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DIGITALLY VERIFIED RECORD

SALE AGREEMENT

This Agreement of Sale is entered into at **Chennai** on this ....rd Day of **AUGUST 2024.**

BETWEEN

1) MR. S. VENKATESH (Aadhar No.290469600092) Hindu, aged about 44 years and **2) MR. S. ANAND** (Aadhar No.623812130568) Hindu, aged about 40 years, both sons of Late. V. Sampath, having their office at "Sampath Building", No.52/2, Bazullah Road, T. Nagar, Chennai – 600 017 **3) Mr. M. LOGANATHAN,** (Aadhar No. 270452565159) Hindu, aged about 44 years, son of Mr. Murugesan residing at House No.11, Mohammed Ali Street 2nd Lane, Thiruvallur Post, Thiruvallur – 602001 represented by his lawful Power of Attorney Agents **a) MR. S. VENKATESH** (Aadhar No.290469600092) Hindu, aged about 44 years and **b) MR. S. ANAND** (Aadhar No.623812130568) Hindu, aged about 40 years, both sons of Late. V. Sampath, having their office at the above mentioned address as his Power Agents vide registered Document No.17348/2022 dated 09.11.2022, SRO, Thiruvallur Joint 1 hereinafter jointly called as **VENDORS.**

TO AND IN FAVOUR OF

MR. ....., Hindu aged about ..... years, son of ....., residing at ....., Chennai. ..... hereinafter called as **PURCHASER.**

(The terms **'PURCHASER'** and **'VENDORS'** shall mean and include wherever occurring herein and the context admits, requires or permits their respective heirs, executors, administrators, legal representatives, nominees and assigns;)

WHEREAS the **VENDORS** are the absolute owners of the vacant land measuring to an extent of **4 Acres and 93 Cents** (as per Document) and measuring **4 Acres and 82 Cents or 19500 Sq. Mtrs.** (As per Patta) comprised in **Survey Nos. 547/1APart, 547/2 and 548/1Part** and **Town Survey Nos. 12/1, 12/2, 12/3, 12/4A, 12/4B** and **14/2** in Block No. 13, Ward B situate at Pungathur Village, Thriuvallur Taluk, Thiruvallur District and within the limits of Thiruvallur

Municipality, and having acquired the same through registered documents details of which are given below:

Item No.	Revenut Survey no.	Town survey No.	Extent (As per document)		Extent (As per Patta)	Doc. No.	Land Owner	SRO
			Acres	Cents	Sq. Mtrs.	Date		
1	547/2	12/1	1	20	4000	14015/2011 15.11.2011	S. VENKATESH & S. ANAND	THIRUVALLUR
2	547/1A	12/2	0	84	3300	7201/2010 28.07.2010	S. VENKATESH & S. ANAND	THIRUVALLUR
3	547/1A	12/3	0	75	3200	10488/2015 08.09.2015	S. VENKATESH & S. ANAND	THIRUVALLUR
4	547/1A	12/4A	0	75	3000	14015/2011 15.11.2011	S. VENKATESH & S. ANAND	THIRUVALLUR
5	548/1	12/4B	0	50	2100	12349/2022 08.08.2022	M. LOGANATHAN	THIRUVALLUR JOINT - 1
6	547/1A	14/2	0	89	3900	12349/2022 08.08.2022	M. LOGANATHAN	THIRUVALLUR JOINT - 1
	Total Extent		4	93	19500			

WHEREAS the **VENDORS** herein are absolutely owning and possessing the above said Nanja lands measuring to an extent of **4 Acres and 93 Cents** (as per Document) and measuring **4 Acres and 82 Cents or 19500 Sq. Mtrs.** (As per Patta) comprised in **Survey Nos. 547/1APart, 547/2 and 548/1Part** and **Town Survey Nos. 12/1, 12/2, 12/3, 12/4A, 12/4B** and **14/2** in Block No. 13, Ward B situate at Pungathur Village, which is more fully described in the schedule hereunder without any encumbrance whatsoever and obtained Town Survey Land Registry issued by the Headquarters Deputy Tahsildar, Thiruvallur.

The **"VENDORS"** have decided to develop above extent of lands measuring **4 Acres and 93 Cents** (as per Document) and measuring **4 Acres and 82 Cents or 19500 Sq. Mtrs.** (As per Patta) into housing Layout and the same was submitted to the Assistant Director, District Town and Country Planning - Thiruvallur District and which is found approvable as per online Application ROC. No.9011I919 dated 18.11.2022 issued by the Assistant Director, District Town and Country Planning office, Thiruvallur – 602001.

WHEREAS the roads, parks and public purposes (Local Body, TANGEDCO) shown in the road pattern plan issued by the Assistant Director, District Town and Country Planning – Thiruvallur District were transferred in favour of 'The Commissioner, Thiruvallur Municipality' by the **VENDORS** herein by a Gift Deed registered as Document No. **17948/2022** dated **22.11.2022** in the office of the Sub-Registrar, Thirvallur Joint I

WHEREAS the **VENDORS** herein are not owning or possessing the lands set apart for roads, parks and public purposes (Local Body, TANGEDCO) which have already been transferred to The Commissioner, Thiruvallur Municipality for future maintenance.

WHEREAS the said layout was approved first by the Assistant Director, District Town and Country Planning – Thiruvallur District and the said Layout is numbered as SWP/DTCP/TVLR/LAYOUT No:**189/2022** dated **23.11.2022** as per online Application ROC. No.9011I919 dated 18.11.2022 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. NA.KA.No.3056/2023/F1 dated **14.08.2024** and the layout is named as **"Shree Veeraraghava Nagar-Phase III"** which is consisting of 93 housing plots as per above approved plan.

WHEREAS TAMIL NADU REAL ESTATE REGULATORY AUTHORITY has issued a Registration Certificate of Layout of House Sites vide No. **TN/01/LAYOUT/.....** dated ..... for this project **'Shree Veeraraghava Nagar-Phase III"**

Whereas the vendors herein have offered to sell **PLOT NO.....** in the above said layout measuring to an extent of **..... Sq.ft.** at **"Shree Veeraraghava Nagar-Phase III"** comprised in **Survey Nos. 547/1A Part, 547/2 and 548/1Part** and **Town Survey Nos. 12/1, 12/2, 12/3, 12/4A, 12/4B** and **14/2** of Pungathur Village, Thiruvallur Taluk and District for a total Sale consideration of **Rs...../- (RUPEES ..... ONLY)** free from encumbrances and the offer was accepted by the **PURCHASER.**

NOW THIS DEED OF AGREEMENT WITNESSETH:

The parties herein mutually agreed that the total sale consideration for **PLOT NO.....** comprised in **Survey Nos. 547/1APart, 547/2 and 548/1Part** and **Town Survey Nos. 12/1, 12/2, 12/3, 12/4A, 12/4B** and **14/2** of Pungathur Village, Thiruvallur Taluk and Thiruvallur District measuring **..... Sq.ft.** is **Rs...../- (RUPEES .....ONLY).**

1. The Purchaser has paid **Rs...../- (RUPEES .....ONLY)** to the **VENDOR NO.1, VENDOR NO.2 AND POWER AGENT OF VENDOR NO.3** by Cheque No..... dated ..... drawn on ....., ... Branch, Chennai. ..... at the time of signing the Agreement.

2. And the balance sale consideration of **Rs...../- (RUPEES .....ONLY)** shall be paid by the **PURCHASER** to the **VENDOR NO.1, VENDOR NO.2 AND POWER AGENT OF VENDOR NO.3** at the time of execution of the Sale Deed.

3. The **VENDORS** agree to execute the sale deed either in favour of the **PURCHASER** or her/his/their nominees on receipt of the full sale consideration on or before **30 days** from today.

4. The property shall be free from encumbrances.

5. The registration charges will be borne by the **PURCHASER** at rates prevailing at the time of registration.

6. The **VENDORS** assure about the perfectness of the title deed for the schedule property.

7. The **VENDORS** agree to give vacant possession of the aforesaid property at the time of registration of sale deed.

8. The transaction should be completed within 30 days from today or any time before this period.

9. The **VENDORS** assure that the property agreed to be conveyed herein is free from all encumbrances and there is no claim, demand or lispendence whatsoever and it is not a subject matter of any urban land ceiling act and case if it is found the **VENDORS** hereby either indemnify the loss or caused to the **PURCHASER** or return the entire advance amount in full to the **PURCHASER.**

10. It is agreed between the parties that in case of any non compliance of the above said terms and conditions either of the **AGREED PARTIES** might have enforce the other party through court of law under specific relief act.

11. Time is essence of this agreement.

12. The parent document photo copies for the schedule plot is already handed over to the **PURCHASER.**

13. The **PURCHASER** has also expressed entire satisfaction about the title of schedule property.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant house site bearing **PLOT NO..... measuring ..... Sq.ft.** at **"Shree Veeraraghava Nagar - Phase III"** Comprised in revenue **Survey Nos. 547/1A Part, 547/2 and 548/1Part** of Pungathur Village, Thiruvallur Taluk, Thiruvallur District and comprised in Town Survey Nos. **Town Survey Nos. 12/1, 12/2, 12/3, 12/4A, 12/4B** and **14/2** Ward B and Block No.13 of Thiruvallur Municipality in the District Town and Country Planning – Thiruvallur District and the said Layout is

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SCHEDULE OF PROPERTY

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numbered as SWP/DTCP/TVLR/LAYOUT No:**189/2022** dated **23.11.2022** as per online Application ROC. No.9011I919 dated 18.11.2022 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. NA.KA.No.3056/2023/F1 dated **14.08.2024** and lies within the Registration District of Kancheepuram and the Sub-Registration District of Thiruvallur and within the limits of Thiruvallur Municipality.

BOUNDED ON THE:

NORTH BY	:	PLOT NO.....
SOUTH BY	:	PLOT NO.....
EAST BY	:	PLOT NO.....
WEST BY	:	.....

and having a linear measurement of:

NORTH TO SOUTH ON THE:

EASTERN SIDE	:	..... FEET
WESTERN SIDE	:	..... FEET

EAST TO WEST ON THE:

NORTHERN SIDE	:	..... FEET
SOUTHERN SIDE	:	..... FEET

In the **PLOT NO.....** measuring ..... **Sq.ft.** or thereabouts.

IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER HEREIN HAVE SET THEIR HANDS ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:



1. **VENDORS**
(FOR SELF AND AS POWER AGENT)

2. **PURCHASER**

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.