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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# SREEVATSA VRINDAVAN, VAZHIYAMPALAYAM ROAD, KALAPATTI, COIMBATORE

**DATE: ---------**

## ALLOTMENT LETTER

| | | |
|---|---|---|
| **CUSTOMERS NAME** | : | **----------** |
| | | **----------** |
| **ADDRESS** | : | **----------** |
| | | **----------** |
| **PHONE NUMBER** | : | **----------** |
| **E-MAIL ID** | : | **----------** |
| **PROJECT NAME** | : | **SREEVATSA VRINDAVAN, VAZHIYAMPALAYAM ROAD, KALAPATTI, COIMBATORE – 641 048** |
| **ROW HOUSE NO.** | : | **-----** |
| **FLOOR** | : | **----------** |
| **PLOT AREA** | : | **-------- Sq.Ft.** |
| **COMMON LAND AREA SHARE** | : | **------ Sq.Ft..** |
| **TOTAL LAND AREA** | : | **------ Sq.ft.** |
| **SUPER BUILT UP AREA** | : | **------- Sq.ft.** |

Terms of Provisional Allotment of residential **Row House No.----** in **SREEVATSA VRINDAVAN**, **Vazhiyampalayam Road, Kalapatti, Coimbatore – 641 048.**

For SREEVATSA REAL ESTATES (P) LTD.

AUTHORISED SIGNATORY CUSTOMER

The salient features of the project and the conditions that will govern the administration of the Provisional Allotment made in favour of the Customer will be as follows:

**1. PROMOTION:**

The complex of residential Row Houses are being built up on the land that has been identified for development by the Company. The Row Houses are being offered to a group of Customers who ultimately will own the entire complex collectively.

**2. DEVELOPMENT:**

The Company is developing the identified land by constructing a complex of Row Houses upon it. In designing the complex, the Company will ensure that the development conforms to the provisions of the existing Development Control Rules and such other rules that are in force, as laid down by the Competent Authorities, Local Planning Authority, Coimbatore and Director of Town Planning, Chennai.

The project is being executed with a definite progress schedule and a committed delivery time. Hence, a high degree of standardisation is being maintained by the Company in its design and construction.

**3. IDENTIFICATION OF ROW HOUSES:**

The location and identification of the Row Houses earmarked to each Customer will be as indicated in the Provisional Allotment letter. This is an internal nomenclature of the Company. The final postal door number, will be as assigned by the Coimbatore Corporation at the time the Row Houses are assessed to tax.

**4. SPECIFICATION OF FEATURES & FACILITIES:**

The list of features and facilities that will be provided in all the Row Houses and as common to the complex, will be generally as detailed in the brochure. The specification of features and facilities to be provided have been standardised to a high degree and subject to normal availability, from local sources.

For SREEVATSA REAL ESTATES (P) LTD.

AUTHORISED SIGNATORY CUSTOMER

In case a Customer wishes to seek changes to the specification or have additional features in the Row Houses, they are requested to contact the Company. The Company shall at its discretion accept or reject such requests from Customer, and such decision shall be final and binding on the Customer.

**5. AGREEMENT FOR SALE:**

On receipt of the Customer's unconditional acceptance of the terms of the Provisional Allotment, the Company will enter into an AGREEMENT FOR SALE with the Customer. This Agreement will detail the mutual obligations on the part of the Customer and the Company that is necessary for smooth execution and satisfactory completion of the project. This Agreement will also outline the terms and conditions that will govern its administration.

**6. TRANSFER OF TITLE:**

The Company has entered into Joint Venture with the Land Owner for the development of the land and decided to develop the property after scrutinising the title deeds and reasonably assuring itself, on the marketability of the title. The opinion of the Company and its legal advisor in this regard is final.

The Company has obtained all necessary clearances from the authorities concerned for conveyance of the subject property and or proportionate undivided share of land.

The individual sale deeds conveying title pertaining to the proportionate undivided share of land, in favour of the Customer will be executed and registered by the present Owners directly or by their duly Authorised Power Agent(s).

This transfer of title wholly depends upon the Customer’s fulfilling their obligations under the AGREEMENT FOR SALE to be entered into. Failure on the part of the Customer to perform any of their obligations towards the Company and or failure to comply with any of the conditions set out therein, will give the Company the right to revoke this provisional allotment and also recover the proportionate cost from the amounts already paid by the Customer before returning the balance.

For SREEVATSA REAL ESTATES (P) LTD.

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## 7. DETAILS OF PAYMENT:

The total amount payable by the Customer to the Company has been indicated in the Agreement for Sale and Sale Deed and this amount will remain firm as indicated.

The total amount payable excludes Stamp Duty and Registration Charges and includes Corpus Fund, GST at prevailing rates, general expenses for getting services from Government Departments. Property Tax, EB deposits, Water deposits, Underground Drainage deposits and other service charges payable to the Statutory Authorities are payable extra which will be levied only on receipt of demand from the Department.

**GST or any other taxes, charges and levies, that** may be imposed by any State and or Central Body, prospectively or retrospectively, on the group housing Row Houses or for the development will have to be paid separately by the Customer. All such amounts paid by the Company in this regard specifically in the name of the Customer or apportioned to the Sale Area of the Row Houses on the basis of actual amounts paid, shall be paid by the Customer, prior to taking possession, of their Row Houses.

However any DEPOSITS paid to the TNEB/GAS AGENCY for Piped Gas connection/TWAD Board/Corporation for water supply to Row Houses and common amenities like association office, common area etc., shall be adjusted from the Corpus Fund by the Company towards these deposits as they will remain the assets of the Association.

All payments shall be made by crossed A/c Payee Cheque/Demand Draft payable at Coimbatore/RTGS/NEFT favouring **M/s.SREEVATSA REAL ESTATES (P) LIMITED**.

## 8. PAYMENT SCHEDULE:

The payments should be made as per the schedule mentioned in the AGREEMENT FOR SALE.

Delay in the payment of installments may attract a penalty, the details of which will be indicated in the AGREEMENT FOR SALE.

For SREEVATSA REAL ESTATES (P) LTD.

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**9. DELIVERY OF ROW HOUSES:**

The Company normally will commence construction activity immediately upon receipt of the Planning Permit from the Coimbatore Corporation, DTCP, Coimbatore.

Barring unforeseen circumstances, the Company shall endeavor to complete the project and make the Row Houses occupation worthy, in a normal period of **36 months** from the date of registration of the property subject to force majeure clause indicated in the AGREEMENT FOR SALE.

Permanent electricity supply and sewer connections determine occupation-worthiness of Row Houses. Non-availability of Corporation water connection and or EB supply will not determine completion or occupation worthiness.

**10. SERVICE CONNECTIONS:**

The Company will apply for water supply from the Corporation and electrical supply from TNEB to all the Row Houses and common amenities, street lights etc., Obtaining connections is not the responsibility of the company as they depend on the policies of the Government departments.

However, the commitment on the part of the Company in this regard shall end with application of the service connections to the Authorities. It is the responsibility of the statutory bodies effecting the service connections to provide continuous and uninterrupted service to the complex and to the Row Houses.

Failure in any or all of the services shall not be construed as failure on the part of the Company, as they are totally beyond the control of the Company.

For SREEVATSA REAL ESTATES (P) LTD.

AUTHORISED SIGNATORY CUSTOMER

**11. DELAY DELIVERY CHARGES:**

The Company shall endeavor to hand over the Row Houses to its Customer within the time stipulated and in an occupation worthy condition. If for any reason solely attributable to the Company Row Houses are not handed over within the stipulated time, then the Company will pay liquidated damages, as specified in the AGREEMENT FOR SALE.

**12. PRODUCT QUALITY:**

The Company shall endeavor to complete the Row Houses of habitable quality that will assure the Customer of their Good Living. The Company shall exercise adequate controls to ensure quality of workmanship and of the various material inputs. However, while assessing the Row Houses, the Customer is requested to make a note of the following:

a) The construction industry is highly migrating-labour oriented and mostly of the unskilled type. Hence, achieving and maintaining a constantly high level of quality of workmanship is difficult.

b) The construction also involves the use of variety of raw materials and finished goods. However, where finished items are involved, the quality of such items as committed by the Individual manufacturers will determine the final quality of the Row Houses, notwithstanding the efforts of the Company.

**13.CORPUS FUND:-**

In order to create a base for the smooth working of the Association of owners, it is necessary to create a Corpus Fund. It is mandatory for every Customer to contribute to the corpus fund while signing the AGREEMENT FOR SALE.

For SREEVATSA REAL ESTATES (P) LTD.

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The Company assures its Customer of its commitment to execute the project, complete the Individual Row Houses and provide all the facilities and features mentioned herein above in the complex within the stipulated time frame and indicated total cost.

This provisional allotment is valid upto 30 days from the date of booking.

Confirmation of this provisional allotment is wholly and particularly dependent on the Customer accepting the terms mentioned herein above unconditionally. All the parties of the proposed purchase of the Row Houses must affix their signatures.

In case the Company does not receive the Customer's acceptance of the terms of the provisional allotment within the time frame indicated above, the Company reserves its right to revoke this provisional allotment and return the payments received by it to the Customer in full without interest and/or any deductions.

The Company extends a warm welcome to its Customer to an era of "GOOD LIVING".

**I/We have read and understood the terms of provisional allotment and hereby accept the same unconditionally.**

For SREEVATSA REAL ESTATES (P) LTD.

AUTHORISED SIGNATORY CUSTOMER

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.