Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

ALLOTMENT LETTER

Mr/Ms/Mrs_____ **Dated:**_____

_____

_____

Co- Appl._____(if, any)

Sub: ALLOTMENT OF UNIT NO. __ IN PHASE III OF ASHIANA SWARANG, CHENGALPET TAMIL NADU

Dear Ma'am/Sir,

We are delighted to inform you that you have been allotted a Unit bearing no. _____ against your Registration/Application ("**Application Form**") in our Senior Living Residential Project named as **Ashiana Swarang Phase III ("Said Project")** which is being developed upon Project Land admeasuring 9683.74 sqm ("**Project Land**") as part of Ashiana Swarang ("**Whole Project**") situated at Nemeli Village, Tiruropur Taluk, Chengalpet district, Tamil Nadu. in accordance with terms and conditions of said Application Form and this Allotment Letter.

1. **The Details of the Unit allotted are as under:**

a) Unit No.: Floor:

b) Type Block:

c) Super Area:

d) Built up Area:

e) Undivided Share in Land:

f) Carpet Area:

g) Balcony Area:

h) Parking (drawing attached):

i) Terrace Area (if any)

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

2. **Total Price of the Unit / Flat is as under :**

Particulars		Amount
a) Gross Price of the Unit	:	
b)	:	
c) Less Benefit	:	
d) Total Price	:	

Price of the Unit Rs. _____(Rupees_____ only)

3. Infrastructure and Basic Amenity Charges ("**IBAC**"). Plus GST , amounting to Rs. _____/- (Rupees _____ Only) shall be payable by the Allottee(s) within 20 days from the date of Offer of Possession.

SCHEDULE OF PAYMENT TOWARDS PRICE OF UNIT

PARTICULARS	AMOUNT TOWARDS PRICE OF UNIT (INR)			
	Total Price (A)		GST (B)	TOTAL (C)
*Total Price				
Payment Received till date				
*Total Receipts				

*Note: *Amount reflected above against various Payment Request/ Payments received towards Unit as reflected against Total Price (A) is exclusive of GST and GST is reflected in Column B. In addition, the Allottee is required to pay IBAC and Delay charges is in addition to the Total Price.*

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

GSTIN: _____

In addition to the Total Price, Allottee(s) shall be required to make the payment towards following on receipt of offer of possession–

i) All taxes included but not limited to Value Added Tax/ Service Tax/ GST and CESS or any other similar taxes which may be levied in connection with the Unit in the Project.

ii) Documentation Charges, Water Charges, stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement for Sale, Sale Deed, Sub-Lease Deed etc. in respect of the Unit.

iii) Upfront Maintenance Charges and Advance Service Fee ("ASF"), of Rs. _____ plus, GST tax valid for 15 years, payable in the name of "**Ashiana Maintenance Services, LLP**" within 20 days from the date of Offer of Possession.

iv) IBAC is charged by Tamil Nadu Government for infrastructural services and facilities provided by the Government as applicable. If in future, there is any enhancement (change) in the IBAC amount, the same shall be payable by the Allottee(s) to the Promoter on demand.

v) In case the price of the Unit is Rs. 50 Lakhs or above, the Allottee(s) shall be liable for Tax Deduction at Source ("**TDS**") under Section 194 IA of Income Tax Act, 1961 which is applicable from 1st July, 2013. Such TDS would be deducted from the price being paid to Kairav Developers ("**Promoter**"). On every payment, 99% amount is to be paid to the Promoter and 1% amount is to be paid to Income Tax Department, Government of India. For the same, the Allottee(s) needs to issue certificate in Form 16B to the Promoter. The Promoter shall not credit the amount in the account of the Allottee(s), till the time Allottee(s) has issued the certificate to the Promoter. For the purpose of TDS, the PAN No. of Kairav Developers is AAHCK9533A

vi) This allotment of the Unit shall be subject to the terms and conditions as provided in the Composite Agreement to be executed between the Allottee and the Promoter. The Composite Agreement shall prevail over all other terms and conditions given in our brochures, advertisement, price lists and any other sale offer documents. This Allotment Letter supersedes all previous agreements/arrangements (whether in writing or oral) with regard to the allotment of the Unit except related to the terms of allotment.

Warm regards,

For _____

(Authorized Signatory)

Note-

Please call your Booking Officer for any query or mail us at care@ashianahousing.com.

For KAIRAV DEVELOPERS LIMITED

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

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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.