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™
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DIGITALLY VERIFIED RECORD

Allotment Letter

_____

Dear Mr. _____,

Greetings from **ASTA!**

We are pleased to allot you an Apartment ___ on the _____ Floor at **"THE PRESIDENT" By ASTA.** The Apartment shall have a RERA carpet area of _____ **sq.ft** (within a super built up area of _____ **sq.ft**, as per the RERA statement which includes a proportionate share in the common areas of the project, the deck area, the balcony area and the floor area of the external walls of this apartment,etc.,)

The composite cost of your Apartment is **Rs._____/- (Rupees _____ Only)** which includes GST @ 5% and excludes stamp duty, registration charges, corpus and maintenance charges.

The composite cost covers land (UDS), construction, Floor rise charges (as applicable), infrastructure, Statutory charges, EB/CMWSSB,Legal & Documentation, Air conditioners, Heat Pump, False Ceiling, Recessed lights along with _____ reserved car park space(s).

Terms and Conditions:

- That the allottee(s) agrees to pay the above composite price of the Apartment as specified in the payment schedule in Annexure 1.
- In the event of any further increase or decrease in the existing fees or taxes or GST and/or any fresh or modified tax, charge, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the allottee(s) as and when demanded.
- That the allottee(s) agrees to pay maintenance charges of **Rs._____/-** plus GST@18% of **Rs._____/-** for a period of 12 months in advance on intimation of possession date.
- That the allottee(s) agrees to pay a corpus of **Rs._____/-** on intimation of possession date.
- That the allottee(s) agrees to take actual physical possession of the Apartment only after payment of the total consideration in Annexure-1 and along with the corpus and maintenance charges and GST on maintenance charges.
- That the email address for communication is recorded in our system as _____which shall be the primary mode of communication.
- That the allottee(s) agrees to make all payments in accordance with the payment schedule set out in Annexure-1.

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

- That the allottee(s) agrees that in the event of any loan or financing arrangement availed from any bank or institution, the schedule of payments needs to be communicated to the funding agency in advance to ensure that all payments are made within the due date and the primary responsibility to pay the amounts due by the due date would continue to remain with the allottee(s) even if any loan or financing arrangement is made. Any delay in payments shall attract interest at the rate of 12% per annum.
- That the allottee(s) agrees that the Sale Agreement shall be executed as per the agreed payment terms in the estimated cost sheet signed during booking. The amount due shall become payable as per the payment schedule set out in Annexure-1.
- That the allottee(s) agrees to sign the standard floor plan at the time of execution of the Agreements and further agrees that no changes or modifications can be made to the standard floor plan.
- In the event that at any stage, the allottee(s) requests the Builder any modifications / alterations / additions / customisation within the booked apartment, subject to the feasibility and at an additional cost to be mutually agreed upon, the allottee(s) agree to sign an undertaking as per the draft attached. The allottee(s) agree that the Builder will carry out the customisation works only after the allottee(s) sign the undertaking.
- That the allottee(s) shall bear all the registration charges and stamp duty as applicable.
- The Sale Deed for the apartment shall be registered in accordance with the terms agreed between the parties. In case any new law is introduced in the context of real estate business and such law provides for a different mode of conveyance of the apartment or in case such new law is made applicable to this deed, the documents for conveyance shall be suitably modified accordingly based on such legal requirements and the allottee(s) agrees to execute all such documents.
- All payments should be in favour of "**SAPTHRISHI BLDCON PL ASTA PRES MS CL AC".**
- That the allottee(s) agrees that taking into consideration the safety and security, any visit to the site shall be only after prior intimation and approval.
- **That the allottee(s) is entitled to deduct 1% tax at source under Section 194-IA of the Income Tax Act on the principal payment due as and when installment is remitted towards the total consideration for the immovable property and shall provide the duly signed Form 16B as proof of payment of TDS within 10 days from the date of such deduction.**
- The allotment of Apartment is provisional and at the discretion of the Company and the Company has the right to reject any allotment in case there is a breach of any undertaking given by the allottee(s) or if there is any default in payments.
- For any further clarifications, please feel free to email crm@astaproperties.com, crm1@astaproperties.com, crm2@astaproperties.com or call us on +91 - 73388 73648/ 49. We look forward to your continuous support and valued patronage.

Yours Truly,

CRM – "The President" by Asta

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

This is a computer generated letter and does not need a signature.

Annexure 1
(Payment Schedule)

Apartment No:____

Sl.No.	Stages of payment	%	Due amount (in Rs.)
1	Booking Advance (Rs.50 Lakhs)		
2	Booking Amount (10% of Agreement value, less booking advance),Within 10 days from the date of booking	10	
3	Within 30 days from the date of booking	25	
4	On completion of basement roof slab	5	
5	On completion of 3rd floor roof slab	5	
6	On completion of 5th floor roof slab	5	
7	On completion of 7th floor roof slab	5	
8	On completion of 9th floor roof slab	5	
9	On completion of 11th floor roof slab	5	
10	On completion of 13th floor roof slab	5	
11	On completion of 15th floor roof slab	5	
12	On completion of 17th floor roof slab	5	
13	On completion of 21st floor roof slab	5	
14	On completion of block work	5	
15	On completion of plastering	5	
16	On intimation of possession	5	
	Total	**100**	
	Total Sale Agreement / Sale Deed Value incl GST @ 5%		

For SAPTHRISHI BUILDCON PVT LTD.

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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.