

DEED OF SALE

1) SALE CONSIDERATION: RS._____ (Basic cost, including parking). 2) Total amount Paid: Rs._____ (Basic cost of Dwelling Unit and one car parking if allotted).	1) SUPER AREA : 579 SFT 2) CARPET AREA : 383 SFT
STAMP DUTY: Rs. Registration Charges: Rs.	DWELLING UNIT NO. : _____ BLOCK NO. : _____ FLOOR : _____ CAR PARKING No. : _____ (If allotted)
Registration Charges: Rs.	

Further to the Agreement of Sale (AFS), this DEED OF SALE is executed at Chennai on the day of, 2025

By and Between

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANIZATION [CGEWHO] [PAN AAATC1861B], having Registration No. S/21181, dtd.17-07-1990 registered under the Societies Registration Act 1860 an autonomous body of the Ministry of Housing & Urban Affairs, Government of India, specifically created for execution of housing projects for Central Government Employees, on 'No Profit No Loss' & 'self-financing' basis throughout country, having its registered office at 9th Floor, B Wing, Janpath Bhawan, Janpath, New Delhi-110001 and its Site Office at Avadi, Chennai, Tamil Nadu, represented by its authorized signatory Mr. _____, **[AADHAAR**

_____, **]**, who has been authorized to execute this Deed by resolution/authorization dated _____, hereinafter referred to as the **CGEWHO** (FIRST PARTY) (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

Mr/Mrs._____, H/o&W/o._____,
{PAN._____ & Aadhar No._____}, Indian, aged
about _____ years, residing at _____

called the Beneficiary. The **term CGEWHO and Beneficiary shall**, wherever the context so permits, mean and include the CGEWHO, the beneficiary, and their respective heirs, legal representatives, executors or requires the said BENEFICIARY's heirs, successor-in-interest, legal representatives, administrators, executors assigns on the SECOND PART; Co-Beneficiary (If Applicable)

Mr/Ms.....Aadhar.....son/daughter
of Shriaged about.....residing
at.....PAN.....Hereinafter
called the Co-Beneficiary

DEFINITIONS:

For the purpose of this sale Deed, the definitions as provided under section 2 of the Real Estate (Regulation and Development) Act, 2016 shall apply, unless the context otherwise requires.

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A. 'Act' means the Tamil Nadu Real Estate (Regulation and Development) Act, 2016 (Central Act 16 of 2016)

B. 'Regulations' means the Regulations made under the Real Estate (Regulation and Development) Act, 2016.

C. 'CGEWHO' means the Central Government Employees Welfare Housing Organization, is the Promoter as defined in the Real Estate (Regulation and Development) Act, 2016.

D. 'Scheme' means the 'self-financed housing project' announced by the CGEWHO at "No profit No Loss" basis.

E. 'Carpet Area' means the net usable floor area of a dwelling unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area, and exclusive open terrace area, but includes the area covered by the internal partition walls of the dwelling unit.

Explanation: For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an dwelling unit, meant for the exclusive use of the Beneficiary and exclusive open terrace area; means the area of open terrace which is appurtenant to the net useable floor area of an dwelling unit, meant for the exclusive use of the Beneficiary;

F. 'Common Areas' mean;

- i. the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
- ii. the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
- iii. the common terraces, parks, play areas, open parking areas and common storage spaces
- iv. the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
- v. installations of central services such as electricity, gas, water and sanitation, air- conditioning and incinerating, system for water conservation and renewable energy;
- vi. the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- vii. all community and commercial facilities as provided in the real estate project;
- viii. all other portions of the project necessary or convenient for its maintenance, safety etc; and in common use.

G. "Completion Certificate" means the completion certificate, or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed

according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws;

H. "Local Laws" means the laws applicable in the State.

I. "Planning Authority" means the Chennai Municipality Development Authority (CMDA).

J. "Rules" means the Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016

K. "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016.

L. 'Sanctioned Plan' means the site plan, building plan, service plan, parking and circulation plan, landscape plan, layout plan, zoning plan and such other plan and includes structural designs, if applicable, permissions such as environment permission and such other permissions, which are approved by the competent authority prior to start of a real estate project issued by Chennai Metropolitan Development Authority/Avadi Municipal Corporation in accordance with the Tamil Nadu Town and Country Planning Act 1971, Concerned Building Rules under the Local Body Act 1920 and Madras City Municipal Corporation Act 1919 and as amended from time to time.

M. "Section" means a section of the Act.

N. 'Exclusive Balcony/ Verandah/ Open Terrace Area' (EBVT) shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e., on bare shell basis) and is subject to tolerance of +/- 5 per cent on account of structural, design and construction variances.

O. Words importing the singular shall include plural and vice versa.

P. All words (whether gender-specific or gender neutral) shall be deemed to include each of the masculine, feminine and neutral gender.

Q. The expressions "hereof, "herein," and similar expressions shall be construed as references to this Agreement as a whole and not limited to the particular Clause or provision in which the relevant expression appears.

R. References to "Rupees" and "₹." are references to the lawful currency of India.

WHEREAS:

1. The **CGEWHO** is the absolute and lawful owner of property as per Schedule 'A', Poonamallee Avadi Main Road, Avadi, Chennai registered at the district of Thiruvallur and Sub Registration, district of Avadi.

2. The part of Said Land is earmarked for the purpose of building a residential project, comprising 1220 multistoried dwelling unit (1BHK, 2BHK, 3BHK & 4BHK) and the said project shall be known as "Kendriya Vihar-Chennai (Phase III)."

3. The **CGEWHO** is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the **CGEWHO** regarding the Said Land on which the Project is to be constructed have been completed.

4. The Chennai Metropolitan Development Authority (Planning Permit-under Sec 49 of T&C. P Act 1971) has been granted permission to develop the Project vide Letter No. **8186** dated **22-12-2014**.

5. The **CGEWHO** has obtained the final layout plan approvals for the Project from Chennai Metropolitan Development Authority (CMDA). The **CGEWHO** agrees and undertakes that it shall not make any changes to these layout plans as required under except in strict compliance with section 14 of the Act and other laws as applicable.

6. The **CGEWHO** has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at TNRERA on **26/07/2018** under registration No. **TN/02/Building/0246/2018**.

7. The CGEWHO has received the Completion certificate C.C. No.EC/North-II/233/2025 Dtd 24.06.2025.

8. The Beneficiary (s) had applied for a Dwelling Unit in the Project vide Application/Regn. No._____. In due course the Beneficiary has been allotted Dwelling Unit No._____ having Carpet Area of 383 square feet, Super Built-up Area (SBA) of 579 square feet, type **A**, on _____ Floor in Block No. "**TA-1**" ("**Building**") along with Garage/Parking no._____ as permissible under the applicable law and of pro rata share in the common areas ("**Common Areas**") And deed of a declaration submitted before the concerned authority (hereinafter referred to as the Dwelling unit more particularly described in **Schedule 'C'** and the UDS of the dwelling unit is annexed hereto and marked as **Schedule 'B'**;

9. The Parties hereby confirm that they are signing this sale deed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

10. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

11. In accordance with the terms and conditions set out in this sale deed and as mutually agreed upon by and between the Parties, the **CGEWHO** hereby agrees to sell and the Beneficiary(s) hereby agree to purchase the Dwelling Unit and the parking (if applicable) as specified in para 8;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in Pursuance of the aforesaid Sale Deed, the total sale consideration of the Dwelling Unit is a sum of Rs._____(including one car parking if allotted).

The break-up of the total cost of the Dwelling unit and other details is as under:

S. No.	Block No.	Type	Floor	Dwelling Unit No.	Carpet Area (SFT)	Super Built-up Area (SFT)	Amount (in ₹) #
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
1.	1	A			383	579	
2.	Add: Cost of car parking (If allotted)						
3.	Total cost of Dwelling Unit (including cost of car parking)						

Note: Regarding the bifurcation of the community center between Phase-II and Phase-III residents, the matter was discussed in detail in 7th Project Monitoring Committee meeting of Beneficiaries held on 12th July, 2024. It was informed to the PMC members that the first floor of the community hall will be given to Phase-II Beneficiaries, and the remaining two and a half floors will be handed over the Phase-III Beneficiaries.

(01) The CGEWHO represents that there is no existing charge created over the Schedule-A property with any financial institution/bank for availing project finance.

(02) The CGEWHO hereby covenants with the Beneficiary that the property agreed to be conveyed and transferred by the CGEWHO to the Beneficiary is free from all encumbrances and defects in title and that the CGEWHO has full and absolute power to convey and transfer the said property.

(03) The CGEWHO herein agree and undertake to indemnify the Beneficiary personally against any loss, damages or expenses that may be incurred by the Beneficiary by reasons of any defect in title or otherwise or by the existence of any encumbrances, lien, charges, acquisition or requisition proceedings, attachment by courts or whatsoever against the said property, which is hereby conveyed and sold.

(04) The CGEWHO this day delivered the complete vacant possession of the property mentioned in Schedule-A to the Beneficiary and the Beneficiary shall have the absolute, right to own, possess and enjoy the same and collect the rents and profits accruing there from without any let or hindrance or disturbance from or by the CGEWHO or their family members/heirs or any person claiming under or through them.

(05) The CGEWHO assures the Beneficiary that they have not done any act, deed, or suffered or have been party or privy to any act, deed, matter, or thing knowingly or unknowingly, whereby the CGEWHO is prevented from selling and conveying the said property to the Beneficiary.

(06) The CGEWHO further assures the Beneficiary that CGEWHO have paid all the taxes, cess, assessments, dues, duties, and other public charges, payable to the authorities concerned in respect of the said property up to date. To the best of CGEWHO's knowledge, there are no arrears, outstanding dues, or liabilities pending payment at CGEWHO's end In the event that any taxes, charges, duties, assessments, or other public levies are subsequently raised or brought to notice by the relevant authorities in respect of the said property, CGEWHO hereby undertakes to discharge such obligations and indemnify the Beneficiary against all such liabilities strictly up to the date of possession of the Dwelling Unit (DU). It is expressly clarified that any financial obligations, demands, or liabilities, etc., arising thereafter shall be the sole responsibility of the Beneficiary.

(07) The Beneficiary hereby covenants and agrees to own and enjoy absolutely the said Dwelling unit in common with the owner of the other Dwelling units in the said building and all persons lawfully entitled thereto and to use the STP, all sewers and water courses now in or upon or hereafter to be erected and installed in Schedule "A" property or any part thereof in common with the said owners and other persons and to permit freely to run and pass water and soil through and along the same or any of them and subject to the Rules and Regulations, bye - laws and terms of the Society/ Association, to be formed by and between the owners of the said Dwelling units. The CGEWHO will not be responsible in the matter of

framing any such rules etc., or for the formation of any Society/ Company/Association for the mutual benefit and convenient enjoyment of such owner.

(08) The Beneficiary hereby covenants and assures that he shall observe and perform the terms and conditions and byelaws and the Rules and Regulations of the said Society/ Association/ Company in addition to the T&C as prescribed in Agreement for Sale (AFS).

(09) The Beneficiary hereby covenants and assures the CGEWHO that he will become a member of the Society/ Association to be formed by and consisting of the owners of the other Dwelling units for the purpose of attending to, safeguarding and Maintaining all matters of common interest like repairs, and panting of common portions of the said Dwelling units, Compound walls and other common amenities including STP, shall Pay his share of contribution in respect of all costs and expenses of repairing, replacing and maintaining the common amenities like Roads, pathways, staircases, landing, open areas, garden, sewers, drains, plumbing, pump sets, water lines, general lighting, external Colour washing, Security & Housekeeping to the building and all other common outgoings like taxes, rents, rates, charges, levies, Salaries and such other items whatsoever that may be determined From time to time by the said Society/ Association.

(10) The Beneficiary hereby covenants that the plan elevation or outer color scheme of the dwelling units to be built for him and others shall not be altered or permitted or suffered to be altered nor shall any building or structure be constructed or put up in any part of the Schedule "A" property.

(11) The name of the campus is "Kendriya Vihar Chennai Phase III" and the Beneficiary or other owners shall not alter/change/modify the said name. The Beneficiary shall have no right to change/alter/modify the name or style of the building at any time during its entire lifetime.

(12) The Beneficiary hereby confirms and solemnly undertakes that no amount or payment remains outstanding or payable by CGEWHO in connection with the said DU & project. Furthermore, the

Beneficiary irrevocably undertakes not to raise any claim, demand, or assertion of any nature whatsoever against CGEWHO at any time in the Future.

- (13)** The Beneficiary shall not throw dirt, rubbish, rags, or other refuse or permit the same to be thrown from the said premises or in the compound or any portion thereof except at the allotted places.
- (14)** The Beneficiary shall be responsible for paying the monthly maintenance charges required for the upkeep of the campus and its common areas to the AOA. Additionally, the AOA may request contributions from the Beneficiaries toward a corpus fund to ensure the smooth maintenance of the campus in the future.
- (15)** The Beneficiary covenants and agrees to give the owners of the other Dwelling units the necessary vertical, horizontal, subjacent, and lateral support and protection for their Dwelling unit/ Dwelling unit and shall not obstruct the rights of other co-owners, their tenants, members, licensees, guests and servants for entry and use of all common roads, passages, staircases, elevators etc.
- (16)** It is hereby agreed and declared that the walls, floors and ceilings, separating the Dwelling units to be built for the Beneficiary from the remaining Dwelling units shall be deemed to be partial walls, floors and ceiling shall be used, maintained and repaired accordingly and that the spouts, STP, overhead tanks, fall pipes and water pipes which serve the Dwelling units shall jointly be maintained and repaired and the cost thereof borne by the owners and occupiers jointly for the time being of the same, provided always that the Beneficiary and his/her successors-in-title shall not by virtue of this agreement or the Sale deed to be hereafter executed acquire any right of light or air which would prejudice the enjoyment of the same by the owners of the other Dwelling units.
- (17)** The Beneficiary and all persons authorized by him shall have the right to enter into all other parts of the building at all reasonable times and after due notice for the purpose of repairing and maintaining the amenities provided in the building which pass through or are supported by the other portions of the building under construction.

- (18)** The Beneficiary agrees that the above terms and conditions shall be deemed as a covenant, terms and conditions accepted and agreed between all the co-owners jointly, including their successors in interest, assigns and nominees and are enforceable by every co-owner or their successors in interest, assigns and nominees against any one or more or all other co-owners.
- (19)** Defects Liability, The CGEWHO shall rectify any structural defects with respect to the Apartment (normal wear and tear is exempted), which shall not be as the result of any commission or omission of the Beneficiary, any damages caused due to the acts of god or natural calamities or fire accidents, any wilful or accidental damages caused, any damages caused due to tampering by the Beneficiary, any product that has been installed by the CGEWHO brought to the notice of the CGEWHO within 5 years from the date of Completion certificate issued by the authority and thereafter no claim shall be entertained against the CGEWHO in respect of any alleged defective work in the Apartment and/or Project under any circumstances. The above liability of the CGEWHO shall be restricted only to rectifying/repairing the above defects, and any consequential damages will not be covered under this Agreement. Structural defects shall not include plastering hairline cracks. Third-party warranty on products shall be governed by the terms and conditions provided by the manufacturer of the respective products.

SCHEDULE – A
(PART-A: Entire Land Parcel details)

All that piece and parcel of land measuring 11,58,888 Sq.ft., having **Patta No. 3813**, situated at **No.3, Paruthipattu Village**, Poonamalli Taluk, Thiruvallur District, comprised in Survey Numbers:

Sno.	Survey No.	Area	Sno.	Survey No.	Area
1	Survey No. 474/1&2	A.2.12 Acres	17	Survey No. 489/2B2	A.1.00 Acres
2	Survey No. 480/1	A.0.58 Acres	18	Survey No. 485	A.1.17 Acres
3	Survey No. 472/1	A.1.81 Acres	19	Survey No. 482	A.1.42 Acres
4	Survey No. 477/1	A.0.79 Acres	20	Survey No. 551	A.0.58 Acres
5	Survey No. 479	A.0.675 Acres	21	Survey No. 489/2B3	A.0.50 Acres
6	Survey No. 472/2	A.1.81 Acres	22	Survey No. 624/2	A.0.65 Acres
7	Survey No. 474/1B	A-1.83 Acres	23	Survey No. 484/1B	A.0.58 Acres
8	Survey No. 474/2A	A.0.29 Acres	24	Survey No. 484/1C2	A.0.42 Acres
9	Survey No. 480/1	A.0.58 Acres	25	Survey No. 484/1A	A.0.01 Acres
10	Survey No. 477/1	A.0.79 Acres	26	Survey No. 484/1C1	A.0.20 Acres
11	Survey No. 479	A.0.675 Acres	27	Survey No. 484/1D	A.0.59 Acres

12	Survey No. 477/2	A.1.16 Acres	28	Survey No. 484/1E	A.0.55 Acres
13	Survey No. 476	A.0.06 Acres	29	Survey No. 484/1A	A.0.01 Acres
14	Survey No. 475	A.1.60 Acres	30	Survey No. 611/2	A.0.23 Acres
15	Survey No. 624/3	A.1.11 Acres	31	Survey No. 612/2B2	A.0.77 Acres
16	Survey No. 625/1	A.1.00 Acres	32	Survey No. 612/1B	A.1.02 Acres
Total					26.58 Acres
Open Space Reservation					2.658 Acres
TANGEDCO (Land)					0.2984 Acres
Phase II (UDS Land)					11.31 Acres
Balance for Phase III					12.314 Acres
In Total Extent of 26.58 Acres, only 12.314 Acres is meant for Phase-III project situated within the registration district of south Chennai and sub registration district of Avadi.					

SCHEDULE – A**(PART- B: UDS LAND HEREBY CONVEYED)**

Description of undivided share of land hereby agreed to be conveyed to the Each Beneficiary according to the type of DU allotted to the individual beneficiaries out of the land described in Schedule A hereinabove.

S. No.	Type of Dwelling unit	Type of DU	Super Built-up Area in SFT	Carpet Area in SFT	Undivided share of land in SFT
1	A	1BHK	579	383	212.89
2	B	2BHK	1133	766	416.60
3	C	3BHK	1533	1078	563.68
4	D	4BHK	1809	1283	665.17

North by :

South by :

East by :

West by :

Admeasuring

East to West on the Northern side :

East to West on the Southern side :

North to South on the Eastern side :

North to South on the Western side :

SCHEDULE-B

(PROPERTY AGREED TO BE SOLD)

Dwelling Unit No._____, having Carpet Area of **383 square feet**, Super Built-up Area (SBA) of **579 square feet**, Type A, on _____ Floor in Block No. "**TA-1**" and Car Parking No. _____ in the residential dwelling unit complex known as Kendriya Vihar Chennai Phase III with UDSL as mentioned in Schedule 'A'.

North by :

South by :

East by :

West by :

Admeasuring

East to West on the Northern side :

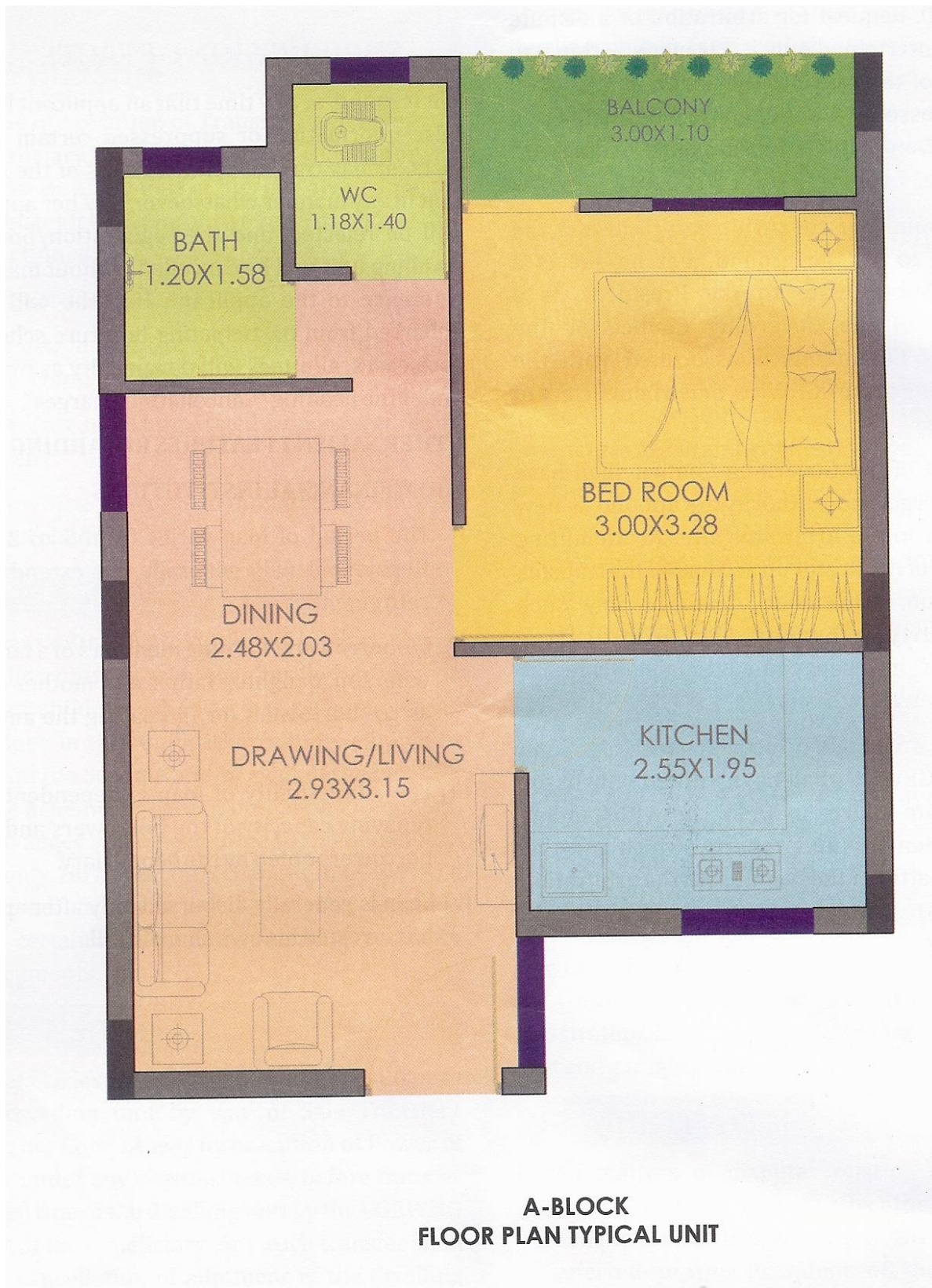
East to West on the Southern side :

North to South on the Eastern side :

North to South on the Western side :

SCHEDULE-C
(Floor Plan of Dwelling unit)





SCHEDULE - D
(BASIC TECHNICAL SPECIFICATIONS)

S. NO.	PARTICULARS	Specification for All Types Dwelling Units	Brand
1	FLOORING		
a)	Drawing Dinning, Lobby Bedrooms & Balconies	Vitrified tile Size 600x600mm	Naveen, Somany
b)	Kitchen, Toilets	Ceramic and Glazed tiles	Naveen
c)	Staircase	Green Marble	
d)	Corridors	Vitrified tile Size 600x600mm	Naveen, Somany
2	DOORS AND WINDOWS		
a)	Main Door Frames	2nd Class Teakwood double Rebate frame	
b)	Internal Door Frames	Sal wood [Mirandi Single Rebate	
c)	Main Door Shutters	35mm thick Plywood Block Board Flush Door IS:2202 PT-I	Jain Doors
d)	Internal door shutters	30 mm thick Plywood Block Board Flush Door IS:2202 PT-I	Jain Doors
e)	Door Hardware Fittings	Brass — Main Door Only & Aluminium	Global
f)	Locks	200mm Size Mortise Door Handle	Harrison
g)	Window	UPVC window with SS Fly mesh Shutters	Veka
3	Painting		
a)	Internal Walls	Oil Bound Distemper with primer on cement based wall putty	Berger

b)	External Walls	Damp- Elasto Waterproof Paint with primer	Berger
4	ROOF WATER PROOFING	Brick-Coba Chemical Treatment	Fosroc
5	PLUMBING WORK		
a)	Water Supply Internal Concealed	CPVC	Supreme, Astral ,Ashirvad
b)	Water Supply Distribution	GI	Jindal
c)	Ring Main and Outer Pipes	UPVC SCH-40 and 80	Supreme, Astral Ashirvad
d)	Sanitary pipes (SWR) External	PVC	Supreme
e)	Sanitary pipes (SWR) External	Eco drain Pipes	Supreme
f)	Sanitary fittings Chinaware		
	IWC	Asian Pan Design	Hindware
	EWC	Vitreous China Ware	Cera
g)	Bath & Kitchen Fittings	Chrome Plated	Player
6	INTERNAL ELECTRICAL		
a)	Conduits	PVC	AKS, Anchor
b)	Switches & Plates	Modular Myrah Design	Great white
c)	Wires	FRLS 1100 volts	Orbit
d)	MCB, ELCB	As Per TNEB Norms	Great White
7	EXTERNAL ELECTRICAL		
a)	Cables	As Per TNEB Norms	Orbit
b)	Water Supply Pumps	Moovi BOOST VPT	KSB
c)	Street Light	LED	Crompton
d)	Power Back up	Diesel Generators	Cummins
8	KITCHEN SINK	Stainless Steel IS: 13983	AMC

[20]

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR HANDS AND SIGNATURES ON THE DAY, MONTH, AND
YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE

WITNESSES:

Authorized Person:

**Signature and Seal of the First
PARTY authorized by CGEWHO**

1]

2]

Signature of the Second Party