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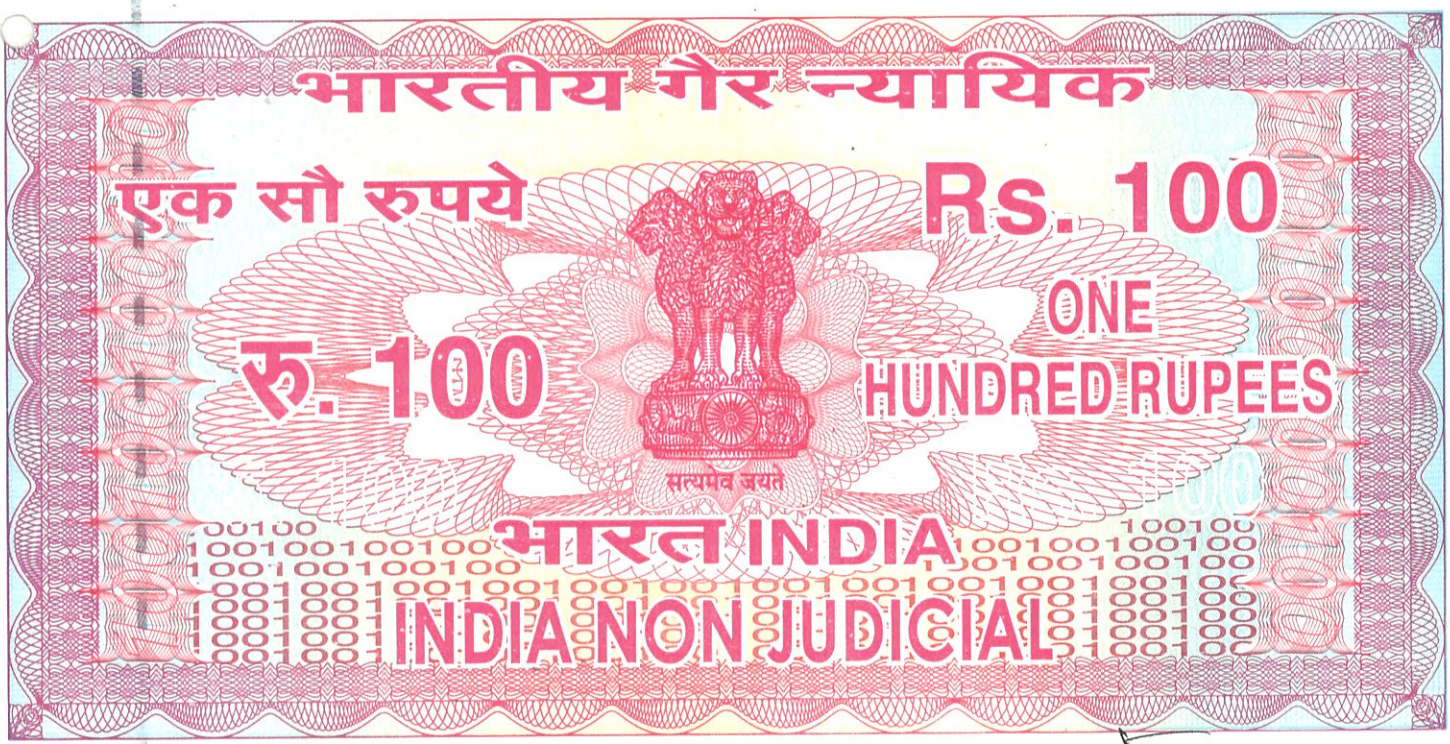
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தமிழ்நாடு தமிழ்நாடு TAMILNADU

CY 626123

OM SAI BABA
R. PREMNATH
STAMP VENDOR
L. No. 8053/B3/07
HIGH COURT CAMPUS,
CHENNAI - 600 104

16 FEB 2024

SDB SECURITY SERVICES PRIVATE LIMITED

மாவட்ட முத்திரை ஜூன் 05-2024 சென்னை-600035

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE EXECUTED AT CHENNAI ON THIS THE 21st DAY OF FEBRUARY, 2024 BETWEEN:

1. **Mrs. SUNILA**. B, wife of Mr.M. Bilvamangal, aged about 53 years, having Income Tax P. A. No. AETPD0347J, Aadhaar No.3436 0831 5842, residing at Flat No.6, Buckingham Terrace, 55/61, MC Nichols Road, Chetpet, Chennai– 600031.

VENDORS		
1.	9 (a).	16.
4(a)	9 (b).	17.
5 (a).	10.	18 (a).
5 (b).	11.	18 (b).
6.	12.	18 (c).
7 (a).	13.	18 (d).
7 (b).	14.	19.
8.	15.	PURCHASER

A(b)

For SDB Security Services Pvt. Ltd.
(Formerly Known as SDB Select Services Pvt Ltd.)

Authorised Signatory(ies)

2. **Mr. NITESH R.DAMANI**, son of Mr. Ramesh Damani, aged about 40 years, having Income Tax P. A. No.ABZPN9860D, Aadhaar No.662692119049, residing at No.1601, Tower – C, Beaumonde, Appasaheb, Marathe Marg, Prabhadevi, Mumbai, Maharashtra – 400 025.

3. **Mr. MITUL R.DAMANI**, son of Mr. Ramesh Damani, aged about 34 years, having Income Tax P. A. No.ALJPD7585P, Aadhaar No.737872583360, residing at No.1601, Tower – C, Beaumonde, Appasaheb, Marathe Marg, Prabhadevi, Mumbai, Maharashtra – 400 025

4-a **Mr. BAKULESH HUF** Represented by karta **Mr. BAKULESH J.VIRANI,** son of Late Jayantilal Virani, aged about 70 years, having Income Tax P. A. No.AAAHB2162A, Aadhaar No.909548054238

4-b **Mrs.ARTI ATUL VIRANI,** wife of Late Jayantilal Virani, aged about 55 years, having Income Tax P.A.No.ADGPA7414D, Aadhaar No.754258497204

4-c **Ms.PINKY SHAH,** daughter of Late Atul jawantrai Virani, aged about 37 years, having Income Tax P.A.No.AADPV2405R, Aadhaar No.969010055719

4-d **Mr.VIRAL ATUL VIRANI,** son of Late Atul jawantrai Virani, aged about 32 years, having Income Tax P.A.No.AIRPV7928D, Aadhaar No.669640983157, residing at 7/8, Kelly Lane, Kalathiyappa Street, Choolai, Chennai – 600 112

5-a **Mr. ASHWIN D. SHAH**, son of Mr. Dhirajlal U. Shah, aged about 71 years, having Income Tax P. A. No.AAEPA4311Q, Aadhaar No.472889377540, and

5-b **Mrs. HARSHA A.SHAH,** wife of Mr. Ashwin D. Shah, aged about 71 years, having Income Tax P. A. No. AAAPH9959H, Aadhaar No.860490198630 both residing at 2123, TVH Lumbini Square, 127, Bricklins Road, Purasalwakkam, Chennai – 600 007.

6. **Mr. ANANT RATILAL SHAH alias ANANT R SHAH**, son of Mr. Ratilal J. Shah, aged about 77 years, having Income Tax No.ABDPS7931L, Aadhaar No.970535835415, residing at Flat No.251, Vaibhav Apartment, 62, E V K Sampath Road, Vepery, Chennai – 600 007.

7-a **Mr.HARSHAD R.PATEL alias Mr. HARSHAD KUMAR PATEL**, son of Mr. Ramanlal P.Patel, aged about 60 years, having Income Tax P. A. No.AAKPP2572L, Aadhaar No.689108304809 and

7-b **Mrs.JAGRUTI PATEL,** wife of Mr.Harshad R.Patel alias Mr. Harshad Kumar Patel, aged about 58 years, having Income Tax P. A. No.ASEPP7114Q, Aadhaar No.674849196002, both residing at No.9172, 17th Floor, TVH LUMBINI SQUARE, No.127–A, Bricklin Road, Purasalwakkam, Vepery, Chennai – 600 007.

8. **Mrs. NEERA S. MEHTA**, wife of Mr. Sanjay M. Mehta, aged about 52 years, having Income Tax P. A. No.AADPM2179H, Aadhaar No.631835313189, residing at A 34, Mangalram Apartment, 825, Poonamallee High Road, Kilpauk, Chennai – 600 010.

9-a **Mr. J. S. ASHOK KUMAR**, son of Mr.Shankarlal, aged about 55 years, having Income Tax P. A. No. ADJPA6054E, Aadhaar No. 782466921085 and

9-b **Mrs. A. ASHA**, wife of Mr. J. S. Ashok Kumar, aged about 52 years, having Income Tax P. A. No.AAMPA7748K, Aadhaar No.967888500602, both residing at No.30/2, Old No.18/2, Justice Pandalai Street, Old Washermanpet, Chennai – 600021.

10. **Mr. ANIL KUMAR S. MEHTA**, son of Mr. Shantichand S. Mehta, aged about 67 years, having Income Tax P. A. No. AAVPS4928E, Aadhaar No.295052370808, residing at No.110, Atkinson Road, Vepery, Chennai – 600 007.

11-a. **SAILESH R. MEHTA (HUF)**, having Income Tax P.A.No.AAAHS0553G, represented by its Kartha **Mr.SAILESH R.MEHTA,** son of Mr. Rasiklal Mehta, aged about 78 years, having Aadhaar No. 555846024227, residing at 6, Muniyappa Road, Kilpauk, Chennai – 600 010 and it's Member viz.

11-b. **Mrs.SUDHA S.MEHTA,** wife of Mr.Sailesh R.Mehta, aged about 79 years, having Income Tax P.A.No.AASPM1363L, Aadhaar No.485622266088 and it's co-parceners viz.

11-c **Ms.SHOLAKA S.MEHTA,** daughter of Mr. Ashish S. Mehta, aged about 17 years, having Income Tax P.A.No.DXLPM0824F, Aadhaar No.4793 8915 7250 and

11-d **Mr.VEDANTH A.MEHTA,** Minor son of Mr. Ashish S. Mehta, aged about 14 years, Income Tax P.A.No.DXLPM0969P, Aadhaar No.6689 3611 6462 represented by his Father and Natural Guardian **Mr.ASHISH S.MEHTA,** son of Mr. Sailesh R Mehta, aged about 47 years, having Aadhaar No. 7219 3773 3372.

12. **Mrs. VIJAYALAKSHMI**, wife of Late A.Narendra SINGHVI ALIAS P.RAJA SINGHVI , aged about 63 years, having Income Tax P. A. No.AAJPV2974M, Aadhaar No.678050938656, residing at No.1, 1st Floor, Hunters Lane, Hunters Road, Choolai, Chennai – 600 112.

13. **Mrs. MEENA K. TURAKHIA**, wife of Mr. Kiran Kumar J. Turakhia, aged about 70 years, having Income Tax P. A. No.AACPT6341F, Aadhaar No.9448 4499 1240, residing at No.4, Sterling Road, 3rd Cross Street, Trishul Apartment, Nungambakkam S. O., Chennai – 600 034.

14. **Mrs.SARALA TURAKHIA alias Mrs. SARLA RAJINIKANT JAGJIVANDAS TURAKHIA**, wife of Mr.Rajinikant Jagjivandas Turakhia, aged about 81 years, having Income Tax P. A. No. AASPS2394B, Aadhaar No.4684 6840 6569, residing at No.49, Ethiraj Salai, Commanders Court, Flat C 111, Egmore, Chennai – 600 008.

15. **Mr.SNEHAL R.TURAKHIA alias Mr. SNEHAL RAJINIKANT TURAKHIA**, son of Mr. Rajinikant Turakhia, aged about 54 years, having Income Tax P. A. No.AACPT6339D, Aadhaar No.865691224588, residing at No.49, Ethiraj Salai, Commanders Court, Flat C 111, Egmore, Chennai – 600 008.

16. **Mr. BABULAL SAMRATMAL JAIN**, son of Mr. Samratmal Jain, aged about 85 years, having Income Tax P. A. No.BMOPB1010L, Aadhaar No.401127344232, residing at Jain Madir Ke Pass, Mandar, Sirohi, Rajasthan – 307 513.

17. **Mr. RAMANLAL HANSRAJ JAIN**, son of Mr. Hansraj Jain, aged about 67 years, having Income Tax P. A. No.AACPR0608K, Aadhaar No.952356531257, residing at No.58/44, BBC Spring Field Apartments, EVK Sampath Road, Vepery, Chennai – 600 007.

18-a Mr. BIPIN C. SHAH, son of Mr. Chabildas T. Shah, aged about 70 years, having Income Tax P.A. No. AAGPS0701E, Aadhaar No.3914 2270 6086.

18-b Mr. MITESH B. SHAH, son of **Mr. BIPIN C. SHAH**, aged about 47 years, having Income Tax P.A. No. AACPS4311E, Aadhaar No.2848 7343 8263.

18-c Mr. HARSHAL B. SHAH, son of **Mr. BIPIN C. SHAH**, aged about 42 years, having Income Tax P.A. No. AUBPS7861G, Aadhaar No.5620 7510 1285, all residing at 46 – D, BBC Spring Field Apartments, 58, EVK Sampath Road, Vepery, Chennai – 600008.

18-d Mrs. NEETA M. SHAH, wife of Mr.Mukesh M. Shah, aged about 56 years, having Income Tax P.A. No.AAQPS4313L, Aadhaar No.4012 7088 6976, residing at N5,24th Main Road, Near R V Dental College, 1st Phase, JP Nagar, Bangalore – 560 078.

19. Mr. KIRAN V. DOSHI, son of Mr. Vadilal D.Doshi, aged about 77 years, having Income Tax P. A. No.AABPD0251D, Aadhaar No313954901094, residing at Swapnalok APTS, C Block, 4th Floor, Flat No.217, Door No.60, EVK Sampath Road, Vepery, Chennai – 600 007.

20. Mrs. SAPANA RAMGOPAL LODD, wife of Mr. Lodd Ramgopal, aged about 56 years, having Income Tax P. A. No.AAMPS7781G, Aadhaar No.328152406720 residing at No.137 Old No.110 Poonamallee High Road, Chennai – 600 084.

hereinafter collectively called the **VENDORS**, which term shall mean and include themselves, their respective legal heirs, executors, administrators and assigns.

AND

M/s.SDB SECURITY SERVICES PRIVATE LIMITED, (CIN U74900TN2014PTC098039), a Company, incorporated under the Companies Act, 2013, GSTIN:33AAVCS1072J1Z1, having Income Tax P.A.No.AAVCS1072, having Office at SAI Towers, New No.16, Old No.30, Conron Smith Road, Gopalapuram, Chennai-600 086, represented herein by its Authorised Signatory, **Mr.K. SHANKAR,** son of Mr. KRISHNAMURTHY, aged about 62 years, hereinafter called the **PURCHASER**, which term shall mean and include its executors, legal representatives, executors, successors-in-interest, administrators and assigns.

WHEREAS all that piece and parcel of property originally bearing Field No.12, now bearing Plot Nos.1 to 20, together with Common land area, situated at Juhu Beach Salai I, II and III Main Road, Juhu Beach, Uthandi, Chennai-600 119, comprised in Old Survey No.2/461 and the said Plot Nos.1 to 20 currently comprised in New Survey Nos.2/544 to 2/563 and the Common land area comprised in New Survey No.2/564, in Uthandi Village, Sholinganallur Taluk, Chennai District, totally measuring an extent of 1 Acre and 50 Cents (64,800 Sq.Ft.) or thereabouts, together with 20 Cottages, Swimming Pool and Community Hall, more fully described in the Schedule hereunder, belongs to the VENDORS herein, they having become entitled to the said Schedule property in the following manner:

PLOT NO.1:

[a] Aforementioned Plot No.1 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 15/09/1999, Registered as Doc.No.2965/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mrs.Sunila B, being the FIRST VENDOR herein.

[b] Aforementioned Residential Villa bearing No.7 – having built up area of 735 sq.ft., vide an Agreement for Construction dated __/01/2000, entered into between the FIRST VENDOR and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1793 has been granted in favour of the FIRST VENDOR herein with regard to the aforesaid Plot No.1, as per which the said property is currently comprised in New Survey No.2/551 and the common land area is comprised in New Survey No.2/564, bearing Patta No.1806.

PLOT No.4:

[a] Aforementioned Plot No.4 - measuring 1864 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. originally belonged to Mr.Bakul J, son of Mr.Jayantilal and Mr.Atul J.Virani, son of Mr.Jaswantraj, they having jointly purchased the said property from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 24/11/1999, Registered as Doc.No.2947/1999, in the Office of the Sub-Registrar, Neelangarai.

[b] Aforementioned Residential Villa bearing No.____ – having built up area of 735 sq.ft., vide an Agreement for Construction dated 05/01/2000, entered into between the above named Mr.Bakul J and Mr.Atul J.Virani and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently the above named Mr.Bakul J and Mr.Atul J.Virani obtained Patta bearing No.1805 has been granted in their favour, as per which the aforesaid plot is comprised in New Survey No.2/563.

WHEREAS subsequently the above named Mr.Atul J.Virani, died intestate on 24/11/2020, leaving behind the following persons, as his only Legal Heirs to succeed to his share in the aforesaid property, as and by way of intestate succession, as evidenced by the Legal Heirship Certificate dated 15/07/2021, issued by the Tahsildar, Purasawalkam:

Sl.No.	**Name of the person**	**Relationship**
1.	Mrs.Arti Atul Virani (Vendor 4-b)	Wife
2.	Mrs.Pinky Shah (Vendor 4-c)	Daughter
3.	Mr.Viral Atul Virani (Vendor 4-d)	Son

WHEREAS subsequently Patta bearing No.27710 has been granted in favour of Mr.Bakul J, Mr.ArtiAtul Virani, Mrs.Pinky Sah and Mr.Viral Atul Virani, being the FOURTH VENDORS herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/563 and the common land area is comprised in New Survey No.2/564, bearing Patta No.1806

PLOT No.5:

[a] Aforementioned Plot No.5 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft., from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 30/08/1999, Registered as Doc.No.2937/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Ashwin Shah and his wife Mrs.Harsha Shaha, being the FIFTH VENDORS herein.

[b] Aforementioned Residential Villa bearing No.5 – having built up area of 735 sq.ft., vide an Agreement for Construction dated 05/01/2000, entered into between the FIFTH VENDORS and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1804 has been granted in favour of the FIFTH VENDORS herein with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/562 and the Common land area is comprised in New Survey No.2/564, bearing Patta No.1806

PLOT NO.6:

[a] Aforementioned Plot No.6 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 22/10/1999, Registered as Doc.No.2964/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Aashish A.Shah, son of Mr.Anant R.Shah.

[b] Aforementioned Residential Villa bearing No.___ – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the above named Mr.Aashish A.Shah and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1803 has been granted in favour of the above named Mr.Aashish A.Shah with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/561 and the common Land Area comprised in New Survey No.2/564, bearing Patta No.1806. .

WHEREAS subsequently the above named Mr.Aashish A.Shah settled the aforesaid Villa bearing No.6 in favour of his Father Mr.Anant Ratilal Shah alias Anant R.Shah, being the SIXTH VENDOR herein, vide Settlement Deed dated 30/03/2022, Registered as Doc.No.3843/2022, in the Office of the Sub-Registrar, Neelangarai.

WHEREAS subsequently Patta bearing No.27712 has been granted in favour of the SIXTH VENDOR herein with regard to the aforesaid property.

PLOT NO.7:

[a] Aforementioned Plot No.7 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 24/11/1999, Registered as Doc.No.2946/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Harshah R.Patel and his wife Mrs.Jagrati H. Patel, being the SEVENTH VENDORS herein.

[b] Aforementioned Residential Villa bearing No.___ – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the SEVENTH VENDORS and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1802 has been granted in favour of the SEVENTH VENDORS with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/560 and the common land area is comprised in new Survey No.2/564, bearing Patta No.1806.

PLOT NO.8:

[a] Aforementioned Plot No.8 - measuring 2060 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 30/08/1999, Registered as Doc.No.2944/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mrs.Neera S.Mehta, being the EIGHTH VENDOR herein.

[b] Aforementioned Residential Villa bearing No.___ – having built up area of 735 sq.ft., vide an Agreement for Construction dated 05 /01/2000, entered into between the EIGHTH VENDOR and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1801 has been granted in favour of the EIGHTH VENDOR with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/559 and the common land area is comprised in New Survey No.2/564, bearing Patta No.1806.

PLOT NO.9:

[a] Aforementioned Plot No.9 - measuring 2060 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft., from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 24/11/1999, Registered as Doc.No.2948/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Jayesh K Shah, son of Late Kantilal Shah.

[b] Aforementioned Residential Villa bearing No.___ – having built up area of 735 sq.ft., vide Agreement for Construction dated 03/01/2000, entered into between the above named Mr.Jayesh K.Shah and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102.

WHEREAS subsequently Patta bearing No.1800 has been granted in favour of the above named Mr.Jayesh K Shah with regard to the aforesaid property.

WHEREAS subsequently the above named Mr.Jayesh K Shah conveyed the aforesaid property to Mr.J.S.Ashok Kumar, son of Mr.Shankarlal Jain, being the VENDOR [9-a] and Mrs.Vanitha, wife of Mr.Praveen Kumar, vide Sale Deed

dated 28/07/2011, Registered as Doc.No.4954/2011, in the Office of the Sub-Registrar, Neelangarai.

WHEREAS as there was an errors in the above mentioned Sale Deed dated 28/07/2011, Registered as Doc.No.4954/2011, in the Office of the Sub-Registrar, Neelangarai, subsequent Rectification Deed dated 20/03/2012, Registered as Doc.No.1678/2012, in the Office of the Sub-Registrar, Neelangarai, was executed and Registered, in favour of the above named Mr.J.S.Ashok Kumar and Mrs.Vanitha.

WHEREAS subsequently the above named Mrs.Vanitha conveyed her 50% share in the aforesaid property in favour of Mrs.A.Asha, wife of Mr.J.S.Ashok Kumar, being the VENDOR [9-b] herein, vide Sale Deed dated 27/03/2012, Registered as Doc.No.1915/2012, in the Office of the Sub-Registrar, Neelangarai.

WHEREAS subsequently Patta bearing No.2448 has been granted in favour of the NINTH VENDORS with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/558 and the common land area is comprised in New Survey No.2/564, bearing Patta No.1806.

PLOT NO.10:

[a] Aforementioned Plot No.10 - measuring 2060 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 30/08/1999, Registered as Doc.No.2943/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Rajkumar S.Mehta, son of Mr.Shanthichand S.Mehta.

[b] Aforementioned Residential Villa bearing No.1 – having built up area of 735 sq.ft., vide an Agreement for Construction dated 05/01/2000, entered into between the above named Mr.Rajkumar S.Mehta and M/s.The Pace

Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1799 has been granted in favour of the above named Mr.Rajkumar S.Mehta, with regard to the aforesaid property, as per which the aforesaid land comprised in New Survey No.2/557.

WHEREAS subsequently the above named Mr.Rajkumar S.Mehta settled the aforesaid property in favour of his brother Mr.Anilkumar S.Mehta, being the TENTH VENDOR herein, vide a Deed of Settlement dated 14/02/2018, Registered as Doc.No.1083/2018, in the Office of the Sub-Registrar, Neelangarai.

WHEREAS subsequently Patta bearing No.26728 has been granted in favour of the TENTH VENDOR herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/557 and the common land area is comprised in New Survey No.2/564, bearing Patta No.1806.

PLOT NO.11:

[a] Aforementioned Plot No.11 - measuring 2060 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 30/08/1999, Registered as Doc.No.2936/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Sailesh R.Mehta (HUF), being the ELEVENTH VENDOR herein.

[b] Aforementioned Residential Villa bearing No.___ – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the ELEVENTH VENDOR and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1798 has been granted in favour of the ELEVENTH VENDOR (11-a) herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/556 and the common land area is comprised in New Survey No.2/564 bearing Patta No.1806.

PLOT NO.12:

[a] Aforementioned Plot No.12 - measuring 2060 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 22/11/1999, Registered as Doc.No.2967/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.P.Narendra Jain, son of Mr.Prakash Raj.

[b] Aforementioned Residential Villa bearing No.9 – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the above named Mr.P.Narendra Jain and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1797 has been granted in favour of the above named Mr.P.Narendra Jain with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/555 and the Common Land Area is comprised in New Survey No.2/564 contained in Patta bearing No.1806.

WHEREAS subsequently the above named Mr.P.Narendra Jain died intestate on 11/10/2012, leaving behind the following persons, as his only Legal Heirs to succeed to the aforesaid property, as and by way of intestate succession, as evidenced by the Legal Heirship Certificate dated 25/05/2014, issued by the Tahsildar, Purasawalkam:

Sl.No.	Name of the person	Relationship
1.	Mrs.Vijayalakshmi	Wife
2.	Mrs.Veenu Bhansali	Daughter
3.	Mr.Veeru Singhvi	Son

WHEREAS subsequently the above named Mr.Veeru Singhvi and Mrs.Veenu Bhansali, executed a Release Deed dated 30/08/2017, Registered as Doc.No.6549/2017, in the Office of the Sub-Registrar, Neelangarai, in favour of their Mother Mrs.Vijayalakshmi, being the TWELVETH VENDOR herein, wherein they have released their 2/3rd share in the aforesaid property and thus the TWELTH VENDOR became the sole and absolute owner of this Item of the Schedule property.

WHEREAS subsequently patta bearing No.27711 has been granted in favour of the TWELTH VENDOR herein, with regard to the aforesaid property.

PLOT NO.13:

[a] Aforementioned Plot No.13 - measuring 2060 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 30/08/1999, Registered as Doc.No.2942/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mrs.Meena K.Turakhia, wife of Mr.Kurankumar J.Turakhia, being the the THIRTEENTH VENDOR herein.

[b] Aforementioned Residential Villa bearing No.10 – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the THIRTEENTH VENDOR and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1796 has been granted in favour of the THIRTEENTH VENDOR herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/554 and the common land area is comprised in New Survey No.2/564, contained in Patta bearing No.1806.

PLOT NO.14:

[a] Aforementioned Plot No.14 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft., from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 30/08/1999, Registered as Doc.No.2940/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mrs.Sarala Turakhia, being the FOURTEENTH VENDOR herein.

[b] Aforementioned Residential Villa bearing No.14 – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the FOURTEENTH VENDOR and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1786 has been granted in favour of the FOURTEENTH VENDOR herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/544 and the Common Land Area is comprised in New Survey No.2/564, covered under Patta bearing No.1806.

PLOT NO.15:

[a] Aforementioned Plot No.15 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft., from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 30/08/1999, Registered as Doc.No.2938/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Snehal

R.Turakhia, son of Mr.Rajinikant R.Turakhia, being the FIFTEENTH VENDOR herein.

[b] Aforementioned Residential Villa bearing No.___ – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the FIFTEENTH VENDOR and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1787 has been granted in favour of the FIFTEENTH VENDOR herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/545 and the common land area is comprised in New Survey No.2/564, covered under Patta bearing No.1806.

PLOT NO.16:

[a] Aforementioned Plot No.16 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft., from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 24/11/1999, Registered as Doc.No.2945/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Ashwin D.Shah, son of Mr.Dhirajlal U.Shah.

WHEREAS subsequently the above named Mr.Ashwin D.Shah, conveyed the aforesaid Vacant land bearing Plot 16, in favour of Mr.Babulal Samratmal Jain, son of Mr.Samratmal Jain, being the SIXTEENTH VENDOR herein, vide Sale Deed dated 31/01/2000, Registered as Doc.No.177/2000, in the Office of the Sub-Registrar, Neelangarai.

WHEREAS the SIXTEENTH VENDOR herein entered into an Agreement for Construction dated 03/01/2000, entered into between M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East,

Chennai-600 102 for the construction of Residential Villa bearing No.16 – having built up area of 735 sq.ft..

WHEREAS subsequently Patta bearing No.1788 has been granted in favour of the SIXTEENTH VENDOR herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/546 and the common land area is comprised in New Survey No.2/564, covered under Patta bearing No.1806.

PLOT NO.17:

[a] Aforementioned Plot No.17 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft., from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 24/11/1999, Registered as Doc.No.2949/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Ashwin D.Shah, son ofMr.Dhirajlal U.Shah.

[b] Aforementioned Residential Villa bearing No.12 – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the above named Mr.Ashwin D.Shah and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently the above named Mr.Ashwin D.Shah, conveyed the aforesaid property bearing Plot 17, in favour of Mr.Ramanlal Hansarajji, son of Mr.Hansarajji Jain, being the SEVENTEENTH VENDOR herein, vide Sale Deed dated 31/12/2004, Registered as Doc.No.6614/2004, in the Office of the Sub-Registrar, Neelangarai.

WHEREAS subsequently Patta bearing No.1789 has been granted in favour of the SEVENTEENTH VENDOR herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/547 and the

common land area is comprised in New Survey No.2/564, covered under Patta bearing No.1806.

PLOT NO.18:

[a] Aforementioned Plot No.18 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft., from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 24/11/1999, Registered as Doc.No.2950/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mrs.Malti Bipin C.Shah, wife of Mr.Bipin C.Shah and Mrs.Neeta M.Shah, wife of Mr.Mukesh M.Shah, VENDOR [18-d].

[b] Aforementioned Residential Villa bearing No.___ – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the above named Mrs.Malti Bipin C.Shah and Mrs.Neeta M.Shah, and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1790 has been granted in favour of the above named Mrs.Malti Bipin C.Shah and Mrs.Neeta M.Shah with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/548 and the common land area is comprised in New Survey No.2/564, covered under Patta bearing No.1806.

WHEREAS subsequently the above named Mrs.Malti Bipin C.Shah died intestate on 18/10/2020, leaving behind the following persons, as her only Legal Heirs to succeed to the aforesaid property, as and by way of intestate succession, as evidence by the Legal Heirship Certificate dated 10/08/2021, issued by the Tahsildar, Purasawalkam:

Sl.No.	Name of the person	Relationship
1.	Mr.Bipin C.Shah, VENDOR [18-a]	Husband
2.	Mr.Mitesh B.Shah (18-b]	Son
3.	Mr.Harshad B.Shah (18-c)	Son

WHEREAS in the manner aforesaid, the above named Mr.Bipin C.Shah, Mr.Mitesh B.Shah and Mr.Harshad B.Shah, being the VENDORS [18-a], [18-b] and [18-c], became entitled to this Item of Schedule property as and by way of inheritance.

WHEREAS subsequently Patta bearing No.27713 in favour of the VENDORS [18-a] to [18-d] with regard to Plot No.18.

PLOT NO.19:

[a] Aforementioned Plot No.19 - measuring 1914 sq.ft. together with 1/20th (1282 sq.ft.) Undivided share in the Common land Area –measuring 25,640 sq.ft. from Mr.V.K.Maheswaran, son of Mr.V.R.Kalyanakrishnan, vide Sale Deed dated 22/11/1999, Registered as Doc.No.2966/1999, in the Office of the Sub-Registrar, Neelangarai, in favour of Mr.Kiran V.Doshi, son of Mr.Vadilal D.Doshi, being NINETEENTH VENDOR herein.

[b] Aforementioned Residential Villa bearing No.5 – having built up area of 735 sq.ft., vide an Agreement for Construction dated 03/01/2000, entered into between the above named NINETEENTH VENDOR and M/s.The Pace Buildings (Madras) Private Limited, then having its Office No.B-58, Anna Nagar East, Chennai-600 102

WHEREAS subsequently Patta bearing No.1791 has been granted in favour of the NINETEENTH VENDOR herein, with regard to the aforesaid property, as per which the said property is currently comprised in New Survey No.2/549 and the common land area is comprised in New Survey No.2/564, covered under Patta bearing No.1806.

WHEREAS in the manner aforesaid, the VENDORS herein are the only persons absolutely entitled to the Schedule property and ever since becoming entitled to the Schedule property in the manner aforesaid have been in the absolute peaceful possession and enjoyment of the same, without any interruption or interference from any person whomsoever, paying in their own right, taxes and all other public charges pertaining to the same.

WHEREAS the VENDORS of Plot Nos 1,4 to 19 herein are currently desirous of selling the Schedule property to the PURCHASER herein for a total sale consideration of Rs. 25,50,00,000/- (Rupees Twenty Five Crores Fifty Lakhs Only) free from any encumbrance.

AND WHEREAS the PURCHASER herein has also agreed to purchase the Schedule mentioned Property at the above mentioned price relying on the representations of the VENDORS that the Schedule property is not subject to any easement rights, trespass, mortgage, charge, lien, settlement or any other encumbrance and is not the subject matter of any pending proceedings, attachment of Court or any revenue or civil authorities.

NOW THIS AGREEMENT OF SALE WITNESSETH:-

01. THAT the VENDORS of Plot Nos 1,4 to 19 agree to sell the Schedule Property and the PURCHASER agrees to purchase the same for a total sale consideration of Rs. 25,50,00,000 (Rupees Twenty Five Crores and Fifty Lakhs Only) which shall be paid by the PURCHASER to the VENDORS herein, in the following manner:

a. A sum of Rs. Six Crores Eighty Lakhs /- (Rupees Six Crores Eighty Lakhs) paid by the PURCHASER to the VENDORS, as advance drawn at Federal Bank Ltd , Adyar Branch at the time of signing this Agreement for Sale, in the following manner after deducting applicable TDS as per the relevant provisions of the Income Tax Act, 1961:

Sl. No.	Cheque No.	Date	Amount	Favouring	Signature
1	90780253	21-02-2024	39,60,000/-	1st Vendor	
4(a)90780278 4(b)90780279	4(a)/4(b) 90780278/279	21-02-2024	39,60,000/-	4th Vendor	
5. (a)	90780255	21-02-2024	19,80,000/-	5th Vendor	
5. (b)	90780254	21-02-2024	19,80,000/-	5th Vendor	Ms. Harsha M. Shah
6	90780256	21-02-2024	39,60,000/-	6th Vendor	A.R Shah
7. (a)	90780271	21-02-2024	19,80,000/-	7th Vendor	
7. (b)	90780272	21-02-2024	19,80,000/-	7th Vendor	
8	90780259	21-02-2024	39,60,000/-	8th Vendor	
9. (a)	90780260	21-02-2024	19,80,000/-	9th Vendor	
9. (b)	90780261	21-02-2024	19,80,000/-	9th Vendor	
10	160130	21-02-2024	39,60,000/-	10th Vendor	
160130					
11	90780257	21-02-2024	39,60,000/-	11th Vendor	
12	90780258	21-02-2024	39,60,000/-	12th Vendor	
13	90780252	21-02-2024	39,60,000/-	13th Vendor	
14	90780262	21-02-2024	39,60,000/-	14th Vendor	
15	90780263	21-02-2024	39,60,000/-	15th Vendor	
16	90780269	21-02-2024	39,60,000/-	16th Vendor	
17	90780264	21-02-2024	39,60,000/-	17th Vendor	
18. (a)	90780265	21-02-2024	9,90,000/-	18th Vendor	
18. (b)	90780266	21-02-2024	9,90,000/-	18th Vendor	
18. (c)	90780267	21-02-2024	9,90,000/-	18th Vendor	
18. (d)	90780268	21-02-2024	9,90,000/-	18th Vendor	
19	90780270	21-02-2024	39,60,000/-	19th Vendor	

[b] The balance sum of Rs.18,70,00,000 /- (Rupees Eighteen Crores Seventy Lakhs) shall be paid by the PURCHASER to the VENDOR within 90 days from the date of signing this Agreement for Sale.

02. TIME SHALL BE AN ESSENCE of this Agreement for Sale with regard to the above-mentioned obligation on the part of the PURCHASER to complete the balance payment within the time period as stipulated in clause-1[b] supra.

03. The VENDORS further agree that the balance payment shall be made by the PURCHASER after deducting the applicable TDS as per the relevant provisions of the Income Tax Act, 1961.

04. Upon signing this Agreement for Sale, the VENDORS agree and undertake to execute a limited Power of Attorney in favour of the PURCHASER to enable the PURCHASER to obtain demolition plan sanction and fresh Layout approval for the sub-division to be made in the Schedule property. All costs relating to such approval shall be to the account of the PURCHASER herein. In case the vendors cancel the Agreement for sale, the vendors should reimburse with additional 5% for the total Sale Consideration within 15 days of the Termination of the Agreement, along with the advance amount received pursuant to this agreement.

VENDORS		
1	9 (a)	16
4 (a)	9 (b)	17
5 (a)	10	18 (a)
5 (b)	11	18 (b)
6	12	18 (c)
7 (a)	13	18 (d)
7 (b)	14	19
8	15	PURCHASER

4(b)

For SDB Security Services Pvt. Ltd.
(Formerly Known as SDB Select Services Pvt Ltd.)

Authorised Signatory(ies)

05. The VENDORS herein further agree and undertake simultaneous to the PURCHASER making the payment in clause-1[b] supra, the VENDORS shall execute and register a separate Power of Attorney in favour of the PURCHASER herein, to enable the PURCHASER to sell the Schedule property based on the regularized/approved Layout to be formed by the PURCHASER. Any delay on the part of the VENDORS to execute and register the Special Powers of Attorney accordingly the PURCHASER shall be given pro-rata extension of time to complete the transaction as contemplated in this Agreement.

06. The stamp duty and registration charges with regard to such Powers of Attorney and the proposed Sale Deed/s shall be borne by the PURCHASER and/or their nominee/s.

07. It is further categorically agreed and accepted between the Parties herein that the above mentioned Power of Attorney to Sell, shall be valid only for a period of six months from the date of execution of the same. The PURCHASER shall ensure that the registration of the proposed Sale Deed/s based on the said Power of Attorney shall be completed within the said stipulated time period.

VENDORS		
1	9 (a) J.S. Ashwin Kumar	16
4 (a)	9 (b) 31/2/11	17
5 (a)	10	18 (a)
5 (b) Mrs. Harsha Ashok	11	18 (b)
6 A.R Shah	12	18 (c)
7 (a)	13	18 (d) Nita. M. Shah.
7 (b)	14	19
8	15	**PURCHASER**

4(b)

For SDB Security Services Pvt. Ltd.
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08. The VENDORS further represent that they have received Locking and Sealing by Virtue of Demolition Notice No.Div.199/J1/031/2018, dated 28/01/2020 – without any Penalty or damages or Penal Interest, which they have brought to the notice of the PURCHASER. The VENDORS have also received "Deoccupation Notice" from the Corporation of Chennai dated 16/12/2020 u/s 2(A) and 57 read with 85 of Town and Country Planning Act 1971.

The VENDORS have approached the Government of Tamil Nadu Housing Department for the stay of the Demolition vide their Application and the same is pending with the Government of Tamil Nadu.

09. The VENDORS agree and undertake to handover vacant peaceful possession of the Schedule property, along with the original documents pertaining to the Schedule property, simultaneous to the PURCHASER making the payment as contemplated in clause-1[b] supra. The Parties of the second Part agree to arrange and Provide the Original Title Deeds as and when required by the Concerned Government Authorities or the Prospective buyers/ Bankers/ Lawyers.

10. It is agreed and accepted between the Parties herein that upon signing this agreement for Sale, the PURCHASER shall be entitled to enter the Schedule property to demolish the existing buildings, so as to comply with

VENDORS		
1	9 (a)	16
4 (a)	9 (b)	17
5 (a)	10	18 (a)
5 (b)	11	18 (b)
6	12	18 (c)
7 (a)	13	18 (d)
7 (b)	14	19
8	15	PURCHASER

4(b)

For SDB Security Services Pvt. Ltd.
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Authorised Signatory(ies)

the demolition notice issued already to the Vendors, as it will be a pre-requisite for getting the Layout approval/regularization. Such permission granted to the PURCHASER shall not be construed as handing over of vacant possession. The PURCHASER shall carry out the demolition of the existing buildings in a careful manner taking full responsibility of the same.

11. The PURCHASER shall be entitled to the salvage value arising on such demolition and it shall be their responsibility to do the necessary scaffolding around the Schedule property to prevent the dust and debris causing any nuisance to the adjoining property owners.

The VENDORS shall be indemnified for all acts and omission on the part of the PURCHASER while carrying out the demolition of the buildings on the Schedule property

12. The VENDORS covenant that they have paid all rates, taxes payable/leviable in respect of the Schedule Property up-to date and the VENDORS agree to reimburse the PURCHASER any dues in this regard which are found to be unpaid upto the date of the registration of the Schedule property in favour of the PURCHASER herein.

13. The VENDORS further confirm that the Schedule-mentioned Property is free from any encumbrance and the same is not the subject matter of any

VENDORS		
1	9 (a) J.S. Ashok Kumar	16
4(a)	9 (b)	17
5 (a)	10	18 (a)
5 (b) Mg. Harsha A. Shah	11	18 (b)
6 A.R Shah	12	18 (c)
7 (a)	13	18 (d)
7 (b)	14	19
8	15	PURCHASER

4(b)

For SDB Security Services Pvt. Ltd.
(Formerly Known as SDB Select Services Pvt Ltd.)

Authorised Signatory(ies)

court attachment, pending litigation, mortgage, loan, lien or any other proceedings, except the above-mentioned Locking and Sealing and Demolition Notice stipulated in Clause-8 supra.

14. The VENDORS agree not to create any mortgage, lien, or any other encumbrance over the Schedule Property or suffer any other execution or attachment over the said Property till the Sale deed covering the Schedule Property is executed and registered in favour of the PURCHASER herein and or their nominee/s.

15. The VENDORS hereby agree and covenant that the total sale price fixed herein is for the Schedule Property together with all the cause ways, water courses and all other easementary rights and developments emanating from the Schedule Property.

16. The VENDORS covenant that the Schedule Property is not attracted by any of the provisions of the erstwhile Tamil Nadu Urban Land (Ceiling and Regulation) Act 1978.

17. The VENDORS confirm that they have not in any way encumbered the Schedule Property or contracted to sell the same either in whole or in parts to any other person and in the event of any such claims surfacing the VENDORS shall in their individual capacity cause to make good the same, without the involvement of the PURCHASER herein.

VENDORS		
1	9 (a)	16
4(a)	9 (b)	17
5 (a)	10	18 (a)
5 (b)	11	18 (b)
6	12	18 (c)
7 (a)	13	18 (d)
7 (b)	14	19
8	15	**PURCHASER**

4(b)

For SDB Security Services Pvt. Ltd.
(Formerly Known as SDB Select Services Pvt Ltd.)

Authorised Signatory(ies)

18. In the event of default on the part of the PURCHASER in making the balance payment within the time period stipulated in Clause-1[b] supra, in such an eventuality the VENDORS shall be entitled to deduct 5% of the advance paid under this Agreement and refund the balance amount to the PURCHASER, pursuant to which this Agreement for Sale shall stand cancelled ab-initio. The balance amount would have to be refunded to the PURCHASER within 15 days from the expiry of 90 day's time frame from the date of this Agreement for sale in the event of default by the PURCHASER. Thereafter the VENDORS shall be at liberty to deal with the Schedule property in any manner whatsoever without any hindrance from the PURCHASER herein.

19. If either party fails to fulfill any of their obligations under this Agreement for Sale, the party not at fault shall have the right to sue the other party for specific performance of this Agreement with or without damages as per the Provisions of the Transfer of Property Act.

SCHEDULE OF PROPERTY

All that piece and parcel of property originally bearing Field No.12, now bearing Plot Nos.1 to 20, situated at Juhu Beach Salai I, II and III Main Road, Juhu Beach, Uthandi, Chennai-600 119, originally comprised in Survey No.2/461, currently comprised in Survey Nos.2/544 to 2/564, in Uthandi Village,

VENDORS		
1	9 (a) T.S. Ashok Kumar	16
4 (a)	9 (b)	17
5 (a)	10	18 (a)
5 (b) Mrs. Harsha A. Shah	11	18 (b)
6 A. R Shah	12	18 (c)
7 (a)	13	18 (d)
7 (b)	14	19
8	15	PURCHASER

4(b)

For SDB Security Services Pvt. Ltd.
(Formerly Known as SDB Select Services Pvt Ltd.)

Authorised Signatory(ies)

Sholinganallur Taluk, Chennai District, totally measuring an extent of 1 Acre and 50 Cents (64,800 Sq.Ft.) or thereabouts, consisting of 20 Plots with 20 Cottages, Roads, Swimming Pool and Community Hall, and the said land bounded on the –

North by : Land comprised in Survey No.424/A1A
South by : 24 Feet Common approach Road
East by : 24 Feet Common Road
West by : Land originally belonging to Mr.R.N.Damani in Old Survey No.2/461

Measuring –
North to South : 176 Feet
East to West : 368 Feet

situated within the Registration District of Chennai South and Sub-Registration District of Neelangarai.

IN WITNESS WHEREOF THE ABOVE NAMED VENDORS AND THE PURCHASER HAVE HEREUNTO SET THEIR RESPECTIVE HANDS AND SIGNATURES TO THIS AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING:

WITNESS:

[1]

[2]

VENDORS		
1	9 (a)	16
4(a)	9 (b)	17
5 (a)	10	18 (a)
5 (b)	11	18 (b)
6	12	18 (c)
7 (a)	13	18 (d)
7 (b)	14	19
8	15	**PURCHASER**

4(b)

For SDB Security Services Pvt. Ltd.
(Formerly Known as SDB Select Services Pvt Ltd.)

Authorised Signatory(ies)

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

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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

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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
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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.