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ALLOTMENT LETTER

Mr/Ms/Mrs_____ **Dated:**_____

_____

_____

Co- Appl._____(if, any)

Sub: ALLOTMENT OF UNIT NO. __ IN PHASE II OF ASHIANA SWARANG, CHENGALPET TAMIL NADU

Dear Ma'am/Sir,

We are delighted to inform you that you have been allotted a Unit bearing no. _____ against your Registration/Application ("**Application Form**") in our Senior Living Residential Project named as **Ashiana Swarang Phase II ("Said Project")** which is being developed upon Project Land admeasuring 8562.88 sqm ("**Project Land**") as part of Ashiana Swarang ("**Whole Project**") situated at Nemeli Village, Tiruropur Taluk, Chengalpet district, Tamil Nadu. in accordance with terms and conditions of said Application Form and this Allotment Letter.

1. **The Details of the Unit allotted are as under:**

a) Unit No.: Floor:

b) Type Block:

c) Super Area:

d) Built up Area:

e) Undivided Share in Land:

f) Carpet Area:

g) Balcony Area:

h) Parking:

2. **Total Price of the Unit / Flat is as under :**

Particulars		**Amount**
a) Gross Price of the Unit	:	
b)	:	
c) Less Benefit	:	
d) Net Price	:	

For KAIRAV DEVELOPERS LIMITED

Authorised

Price of the Unit Rs. _____(Rupees_____ only)

3. Infrastructure and Basic Amenity Charges ("**IBAC**"). Plus GST on , amounting to Rs. _____/- (Rupees _____ Only) shall be payable by the Allottee(s) within 20 days from the date of Offer of Possession.

SCHEDULE OF PAYMENT TOWARDS PRICE OF UNIT

PARTICULARS	AMOUNT TOWARDS PRICE OF UNIT (INR)			
	Total Cost		GST	TOTAL
***Total Price**				
Payment Received till date				
***Total Receipts**				

**Note: Amount reflected above against various Payment Request/ Payments received towards construction is inclusive of GST. IBAC and Delay charges is not included.*

GSTIN: _____

In addition to the Total Price, Allottee(s) shall be required to make the payment towards following –

i) All taxes included but not limited to Value Added Tax/ Service Tax/ GST and CESS or any other similar taxes which may be levied in connection with the Unit in the Project.

ii) Documentation Charges, Water Charges, stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement for Sale, Sale Deed, Sub-Lease Deed etc. in respect of the Unit.

iii) Upfront Maintenance Charges and Advance Reducible Interest Free Management Fee ("**ARIFMF**"), of Rs. _____ plus GST tax valid for 15 years, payable in the name of

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

"**Ashiana Maintenance Services, LLP**" within 20 days from the date of Offer of Possession.

iv) IBAC shall be charged by Tamil Nadu Government for infrastructural services and facilities provided by the Government as applicable. If in future, there is any enhancement (change) in the IBAC amount, the same shall be payable by the Allottee(s) to the Developer on demand.

v) In case the price of the Unit is Rs. 50 Lakhs or above, the Allottee(s) shall be liable for Tax Deduction at Source ("**TDS**") under Section 194 IA of Income Tax Act, 1961 which is applicable from 1st July, 2013. Such TDS would be deducted from the price being paid to the Company. On every payment, 99% amount is to be paid to the Company and 1% amount is to be paid to Income Tax Department, Government of India. For the same, the Allottee(s) needs to issue certificate in Form 16B to the Company. The Company shall not credit the amount in the account of the Allottee(s), till the time Allottee(s) has issued the certificate to the Company. For the purpose of TDS, the PAN No. of Ashiana Housing Limited is **AADCA9093P**.

vi) This allotment of the Unit shall be subject to the terms and conditions as provided in the Composite Agreement to be executed between the Allottee and the Company. The Composite Agreement shall prevail over all other terms and conditions given in our brochures, advertisement, price lists and any other sale offer documents. This Allotment Letter supersedes all previous agreements/arrangements (whether in writing or oral) with regard to the allotment of the Unit except related to the terms of allotment.

Warm regards,

For _____

(Authorized Signatory)

Note-
Please call your Booking Officer for any query or mail us at care@ashianahousing.com.

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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+91 9996 12 9996
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