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SALE AGREEMENT

This Agreement of Sale is entered into at **Chennai** on this **...th** Day of **..... 2025**

BY

M/s. ANAND AND VENKATESH HOUSING PRIVATE LIMITED, (Pan Card No. AAWCA2958E) a Company incorporated under the provisions of the companies Act 1956, having its registered office at "Sampath Building", No. 52/2, Bazullah Road, T. Nagar, Chennai, Tamil Nadu, Pincode – 600017 represented by both the Directors, **MR. S. VENKATESH,** (Aadhar No.2904 6960 0092) Hindu, aged about 44 years and **MR. S. ANAND,** (Aadhar No.6238 1213 0568) Hindu, aged about 40 years, both sons of Late. V. Sampath, hereinafter called as **VENDOR.**

TO AND IN FAVOUR OF

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

(The terms **'PURCHASER'** and **'VENDOR'** 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 M/s. ANAND AND VENKATESH HOUSING PRIVATE LIMITED the **VENDOR** herein is the absolute owner of the vacant land measuring to an extent of **1.73.15 hectares or 4.28 Acres or 17315 Sq. Mtrs.** comprised in Old Survey Nos.**438, 437/1A & 437/1B** and New Survey Nos. **438/1, 437/1A1, 437/1B1, 437/2A1, 437/2A2, 437/2A3, 437/2B and 437/2C** situated at **Illaloor Village** Thiruporur Taluk, formerly Kancheepuram District and presently Chengalpet District having purchased from their own money from various owners details of which are given below:

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR DIRECTOR

SL. NO.	SURVEY NO	EXTENT		PURCHASED FROM	DOC. NO. (SRO THIRUPORUR)	PATTA NO.
		ACRES	CENTS			
1	438/1	0	8	M.NEELAMEGAM	30096/2023 Dt. 16.12.2023	2797
2	437/1A1	0	6.5			
3	437/1B1	0	15.5	A. GANAPATHY	30097/2023 Dt. 16.12.2023	2797
4	437/2A1	1	19	BABUJI GAUTAM Dt.16.12.2023	30092/2023	2777
5	437/2A2	0	67			
6	437/2A3	1	00			
7	437/2B	0	86			
	437/2C	0	26			
	TOTAL	4	28			

M/s. ANAND AND VENKATESH HOUSING PRIVATE LIMITED, the **"VENDOR"** herein has decided to develop the above extent of lands measuring **4.28 Acres or 17315 Sq. Mtrs.** into housing Layout and the same was submitted to The Assistant Director/Member Secretary, District Town and Country Planning, Chengalpet District and which is found approvable as per the Road pattern vide online file No. 6E6P6N5A/2025/TCP and letter dated 25.03.2025.

WHEREAS the **VENDOR** herein does not own or possessing the lands set apart for road, park and the land allotted for public purposes (Local Body & EB) which have already been transferred to The President, Illaloor Village Panchayat, Thiruporur Panchayat Union, Chengalpet District for future maintenance for the use of public at large., vide Gift Deed registered as document No.9146/2025 dated 21.04.2025, SRO, Thiruporur.

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR DIRECTOR

WHEREAS the said layout was first approved by the Additional Director / Member Secretary, MLPA, commissioning under District Town and Country Planning - Chengalpet District and the said layout is numbered as 98/2025 dated 24.04.2025 and subsequently by the President, Illaloor Village panchayat vide Roc No: 01/2025-2026 dated 29.04.2025 and the layout is named as **'SILVER SPRINGS'** which consists of 96 housing plots as per the 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 **'SILVER SPRINGS'.**

AND WHEREAS the **PURCHASER** herein has offered to purchase **PLOT NO. .....** measuring **..... Sq.ft.** at **'SILVER SPRINGS'** comprised in Survey Nos.**438/1, 437/1A1, 437/1B1, 437/2A1, 437/2A2, 437/2A3, 437/2B and 437/2C** of **Illaloor Village** Thiruporur Taluk and Chengalpet District more fully described in schedule hereunder and the **VENDOR** agreed to sell the said plot for a total sale consideration of **Rs...../-** **(RUPEES ..... ONLY).**

NOW THIS DEED OF AGREEMENT WITNESSETH:

The parties herein mutually agreed that the total sale consideration for **PLOT NO. .....** measuring **..... Sq.ft.** at **SILVER SPRINGS** comprised in Survey Nos.**438/1, 437/1A1, 437/1B1, 437/2A1, 437/2A2, 437/2A3, 437/2B and 437/2C** of Illaloor Village, Thiruporur Taluk and Chengalpet District measuring **..... Sq.ft** is **Rs...../-** **(RUPEES ..... ONLY).**

1. The **PURCHASER** has paid a sum of `...../- **(RUPEES ..... ONLY)** to the **VENDOR** by Cheque No..... dated ..... drawn on ..... at the time of signing the agreement.

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR DIRECTOR

2. And the balance sale consideration of `...../- **(RUPEES .....ONLY)** shall be paid by the **PURCHASER** to the **VENDOR** at the time of execution of the Sale Deed.

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

5. The **VENDOR** assures about the perfectness of the title deed for the schedule property.

6. The **VENDOR** agrees to give vacant possession of the aforesaid property at the time of registration of sale deed.

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

8. The **VENDOR** assures 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 **VENDOR** hereby either indemnify the loss or caused to the **PURCHASER** or return the entire advance amount in full to the **PURCHASER.**

9. 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.

10. Time is essence of this agreement.

For ANAND AND VENKATESH
HOUSING PRIVATE LIMITED

DIRECTOR DIRECTOR

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

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

SCHEDULE OF PROPERTY

All that piece and parcel of house site bearing **PLOT NO.....** measuring **... Sq.ft.** at **"SILVER SPRINGS"** comprised in Survey Nos.**438/1, 437/1A1, 437/1B1, 437/2A1, 437/2A2, 437/2A3, 437/2B and 437/2C** situated at **Illaloor Village** Thiruporur Taluk, formerly Kancheepuram District and presently Chengalpet District in the layout bearing No. 98/2025 dated 24.04.2025 vide online File No. 6E6P6N5A/2025/TCP and letter dated 25.03.2025 first approved by the Member Secretary, Mamallapuram Local Planning Authority/Assistant Director commissioning under District Town and Country Planning – Chengalpet District and subsequently approved by the President, Illaloor Village panchayat vide Roc No: 01/2025-2026 dated 29.04.2025 and lies within the Registration District of Chengalpet and the Sub-Registration District of Thiruporur and within the limits of Illaloor Village Panchayat, Thiruporur Panchayat Union.

BOUNDED ON THE:

NORTH BY : .....

SOUTH BY : .....

EAST BY : .....

WEST BY : .....

and having a linear measurement of:

NORTH TO SOUTH ON THE:

EASTERN SIDE : ..... FEET

WESTERN SIDE : ..... FEET

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR

DIRECTOR

EAST TO WEST ON THE:

NORTHERN SIDE : ..... FEET

SOUTHERN SIDE: ..... FEET

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

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

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR DIRECTOR

WITNESSES:

VENDOR

1.

2.

PURCHASER



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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