Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

ON THE LETTER HEAD OF MWCDL

Allotment Letter

Date: DD/MM/YYYY

Project "**Lakewoods - Tower H & I**"
Plot No. 17 (part), Second Avenue, Mahindra World City, Paranur Village, Chengalpattu, Tamil Nadu - 603004
TNRERA _____
For more details visit:
http:// www.rera.tn.gov.in

Congratulations on your new home in Lakewoods and a warm welcome to the Mahindra family.

Dear <Salutation> <Customer Name>

We are pleased to confirm the allotment of the apartment ("**Apartment**") and proportionate undivided share in the Project Land ("**UDS**") in your favour on the terms and conditions mentioned in the Booking Application Form dated _____.

Apartment No.		**Floor**		RERA Carpet Area (A)	sq. mtr.	
				Enclosed Balcony (B)	sq. mtr.	
Tower No.		**Typology**		Proportionate common area (C)	sq. mtr.	
				Total Area (A+B+C)	sq. mtr.	
No. of Parking		**Parking type**		**Undivided Share in the Project ('UDS')**	sq. mtr.	

The booking amount paid by you along with the Booking Application Form shall be adjusted in the Total Consideration payable towards the Lease Premium for the UDS and the Construction Cost towards the Apartment. The balance amount of the Total Consideration is to be paid by you as per the Payment Schedules enclosed with your Booking Application Form.

We would like to take this opportunity to re-confirm your details that are specified in the Booking Application Form. These details would be carried forward into the Agreement to Lease. We would therefore request you to let us know if there are any discrepancies or recommended changes, within the next five working days. Please note that changes received after this period may not be carried forward into the Agreement to Lease.

For Mahindra World City Developers Limited

T. Vijaya Kumar

Authorised Signatory

ON THE LETTER HEAD OF MWCDL

Your personal details:

First Applicant Name			
PAN		Aadhaar ID	
Second Applicant Name			
PAN		Aadhaar ID	
Correspondence Address		Mobile Number	
		Alternate Number	
		Primary Email Id	
		Alternate Email Id	

Registration of your Agreement to Lease

The Stamp Duty and Registration Fee payable towards your Agreement to Lease are due and payable on or before _____. Your Agreement to Lease is required to be registered within the timelines specified in the Booking Application Form. We would recommend you complete these formalities as per the due dates mentioned herein below:

Document	Payment Towards	Due Date	Description/ Calculation	Amount (Rs.)
Agreement to Lease	Stamp Duty & Registration Fee *	_____	As mandated by the state/regional regulations	Rs. <Stamp Duty Value + Registration Fee>/-

**The actual amounts are subject to revision as mandated by the competent authority and shall be confirmed prior to the registration of the Agreement to Lease. Please note that all statutory taxes and levies need to be borne by you as per the rates applicable from time to time.*

Customer Assist:

At Lakewoods, our operations are focused on you and our teams strive to ensure that you have the best experience. With the **Customer Assist Helpline,** we will be happy to address all queries related to your apartment. Please connect with us on **+91 (22) 6232 8101** between 09:00 am to 06:00 pm or you may write to us at rajendran.geetha@mahindra.com.

We, at Lakewoods, look forward to making your home buying journey a truly memorable experience.

Warm Regards,

For Mahindra World City Developers Limited

Authorised Signatory

For Mahindra World City Developers Limited

T. Vijaya Kumar

Authorised Signatory

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

Verified RealEstate™

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.