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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verified.realestate

DIGITALLY VERIFIED RECORD

Allotment Date:
Customer Name:
Co - Applicant Name, if any:

Dear Sir,

Sub.: Allotment Letter

We take this kind opportunity to thank you for purchasing a plot in our project **"S&P Serenity Walk"**. We are pleased to allot a plot bearing **Plot No** ___ in our Project, **"S&P Serenity Walk"** situated at Nedugundram Village, Vandalur Taluk, Kattankulathur Panchayat Union, Chengalpattu District. The Plot details and the payment schedule details are mentioned below for your reference and records.

Project: **S&P Serenity Walk**
Plot No. _____
Plot Area: _____ Sq.ft
Price: _____ Sq.ft @ Rs. _____

Total Cost

Land Cost	0.00
Total	**0.00**

Please note that the above mentioned amount does not include Registration Charges towards the Registration of Sale deed. The Stamp duty & Registration Fees as per the prevailing values at the Registrar office shall be paid before registration by way of Demand Draft in favor of "The Sub Registrar, Tambaram" along with other charges. However, any increase in Stamp duty & Registration Fee and Other charges will be intimated before the registration of sale deed.

PAYMENT SCHEDULE FOR PLOT NO: _____

Sr. No.	Payment Schedule Description	Payment Schedule Percentage	Pay Schedule Amount (INR)
1	Booking Advance		0.00
2	Within 15days from the date of booking	20 % [- Booking Advance]	0.00
3	Within 30days from the date of agreement	80 %	0.00
	Payment Schedule Total Amount		**0.00**

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

NOTE:

1. All payments are to be made by cheque / DD only, payable at Chennai.

2. Any Cancellation / Termination after the receipt of booking advance, the Booking advance shall be deducted.

3. The validity of this Allotment Letter is for a period of 15 days from the date of Booking advance. The Agreement for sale will be executed within a period of 15 days from the date of booking advance. The Sale deed for registration will be registered within a period of 30 days from the date of Agreement.

4. In case of any delayed payments, an interest @ 18% PA shall be paid along with the stage payments as per payment schedule. In case of default in paying balance amounts then the Allotment will be terminated and the booking advance will be forfeited and the balance amount will be refunded.

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

For any clarification, we would request you to kindly contact:

Name: Ms. Priyanka
Telephone: 044-49080133 / 120
Email id: priyanka@sandp.co.in

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. Please sign and send it to us immediately to the following address:

Ms. Priyanka
Customer Service Department,
CITI Tower, 4TH Floor,
Door No. 7, 3rd Cross Street,
Kasturibai Nagar, Adyar,
Chennai - 600020

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

Thanking you,

Yours Faithfully,

CRM Department

Read & Accepted by Customer

Date:

1.

2.

3.

4.

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.