Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

JAINS
Aadhya Bharath

JAIN HOUSING

JAIN HOUSING LLP
APPLICATION FOR FLAT ALLOTMENT

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 FOR 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 Location : .....

.....

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)

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 All other estimates exchanged between us have been superseded by this Application/Cash Flow chart.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 concernd, 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 Purchaser 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 stone mile 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 Promoter shall provide a captive source of water, depending on feasibility, Through a bore well, without any guarantee as to The quality or sustained availability of water from there and the PROMOTER will not be responsible for supply of adequate water to the Allottee[s].

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 avoid.

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 reallotted / 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

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.