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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 & VENKATESH, (PAN No.AAMFA2725J) a Registered Partnership firm represented by both its Partners, **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, having its office at "Sampath Building", No.52/2, Bazullah Road, T. Nagar, Chennai - 600 017, 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 & VENKATESH, the **VENDOR** herein is the absolute owner of the vacant land measuring to an extent of **3 Acres and 64 Cents or 14730 Sq.mtrs.** comprised in Survey Nos. **828** and **827 Part** Old Town Survey **No.3/12** and New Survey **No.3/14** in Block No. 27, Ward D situate at Periyakuppam Village, Thiruvallur Taluk, Thiruvallur District and within the limits of Thiruvallur Municipality, and having acquired the same through registered documents details of which are given below:

For ANAND & VENKATESH


 Partner Partner

Item No	Revenue Survey No.	Town Survey No.	Extent		Doc.No. dated & SRO	LAND OWNER
			Acres	Cents		
1	828	3/14	2	19	4849/2023 31.03.2023 THIRUVALLUR JOINT - 1	ANAND & VENKATESH
2	827 Part	3/14	1	45	4849/2023 31.03.2023 THIRUVALLUR JOINT - 1	ANAND & VENKATESH
	Total Extent		3	64		

WHEREAS the **VENDOR** herein is absolutely owning and possessing the above said Nanja lands measuring to an extent of **3 Acres and 64 Cents or 14730 Sq.mtrs.** comprised in Survey Nos. **828** and **827 Part** Old Town Survey **No.3/12** and New Survey **No.3/14** in Block No. 27, Ward D situate at Periyakuppam 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 **3 Acres and 64 Cents or 14730 Sq.mtrs.** into housing Layout and the same was submitted to the Director of Town and Country Planning through the Assistant Director of Town and Country Planning (Thiruvallur Zone) and which is found approvable as per online File ROC. No.SZLD8FMB/2023/TCP dated 11.08.2023 issued by the Assistant Director, District Town and Country Planning office, Thiruvallur - 602001.

WHEREAS the roads, park 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. **13916/2023** dated **05.09.2023** in the office of the Sub-Registrar, Thiruvallur Joint I.

For ANAND & VENKATESH


Partner


Partner

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:**202/2023** dated **12.09.2023** as per online Application ROC. No.SZLD8FMB/2023/TCP dated 11.08.2023 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. **NA.KA.No.3014/2023/F1** dated **22.01.2025** and the layout is named as **“STATION SQUARE-PHASE II”** which is consisting of 91 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 **“STATION SQUARE-PHASE II”**

Whereas the vendors herein have offered to sell **PLOT NO.....** in the above said layout measuring to an extent of **Sq.ft.** at **“STATION SQUARE-PHASE II”** comprised in Survey Nos. **828** and **827 Part** Old Town Survey **No.3/12** and New Survey **No.3/14** in Block No. 27, Ward D situate at Periyakuppam 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.**

AND WHEREAS the **PURCHASER** herein has offered to purchase **PLOT NO.....** measuring **Sq.ft.** at **“STATION SQUARE-PHASE II”** comprised in Survey Nos. **828** and **827 Part** Old Town Survey **No.3/12** and New Survey **No.3/14** in Block No. 27, Ward D situate at Periyakuppam Village,

For ANAND & VENKATESH

Partner Partner

Thiruvallur Taluk and 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.....** comprised in Survey Nos.**828** and **827 Part** Old Town Survey **No.3/12** and New Survey **No.3/14** in Block No. 27, Ward D situate at Periyakuppam Village, Thiruvallur Taluk and Thiruvallur District measuring **Sq.ft.** is **Rs...../- (RUPEESONLY)**.

1. The Purchaser has paid **Rs...../- (RUPEESONLY)** to the **VENDOR** by Cheque No..... dated drawn on, Branch, Chennai. at the time of signing the Agreement.
2. And the balance sale consideration of **Rs...../- (RUPEESONLY)** 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 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** assures about the perfectness of the title deed for the schedule property.

For ANAND & VENKATESH

Partner Partner

Periyakuppam Village, Thiruvallur Taluk, Thiruvallur District approved by the District Town and Country Planning – Thiruvallur District and the said Layout is numbered as SWP/DTCP/TVLR/LAYOUT No: **202/2023** dated **12.09.2023** as per online Application ROC. No.SZLD8FMB/2023/TCP dated 11.08.2023 and subsequently by the Commissioner, Thiruvallur Municipality vide file No. **NA.KA.No.3014/2023/F1** dated **22.01.2025** 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.

For ANAND & VENKATESH

Partner Partner

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

WITNESSES:

For ANAND & VENKATESH
Partner Partner

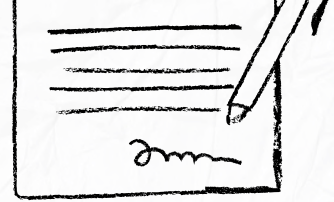


1.

VENDOR

2.

PURCHASER



our services doesn't just end there



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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.



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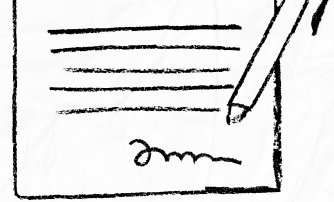
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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