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DIGITALLY VERIFIED RECORD

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AT CHENNAI ON THIS --TH DAY OF ----------, 2024 BY AND BETWEEN

Mr.N.R.Ackshay (Aadhaar No.805292106644)(PAN No.----------) (Mobile No.9962496372) S/o. S/o.Mr.N.Rajasekar, aged about 21 years, permanently residing at Flat No.FO1,Sunshine Park, Block No.366 and 367,11th Street, Extension, Z Block, Anna Nagar,Chennai-600040 represented through his **General power of Attorney Mrs.V.Jayasri** (PAN AECPJ7054B,Aadhaar No.453185983869,Mobile No.7200355666) wife of Mr.N.Rajasekar, aged about 48 Years, residing at Flat No.FO1,PACE Sunshine Park, Block No.366 and 367,11th Street, Extension, Z Block, Anna Nagar, Chennai-600040 **vide registered General Power of Attorney bearing Doc.No.428 of 2024,dated 12.01.2024, registered with SRO, Ambattur** hereinafter called the **"VENDOR"** of the **FIRST PART.**

TO AND IN FAVOUR OF

----------,(ID–PAN ----------) (AADHAR NO----------) (MOBILE NO.----------**),** S/D/W/o ----------, aged about -------- years, residing at No.---------- ---------- hereinafter called the **"PURCHASER"** of the **OTHER PART;**

The terms "VENDOR" and the "PURCHASER" wherever the context so permits, mean and include their heirs, executors, administrators, legal representatives and assigns.

WHEREAS the VENDOR becomes the absolute owner of all the piece and parcel of Land measuring an extent of Acre00.26Cents Land comprised in Survey No.343/2D bearing Patta No.8267,situated at Ayapakkam Village, Avadi Taluk,Tiruvallur District who had acquired the said property under **registered settlement deed bearing Doc.No.427 of 2024, dated**

12.01.2024 registered with SRO, Ambattur settled by his father Mr.N.Rajasekar.

WHEREAS the above said Mr.N.Rajasekar (the vendor's settlor herein) owned the Land measuring an extent of **Acre 0.26 Cents**, **Comprised in Punjai Survey No.343/2D, old Patta No.7239** situated at No.90 AYAPPAKKAM Village, Avadi Taluk, Thiruvallur District, and more fully described in the **Schedule mentioned Property** hereunder along with other properties, who had acquired from one Mr.M.Janarthanam S/o.T.Munusamy Pillai represented through the Authorized Officer of the State Bank of India, Stressed Assets Recovery Branch, Chennai under registered sale certificate bearing Doc.No.10911 of 2011 dated on 11.01.2011registered with SRO, Ambattur .

Thereafter the vendor has mutated all revenue records pertaining to the schedule mentioned property measuring Acre00.26Cents comprised in Survey No.343/2D, situated at No.90, Ayappakkam Village, Avadi Taluk, and Tiruvallur District in his favour and obtained Patta bearing Patta No.8267 from the Revenue Authority.

Whereas the Vendor Mr.N.R.Ackshay has executed Deed of General Power of Attorney to and infavour of Mrs.V.Jayasri wife of Mr.N.Rajasekar and appointed her as his general power agent to take care of his lands described in detail under schedule mentioned property under registered General Power of Attorney Deed bearing Doc.No.428 of 2024,dated on 12.01.2024 registered with SRO,Ambattur. The General Power of Attorney is still in force and the Principal is alive till date.

Whereas the Vendor through his general power agent has sub divided the schedule "A" mentioned property land into the house sites in the name and style of **"JR ENCLAVE PHASE VI"** which is **consists of 5 residential house sites** and got a sub-division approval from the **CMDA**, vide **Sub**

Division Approval No.PPD L.NO.129/ 2024 Dated 14.06.2024 in the File No.Layout 1/0084/2024 Dated 14.06.2024, Planning Permit No.15846, R.C.No.1633/2024/A3 Dt.21.06.2024 from the Villivakkam Panchayat Union and RERA **Registration No. TN/02/ Layout/ ---------/2024 Dated ----------2024** which is morefully described in the **Schedule "A"** mentioned Property hereunder.

WHEREAS the VENDOR herein through his General Power of Attorney has offered to sell one of his residential plot in the above said layout all the piece and parcel of Vacant Land bearing **Plot No.--------,** situated at **"JR ENCLAVE PHASE VI"**, which is morefully described in the Schedule "B" property and Comprised in Punjai Survey No.343/2D, **Patta No.8267,** situated at No.90 AYAPPAKKAM Village, Avadi Taluk, Thiruvallur District, measuring an extent of **------- Sq.Mts or --------- Sq.Ft** from and out of Schedule "A" mentioned Property hereunder to the PURCHASER for a sale consideration of **Rs.---------/-(Rupees ---------- only)**free from all encumbrances and PURCHASER has agreed to purchase the Schedule mentioned Property for a total sale consideration of a sum of **Rs.---------/-(Rupees ----------only)**free from all encumbrances. Now the **VENDOR** is in sole and absolute possession and continuous enjoyment of the said property.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. That in pursuance of the above said agreement and in consideration of a sum of **Rs.----------/-(Rupees ---------- only)**has been paid by the PURCHASER to the VENDOR in the following manner and the receipt of the same has been acknowledged by the Vendor to the PURCHASER;
2. The party of PURCHASER has paid an advance amount towards sale consideration for the schedule "B" property to the party of the VENDOR in the following manners

a. Rs.----------/- (Rupees ---------- Only) has been paid by the way of cheque payment/ **Funds Transfer/NEFT/IMPS bearing Ref No.----------** drawn at ---------- Bank, Dated on ----------2024.

b. The purchaser has also agreed to pay the **balance sale consideration Rs.----------/-(Rupees only)** and it will paid by the way of Demand Draft/Bankers Cheque to the Vendor on or before ----------.2024 (i.e.)--------- days from the date of signing this agreement for sale.

3. The party of the PURCHASER do hereby undertake to pay the party of the VENDOR herein the aforesaid sum as provided above, without demand and without default.

4. In the event of the party of the PURCHASER failing to pay the sale consideration, the party of the VENDOR may at their own discretion to terminate this agreement for sale immediately of the PURCHASER and dispose of the schedule "B" property proposed to be acquired by the party of the PURCHASER to anyone of the choice of the party of the VENDOR and refund such sums of money as received by the party of the VENDOR from the party of the PURCHASER under this agreement without interest.

5. All refunds shall be made only after identifying the alternate purchaser and after receipt of the sale consideration from them.

6. If such sums, as demanded by the party of the VENDOR shall be faithfully and promptly paid by the party of the PURCHASER to the party of the VENDOR, without any demur, in default of which such sums let in arrears shall bear interest mentioned in the demand notice issued by such Statutory authorities.

7. The party of the PURCHASER shall be required to complete all registration formalities after due compliance with the payment terms. In the event of

delay/default by the party of the PURCHASER beyond the stipulated time period, for any reason whatsoever, any additional expenses towards stamp duty, registration fees and levy of additional taxes or liabilities on the party of the VENDOR shall be borne by the party of the PURCHASER.

8. The party of the PURCHASER shall bear all stamp duty, registration charges and all incidental expenses for registering the Sale Deed and doth hereby undertake to pay on demand to the party of the VENDOR, all expenses towards stamp duty, registration fees, legal and incidental expenses in the nature of personal services rendered by the party of the VENDOR for conveyance of Schedule "B" Property in favour of the party of the PURCHASER.

9. The party of the PURCHASER agreed to pay if any demand by the Registration Authorities for additional stamp duty as payable on the sale deed, the same shall be borne by the party of the PURCHASER and the party of the PURCHASER shall remain liable to pay the said additional stamp duty and registration fees accordingly and the party of the VENDOR however undertakes to extend all assistance for presenting the deeds for registration and executing the Sale Deed.

10. The party of the VENDOR covenants that the Schedule "B" Property is free from all encumbrances, charges, mortgages, maintenance, awards and that the Schedule "B" Property has not been offered as security to anyone as on date and that there are no legal impediments whatsoever for the party of the VENDOR to execute this Agreement.

11. It is agreed between the Parties hereto that the party of the VENDOR shall hand over the possession of the Schedule "B" Property to the party of the PURCHASER only after receipt of the entire sale consideration.

12. Any dispute, among the parties shall be resolved through mutual discussion. In the event of a deadlock, the party of the VENDOR shall nominate an Arbitrator, who shall decide the dispute so referred in accordance with the Arbitration and Conciliation Act, 1996 (26 of 1996)

then in force. The award passed by the arbitrator shall be final and binding on the parties. The seat of Arbitration shall be at Chennai and shall be in English Language.

13. This Agreement is prepared in Duplicate and one retained by the party of the VENDOR and the other by the party of the PURCHASER.

SCHEDULE "A" PROPERTY
(Total Property)

All that piece and parcel of land measuring Acre00.26Cents comprised in Survey No.343/2D, Patta No.8267, situated at No.90,Ayapakkam Village, Avadi Taluk, Thiruvallur District and within the registration District of Chennai North and sub registration District of Ambattur.

Bounded on

North By : Lands in Survey No.343/1

South By : Lands in Survey No .343/2B1.

East By : Lands in Survey Numbers 343/2B2

West By : Lands in Survey No.343/2B1.

SCHEDULE "B" PROPERTY

(HEREBY TO BE CONVEYED)

ALL THAT PIECE AND PARCEL OF Vacant Land bearing **Plot No.-------, "JR ENCLAVE PHASE VI" comprised in survey No.343/2D, vide** sub-division approval from the **CMDA**, vide **Sub Division Approval No.PPD L.NO.129/ 2024 Dated 14.06.2024 in the File No.Layout 1/0084/2024 Dated 14.06.2024, Planning Permit No.15846, R.C.No.1633/2024/A3 Dt.21.06.2024 from the Villivakkam Panchayat Union** and RERA **Registration No. TN/02/ Layout/ ---------/2024 Dated ----------2024** situated at Village No.90. Ayapakkam Village, Avadi Taluk and Thiruvallur District measuring an extent of ---------- Sq.Ft.

Bounded on

NORTH BY : ----------

SOUTH BY ----------

EAST BY : ----------

WEST BY : ----------

MEASURING;

East to West on the Northern Side : ----------

East to West on the Southern Side : ----------

North to South on the Eastern Side : ----------

North to South on the Western Side : ----------

In all measuring an extent of ---------- Sq.Ft and situated within the Ayapakkam Village Panchayat and the registration District of Chennai North, and Sub Registration Office at, Ambattur..

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

(PURCHASER) (VENDOR'S POWER AGENT)

WITNESSES:-

1.

2.

DRAFTED BY

R.KAMATCHI.M.A, B.L,
ADVOCATE, ENROLL
NO.MS.935/2002
377, ADDITIONAL LAW CHAMBERS
HIGH COURT BUILDINGS
CHENNAI - 600104.

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.