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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

Date: .....

To,

.....(APPLICANT)

.....

Dear Sir,

Reg :- Final Allotment of Apartment for Application No: .....

We thank you very much for the keen interest you have evinced in our project **"NEXUS CITY".** As discussed, we are privileged to Allot you .....BHK Type**, Block ....., No:.....,** Apartment in the **..... Floor, Facing .....** subject to compliance by you of the terms and conditions mentioned in Sale / Construction Agreement and other Terms and conditions mentioned Below, and such other terms and conditions that may be specified by us from time to time.

Kindly note the total cost of the Apartment:

CARPET	..... Sq.ft.
UDS	..... Sq.ft
Cost of Flat (UDS Plus Construction Cost)	Rs...../-
GST @5%	Rs...../-
Total Consideration	**Rs...../-** .
Rupees: ..... Only.	

Note: Corpus fund amounting to **Rs...../-** and other Registration Charges, Duties, Levies, Taxes to the Government should be borne by the applicant prior to registration of UDS.

For TNCD LLP

Designated Partner

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

Payment Schedule in case of Bank Loan :-

SL.No	Payment Schedule	Amount
1	10% At The Time Of Booking	...../-
2	50 %15 Days From the Date of Booking (Agreement Signing)	...../
3	30 %On Structural completion	...../
4	10 % On Start of Finishing Work	...../
5	Corpus Fund before registration of Apartment	...../
	Total	...../-

We hereby acknowledge the receipt of **Rs...../- (Rupees: .....only)** vide Receipt No: ..... dated .....

**** Terms and Conditions:**

1. This allotment letter is valid only if the applicant produces either Final Sanction Letter issued from the respective banks or Pay 100% of the total consideration of **Rs...../- (Rupees : ..... only)** upfront. The allotment shall automatically stand revoked if the above conditions are not complied with.

Thank you for your patronage

Yours Sincerely

For TNCD LLP

Authorized Signatory

For TNCD LLP

Designated Partner

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

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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.