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

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

DIGITALLY VERIFIED RECORD

Allotment Date:
Customer Name:
Co-Applicant Name:

Address:

Dear Sir/ Madam

Sub: Allotment Letter

We Thank & Congratulate you for your purchase in our project **"S&P Fortune Phase II"** at Sirukalathur Village, Vallam Panchayat, Sriperumbudur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District. The Plot details and the payment schedule details are mentioned below for your records.

PROJECT: " S&P Fortune Phase II "
PLOT DETAILS: " S&P Fortune Phase II ", Plot No. ____
AREA OF SALE: _____ Sq.Ft.
PRICE: _____ Sq.ft. @ Rs. _____/-

Club House	
Development cost	
Land Cost	
Total	

The above mentioned Price is exclusive "**Stamp & Registration Charges**".

PAYMENT SCHEDULE FOR PLOT No : _____

Sr. No.	Payment Schedule Description	Payment Schedule Percentage	Payment Schedule Amount (INR)
1	Within 15days from the date of booking	10%	
2	Within 45 Days from the date of Booking	90 %	
	Payment Schedule Total Amount		

*** Tax - Tax [Subject to Change].**

NOTE:

1. All Payments are to be made by Cheque / DD/ NEFT in the name of "**AS LIVING SPACES LLP.**", A/C number _____ Bank: _____; Branch _____, Chennai IFSC Code: _____ payable at Chennai.

2. The validity of this Allotment Letter is for a period of 30 days from the date of this letter.

3. This Allotment is confirmed on receipt of 20% payment within the stipulated timeline of 15 days from the date of this letter and simultaneous to execution of

Agreement for Sale and Development Agreement between yourself and the company. Receipt of 20% payment is pre-requisite for execution of Agreements of total sale price.

4. The company reserves the sole right to cancel the allotment and return the booking amount after deducting Rs.10,000/- as cancellation charge .

5. In case we do not receive the 80% payment within 30 days from the date of this allotment the company reserves right to cancel the allotment and deduct Rs.25,000/- towards cancellation charges and refund the available balance.

4. In case of delay in any payment at any point of time, we would be charging a delay interest as per the provision of the Real Estate Regulatory Act and Rules for such delayed period.

6. All taxes, charges, deposits etc that may be levied by the government / department if any, will have to be paid fully, when intimated.

We are enclosing the Customer Profile Sheet along with the copy of this letter (in duplicate). We request you to sign the Customer Profile sheet and the duplicate copy of the Allotment letter in acknowledgment of your acceptance of the same and re-forward the same to the undersigned.

In case you require any further info please do not hesitate to call or reach me at

Telephone: 044 - 49080120
Email id: rekha@sandp.co.in

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

Thanking you,
Yours faithfully,

For AS LIVING SPACES LLP.	**READ & ACCEPTED BY ALLOTTEE/S**
CRM Department	**DATE:**

Mrs. Rekha. K
Customer Relations Department
AS LIVING SPACES LLP.
Citi Tower, 4th Floor,
Door No. 7, 3rd Cross Street,
Kasturibai Nagar, Adyar,
Chennai - 600020

For AS LIVING SPACES LLP

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.