SALE AGREEMENT

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

BETWEEN

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.17347/2022 dated 09.11.2022, SRO, Thiruvallur Joint 1 hereinafter jointly called as **VENDOR.**

TO AND IN FAVOUR OF

MR. ....., Hindu aged about ..... years, son of ....., residing at ....., Chennai. ..... 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 the **VENDOR** is the absolute owner of the vacant land measuring to an extent of **2600 Sq. Mtrs or 64 Cents** (As per Patta) and **72 Cents** (as per Document) comprised in **Survey No. 544/1Part** and **Town Survey No. 14/6** 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 Settlement deed 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	544/1	14/6	**0**	**72**	**2600**	12349/2022 08.08.2022	M. LOGANATHAN	THIRUVALLUR JOINT - 1

WHEREAS the **VENDOR** herein is absolutely owning and possessing the above said Nanja lands measuring to an extent of **2600 Sq. Mtrs or 64 Cents** (As per Patta) and **72 Cents** (as per Document) comprised in **Survey No. 544/1Part** and **Town Survey No.14/6** 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 **"VENDOR"** has decided to develop above extent of lands measuring **2600 Sq. Mtrs or 64 Cents** (As per Patta) and **72 Cents** (as per Document) into housing Layout and the same was submitted to the Assistant Director (Incharge), District Town and Country Planning - Thiruvallur District and which is found approvable as per online Application ROC. No. 9ZUNBUE1 dated 25.11.2022.

WHEREAS the roads 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 **VENDOR** herein by a Gift Deed registered as Document No.**19763/2022** dated **26.12.2022** in the office of the Sub-Registrar, Thirvallur Joint I

WHEREAS the **VENDOR** herein are not owning or possessing the lands set apart for roads 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 approved by the Assistant Director, District Town and Country Planning – Thiruvallur District and the said Layout is numbered as SWP/DTCP/TVLR/LAYOUT No: **221/2022** dated **29.12.2022** as per online Application ROC. No. 9ZUNBUE1 dated 25.11.2022 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. NA.KA.No.3055/2023/F1 dated 14.08.2024 and the layout is named as **"Shree Veeraraghava Nagar-Phase IV"** which is consisting of 17 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 IV"**

Whereas the VENDOR herein have offered to sell **PLOT NO.....** in the above said layout measuring to an extent of **..... Sq.ft.** at **"Shree Veeraraghava Nagar-Phase IV"** comprised in **Survey No. 544/1Part** and **Town Survey No.14/6** 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 No. 544/1Part** and **Town Survey No.14/6** 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 **POWER AGENT OF VENDOR** 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 **POWER AGENT OF VENDOR** at the time of execution of the Sale Deed.

3. The **VENDOR** 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 **VENDOR** assure about the perfectness of the title deed for the schedule property.

7. The **VENDOR** 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 **VENDOR** 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 **VENDOR** 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 IV"** Comprised in revenue **Survey No. 544/1Part** of Pungathur Village, Thiruvallur Taluk, Thiruvallur District and comprised in **Town Survey No.14/6** Ward B and Block No.13 of Thiruvallur Municipality in the District Town and Country Planning – Thiruvallur District and the said Layout is numbered as SWP/DTCP/TVLR/LAYOUT No:**221/2022** dated **29.12.2022** as per online Application ROC. No. 9ZUNBUE1 dated 25.11.2022 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. NA.KA.No.3055/2023/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 VENDOR AND THE PURCHASER HEREIN HAVE SET THEIR HANDS ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1.

POWER AGENT OF VENDOR

2.

PURCHASER