Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

ALLOTMENT LETTER

To,
[*Insert name of Allottee*]
Address:
Mob No.:

Date: _____
RERA Regd. No. _____

SUBJECT: ALLOTMENT OF UNIT NO. __ IN PHASE IV OF ASHIANA SWARANG, CHENGALPET TAMIL NADU

Dear Sir/ Ma'am,

We are delighted to inform that you have been allotted a Unit bearing No. _____ against your Application in our Senior living Residential Project **"ASHIANA SWARANG PHASE IV"** (**"Said Project"**) which is being developed on the land admeasuring 8709.91 Sqm. (**"Project Land"**) as part of **ASHIANA SWARANG** (**"Whole Project"**) situated at **Nemeli Village, Tiruporur Taluk, District Chengalpet Tamil Nadu, Pin Code : 603104** in accordance with terms and conditions of the said Application Form and this Allotment Letter.

i) Details of the Unit allotted:

a) Unit No.: Floor:
b) Type Block:
c) Carpet Area:
d) Balcony Area:
e) Undivided Share in Land:
f) Built Up Area
g) Super Area
h) Parking

ii) Total Price:

Particulars		**Amount**
a) Total Price	:	
b) Less Benefit	:	
c) Net Price	:	

Price of the Unit Rs. ____ (Rupees _____ only)

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

iii) Infrastructure and Basic Amenity Charges ("**IBAC**") @ Rs. ___/- per Sqft. Plus GST on Super Area, 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 (RS. _____)
On booking	
-	
One month before possession	

**Note*: *Amount reflected above against various Payment Request/ Payments received towards construction is inclusive of GST. IBAC and Delay charges is not included.*

GSTIN: _____

In addition to the Total Price, Allottee(s) shall be required to make the payment towards following –

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 and the Project.

ii) Advance Service Fee (Formerly known as Advance Reducible Interest Free Management Fee (ARIFMF)): Upfront Maintenance Charges, 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) Advance Service Fee @ Rs. ___ /- per Sqft. 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 shall be 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 393(1) [Table: Sl. No. 3(i)] of Income Tax Act, 2025 which is applicable from 1st April, 2026. Such TDS would be deducted from the price being paid to the Company. On every payment, 99% amount is to be paid to the Company 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 132 to the Company. The Company shall not credit the amount in the account of the Allottee(s), till the time Allottee(s) has issued the certificate to the Company.
For TDS, the PAN No. of Kairav Developers Limited is **AAHCK9533A**.

vi) This allotment of the Unit shall be subject to the terms and conditions as provided in the Agreement for Sale to be executed between the Allottee and the Company. The Agreement for sale shall prevail

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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.

Thanking you,
Yours Sincerely,

Kusum Veliath
Manager (Customer Service)

***Note**: In case of any clarifications or queries please call your Booking Officer 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

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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.