Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

**ALLOTMENT LETTER FOR CONSTRUCTION OF APARTMENT**

**Date: _____**

**To,**
**_____,**
**_____,**
**_____,**
**_____.**

We thank you for your application dated **_____** for the allotment of an Apartment bearing No.**_____** in the **___th** Floor in **Block-____** with a Build Up Area of _____ **Sq.ft** in the Project named as **"S.I.S FLORIDA"** situated in **No: 46, Rajiv Gandhi Salai, Thaiyur Village, Survey No:1356/2, 1376, 1378/1A, 1491/1,1492/1 & 1377, Thaiyur B Village, Thaiyur, Thiruporur Taluk, Chengelpet District**. We hereby confirm that the allotment of above said Apartment shall be constructed by us for you as the Promoter of the Project as per the terms and conditions detailed hereunder.

| **Particulars** | **Amount** |
|---|---|
| Civil &Construction Cost | ₹ _____/- |
| GST | ₹ _____/- |
| **Total Construction Cost (Excluding Registration)** | **₹ _____/-** |

**Payment Schedule:**

| **S.No.** | **Particulars** | **%** | **Amount in Rs.** |
|---|---|---|---|
| **1** | Booking Advance | | |
| **2** | On Completion of 1st floor roof of Respective Block. | | |
| **3** | On Completion of 4th floor roof of Respective Block | | |
| **4** | On Completion of 7th floor roof of Respective Block | | |
| **5** | On Completion of 10th floor roof of Respective Block | | |
| **6** | On Completion of 13th floor roof of Respective Block | | |
| **7** | On Completion of Brick-work of Respective Flat-Within 45 days From Date of Booking (Current Stage) | | |
| **8** | On Completion of Plastering of Respective Floor-Within 15days from the Intimation of Demand Letter Date | | |
| **9** | On Handing over of Respective Flat-Within 15days from the Intimation of Demand Letter Date | | |
| **TOTAL CONSTRUCTION COST OF THE APARTMENT (Excluding Registration)** | | **100%** | |

Construction Agreement shall be entered into between us within 10 days from this date. Stamp Duty, Registration charges and misc. expenses for registration of the Construction Agreement with the registering authority shall be borne by you. The construction shall be as per the specifications and amenities as mentioned in Construction Agreement.

In case you cancel this allotment letter due to any reason, **5%** of the total value of the Apartment will be deducted towards cancellation charges which includes legal, marketing and administrative expenses and the balance advance amount shall be returned without any interest to you by us within 45 days from the date of cancellation subject to execution and registration of necessary Cancellation Agreements.

Kindly sign and return the duplicate copy of this letter, as an acknowledgement. The project is scheduled for completion within **60** months with a grace period of **6** months from the date of execution of the Construction Agreement, subject to force majeure conditions. The handing over of the said Apartment shall be communicated to you three months prior to the handing over and the handing over the Apartment is subject to payment of all the amounts due under the Construction Agreement and Agreement for Sale by you.

This allotment and the allotment letter for purchase of UDS pertaining to the aforesaid Apartment are inter-dependent and the breach of one shall result in the breach of the other.

Thanking you
Yours faithfully,

**For South India Shelters Pvt. Ltd.** Terms and conditions accepted

**Authorised Signatory** **(Client)**

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.