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DIGITALLY VERIFIED RECORD

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AT CHENNAI ON THIS 30TH DAY OF March 2026,

BY AND BETWEEN

Dr.E.PRABAKARAN, (ID - PAN - AGOPP9221E), (AADHAR NO.452650712887) Son of Mr.Ekambaram, aged about 78 years, residing at old No.25A,New No.53A,Baroda Street, West Mambalam,Chennai-600033 hereinafter called the "VENDOR" of the FIRST PART.

AND

----------.(ID-PAN ----------) (AADHARNO----------) S/o .---------- -, aged about ---------- Years, residing at No.----------.---------- ---------- hereinafter called the "PURCHASER" ofthe 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 Acre 0.16 Cents, Comprised in Survey No. 133/6 and 133/7part, bearing Patta No.1077 situated at old Village No.219,New Village No.89 Anumandhai Village, Chengalpattu Taluk, Chengalpattu District and more fully described in the Schedule "A" mentioned Property hereunder, who had acquired the said extent of land under registered Settlement Deed bearing Doc.No.8651 of 2012 of Book I, Dated 16.06.2022,in the Office of the Joint -Il, Sub-Registrar, Chengalpattu and settled by his wife Dr.Prema Prabhakaran.

Whereas the VENDOR had converted his land measuring an extent of AcreOO.16Cents comprised in Survey Nos.133/6 and 133/7 Part, at old Village No.219,New VillageNo.89 Anumandhai Village, Chengalpattu Taluk, Chengalpattu District into residential Plots Layout in the name and style of "JR Harmony Phase Ill" consisting 7 Plots and submitted the application for . approval from the,Kattankolathur Panchayt Union vide Na.Ka.No.640/2026/B5 dated 23.03.2026 and obtained approval .

Whereas the VENDOR is the absolute owner and in exclusive possession and enjoyment of the "Schedule B" property which is part and parcel of the Schedule A" mentioned property and the same is free from all encumbrances.

WHEREAS the VENDOR has offered to sell one of a such residential plot in the above said layout, the piece and parcel of Vacant Land bearing Plot No.5 situated at "JR HARMONY PHASE Ill", which is morefully described in the Schedule "B" property Comprised in survey No.133/6 and 133/7 Part situated at old Village 219,New Village No.89 Anumandhai Village, Chengalpattu Taluk, Chengalpattu District measuring an extent of 1378 Sq.Ft, and more fully described in the Schedule "B" mentioned Property hereunder, out of Schedule "A" mentioned Property, hereunder, to the PURCHASER for a sale consideration of Rs ---------- -/ - (Rupees----------
only)free from all encumbrances and PURCHASERS have 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 SELLER is in sole and absolute possession and continuous enjoyment of the said property.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

1. The sale consideration of the schedule of property is mutually fixed by the party of the VENDOR and the party PURCHASERS for Rs ----------- -- - -/-(Rupees ----------- only) and the party of the PURCHASERS have agreed to pay the aforesaid sum to the party of the VENDOR herein. THIS SHALL BE ESSENCE OF THIS AGREEMENT.

2. The party of PURCHASERS have been paid an advance amount towards sale consideration for the schedule of property to the party of the VENDOR in the following manners.

a. Rs.---------- - (Rupees ---------- Only) have been paid by the way of funds transfer bearing UTR No----------, drawn at ---------- - Bank, Dated on --------.2026.

b. The purchasers have also agreed to pay the balance sale consideration of Rs----------/-(Rupees ---------- Only) and it will be paid by the way of Demand Draft/Cheque/Bankers Cheque to the Vendor on or before --2026(i.e.)30 days from the date of signing this agreement for sale.

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

4. 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.

5. The party of the VENDOR will liable to paid any statutory taxes including local taxes, rates, levies and duties leviable under any prevailing or future statute or law, and to be liable to pay all revenue dues presently being paid till the date of the execution of the Sale Deed, after that the party of the PURCHASER shall be liable to pay GST, all future taxes, liabilities including improvements to Schedule of Property and all the dues pertaining to the Schedule of Property.

6. 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.

7. The party of the PURCHASER shall bear all stamp duty, registration charges ,legal and documentation fee 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 of Property in favour of the party of the PURCHASER.

8. 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.

9. The party of the VENDOR covenants that the Schedule of Property is free from all encumbrances, charges, mortgages, maintenance, awards and that the Schedule of 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.

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

11. 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.

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

SCHEDULE "A"PROPERTY

(Total Property)

All the piece and parcel of vacant Land measuring an extent of measuring AcreOO.16Cents comprised in survey No.133/6 and 133/7 Part ,Patta No.1077 situated at No.89,Anumantahi Village, Chengalpattu Taluk and District, within the Sub-Registration District of Joint Il, Chengalpattu and Registration District of Chengalpattu

Bounded on

North By : Lands in Survey No. 133/7 Part

South By: Survey No.133 Part

East By : Lands in Survey Numbers 133/10

West By : Lands in Survey No. 133 Lands in Survey No .133/5/4.

SCHEDULE "B" PROPERTY

(HEREBY TO BE CONVEYED)

ALL THAT PIECE AND PARCEL OF Vacant Land bearing Plot No.5, "JR HARMONY PHASE Ill" comprised in survey Nos.133/6 and 133/7 Part, approval from Kunnavakkam Panchayat Resolution vide Na.Ka.No.640/2026/B5 dated 23.03.2026 and situated at old Village No.219,New Village No.89. Anumandhai Village, Chengalpattu Taluk,
Chengalpattu District measuring an extent of 1378 Sq.Ft.

Bounded on

NORTH BY	..	30 Feet Road
SOUTH BY	..	Lands in Survey No .133/5
EAST BY	..	Plot Nos.6 and 7
WEST BY	..	Plot No. 4

MEASURING•

East to West on the Northern Side .. 30 Feet

East to West on the Southern Side .. 30 Feet

North to South on the Eastern Side .. 46 Feet

North to South on the Western Side .. 46 Feet

within the registration District of Chengalpattu , Sub Registration Office at, Joint-Il, Chengalpattu.

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

(PURCHASER) (VENDOR)

WITNESSES:-

1.

2.

Drafted by
Mr .R. Kamatchi M.A, B.L.,
Advocate, Enroll No.MS 935/2002

377, Addl 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.