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SALE AGREEMENT

This **DEED OF AGREEMENT FOR SALE** executed on this the ___ day of November, 2024.

BY

1. **i) Mrs. LALITHA,** (PAN No: ADRPL4640D), (Aadhaar No 8069 7473 0331), W/o. K.BALARAMAN, aged about 73 years, residing at Flat No.1, Sadasiva Apartment, No. 13, Thiruvengadam Street, Raja Annamalai Puram, Chennai 600028.

   ii) Mr. SWAMINATHAN, (PAN No AOHPB8454Q), (Aadhaar No 5234 9550 0775), S/o. K.BALARAMAN, aged about 46 years, residing at Door no.156, Commanders Court Apartments, Tower A 15 floor, 49, Ethiraj salai, Egmore , Chennai – 600008.

   iii) Mr. VAIDYANATHAN, (PAN No: AINPB8442N), (Aadhaar No 5655 9719 4598), S/o. K.BALARAMAN, aged about 44 years, residing at F1, Shri Krishna Apartment, Plot no.129, 3rd Main Road, Sadasivam Nagar, Madipakkam, Kancheepuram – 600091.

   (i) to iii) Hereinafter collectively called as "First Party";

2. **Mrs.R.USHA,** (PAN No: AAAPU7999J), (Aadhaar No 2806 3372 9142), Wife of of Mr.V.Kumar, aged about 69 years, residing at Sadasiva Apartment, No. 13, Thiruvengadam Street, Raja Annamalai Puram, Chennai 600028. Hereinafter called as "Second Party";

3. **Mr.S.RAMACHANDRA,** (PAN No AESPR2049J), (Aadhaar No 2312 7959 6500), son of Mr.T.R.S.Krishnan, aged about 64 years, residing at Flat 7/3, Sadasiva Apartment, No. 13, Thiruvengadam Street, Raja Annamalai Puram, Chennai 600028 . Hereinafter called as "Third Party";

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4. i) **Mr.N.S.RADHAKRISHNAN,** (PAN No.AETPR4378B) (AADHAR No.4770 0281 8957), son of Late N.P.Sadasivam, aged about 73 years, residing at Flat No.4, Sadasiva Apartment, No. 13, Thiruvengadam Street, Raja Annamalai Puram, Chennai 600028,

ii) **Mr.N.S.VAIDYANATHAN,** (PAN No.ACDPV7413K) (AADHAR No.4737 9619 2467), son of late N.P.Sadasivam, aged about 70 years, residing at Flat No.A-2, Door No.6/18, 8th Street, Dr.Subbarayan Nagar, Kodambakkam, Chennai 600024,

iii) **Mrs.MALATHY HARI BABA** (PAN No.APBPM1008C) (AADHAR No.7274 9929 7808), wife of Mr.J.Hari Baba, daughter of late N.P.Sadasivam, aged about 65 years, residing at Flat No.FF-2B, Udayabhanu Apartments, H.No.7/44-A, Babuji Nagar, Nacharam, Hyderabad-500076, Medchal District, Telangana State.

i) to iii) Hereinafter collectively called as "Fourth Party"

5. **Mr.VOLETI VENKATA RAMA BALA KUTESWAR @ V.V.R.BALA KUTESWAR** (PAN No.ABIPV6142M), (Aadhaar No 7312 8870 8455), son of Mr.Subbarao Voleti, aged about 59 years, residing at Flat no.6, Raaga Apartments,66,Venkatakrishna Road, R.A.Puram, Chennai - 600028. Hereinafter called as "Fifth Party"

6. **Mr.V.S.GOPALAKRISHNAN,** (PAN No.AAHPG0365P), (Aadhaar No 6323 1700 1427), son of Mr.M.V.Sitaram, aged about 52 years, residing at Flat No.6, Sadasiva Apartment Old Door No.7, New Door No. 13, Thiruvengadam Street, Raja Annamalaipuram, Chennai-600028. Hereinafter called as "Sixth Party"

7. **Mrs. R. KRIYASAKTHI,** (PAN No.BAOPK6349B), (Aadhaar No 8588 2139 9507), Wife of Mr.M.Raman, Hindu, aged about 61 years, residing at Flat No.D-108, Casagrand Cherry

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Pick, Ganghi Society Road, Perumbakkam, Medavakkam, Kancheepuram - 600100. Hereinafter called as "Seventh Party";

8. **Mrs.R.HEMA**, (PAN No.ABAPH3002Q), (Aadhaar No 5862 2988 1015), Daughter of Raghavan, aged about 69 years, residing at Door no.16, Plot no.1, VOC Street, VGP Shanthi Nagar, Pallikaranai, Kancheepuram - 600100. Hereinafter called as "Eighth Party";

all rep. by their Power Agent **M/s ENDEE SHELTERS AND PROPERTIES PRIVATE LIMITED**, (PAN : AADCE3414C) rep. by its Director **Mr.B.SENTHIL KUMAR** (PAN : BIHPS2447B), son of Mr.V.G.Balasubramanian aged about 54 years, having the office at No.92/3, Baab Gandhi, Second Main Road, Gandhi Nagar, Adyar, Chennai-600 020. (vide Power Doc. No._____ dated _____ before SRO, Mylapore). Hereinafter collectively called as **"VENDORS"** of the **ONE PART.**

AND

M/s ENDEE SHELTERS AND PROPERTIES PRIVATE LIMITED (PAN : AADCE3414C) a company incorporated under the companies Act 1956, rep. by its Director **Mr.B.SENTHIL KUMAR**, son of Mr.V.G.Balasubramanian, aged about 53 years, having its office at No.92/3, Baab Gandhi, Second Main Road, Gandhi Nagar, Adyar, Chennai-600 020. Hereinafter called as the **DEVELOPER** of the **SECOND PART**;

WITH

Mr/Mrs._____ (PAN : _____) (Aadhaar No._____), son/wife of

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Mr._____, aged about __ years, residing at No._____ _____ _____ . Hereinafter called as **"PURCHASER"** of the **OTHER PART**.

The terms **VENDORS**, **DEVELOPER** and the **PURCHASER** wherever occurs shall mean and include their respective heirs, executors, administers, legal representatives and assigns;

WITNESSETH

WHEREAS the above said Land Owners are the absolute Land Owners of the "SADASIVA APARTMENTS", situated in Plot No.8, bearing Old No.7, New Door No.13, Thiruvengadam Street, Raja Annamalaipuram Chennai-600028, along with their respective undivided share totally measuring 5750 sq. ft. comprised in Old Survey No.330, Town Survey they are in possession and enjoyment of the same, which is more fully described in the schedule 'A' hereunder and hereinafter called the Schedule Property;

WHEREAS the Land Owners possessed the eight flats alongwith proportionated 1/8th undivided share by virtue of the documents mentioned hereunder in details in the tabular column, all were registered before the Sub-Registrar Office at Mylapore;

S. NO	OWNER NAME	FLAT NO.	FLOOR	UDS	DOC. DETAILS.	DOC.NO.
1.	Mrs. Lalitha, Mr. Swaminathan and Mr. Vaidyanathan	1	Ground	1/8th UDS	Sale deed dated 24.02.1989	1791/1989
2.	Mrs.R.Usha	2	Ground	1/8th UDS	Sale deed dated	1124/1989

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					08.05.1989	
3.	Mr.S.Ramachandra	3	First	1/8th UDS	Sale deed dated 12.12.1988	2100/1988
4.i)	Mr.N.S.Radhakrishnan	4	First	1/8th UDS	Partition deed dated 30.07.2021	2296/2021
ii)	Mr.N.S.Vaidyanathan					
iii)	Mrs.Malathy Hari Baba					
5.	Mr.Voleti Venkata Rama Bala Kuteswar @ V.V.R.Bala Kuteswar	5	Second	1/8th UDS	Release deed dated 04.08.2005	2194/2005
6.	Mr.V.S.Gopalakrishnan	6	Second	1/8th UDS	Sale deed dated 18.11.2010	2823/2010
7.	Mrs. R. Kriyasakthi	7	Third	1/8th UDS	Settlement deed dated 30.04.2015	1348/2015
8.	Mrs. R. Hema	8	Third	1/8th UDS	Sale deed dated 22.04.2002	1116/2002

WHEREAS on _____, the **VENDORS** herein jointly executed a General Power of Attorney constituting and nominating M/s Endee Shelters and Properties Private Limited to deal with "A" Schedule of property in all manner, vide power document No._____ dated _____ before SRO, Mylapore.

WHEREAS the **VENDORS** and the **DEVELOPER** herein, being the absolute owners and in possession and enjoyment of "B" and "C" schedule

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property, offered to sell 575 sq. ft. undivided share of land out of "A" schedule property more fully detailed in the "B" Schedule of property hereunder together with the Flat No.___ measuring 1480 sq. ft. of super built up area in the _____ Floor of the building known as "_____" and more fully detailed in the "C" schedule hereunder, for a total Sale Consideration of Rs._____/- (Rupees _____ _____ _____ Only) and the **PURCHASER** herein also agreed to purchase the same without any encumbrances of whatsoever.

WHEREAS the **VENDORS** herein represented by their general power agent, the **DEVELOPER** and the **PURCHASER** desire that the other terms and conditions of this sale agreement shall be reduced in to writing as follows:-

1. The **PURCHASER** has agreed to purchase the "B" & "C" schedule property for a sum of Rs._____/- (Rupees _____ _____ _____ Only).
2. The **PURCHASER** has this day, paid a sum of Rs. _____/- (Rupees _____ _____ _____ Only) by way of Fund Transfer / Demand Draft / Cheque No. _____ dated _____ drawn on _____ _____ Bank, _____ Branch, Chennai-_____ towards the advance and the receipt of the same is hereby acknowledged by the **VENDORS** and the **DEVELOPER** herein.
3. The **PURCHASER** agree to pay the balance Sale Consideration of Rs. _____/- (Rupees _____ _____ _____ Only) to the **VENDORS** and the **DEVELOPER** before registration or at the time of registration before the registering authority.
4. The **PURCHASER** covenant to bear all expenses in connection with the sale deed in respect of stamp duty, Registration expenses, Legal Charges if any.

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5. The **VENDORS** and the **DEVELOPER** covenant that they shall not enter in to any other similar agreement with anyone in respect of "B" & "C" schedule property.
6. The **VENDORS** and the **DEVELOPER** covenant to pay all taxes payable to the government, Municipalities, Panchayat if any in respect of "B" & "C" schedule property till date of registration of sale deed and thereafter the **PURCHASER** shall be liable to pay the charges for the same.
7. The **PURCHASER** covenant to complete the Sale Transaction within _____ days from the date of this sale agreement.
8. The **VENDORS** and the **DEVELOPER** further covenant that they are absolute owners in title entitled to convey the "B" & "C" schedule property to the **PURCHASER** and no one is entitled to do so.
9. The **VENDORS** and the **DEVELOPER** covenant to execute the sale deed either in favour of the **PURCHASER** or to her nominee/s at the cost of the **PURCHASER**.
10. The **VENDORS** and the **DEVELOPER** further covenant that the "B" & "C" schedule property is free from mortgages, lispendence, revenue recovery, proceedings by any authority, pending agreements or any other encumbrances.
11. It is mutually agreed that the **VENDORS**, the **DEVELOPER** and the **PURCHASER** entitled relief under Specific Performance Act.

"A" SCHEDULE OF PROPERTY

(Total Property)

All that piece and parcel of house site measuring 5750 sq. ft. comprised in Old Survey No.330, Town Survey No.4119/8, Block No.18 of Mylapore Village, Mylapore Taluk, Chennai District bearing Plot No.8, Old No.7, New Door No.13, Thiruvengadam

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Street, Raja Annamalaipuram, Chennai-600028 and being bounded on the:-

North by : Plot No.1, bearing Corporation Door No.6, Thiruvaengadam Street,

South by : Plot No.7, bearing Corporation Door No.8, Thiruvaengadam Street,

East by : Plot No.2, bearing Corporation Door No.4, Thiruvaengadam Street,

West by : Thiruvengadam Street,

Admeasuring,

East to West on the Northern Side : 112 feet,

East to West on the Southern Side : 117 feet,

North to South on the Eastern Side : 51 feet,

North to South on the Western Side : 50 feet,

situated within the Sub Registration District of Mylapore and Registration District of Chennai Central.

"B" SCHEDULE OF PROPERTY

(UDS hereby conveyed)

575 sq. ft. of undivided share, right, title, interest out of "A" Schedule of property.

"C" SCHEDULE

(The Flat hereby conveyed)

A Flat No.___ measuring **1480 sq. ft.** of built up area in the _____ Floor constructed in the building known "_____". The Planning Permit No._____ dated _____, Building

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Permit No._____ dated _____ issued by the issued by the Commissioner, Greater Chennai Corporation.

IN WITNESS WHEREOF the **VENDORS** rep. by their **GENERAL POWER OF ATTORNEY AGENT**, the **DEVELOPER** and the **PURCHASER** have signed this Agreement of Sale on the Day, Month and the Year first above written in the presence of the witnesses as follows:

For ENDEE SHELTERS & PROPERTIES PVT. LTD.

PURCHASER

VENDORS
rep. by the **POWER AGENT**

DIRECTOR

DEVELOPER

WITNESSES:-

1.

2.

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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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