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AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS ENTERED INTO AT CHENNAI ON THIS ..... DAY OF ....., 2024, BETWEEN:

1. **M/s. L.V. BEACH CITY PROPERTY PROMOTERS – [pan aacfl5214D], a Partnership Firm, comprised of Partners: Mr.Talluri Hanumantha Rao – [PAN – ABRPT5378A], son of Mr.Radhakrishna Murthy and Mr. Vadlapatla Venkata Balakrishna Rao – [PAN – ABIPV7845H], son of Mr.Pedapunnaiah, having office at Door No.40-25019/A, Third Floor, Koganti Vaari Street, Patamaa Lanka, Vijayawada, Andhra Pradesh, now at Chennai;**

2. **M/s. L.S. PROPERTY PROMOTERS – [PAN – AACFL6312Q], a Partnership Firm, comprised of Partners: Mr. Vadlapatla Venkata Balakrishna Rao – [PAN – ABIPV7845H], son of Mr.Pedapunnaiah and Mr. Talluri Hanumantha Rao – [PAN – ABRPT5378A], son of Mr.Radhakrishna Murthy, having office at 40-3/1-46, Krishna Nagar, Venkateswara Puram, Vijayawada – 520 010, Andhra Pradesh, represented herein by their Power Agent: .....,**
[General Power of Attorney dated ..... bearing Document No....., registered on the file of the Sub-

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Managing Partner

Registrar, ...], hereinafter called the "VENDORS" which term shall mean and include wherever the context so requires or permits its successors in interest and assigns of the ONE PART:

AND:

Mr..... - [PAN - .....] – [AADHAAR - .....], son of Mr....., Hindu, aged ..... years, residing at ....., hereinafter called the "PURCHASER" which term shall mean and include wherever the context so requires or permits his heirs, legal representatives, executors, administrators, nominees and assigns of the OTHER PART:

WHEREAS the Vendors originally owned and possessed of the land in total extent of 14.81 Acres at Agaram Then Village, Tambaram Taluk, Chengalpattu District, subsequently developed the said lands by forming a layout, divided the said lands into small plots of land, naming the said Layout as: "DOLLARS COLONY PHASE-II" and also got the same duly approved by CMDA, vide: PPD/LO/No.26/2024 dated 06.02.2024, and;

WHEREAS the Vendors out of the total plots of vacant land, covered by the said layout, have decided to sell about 30

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vacant plots of land, the extent of each plot, related survey number of the said plots are more clearly described in the Schedule-A hereunder, representing that they are the sole and absolute owners, having good and marketable title to convey the Schedule-A mentioned vacant plots of land and except them no one else has any right, title, interest, demand, share or claim over the same and the same is free from encumbrances, the Purchaser after physical inspection of the site and also the title deeds, evinced interest to purchase ONE SUCH VACANT LAND bearing Plot No....., in the Schedule-A hereunder and more clearly described in the Schedule-B hereunder, free of encumbrances, and;

NOW THIS AGREEMENT OF SALE WITNESSETH:

1. The Vacant Plot of land hereby offered to be conveyed by the Vendors and agreed to be purchased by the Purchaser is Plot No..... of an extent of ....., comprised in Survey No..... and forming part of the Layout known as: "DOLLARS COLONY PHASE-II", as approved by the CMDA - vide: PPD/LO/No.26/2024 dated 06.02.2024 and part of Schedule-A and more clearly described in the Schedule-B hereunder.

2. The total sale consideration mutually fixed for the Schedule-B mentioned vacant plot of land, hereby offered to be conveyed is at Rs...../- [Rupees

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.....Only], subject to statutory tax deductions.

3. The time mutually fixed for the completion of this transaction is ..... days / months from this date and the time is the essence of this Agreement of Sale.

4. The Purchaser at the request of the Vendors, has this day paid a sum of Rs...../- [Rupees .....Only], as advance by way of a Cheque bearing No..... dated ....., drawn on ..... Bank, ... Branch, in the name of the ....., the receipt of which the Vendors do hereby admit and acknowledge.

5. The Purchaser agrees to pay the balance sale consideration, subject to statutory tax deduction, at the time of the execution and registration of the sale deed by the Vendors in favour of the Purchaser.

6. The Vendors have produced all the documents of title, other revenue records along with an encumbrance certificate for a period of not less than 20 years to the Purchaser, so as to enable the Purchaser to obtain legal opinion with regard to the good and marketable title of the Vendors to the schedule mentioned vacant plots of

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land and the legal opinion of the Advocate for the Purchaser shall be firm and final.

7. The Vendors agree to execute the sale deed in favour of the Purchaser or his nominee(s) as may be required by the Purchaser.

8. The taxes and other public charges in respect of the subject vacant plot of land has to be paid by the Vendors up to date of the registration of the Sale Deed in favour of the Purchaser.

9. The stamp, registration and related expenses shall be met only by the Purchaser.

10. The Vendors agree to hand over vacant possession of the subject vacant p[lot of land to the Purchaser at the time of the registration of the Sale Deed in favour of the Purchaser.

11. In case of default on the part of the Vendors they shall be liable for specific performance.

12. In case of default on the part of the Purchaser he shall forfeit a sum of Rs...../- [Rupees .....Only] from and out of the advance paid to the Vendors under this Agreement of Sale.

For

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SCHEDULE-A

[Total Plots of Land Proposed for Sale]

SCHEDULE-B

[Plot of Land hereby agreed for Sale]

Vacant land bearing Plot No....., in extent of ..... Sq.ft., comprised in SURVEY No. ..... of Agaram Then Village, Tambaram Taluk, Chengalpattu District and forming part of the Approved Layout known as: "DOLLARS COLONY PHASE-II", as approved by the CMDA – vide: PPD/LO/No.26/2024 dated 06.02.2024 and forming part of the Schedule-A mentioned vacant plots of land, admeasuring:

North to South on the Eastern side:

North to South on the Western side:

East to West on the Northern side:

East to West on the Southern side:

In all ..... Sq.ft., and being bounded on the:

NORTH BY:

SOUTH BY:

EAST BY:

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WEST BY:

Situated within the Registration Sub-District of Tambaram Joint-I and Registration District of Tambaram.

IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER HAVE SIGNED THIS AGREEMENT OF SALE ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1. .....

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POWER AGENT OF THE VENDORS

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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