 041 represented by its Authorised Signatory **Mr. A.Vamsi Krishna,** S/o Mr. A.Gopal Rao, aged about 28 years, residing at No. 1, 1st Joint Street, Swaminatha Nagar, Kottivakkam, Chennai 600 041, herein after called the **PURCHASER** which term shall mean and include wherever the context so requires or permits her heirs, executors, administrators, legal representatives and assigns of the **PARTY OF THE SECOND PART**.

WHEREAS the **VENDOR-1 (M/s. B. S. REALTORS (P) LTD.,) FIRST PARTY** are the sole and absolute owners and in possession and enjoyment of the Agriculture land comprised in 1) **Survey No.60/1C** measuring an extent of **0 Acre 02 Cents**, 2) **Survey No.60/1D1** measuring an extent of **0 Acre 61 Cents**, 3) **Survey No.60/1D2** measuring an extent of **0 Acre 25 Cents**, 4) **Survey No.81/7** measuring an extent of **0 Acre 07 Cents**, in all total measuring an extent of **0 Acre 95 Cents**, situated at

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as Document **No.11215 of 2007** and **1083 of 2008** at the office of the Sub-Registrar, Thirupporur, more fully described in the schedule hereunder.

WHEREAS the **VENDOR-2 (Mr. S.A. BHIMARAJA) FIRST PARTY** is the sole and absolute owner and in possession and enjoyment of the Agriculture land comprised in 1) **Survey No.68/13** measuring an extent of **0 Acre 12 Cents**, 2) **Survey No.69/6** measuring an extent of **0 Acre 16 Cents**, 3) **Survey No.69/7** measuring an extent of **0 Acre 31 Cents**, 4) **Survey No.72/7** measuring an extent of **0 Acre 10 Cents**, 5) **Survey No.85/4A** measuring an extent of **0 Acre 06 Cents**, 6) **Survey No.85/4C** measuring an extent of **0 Acre 15 Cents**, 7) **Survey No. 85/12** measuring an extent of **0 Acre 07 Cents**, in all total measuring an extent of **0 Acre 97 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed dated 04.08.2006, registered as Document No.**6826 of 2006** at the office of the Sub-Registrar, Thirupporur

WHEREAS the **VENDOR-3 (M/s. NIBHI REALTORS PRIVATE LTD.,) FIRST PARTY** are the absolute owners and in possession and enjoyment of the schedule mentioned property comprised in 1) **Survey No.102/2C** measuring an extent of **0 Acre 03 Cents**, 2) **Survey No. 102/5** measuring an extent of **0 Acre. 01 1/2 Cents**, 3) **Survey No. 54/11** measuring an extent of **0 Acre 02 1/2** Cents, 4) **Survey No.55/5B** measuring an extent of **0 Acre 04 Cents**, 5) **Survey No. 55/5C** measuring an extent of **0 Acre 04 Cents**, 6) **Survey No.73** measuring an extent of **0 Acre 82 Cents**, in all total measuring an extent of **0 Acre 97 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, having derived title by way of Sale Deed dated 11.12.2007, registered as Document No.**11077 of 2007** and **11078 of 2007** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the **VENDOR-4 (Mr. UDHAYA SHANKAR)** is the absolute owner and in possession and enjoyment of the schedule mentioned property bearing **Patta No.1222** Comprised in Survey No. **84/7** and measuring an extent of **14 cents, 85/1** measuring an extent **34cents,** Survey No. **94/2** measuring an extent **42cent, 58/2** measuring an extent **10cent**, in all Total Extent of **1 Acre 00 cents** 114, Thandalam Village, Chengalpattu Taluk, and Kancheepuram District, having derived title by way of Sale Deed dated 15.12.2006 Registered as Document No **11056 of 2006** at the office of the Sub-Registrar, Thiruporur.

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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WHEREAS the VENDORS-5 (Mr. KIRTEE N SHAH) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture lands bearing patta No 1588, comprised in 1) **Survey No.101/2** measuring an extent of **0 Acre 09 Cents**, 2) **Survey No.101/3B** measuring an extent of **0 Acre 16 Cents**, 3) **Survey No.102/2D** measuring an extent of **0 Acre 05 Cents**, 4) **Survey No.102/3A** measuring an extent of **0 Acre 2.5 Cents**, in all total measuring an extent of **0 Acre 32.5 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed dated 04.08.2006, registered as Document No.**5635 of 2007** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the **VENDORS-6 (M/s. K.S.A. DESIGN PLANNING SERVICES (P) LTD.,)** are the absolute owners and in possession and enjoyment of the schedule mentioned property Agriculture lands bearing patta No 1134, comprised in 1) **Survey No.70/3C** measuring an extent of **0 Acre 20 Cents**, 2) **Survey No.85/7** measuring an extent of **0 Acre 17 Cents**, 3) **Survey No.102/5** measuring an extent of **0 Acre 1.66 Cents**, 4) **Survey No.103/10B** measuring an extent of **0 Acre 5 Cents**, 5) **Survey No.104/2B** measuring an extent of **0 Acre 7 Cents** in all total measuring an extent of **0 Acre 50.66 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as Document Nos. **944 of 2006** and **945 of 2006** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the **VENDOR-7 (M/s. TATTVAKOSH OPPORTUNITIES (P) LTD.,)** are the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture lands bearing **patta No.s 1613,1312,1318,1407,1591,1710,** comprised in 1) **Survey No.53/1B** measuring an extent of **0 Acre 20 Cents**, 2) **Survey No.55/8** measuring an extent of **0 Acre 07 Cents**, 3) **Survey No.57/5** measuring an extent of **0 Acre 29 Cents**, 4) **Survey No.64/1A** measuring an extent of **0 Acre 46.5 Cents**, 5) **Survey No.64/2** measuring an extent of **0 Acre 56 Cents**, 6) **Survey No.66/3** measuring an extent of **0 Acre 24 Cents**, 7) **Survey No.68/19** measuring an extent of **0 Acre 57 Cents**, 8) **Survey No.82/4** measuring an extent of **0 Acre 22 Cents** 9) **Survey No.83/7** measuring an extent of **0 Acre 25 Cents**, 10) **Survey No.103/3B** measuring an extent of **0 Acre 07 Cents** (11) **Survey No. 86/15** measuring an extent of **0.08 ½ out of 0.17cents**, (12) **Survey No. 74/2** measuring an extent of **0 Acre 4 Cent** out of 0.08cent **Survey No. 74/2** measuring an extent of **0 Acre 12.5Cent** out of 0.25 cent. in all total measuring an extent of **3 Acre 18.5**

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

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Cents, measuring an extent of situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as Document Nos. **11486/2007, 11532/2007, 6518/2008, 4667/2008, 3825/2008, 3826/2008, 336/2010 and 576/2010** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the **VENDOR-8 (Mr. S. PARAMESWAR)** is the absolute owner and in possession and enjoyment of the schedule mentioned property comprised in **Survey No. 94/2,** measuring an extent of **0 Acre 24 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, having derived title by way of Sale Deed dated 16.10.2006, registered as Document No.**9104 of 2006** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the **VENDOR-9 (Mrs. SAVITHRI PARAMESWAR)** is the absolute owner and in possession and enjoyment of the schedule mentioned property bearing **Patta No.1151**, comprised in **Survey No. 55/2**, measuring an extent of **0 Acre 18 Cents** and **Survey No. 55/9A,** measuring an extent of **0 Acre 08 Cents** all total measuring an extent **of 0 Acre 26 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, having derived title by way of Sale Deed dated 29.09.2006, registered as Document No.**8724 of 2006** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR-10 (Mr. K.V. NARAYANA RAO) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture land bearing **Patta No. 1317,** comprised in Survey No. **83/1 an extent 0.43cent, 76/8 an extent 0.07cent,** Total extent of **0 Acre 50 cents**, situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as **Document No. 1651/2006** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR-11 (Mr. P.SREENIVASA RAO) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture land bearing **Patta No. 610,** an extent of **50** Cents out of 2 Acre 80 cent **Undivided share of Agricultural land in survey No 87/1 & 64/3** more fully described in the Item-12 "B' Schedule situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as **Document No.8504 of 2005** at the office of the Sub-Registrar, Thirupporur.

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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WHEREAS the VENDOR-12 (Mr. S.KOTESWARA RAO) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture land bearing **Patta Nos. 1319,1314** comprised in **Survey Nos. 92/1** measuring an extent of **23 cent, Survey No. 83/9A** measuring an extent of **33 cent, Survey No. 50/1** measuring an extent of **23 cents**, **Survey No. 50/3** measuring an extent of 09 cents, **Survey No. 55/19** measuring an extent of **15** cent, Total in all measuring an extent of **1 Acre 03 cents** situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as **Document No. 7756 of 2006** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR- 13 (Mr. M.SRINIVASA RAO) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture land bearing **Patta No. 1590,1694,** an extent **25 cents** , Survey No. **86/12,** and **20 cent** in Survey no. **102/9E**, and **5 Cent** in Survey No. **102/9A**, Total extent of **50 cents.** situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as **Document No.662 of 2006** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR- 14 (Mr. K.JAYACHANDRA NAIDU) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture land bearing **Patta No. 610, 0 Acre 50 cents** out of 2 Acre 36 cents undivided share of Agricultural land in Survey No. **87/1** more fully described in the schedule **"B"** situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as **Document No. 8506/2005** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR-15 (Mr. K.JANARDHANA) is the absolute owner and in possession and enjoyment of the schedule mentioned property comprised in bearing Patta No1517 Survey No. **76/3 – 0.17cent**, bearing Patta No. 1532,Survey No. **80/1 – 0.15 Cent** , Survey No. **77/11 – 0.21** Total Extent Acre **0.53cent** situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as Document No. **10198/2011, 10199/2011** at the office of the Sub-Registrar, Thirupporur.

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

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WHEREAS the VENDOR-16 (Mr. P.MADHAVA KRISHNA) is the absolute owner and in possession and enjoyment of the schedule mentioned property comprised in bearing Survey No. **55/9C 56cent, 72/8 –18cent, 55/1 – 32cent**, Total Extent **1 Acre 06** cent situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed registered as Document No.**8274/2006, 6406/2006** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR-17 (Mr. S.ANANAD) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture lands bearing patta Nos 1624 & 1663, comprised in 1) **Survey No.67/3** measuring an extent of **0 Acre 54 Cents**, 2) **Survey No.67/4 (Part)** measuring an extent of **0 Acre 22.5 Cents**, in all total measuring an extent of **0 Acre 76.5 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed dated 22.03.2013, registered as Document No.**3846 of 2013** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR-18 (Mr. C.PERKINIAN) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture lands bearing patta Nos 1624 & 1663, comprised in 1) **Survey No.67/4(Part)** measuring an extent of **0 Acre 4.5 Cents**, 2) **Survey No.67/8A1** measuring an extent of **0 Acre 27 Cents**, 3) **Survey No.67/8B(Part)** measuring an extent of **0 Acre 16.5 Cents** in all total measuring an extent of **0 Acre 48 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed dated 22.03.2013, registered as Document No.**3845 of 2013** at the office of the Sub-Registrar, Thirupporur.

WHEREAS the VENDOR-19 (Mr. C.S.SUDHARSAN) is the absolute owner and in possession and enjoyment of the schedule mentioned property Agriculture lands **Patta No.1056,** comprised in Survey No.**55/10** Measuring an extent of **20 cent**, out of 36 cents, bearing patta No. **1418.** Survey No. **55/18** Measuring an extent of **30cents** out of 39cent all measuring in Total extent of **0** Acre **50 cents** situated at No.**114, Thandalam Village**, Thirupporur Taluk, Kancheepuram District, Tamil Nadu, having derived title by way of Sale Deed dated 07.09.2006, registered as Document No.**7968 of 2006** at the office of the Sub-Registrar, Thirupporur.

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signatory

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For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

WHEREAS the **FIRST PARTIES** are now the sole and absolute owners and in possession and enjoyment of the property without any encumbrance from date of purchase

AND WEREAS the **FIRST PARTIES** represent that they are the absolute owners of the said property and that no one else is having any right, title, interest or claim therein and that the said property is free from all encumbrances, charges, lien, will, trust, settlement, litigation, acquisition, proceeding or other claims.

AND WHEREAS the **FIRST PARTY** have offered to sell the schedule mention property for sale consideration of **Rs. 30,000/- (Rupees Thirty thousand only) PER CENT** and **SECOND PARTY** has agreed to purchase the schedule mentioned property free from all encumbrances.

NOW THIS AGREEMENT WITNESSES THAT

1. The **FIRST PARTY** have agreed to sell the scheduled mentioned property for **Rs. 30,000/- (Rupees Thirty thousand only) PER CENT** free from all encumbrances charges and the **SECOND PARTY** has also agreed to purchase the said property at the above said price net free from all encumbrance and charges.

2. The **SECOND PARTY** has this day paid to the **FIRST PARTY** a sum of Rs.1001/- (Each Vendor) **in all total Advance Paid Rs.19,019/- (Rupees Nineteen Thousand and Nineteen Only)** as advance.

3. The **FIRST PARTY** have requested the **SECOND PARTY** being the balance sale consideration payable to them in respect of the Schedule mentioned property, after adjusting the above referred advance amount, at the time of execution and registration of a valid Sale Deed in favour of the **SECOND PARTY.**

4. The **FIRST PARTY** on receipt of the entire sale consideration as aforesaid agreed to execute and register a Sale Deed in favour of the **SECOND PARTY** or his nominee/nominees in respect of the schedule mentioned property.

5. All expenses of the stamp duty and registration charges would be borne solely by the **SECOND PARTY**.

6. The vacant peaceful possession of the Schedule mention property would be handed over along with existing with trees, Pump sets, 3HP Motor, EB

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

connection and Well, to the **SECOND PARTY** on payment of the balance sale consideration as stated above or on the date of execution and registration of the Sale Deed or General Power of Attorney by the **FIRST PARTY**.

7. The **FIRST PARTY** assures the **SECOND PARTY** that the property is free from any charge, lien, prior Agreement to sell, lease, tenancy, mortgage, lispendens, ceiling or acquisition or recovery proceedings or any other encumbrance whatsoever.

8. The **FIRST PARTY** are hereinafter stopped from entering into any deal with anybody for sale, mortgage or transfer of Schedule Property in any manner and any such transaction/s or deal when comes to surface, the same will not be binding on the **SECOND PARTY**.

9. The sale transaction shall be completed within **6 month** from the date of execution of the sale agreement.

10. The **FIRST PARTY** have paid all taxes, dues and other outgoings in respect of the Schedule Property till date and shall pay the same up to the date of Registration of Sale and thereafter the **SECOND PARTY** shall pay the same.

11. The **FIRST PARTY** hereby agree to physically measure schedule mentioned property and incase of short fall in the total extent of schedule mentioned property the **FIRST PARTY** agree to reduce the sale consideration proportionately.

12. The **FIRST PARTY** hereby covenants with the **SECOND PARTY** that they have not entered into any agreement with other person or persons.

13. The **VENDOR** agree to arrange/sign/execute/furnish all deeds/ documents/papers and do all such acts, deeds, things which may be necessary in law to assure better title to the Purchaser of the property hereby agreed to be conveyed.

14. The **VENDOR** has represented that the **VENDOR** has not offered the property as security for any purpose.

15. The **VENDOR** agree to execute and register all necessary documents, sale deeds, rectification deeds, ratification deeds, declarations, affidavits and undertakings and all other papers and forms as may be required by the **PURCHASER**, for the sale of the property in favour of the **PURCHASER** or his

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

nominee(s) in one or more lots and for better assuring the title of the **PURCHASER** after sale has been effected.

16. The **FIRST PARTY** undertakes to obtain Patta, Chitta, Adangal Extract and tax payment receipt in her/his name and any other documents required and hand over the same to the **SECOND PARTY** before execution and registration of the Sale Deed.

17. The **FIRST PARTY** have this day handed over Xerox copy of Original Documents and Parent document Xerox copy Patta, Chitta, Adangal, Land Tax Receipt, FMB, E.C. Copy relating to the schedule mentioned property. The **FIRST PARTY** also agreed to produce to the **SECOND PARTY** necessary documents and encumbrance certificate to establish that the property is marketable and free from all encumbrances at their cost.

18. Without prejudice to the above right and conditions the parties are at liberty to enforce specific performance of or non-observation of the clauses set out as aforesaid in this agreement with or without damages.

19. Any dispute between the parties shall be subject to the jurisdiction of Courts in Chennai alone to the exclusion of all other courts.

20. This sale is subject to clearance of title by **SECOND PARTY** advocate as his opinion is final.

SCHEDULE OF PROPERTIES

ITEM 1 (M/s. B. S. REALTORS (P) LTD.,)

All that piece and parcel of Agriculture lands comprised in 1) Survey No. 60/1D2 measuring an extent of 0 Acre 25 Cents, 2) Survey No.81/7 measuring an extent of 0 Acre 07 Cents, 3) Survey No.60/1D1 measuring an extent of 0 Acre 61 Cents, 4) Survey No.60/1C, measuring an extent of 0 Acre 02 Cents & well with 3 hp motor ¼ Share, in all total measuring an extent of **0 Acre 95 Cents,** situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District,

ITEM 2 (Mr. S.A. BHIMARAJA)

All the Total piece and parcel of Agriculture lands bearing patta No. 1316, comprised in 1) Survey No.68/13 measuring an extent of 0 Acre 12 Cents, 2)

For R & A BUSINESS VENTURES PVT. LTD.

Authorised Signature

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Director

Survey No.69/6 measuring an extent of 0 Acre 16 Cents, 3) Survey No.69/7 measuring an extent of 0 Acre 31 Cents, 4) Survey No.72/7 measuring an extent of 0 Acre 10 Cents, 5) Survey No.85/4A measuring an extent of 0 Acre 06 Cents, 6) Survey No.85/4C measuring an extent of 0 Acre 15 Cents, 7) Survey No. 85/12 measuring an extent of 0 Acre 07 Cents, in all total measuring an extent of **0 Acre 97 Cents**, situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District,

ITEM 3 (M/s. NIBHI REALTORS PRIVATE LTD.,)

All that piece and parcel of vacant lands comprised in 1) Survey No.102/2C measuring an extent of 0 Acre 03 Cents, 2) Survey No. 102/5 measuring an extent of 0 Acre. $01^1/_2$ Cents, 3) Survey No. 54/11 measuring an extent of 0 Acre $02^1/_2$ Cents, 4) Survey No.55/5B measuring an extent of 0 Acre 04 Cents, 5) Survey No. 55/5C measuring an extent of 0 Acre 04 Cents, 6) Survey No.73 measuring an extent of 0 Acre 82 Cents with well, 3HP motor and pump set, in all total measuring an extent of **0 Acre 97 Cents,** situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District,

ITEM 4 (Mr. UDHAYA SHANKAR)

All that piece and parcel of vacant lands comprised in 1) Survey No. **84/7** and measuring an extent of **0.14 cents, 85/1** measuring an extent **0.34cents 94/2** measuring an extent **0.42cent 58/2** measuring an extent **0.10cent**, in all Total Extent of **1 Acre 00 cents** situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District,

ITEM 5 (Mr. KIRTEE N SHAH)

All the Total piece and parcel of Agriculture lands bearing patta No. 1316, 1588, comprised in 1) Survey No.101/2 measuring an extent of 0 Acre 9 Cents, 2) Survey No.101/2D measuring an extent of 0 Acre 5 Cents, 3) Survey No.101/3B measuring an extent of 0 Acre 16 Cents, 4) Survey No.102/3A measuring an extent of 0 Acre 2.5 Cents, in all total measuring an extent of **0 Acre 32.5 Cents**, situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District,

ITEM 6 (M/s. K.S.A. DESIGN PLANNING SERVICES (P) LTD.,)

For R A A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

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Agriculture lands bearing patta No 1134, comprised in **Survey No.70/3C** measuring an extent of **0 Acre 20 Cents**, 2) **Survey No.85/7** measuring an extent of **0 Acre 17 Cents**, 3) **Survey No.102/5** measuring an extent of **0 Acre 1.66 Cents**, 4) **Survey No.103/10B** measuring an extent of **0 Acre 5 Cents**, 5) **Survey No.104/2B** measuring an extent of **0 Acre 7 Cents** in all total measuring an extent of **0 Acre 50.66 Cents,** situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District,

ITAM 7(M/s. TATTVAKOSH OPPORTUNITIES (P) LTD.,)

1) Agriculture lands bearing patta Nos1613,1312,1318,1407,1591,1710, comprised in Survey No.53/1B measuring an extent of 0 Acre 20 Cents, 2) Survey No.55/8 measuring an extent of 0 Acre 07 Cents, 3) Survey No.57/5 measuring an extent of 0 Acre 29 Cents, 4) Survey No.64/1A measuring an extent of 0 Acre 46.5 Cents, 5) Survey No.64/2 measuring an extent of 0 Acre 56 Cents, 6) Survey No.66/3 measuring an extent of 0 Acre 24 Cents, 7) Survey No.68/19 measuring an extent of 0 Acre 57 Cents, 8) Survey No.82/4 measuring an extent of 0 Acre 22 Cents 9) Survey No.83/7 measuring an extent of 0 Acre 25 Cents, 10) Survey No.103/3B measuring an extent of 0 Acre 07 Cents (11) Survey No. 86/15 measuring an extent of 0.08 ½ out of 0.17cents, (12) Survey No. 74/2 measuring an extent of 0 Acre 4 Cent out of 0.08cent (13) **Survey No. 74/2** measuring an extent of **0 Acre 12.5Cent** out of 0.25 cent. in all total measuring an extent of **3 Acre 18.5 Cents**, situated at No.114, **Thandalam Village,** Chengalpattu Taluk, Kancheepuram District,

ITEM 8 (Mr. S. PARAMESWAR)

All that piece and parcel of land comprised in **Survey No. 94/2** an extent of **24 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, India, and lying Registration District of Chengalpattu and Sub- Registration District of Thirupporur.

ITEM 9 (Mrs. SAVITHRI PARAMESWAR)

All that piece and parcel of land comprised in comprised in Survey No.55/2 measuring an extent of 0 Acre 18 Cents and comprised in survey No.55/9A measuring an extent of 0 Acre 08 Cents, all total measuring an extent of **0 Acre 26 Cents,** situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, India, and lying Registration District of Chengalpattu and Sub- Registration District of Thirupporur.

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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For DUAL STRUCTURAL [illegible] PVT. LTD.

Director

ITEM 10 (Mr. K.V. NARAYANA RAO)

All that piece and parcel of Agriculture lands bearing **Patta No. 1317,** comprised in Survey No **83/1** an extent **43 cent,** Survey No **76/8** an extent **07 cent,** Total extent of **0 Acre 50 cents** situated at No.114, **Thandalam Village**, Chengalpattu Taluk, Kancheepuram District,

ITEM 11 (Mr. P.SREENIVASA RAO)

"A" SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture lands bearing patta No. 610. comprised in 1) Survey No. **87/1** measuring an extent of **2** Acre **36** Cents, 2) Survey No.**64/3** measuring an extent of 0 Acre **44 Cents,** all total measuring an extent of **2 Acre 80 Cents,** situated at No.114, Thandalam Village, Thiruporur Panchayat union, Chengalpattu Taluk, Kancheepuram District,

"B" SCHEDULE OF PROPERTY

Undivided share of land an extent **of 50 Cents** in **Survey No. 87/1. "A" Schedule** Mentions property.

ITEM 12 (Mr. S.KOTESWARA RAO)

All that piece and parcel of Agriculture lands bearing **Patta Nos.1319**, an extent **23** cents comprised in Survey No **92/1** in item No1, an extent **33** cents comprised in Survey No **83/9A** in Item 2, and bearing **Patta No1314**, an extent of **80 cents**, comprised in Survey No **50/1** - **0.23**cents, **50/3** – **0.09**cent **55/19** - **15**cents, Item No3, all Total extent of **1 Acre 03 Cents.**

ITEM 13 (Mr. M.SRINIVASA RAO)

All that piece and parcel of Agriculture lands comprised in Survey No. **86/12** an extent of **25 cent**, comprised in Survey No **102/9E** and comprised in Survey No 102/9A an extent of **05 cent**, in all total measuring an extent of **0 Acre 50 cent**, situated at No.114, **Thandalam Village,** Thiruporur Panchayat union, Chengalpattu Taluk, Kancheepuram District,

ITEM 14 (Mr. K.JAYACHANDRA NAIDU)

"A" SCHEDULE

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

All that piece and parcel of Agriculture lands bearing **Patta No. 610,** comprised in Survey No **87/1** an extent **2 Acres 36 cents,** situated at No.114, **Thandalam Village**, Chengalpattu Taluk, Kancheepuram District,

"B" SCHEDULE

Undivided share of land an extent of **0 Acre 50 Cents** in Survey No. 87/1 "A" Schedule mention property.

ITEM 15 (Mr. K.JANARDHANA)

All that piece and parcel of Agriculture lands bearing **Patta No1517** comprised in Survey No. **76/3** measuring an extent 0 Acre.**17cent**, bearing Patta No. 1532 ,Survey No. **80/1 New Survey No. 80/1B** measuring an extent 0 Acre **0.15 Cent** , Survey No. **77/11** measuring an extent 0 Acre **0.21** Total measuring an extent Acre **0.53cent** bearing Patta No. situated at No.114, **Thandalam** Village, Chengalpattu Taluk, Kancheepuram District,

ITEM 16 (Mr. P.MADHAVA KRISHNA)

All that piece and parcel of Agriculture lands bearing Patta No 422, comprised in Survey No. **55/9C** measuring an extent 0 Acre.**56cent,** Survey No. **72/8** bearing patta No. 1144, New Survey No. **72/8B – 0.18cents 55/1 – 0.32 cents** Total measuring an extent **1** Acre **06** cent situated at No.114, **Thandalam** Village, Thiruporur Taluk, Kancheepuram District,

ITEM 17 (Mr. S.ANANAD)

All that piece and parcel of Agriculture lands bearing patta Nos 1624 & 1663, comprised in 1) **Survey No.67/3** measuring an extent of **0 Acre 54 Cents**, 2) **Survey No.67/4 (Part)** measuring an extent of **0 Acre 22.5 Cents**, in all total measuring an extent of **0 Acre 76.5 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District,

ITEM 18 (Mr. C.PERKINIAN)

All that piece and parcel of Agriculture lands bearing patta Nos 1624 & 1663, comprised in 1) **Survey No.67/4(Part)** measuring an extent of **0 Acre 4.5 Cents**, 2) **Survey No.67/8A1** measuring an extent of **0 Acre 27 Cents**, 3) **Survey No.67/8B(Part)** measuring an extent of **0 Acre 16.5 Cents** in all total measuring an extent of **0 Acre 48 Cents**, situated at No.114, Thandalam Village, Chengalpattu Taluk, Kancheepuram District,

For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

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For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

ITEM 19 (Mr. C.S.SUDHARSAN)

All that piece and parcel of Agriculture lands bearing patta **No.1056,** comprised in Survey No.**55/10** Measuring an extent of **20 cent**, out of 36 cents, bearing patta No. **1418.** Survey No. **55/18** Measuring an extent of **30cents** out of 39cent all measuring in Total extent of **0** Acre **50 cents** situated at No.**114, Thandalam Village**, Thirupporur Taluk, Kancheepuram District,

In all total measuring an extent of **14 Acre 77.16 Cents** situated in **THANDALAM VILLAGE,** formally known as Chengalpattu Taluk, now Thirupporur Thaluk, Kancheepuram District, more fully described in the schedule hereunder, and lying within the Registration District of Thirupporur and Sub-Registration District of Chengalpattu.

IN WITNESS WHEREOF the PARTIES herein have set their hands on the day, month and year first above written.

For R & A BUSINESS VENTURES PVT. LTD.

Authorised Signature

PARTY OF THE SECOND PART

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

PARTY OF THE FIRST PART

WITNESSES:

1) D. Bhamitoray

D. Bhamitoray S/o M. Dumeis
3/355, Venkateswara Nagar
Kottivakkam, Chennai-41.

2) A. Anandh

A. Anandh. S/o Arunachalam.
No: 141. Kalyani Nagar.
Kottivakkam. Ch:41

J. H. Batoha

J. H. BATOHA
ADVOCATE
No.317, New Addl. Law Chambers
High Court Buildings,
Chennai - 600 104.
1059/95

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9461/2015/BK1

Presented in the Office of Sub-Registrar of Thirupporur and fee of Rs. ~~450~~ 500 paid between hours of 3 and 4 on 21/07/2015 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

2 Left Thumb





Additions As per the recitals of the document

Identified by

1 Name : 1 D. Bharathiraja S/o M. Durai No: 3/385, Venkateswara Nagar Kattivakkam, Ch-41

Endorsement Sheet no. 1 of 2

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2 A Anath, Name : 2 A. Aranath. S/o P. Arunachalam.
No 141. Kavai Nagar. Kottivakkam Ch - 41.

21st day of July 2015

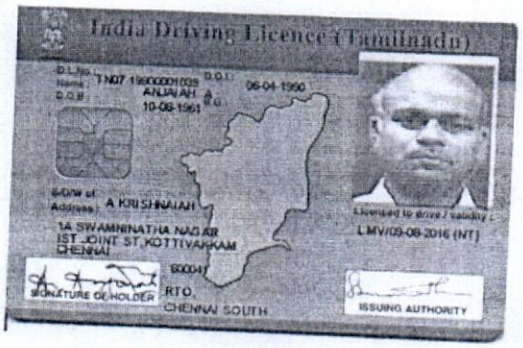
Sub-Registrar
Thiruppoorur

Registered as No 9461 of 2015 of Book I

Date : 21/07/2015 Sub-Registrar
Thiruppoorur

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Endorsement Sheet no. 2 of 2



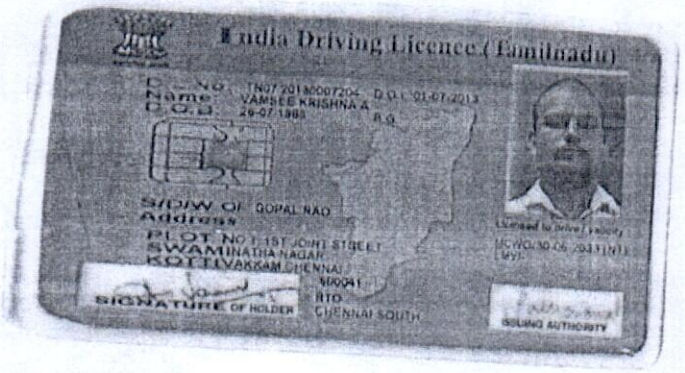
For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

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For R & A BUSINESS VENTURES PVT. LTD.,

Authorised Signature

For DUAL STRUCTURALS & INDUSTRIES PVT. LTD.

Director

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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.