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

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verified.realestate

DIGITALLY VERIFIED RECORD

LETTER OF ALLOTMENT

To

.....

.....

Sir/Madam,

We are pleased to allot a Flat for **.....sq.ft.** (SUPER BUILT) at **"GDF SAI RAM"** Residential apartment in **....., Ward-22, Block – 35, T.S. No: 153/5,6 nad 7, Madakulam village, Thiruparankundram South Taluk, Madurai District – 625 016**. For a total consideration of Rs. ..... including the cost of one Reserved car parking space at Ground level area and Interior work at both the bed rooms covered by loft and 6 x 7 size cupboard and Kitchen modular type without chimney.

Which has the valid permission from the Madurai District Town and County Planning Office which is the competent Authority for approval of Plans vide **B.P no: 115/BL/2025/00342** in Survey.Nos: **153/5, 153/6 & 153/7** of **Madakulam** village / City to an extent of **1815.63** sq.mts. of site area, herein after referred to as the "project" which was registered with TN Real Estate Regulatory Authority vide registered number ..... Dt:.....

The Promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat/Unit/Apartment. Thereof this Letter of Allotment is issued by the Promoter to Allottee.

The Allottee has paid the booking amount of **Rs...../- (Rupees. ..... only)** To the Promoter vide cheque / DD/ Transaction id: .....

In Addition to the sale consideration, as mentioned above, the Allottee shall bear the stamp duty and registration charges of the sale agreement and also conveyance/sale deed to be executed by the promoter in respect of the schedule flat.

Further, the Allottee shall bear taxes payable in addition to the consideration specified above the GST Tax dues @ 5%

The Allotte shall bear property tax, drainage EB deposits and taxes payable to Madurai Corporation, and central government, if any. Which approximately work out to Rs.125,000/- through the Builder, before taking possession of the flat.

The Flat is under construction and will be handed over for occupation by and of **December 2027**

Please sign the duplicate copy of this letter as token of acceptance.

Yours faithfully,

for GD Foundations

For G. D. FOUNDATIONS

Partner

PARTNER

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.