

RE

REGULATORY RECORD

RERA Document

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adarsh avenue

PHASE - II

APPLICATION FOR FLAT ALLOTMENT

Name _____ Booking Date _____

Flat No. _____ Floor _____

Total Area _____ Carpet Area _____

Carpet Area + Wall Thickness & Balcony + Proportionate
Share Common Area)

Car Park No. _____ Car Park Type _____

Total Cost _____

TERMS & CONDITIONS

Project Schedule, Value payable for the flat & Transfer of ownership of undivided share in land:

The total cost of the flat to be allotted to you is indicated in the application over leaf and Cash Flow chart. All other estimates exchanged between us have been superseded by this Application/Cash Flow chart. The other charges such as GST, stamp duty, registration charges or any other levy are applicable based on Government norms and is not included in the sale price. The Name transfer of the EB card and property tax assessment of the owner do not form a part of the above cost. Transfer of ownership of the title is possible only after the completion of the entire 100% payment for construction as per stage payments. Failure to adhere to the payment terms or any other terms will lead to cancellation of allotment. In such an event the Allottee shall be entitled only for refund of the advance amount after deduction of cancellation charges and the Allottee shall not be entitled for specific performance of this allotment/understanding.

Agreement:

Upon receipt 10% of the total cost, we will enter into a Stamped Agreement for Sale of the Flat with you. This agreement will give in detail the various obligations that you and we will have to fulfil to enable the smooth and satisfactory construction and completion of your flat/project. It will also contain the standard features of the complex and your flat. Please note that at any point of time, no additional amenities/facilities shall be provided over and above what is stated in the Agreements. In other words, as far as specifications/amenities are concerned, the Agreement to be entered shall be final and binding between both parties.

The Allottee/Purchaser understands that the Promoter shall be entitled to allot Private Open terrace /private gardens as the case may be for the use of the Allottee/Purchaser. It is further agreed that the rights to use the exclusive private Terrace would run co-terminus with the rights of ownership of the apartment allotted. It is agreed that the Purchase shall have exclusive usage right over the private Terrace area allotted to them." The other Allottees shall have no objection in this regard.

Payment Schedule:

The payment Schedule committed by you for this has been detailed in the cash flow chart. The scheduled completion of your flat will be considerably facilitated if your payments are made in conformity with these commitments. If you are depending on your employer and/ or other funding agency to release funds for your flat, please make sure that these payments are remitted as per the schedule, irrespective of our sending intimation letters regarding stage completion. GST is extra applicable. For payment made through cheques /Demand Drafts, the date of realisation of the cheque at our end will be treated as a payment and necessary bank charges will be deducted in case of outstation cheques. Please make sure that these payments are remitted as per the schedule. Payments received beyond 7 days after the stages of construction will attract interest/ delay charges 18% p/a calculated from the date on which the mile stone is reached.

Delivery Schedule:

The completion of the project is expected in all human efforts to be within the committed time schedule more clearly set out in the Agreements proposed to be entered. However, changes to the flat/project completion schedule shall be purely subject to reasons which are beyond our control such as act of God, flood, incessant rain, riots, pandemic, bandhs, strikes, lock-outs. The common amenities shall be made operational only after completion of the whole project. However, the flats shall be made ready and handed over with all basic occupational amenities.

Product Quality:

We will strive to give you a home of the highest quality possible for you comfortable living. However, while assessing the completed flat/project please keep in mind that construction is a highly labour intensive activity and involves the use of a variety of raw materials and finished goods. In the case of materials like ceramic tiles, granite, sanitary ware etc., the quality committed by the manufacturer decides the final quality of the flat irrespective of the intensity of the involvement or the meticulousness of the workmen.

Allotment of Open/Covered Car parking:

We shall be entitled to allot covered /open car park as the case may be for the use of the Allottees. If so allotted, the right to use the exclusive car park would run co-terminus with the rights of ownership of the relevant apartment.

Water Available:

The Allottee/Purchaser acknowledges that the Promoter will not provide or establish any water sources, such as wells or borewells within the project, as the groundwater at the site is not fit for domestic use. The Purchaser, along with other co-owners or the Flat Owners' Association, agrees to independently arrange for water supply by either creating a water source or purchasing water through tanker services at their own expenses. Further, the Purchaser understands that the price of the apartment has been determined with this situation taken into consideration and proceeds with the purchase of the flat with full knowledge of these facts.

Maintenance & Corpus Fund:

We shall maintain the complex for certain initial period as explained to you and mentioned over-leaf. The scope of maintenance is enclosed herewith for your complete understanding. We shall be entitled to appoint any third party agency to carry out maintenance activities for which you shall not object till completion of maintenance tenure. Further to the cost paid towards maintenance, we shall be collecting from you a necessary sum at the time of the handover of the keys to your flat towards corpus fund. This sum will be passed on to the office bearers of the association who are invariably elected on completion of our maintenance period without interest. Even during our maintenance tenure, this corpus fund shall be utilized for any major repairs/AMC of lifts and other equipment or any other capital expenditure. Please understand the cost of the apartment is fixed only after taking all these parameters into account and hence no other request other than what is stated hereof shall be entertained at any cost.

Cancellation/Transfer:

It is gratifying to record that most Allottees in our projects have stayed with us till the completion of their respective projects. Occasionally, however Allottees have had to withdraw from the project prior to completion either because (i) they had not planned the mobilization of their funds carefully enough (ii) they had not familiarized themselves with the rules governing their employer's housing loans or provident fund loans which they would have counted upon or (iii) for any other reason. The consequences of such withdrawal, as explained above can cause inconvenience not only to us but also to the allottee who withdraws and other flat owners as well. In spite of careful planning if you have to withdraw or flat Transfer from the project, you have to forfeit a sum of Rs. 20,000- minimum from the advance that you have already paid. If the withdrawal from the project is made after the signing of the agreement of registration, an additional sum as decided by us will be deducted towards stamp duty, registration, documentation and service charges. After signing the agreement, transfer request shall not be entertained under any circumstances. Allottee shall not be entitled to claim refund till the apartment is reallocated/sold to a prospective purchaser.

I/We have gone through the above terms & conditions very carefully and understood the contents and meaning thereof. I/We agree to the above terms and conditions and affixed our signature at my/our free will & volition.

APPLICANT SIGNATURE

APPLICANT DETAILS

Name of the Applicant

Date of Birth Age

Sex: ☐ Male ☐ Female Marital Status: ☐ Married ☐ Single

Anniversary Date

Phone No.: Alternative Ph. No.:

Email ID.: Alternative Email ID.:

Profession: ☐ Salaried ☐ Self Employed ☐ Others (Please Specify)

Correspondence Address.:

Permanent Address.:

PARTICULARS OF APPLICANT/(4) FROM DOCUMENTATION PURPOSE TO BE INCORPORATED IN THE SALE DEED AND SALE AGREEMENT

Sl No.	Full Name (As per the Aadhaar Card)	Age	Name of the Father/ Husband/Guardian	Aadhaar Card No.	PAN No.
1					
2					
3					
4					

ADDRESS FOR REGISTRATION

☐ Same As Correspondence Address

☐ Same As Permanent Address

Have you applied to any bank for Home Loan :

☐ Yes ☐ No

If No, please share your preferred bank

OCCUPATION DETAILS

Company Name.....

Job Designation

Company Address

.....

I/We have gone through the terms and conditions and I / we undertake to abide by the same, we also hereby acknowledge the receipt of this and am/are aware of the features provided in my/our flat and project.

SALES EXECUTIVE

MANAGER

APPLICANT/(S)

SCOPE OF MAINTENANCE SERVICES

A) HOUSE KEEPING

S.No	Description	Duration
1	Sweeping of road and club house	Daily
2	Collection of garbage	Daily
3	Cleaning of security cabins	Daily
4	Cleaning of all common toilets	Daily
5	Mopping of lobby	Daily
6	Cob web removing	Monthly once
7	Terrace cleaning	Monthly once
8	Tank and sump cleaning	Once in 6 Months

B) PLUMBING:

- Checking motor and pumps running condition
- Filling water in all water tanks and sumps
- Checking plumbing lines
- All motor and pump maintenance
- Common area water supply line checking
- Sewage line checking
- Periodic check plumbing assets

C) ELECTRICAL:

- Lighting switch off and on schedules
- Checking all common area lighting
- Meter panel checking
- Dg operation
- Periodic checking of electrical assets

D) GARDENING:

- Daily watering of all plants
- Monthly trimming
- Monthly loosening the soil
- Maneuvering and adding fertilizers as and when necessary
- Periodical pesticide spray treatment

E) SECURITY SERVICE:

- To monitor the vehicle movement
- To monitor material movement
- Maintaining visitor's pass
- Having a check on the unknown visitors
- Patrolling
- Regular checks during the night
- Monitoring on the service providers – Drivers and others

F) Other maintenance scopes:

- Lift AMC and spare changing
- DG AMC, oil service and spare change
- STP operation and maintenance
- Fused light changing
- Plumbing fittings change
- Club house maintenance
- Fire equipment maintenance and fire extinguisher refilling
- Common amenities maintenance
- CCTV maintenance

TERMS:

- All activities mentioned above is only for the existing common area maintenance only not inside the flat.
- Any other activities beyond the scope of the agreement shall be estimated with 10% overheads & charged as per actuals.
- The cost incurred for the purchase of water is not in the scope of this agreement. It will be organized by the Service Provider as per actual cost.
- The cost incurred in bailing out sewage shall be that of the Association. However, all necessary assistance shall be provided by the service provider.
- Replacement of dead plants or fixing new plants will not be under the scope of service provider.
- In case of scaffoldings are required it will be charged as per actual
- Electrical / Plumbing equipment & fitting replacement if damaged or not serviceable, is not in the scope of this agreement.
- All cleaning mentioned above is applicable for accessible areas only.
- Common electricity bill will be paid up to limit of Rs. 1.2 lac per month only. Diesel limit shall be up to Rs. 25,000/- per month only.
- Civil works not covered in the scope
- Any government tax or any other payment not under the scope
- Any Asset replacement is not in scope of the service provider.
- Any damage happened due to natural calamities is not in scope of the service provider.

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](#)



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

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

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

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



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.

