Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

ALLOTMENT LETTER

Date:

TO,

Mr/Ms/Mrs._____

Address:

Contact No:

Dear/Madam,

This has reference to your Application/ Expression of Interest dated ( ) for allotment of Villa/Apartment in our residential project **"OCEAN BREEZE"**, situated at _____

In response to the above, we are pleased to allot you Villa/Apartment as per the details given below

Name of the Allotee(s) & Address	Mr/Ms/Mrs.
Status of Applicant	Individual / Co-Applicant
PAN / AADHAAR Number	
Name of the Project	
Location of the Project	
Type of Unit	
Saleable Area	
Car Parking	

Upon the above-mentioned allotment, you are required to execute an Agreement of Sale as prescribed under Section 13 of the Real Estate (Regulation & Development) Act, 2016 and Rules made there under as amended.

This Letter of Allotment is subject to the Terms and Conditions set out in the Annexure - 1 or Annexure -2 forming part hereof, as well as those contained in the Agreement for Sale to be executed.

Please note that the allotment shall become final and binding upon the Company only after you sign and execute the aforesaid Agreement for Sale in respect of the above said Villa/ Apartment.

Ocean Lifespaces India Private Limited
OCEAN
DELIVERING DREAMS
Chennai-32

You are required to return to the company the Duplicate Copy of this Letter of Allotment and Annexures duly signed.

We will be pleased to assist you on any matter relating to this communication.

Thanking you and always assuring you of the best of our services.

For OCEAN LIFESPACES INDIA PRIVATE LIMITED

Authorized Signatory **Applicant 1** **Applicant 2**

Ocean Lifespaces India Private Limited
OCEAN
DELIVERING DREAMS
Chennai-32

Terms & Conditions

1. The cited unit is allotted as per the Preference of the Applicant.

2. The Applicant(s) further agree that the allotment letter issued by the developer is provisional and will be confirmed only after the Applicant(s) execute the agreement.

3. In case of cancellation of the booking, before entering into the sale agreement, Rs. 1,00,000/- will be charged as cancellation charges which will be deducted from the booking amount.

4. Payments are to be made within the due dates as per the letters of the demand issued as per payment schedule. All delayed payments will attract Interest at SBI Marginal cost Rate +2% as per Real Estate Regulation and Development Act, 2016.

5. In case of non-payment after entering into the Sale Agreement or not entering into the Sale Agreement for 30 days from the date of booking, the booking shall be cancelled and the entire booking amount shall be forfeited.

6. The Architectural features like elevation, color, tiles or any other features affecting the aesthetics of the building shown in marketing brochures/ mock-up units are only indicative. The developer reserves the right to modify the same at any point in time.

7. Revision of any relevant taxes, Infra Charges, Registration Charges, etc., should be borne by the Customer.

8. It is the sole discretion of the developer to allot Car Par Facility.

9. Unit swap will not be entertained if the relevant agreement is executed/ registered.

10. Possession of Villa/Apartment will be given only on receipt of Full and Final Payment.

11. Terms & Conditions set out in the Allotment Letter and Agreements cannot be amended or modified.

For assistance/ clarifications you may kindly get in touch with us @

Contact No.

Ocean Lifespaces India Private Limited
OCEAN
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Chennai-32

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.