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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Allotment Letter

No.: _____ Date: _____

To

Applicant Type	1st Applicant	2nd Applicant
Name		
Address		
Contact No.		
Pan No.		
Aadhaar No.		
E MAIL ID		

Subject: Your request for allotment of apartment in the Project known as "**Mahindra Lakewoods Towers F & G**", situate on Plot No. 17/2, Second Avenue, Mahindra World City, Paranur Village, Chengalpattu Taluk, Chengalpattu District and within the Sub-Registration District of Joint II Chengalpattu, Tamil Nadu and having TNRERA registration no.: TNRERA_____.

Reference: Booking Form dated _____.

Sir/ Madam,

Greetings from Mahindra World City!

We sincerely thank you for choosing to be part of our community.

1. **Allotment of the said Apartment**:
   This has reference to your request referred to at the above subject. In that regard, we have the pleasure to inform you that you have been allotted the Apartment as specified in **Annexure 1** hereunder, in the Project known as "**Mahindra Lakewoods Towers F & G**", having TNRERA Registration no. TNRERA_____, hereinafter referred to as "**the said Apartment**", being developed on a portion of the land situate at Plot No. 17/2, Second Avenue, Mahindra World City, Paranur Village, Chengalpattu Taluk, Chengalpattu District and within the Sub-Registration District of Joint II Chengalpattu, Tamil Nadu and, for the total Lease Premium as specified in **Annexure 1**, exclusive of taxes, stamp duty and registration charges and Additional Outgoings as specified in the Booking Form.

2. **Allotment of covered parking spaces(s)**:
   Further, we have the pleasure to inform you that you have been allotted along with the Apartment, car parking spaces as specified in **Annexure 1**, on the terms and conditions as shall be enumerated in the Agreement to Lease to be executed between ourselves and yourselves.

3. **Receipt of part Lease Premium**:
   We confirm to have received from you an amount of Rs. _____/- **(Rupees _____ only**), being _____% of the Total Lease Premium for the Apartment as booking amount/ advance payment in the following manner:

Date	Cheque/ RTGS/ Pay Order	Amount Received (Rs.)

4. **Disclosures of information**:
   We have made available to you the following information namely:
   (i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the Project site and have also been uploaded on the TNRERA website, and
   (ii) The website address of TNRERA is www.rera.tn.gov.in.

5. **Encumbrances**:
   We hereby confirm that the said Apartment is free from all encumbrances, and we hereby further confirm that no encumbrances shall be created on the said Apartment.

6. **Further payments**:
   Further payments towards the Total Lease Premium of the Apartment and the Additional Outgoings shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated/ stated in the above referred Booking Form and Agreement to Lease to be entered into between ourselves and yourselves.

7. **Possession**:
   The said Apartment with the covered car parking spaces will be handed over to you on or before _____ (as extended by grace period), subject to the payment of Lease Premium and the Additional Outgoings for the Apartment in the manner and at the times as well as per the terms and conditions as more specifically enumerated/ stated in the Agreement to Lease to be entered into between ourselves and yourselves.

8. **Interest payment:**
   In case of delay in making any payments, you will be liable to pay interest at the rate which shall be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

9. **Cancellation of allotment**:
   (i) In case you desire to cancel the booking of any Apartment, an amount mentioned in the Table hereunder written would be deducted with respect to such Apartment and the balance amount due and payable towards such Apartment shall be refunded to you without any interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr. no.	If the letter requesting to cancel the booking is received	Amount to be deducted
1.	Within 15 days from issuance of the allotment letter	Nil
2.	Within 16 to 30 days from issuance of the allotment letter	1% of the cost of the said Apartment

3.	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said Apartment
4.	After 61 days from issuance of the allotment letter till the execution of the Agreement to Lease	2% of the cost of the said Apartment

(ii) In the event the amount due and payable referred in Clause 9(i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which will be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

(iii) In addition to the amounts specified hereinabove, in the event of cancellation of allotment, administrative charges of INR 40000/- + GST will also be deducted.

10. **Other Payments**:
You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the Agreement to Lease, to be executed between ourselves and yourselves the proforma whereof is available on the TN RERA website www.rera.tn.gov.in.

11. **Proforma of the Agreement to Lease and binding effect**:
The proforma of the Agreement to Lease to be entered into between ourselves and yourselves will be shared. Sharing the proforma of the Agreement to Lease does not create a binding obligation on the part of ourselves and yourselves until compliance of the mandate as stated in Clause 12.

12. **Execution and registration of the Agreement to Lease:**
i) You shall execute the Agreement to Lease and appear for registration of the same before the concerned Sub-Registrar within such period as may be communicated to you.

ii) If you fail to execute the Agreement to Lease and appear for registration of the same before the concerned Sub-Registrar within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the Agreement to Lease and appear for registration of the same withing 15 (fifteen) days, which if not complied with, we will be entitled to forfeit an amount not exceeding 2% of the Sale Consideration and the balance amount if any due and payable will be refunded without interest within 45 days from the date of expiry of the notice period. The Administrative Charges as mentioned above will also become payable.

iii) In the event the balance amount due and payable referred to in Clause 12(ii) above is not refunded within 45 days from the date of expiry of the notice period, you will be entitled to receive the balance amount with interest calculated at the rate which will be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

13. **Validity of Allotment Letter:**
This Allotment Letter will not be construed to limit your or our rights and interest upon execution and registration of the Agreement to Lease between ourselves and yourselves.

Cancellation of allotment of the Apartment thereafter, will be covered by the terms and conditions of the said Agreement to Lease .

14. **Headings**
Headings are inserted for convenience only and shall not affect the construction of the various clauses of this Allotment Letter.

Regards

_____
Name: _____
(Authorised Signatory)
(Email ID. _____)
Date: _____
Place:_____

CONFIRMATION AND ACKNOWLEDGMENT

I/ We have read and understood the contents of this Allotment Letter. I/ We hereby agree and accept the terms and conditions as stipulated in this Allotment Letter.

Signature _____
Name _____
(Allottee/s)

Annexure 1
Details of the Apartment

Sr No	Head	Details
1	**Apartment**	
2	**Total Lease Premium**	**Rs ___ (Rupees ___ only) the detailed break up towards Apartment annexed**
2	**Car Parking Spaces Allotted**	

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.