Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Date :

Customer Name :

Co-Applicant Name :

Address :

Dear Sir,

Sub: Provisional Allotment Letter

We take this opportunity to thank you & congratulate you in purchasing an apartment in our project **"S & P LATTICE COURT"**. We are pleased to allot an apartment in **TOWER - _____** on **___ Floor**, Apartment No ___ in our Project located at Kamarajar Street, Ayanambakkam Village, Thiruvallur District. The apartment details and the payment schedule details are mentioned below:

PROJECT : S & P LATTICE COURT

APARTMENT : TOWER - __, ___ Floor, Flat No. ___

AREA OF SALE : ____ Sq. ft

UDSL : ____ Sq. ft

RERA CARPET AREA : ____ Sq. ft

PRICE : Sq. ft @ Rs. ____/-

UNIT TYPE : ___ BHK

CAR PARK TYPE : _____

S.No.	Particulars	Amount in Rs.
A	**Land Cost & Construction Cost**	
B	**Other Costs**	
	Car Park	
	Corpus Charges	
	Maintenance Charges	
	Amenities Charges	
	Preferential Location Charges	
	Floor Rise Charges	
	Penthouse Charges	
	STP, WTP, DG, INFRA & Other Charges	
	CGST PAYABLE-CGST OUTPUT 2.5%	
	CGST PAYABLE-CGST OUTPUT 9%	
	SGST PAYABLE-SGST OUTPUT 2.5%	
	SGST PAYABLE-SGST OUTPUT 9%	

For S&P Foundation Private Limited

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Total Cost (A+B) Excluding Registration Charges	

Registration Charges shall be informed before registration. (Detailed Statement will be given to you prior to registration).

PAYMENT SCHEDULE FOR APARTMENT No : ___

Sl. No	**Payment Schedule Description**	**Payment Schedule Percentage**	**Payment Schedule Amount (INR)**
1	Booking Amount / Agreement Execution - Within 15 Days from the date of advance payment (less advance payment)	10%	
2	Within 45 Days from the date of advance payment	20%	
3	On Completion of Foundation	10%	
4	On Completion of Stilt Floor Roof Slab	10%	
5	On completion of Third Floor Roof Slab	10%	
6	On Completion of Fifth Floor Roof Slab	10%	
7	On Completion of Eighth Floor Roof Slab	10%	
8	On Completion of Twelfth Floor Roof Slab	10%	
9	Before Your Respective Apartment Registration	10%	
	Payment Schedule Total Amount	**100%**	

*** Taxes [Subject to Change].**

TERMS & CONDITIONS:

1. S&P Foundation Private Limited (S&P) is the Developer of the project name **"S & P LATTICE COURT"**.

2. An amount of 10% of the Total Consideration Value of the unit is required to be paid by the Applicant/s to S&P Foundation Pvt Ltd (S&P) as Booking amount/ Agreement Execution. On payment of the Booking Amount, and thereby allotment or finalization of unit in the name of the Applicant/s, the Applicant/s shall be eligible to execute Sale & Construction Agreement. The payment towards Booking Amount is required to be paid by way of Demand Draft / Crossed Cheque / electronic pay / online modes favouring S&P Foundation Pvt Ltd. payable at Chennai. Until such time as payment of Booking Amount, the amounts collected as on date from the Applicant/s shall be treated as payments only as expression of interest/payment advance towards the unit.

3. In case of delay in payment of booking amount by the Applicant/s, the Company reserves the right to either change the unit pricing from offer price to the prevailing price or charge delay payment fees from the Applicant/s at the sole discretion of the Company.

For S&P Foundation Private Limited

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4. Timely payments to be made by the Applicant/s in furtherance of this Provisional Allotment are the essence herein. Applicant/s shall not be entitled to substitute any other person for the Applicant/s for allotment of unit prior to execution of Sale & Construction Agreement. Detailed demand notes for the payment in furtherance of Sale & Construction Agreement will be issued by the Company.

5. Payment of consideration as provided in the Sale & Construction Agreement and responsibility of raising of finances from third party banks/ financial institutions, if required, shall be the sole liability and responsibility of the Applicant/s.

6. Further, the Applicant/s shall enter into Sale & Construction Agreement within Fifteen (15) days from the date of this provisional allotment and the draft of the Sale & Construction Agreements shall be provided to the Applicant/s prior to the same.

7. Allotment of an apartment as per your preference in the provisional allotment letter shall be subject to availability and at our sole discretion.

8. This provisional allotment letter is merely an acknowledgement of your interest for allotment of an apartment in the project as per the preference set out above and does not construe/guarantee / constitute an allotment of any apartment in the project.

9. If the Applicant/s avails any of the Scheme notified by the Government and thereby gets any tax and part of tax exemptions or any benefits and if at a later stage it is found that the Applicant/s is ineligible for such Scheme or benefits, then the Allottee undertakes to pay such taxes or difference in tax amount and also compensate the Promoter for any loss that the Promoter might have sustained due to the act of the Allottee.

10. All transactions with "S&P Foundation Private Limited" are subject to Chennai jurisdiction, in accordance with the laws of the Republic of India and "S&P Foundation Private Limited" will not liable for any claims relating to any other law. The courts or other prescribed Appellant Authorities under the governing acts and rules at Chennai only have the exclusive jurisdiction in all matters arising out of and/or touching or connecting this transaction.

11. TDS is applicable under section194IA of Income tax Act, 1961 @ 1% on every payment made if apartment Value exceeds Rs. 50 Lakhs. The buyer is responsible for deduction and compliance. S&P will give credit to TDS on receipt of Form 16B only.

12. The Applicant/s hereby authorizes the representatives of the Company to contact him/her/them with regards to the home buying process. This will override my registry in NCPR.

13. The Sale & Construction agreement supersedes this provisional allotment letter.

14. GST/ Service Charges and all other charges, levies and payment for the unit in relation to this transaction will be borne and paid by the Applicant/s.

15. The Company has sole and absolute right to mortgage or create any encumbrance or charge on the project assets and receivable including on all apartment comprised therein.

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16. Upon execution of the Sale & Construction Agreement, the stamp duty, registration charges, legal expenses and all other applicable expenses for execution of Sale & Construction Agreement and Sale Deed in pursuance of Sale & Construction Agreement shall be paid by Applicant/s as per the rules prevailing at the time of registration.

17. **Cancellation Charges:** In the event of any cancellation and/or termination and/or withdrawal of Application by the Applicant/s for any reason whatsoever, the following cancellation charges will be applicable:

1. Post unit selection, but before execution of Agreement(s): Rs. 25,000/-along with the GST shall be deducted and

2. Post execution of Agreement(s): The terms and conditions of the Agreement shall be final and binding.

The Cancellation Charges shall be considered as a genuine pre-estimate of damages likely to be suffered by the Company including loss of opportunity costs and shall be treated as liquidated damages.

The Cancellation Charges shall be deducted from the amounts paid by Applicant/s to the Company. Upon accepting a request for cancellation, the Company is entitled to forthwith re-allot and re-sell the unit to any other third-party and on such terms and conditions as the Company deems fit.

18. Copy of ID Proof/Residential Proof such as PAN Card, Aadhar Card etc should be provided at the time of receiving this provisional Allotment Letter.

19. Registration shall be carried out only upon receiving the total sale consideration.

We are excited to build a strong relationship with you, now and in future. Once again welcome and thank you for being part of the "S&P" family.

For any clarification we would request you to kindly contact us detailed below:

Name : Mrs. S.Priyanka

Email id : priyanka@sandp.co.in

Mob : 72003 17071

We would request you to kindly sign the duplicate copy of this letter and forward the same to the below mentioned person in the address given in this letter. We are also enclosing the Customer Profile Sheet. This may please be signed and send it to us immediately to the following address:

S&P Foundation Pvt Ltd,

No. 36, 2nd Floor, Sudhama Commercial Building, Vijayaraghava Road,

T. Nagar, Chennai - 600 017, Tamil Nadu, India.

For S&P Foundation Private Limited

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We take this opportunity in assuring you of our best attention and services at all times

Thanking you,

Yours Faithfully,

For S&P FOUNDATION PVT. LTD.	READ & ACCEPTED BY APPLICANT/S
CRM Department	**DATE:**

For S&P Foundation Private Limited

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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.