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ALLOTMENT LETTER

Date:
To,

Mr / Mrs.....
Address:.....
E-mail:.....

Sub: Allotment of VILLA/UNIT bearing No._____, Block - __ in **"ZIVA-AMRITAVARSHINI"** situated at Perumaleri Village, Mamallapuram .

Dear Sir/Madam,

Heartily Congratulations & Greetings from Arun Excello Group...

We are delighted to inform you that you have been allotted a Unit/Villa bearing no.--------, Block- ---- having tentative carpet area of ---------- sq. ft and exclusive balcony area of ---------- sq.ft., Super built up area of ---------- sq. ft. , against your Registration/ Application form no.------ dated ----------, in our project named as "ZIVA-AMRITAVARSHINI" ("Project") which is being developed upon land ad measuring --------- Sq.Ft situated at Perumaleri Village("Project Land") here to in accordance with terms and conditions of said Application Form and this Allotment Letter.

The Total Sale consideration of the Villa is **Rs.----------/- (Rupees ---------- Only)** which is exclusive of GST , Stamp duty & Registration fee more particularly described in Annexure-I (Payment Schedule and Cost Details).

We have received a sum of Rs.---------/- (Rupees ---------- Only) as earnest money in respect of the above referred Villa/Unit. Details of the same are as follows:

Date:----------.
Cheque No.----------.
Bank Name:----------.
Branch :----------.
Amount : ----------/-

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale and Construction under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Sale deed as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale and Construction or such other documents executed for sale of the Unit/Villa shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

The allotment of the said unit/space is subject to the terms and conditions of the Application Form, this Allotment Letter and the terms and conditions of the VILLA Buyer's Agreement/Agreement for sale, proposed to be signed with you, including the timely payment of total payable amount and other payments as per the payment schedule mentioned in this Allotment Letter. The above provisional allotment of the Unit in your favor, is further subject to you making timely payment to us as per the Payment Plan and execution of the standard

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

Agreement for Sale cum Construction with us within 45 days from the date of its dispatch by us at your address as notified by you in the said application.

The Agreement for Sale cum Construction stipulates the detailed terms and conditions of the contemplated sale of the Unit in your favor. If you fail to sign and return the executed copy of the Agreement for Sale cum Construction within the stipulated period of 45 days and/or if you fail to comply with any of your obligations as per application form or this provisional allotment including but not limited to making of timely payments as aforesaid, then we shall be fully entitled, at its sole discretion, at any stage, to cancel the allotment of the Unit and forfeit the entire Earnest Money. In such an event you will also not be entitled for their fund of amounts paid towards, statutory charges, interest on delayed payment etc.

1. The Allottee (s) is aware that the Total Payable Amount is exclusive of Goods & Services Tax (GST) or any other similar taxes levied in connection with the construction of the Project upto the date of handing over of possession of the Unit more particularly described in Annexure-I (Payment Schedule and Cost Details).

2. The Cost of internal/external development charges and the cost of providing all facilities, amenities, specifications within the Unit and the Project is inclusive in the Cost Price Settled as per sale consideration mentioned.

3. The Allottee(s) should note that the Booking amount equivalent to Rs.5,00,000/- (Rupees Five Lakhs Only) shall be treated as the "Earnest Money" and the balance amount shall be paid by the Allottee(s) in accordance with the payment plan specified in the ANNEXURE.

4. The sale deed shall be executed and registered and title of the Unit along with pro rata share in common areas and facilities of the Project shall be conveyed by the Promoters in favor of the Allottee(s) with in a period of three (3) months from the date of issue of Completion Certificate subject to full and final payment of all moneys payable including interest, if any, and all other dues of the Promoters by the Allottee(s) in terms of the Application Form, this Allotment letter and Agreement for Sale cum Construction and subject to compliances of all other relevant terms and conditions of the Application Form, this Allotment Letter and the Agreement for Sale cum Construction. The cost of stamp duty, registration charges and other incidental charges expenses as applicable in respect of execution of Agreement for Sale cum Construction, Sale Deed, etc shall be borne by the Allottee(s).

5. The Allottee(s) here by under takes that he shall abide by all laws, rules, regulations, notifications, Act, etc. as may be applicable on the Project.

6. The terms and conditions to be mentioned in the Agreement for Sale and Construction, Sale Deed shall be in addition to the terms and conditions mentioned herein. However, in case of any contradiction between the terms and conditions mentioned herein and terms and conditions specified in the Agreement for Sale and Construction, Sale Deed, the terms and conditions specified later in the Agreement for Sale cum Construction, Sale Deed, shall supersede the terms and conditions as set out herein.

7. The terms and condition mentioned herein are limited and detailed terms and conditions shall be specified in Agreement for Sale cum Construction and/or Sale/Conveyance Deed to be executed between the Allottee(s) and the Promoters and the same shall be binding on the Allottee(s).

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

8. The Allottee(s) confirms that he/she/they has/have understood each and every clause of this Allotment Letter and its legal implication there on and has clearly understood his/her/their obligations and liabilities and the Promoter's obligations and limitations set forth in this Allotment Letter. The Allottee(s) shall keep the Promoters and its agents and representatives indemnified and harmless against any loss or damages that the Promoters may suffer as a result of non-observance or non-performance of the covenants and conditions of this Allotment Letter.

9. This Allotment Letter shall be construed in accordance with Act, Rules and regulations made there under including other applicable Laws of India for the time being in force.

Note: Our Customer Relationship Management team can be contacted for any queries or assistance on the following co-ordinates:

Phone No.....
Email: .....

Kindly confirm the above arrangement by signing the Allotment letter.

Thanking You,

Yours faithfully,
For Arun Excello Homes Pvt.Ltd.,

(Customer Name and Signature)

Authorised Signatory

Acceptance of Allotment

I / We hereby accept the allotment of Unit / VILLA bearing no.-------- , Block------, tentatively admeasuring super built up area of ---------- sq.ft., admeasuring --------- sq.ft., (Carpet Area) and exclusive balcony area of ---------- sq.ft in Project named as "ZIVA-AMRITAVARSHINI" ("Project") which is being developed by M/s Arun Excello Homes Pvt.Ltd.,situated at Perumaleri Village,Mamallapuram subject to the terms & conditions of the Application / Registration Form no. ---------- dated ---------- and this Allotment Letter.

Thanks and regards,

(Customer Name and Signature)

Description of Project land

All that piece and parcel of vacant lands measuring an extent of 154.12 cents comprised in Survey No.221/14A1Apart (R.S.No.221/14A1A3 and 28.41 cents comprised in Survey No.220/2Apart (R.S.No.220/2A1B) and totally admeasuring 182.53 cents (79,510 Sq.Ft) situated **Perumaleri - Village**, Thirukalukundram Taluk, Chengalpet District (formerly Kancheepuram District) and bounded on the;

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

North by : SH-49B Road and Survey No.221/14A1A4 (OSR)

South by : Survey No.220/2A1Apart

East by : Survey Nos.220/2A2 and 221/14A1B

West by : Survey Nos.220/2A1Apart & 221/14A1A2

and situate within the Sub-Registration District of Thirukazhukundram and Registration District of Chengalpattu.

(Customer Name and Signature)

Annexure-I

(Details of Payment Schedule)

ZIVA-AMRITAVARSHINI	
Booking Advance	Rs.5,00,000/-
Within 30 days from the date of booking	25% of the Basic cost (Booking Advance will be adjusted here)
On Completion of Foundation	20% of the Basic cost
On Completion of Ground Floor Roof Slab	25% of the Basic cost
On Completion of First Floor Roof Slab	25% of the Basic cost
On Completion of Villa as per standard finish	5% of the Basic cost

Details of Cost:

1.Basic Cost of the said Villa/Unit including I&A charges, TNEB connection & meter charges – (---------- Sq.ft x rate per Sq.ft = Rs.----------/-.

2. Stamp duty @ 6% on Composite value or Basic Cost whichever is higher=Rs.----------/-.

3.Registration fee @ 1% of Composite value or Basic Cost whichever is higher= Rs.----------/-

4. Applicable GST @ 5% on Basic cost= Rs.----------/-

5. Preferential Location Charges- NIL

Total Cost= Rs.----------/- (Rupees ---------- Only)

(Customer Name and Signature)

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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