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3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai, India

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+91 9996 12 9996

Official Property Record

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Date: .....

Mr. /Mrs. /Ms. ....

.....  
.....  
.....  
.....

Dear Sir / Madam,

Sub : Provisional Allotment of an apartment in our project "ZIVA CHARUKESI"

Ref : Your application dated .....

\*\*\*\*\*

Congratulations to you and thank you very much for your decision to own an apartment in our "ZIVA CHARUKESI" Project.

As a prestigious client of "ARUN EXCELLO", we are pleased to make a provisional allotment of the apartment of your choice, as per the details given below.

|                |   |                                       |
|----------------|---|---------------------------------------|
| Block          | : | .....                                 |
| Floor          | : | .....                                 |
| Apartment No.  | : | .....                                 |
| Sale Area      | : | ..... Sq.ft (Carpet Area: .... Sq.Ft) |
| Rate per Sq.ft | : | Rs. ..../- (All Inclusive)            |

**Please Note:**

1. 'SALE AREA' refers to the plinth area plus a proportionate share of the common area.
2. This allotment letter together with the Cost Sheet and Payment Schedule attached for your reference and acceptance.

The duplicate copy of this letter may kindly be returned to this office, within a week's time, duly signed by you in token of your acceptance.

Thanking you and assuring you of our best services at all times.

Yours faithfully,

For Arun Excello Homes Pvt. Ltd

Accepted

.....  
.....

For ARUN EXCELLO HOMES PRIVATE LIMITED



Authorised Signatory

## COST SHEET

| <b>ZIVA CHARUKESI</b>         |          |
|-------------------------------|----------|
| <b>Mr. /Mrs. /Ms. ....</b>    |          |
| Sale Area                     | - Sq.ft. |
| Rate per Sqft (All inclusive) | Rs.      |
| Total Flat Cost               | Rs.      |

**The above rate includes the following expenses / charges:**

1. EB deposit and charges for 3 Phase connection
2. Infrastructure & Amenities charges
3. PLC Charges Extra

**Please Note:**

- Any revision on the stamp duty / Registration fee & GST if and when announced by the government at a later date shall become applicable and payable by the allottee.
- Stamp duty & Registration charges for sale deed is based on the guideline value at the time of booking. Any increase in the Guideline value of land at the time of registration will add to the difference in stamp duty & registration charges. This difference amount will be recovered from the purchaser at the time of registration.

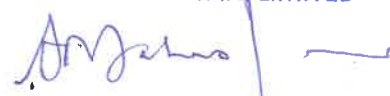
| <b>PAYMENT SCHEDULE</b>                                           |                                                                       |
|-------------------------------------------------------------------|-----------------------------------------------------------------------|
| Booking Advance                                                   | Rs. 1 Lakh                                                            |
| Within 30 Days from the date of Booking                           | 25% of the Total Flat Cost<br>(booking advance will be adjusted here) |
| On Completion of Foundation                                       | 20% of the Total Cost                                                 |
| On Completion of Stilt                                            | 10% of the total flat cost                                            |
| On Completion of First Floor Roof Slab                            | 8% of the Total Flat Cost                                             |
| On Completion of Second floor Roof slab                           | 8% of the Total Flat Cost                                             |
| On Completion of Third Floor Roof Slab                            | 8% of the Total Flat Cost                                             |
| On Completion of Fourth Floor Roof Slab                           | 8% of the Total Flat Cost                                             |
| On Completion of Fifth Floor Roof Slab                            | 8% of the Total Flat Cost                                             |
| At the time of handing over of the apartment with standard finish | 5% of the Total Flat Cost                                             |

**\* Applicable GST should be paid separately along with every stage payment**

For Arun Excelllo Homes Pvt Ltd

Accepted

For ARUN EXCELLO HOMES PRIVATE LIMITED

  
Authorized 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



We're honored to be part of your  
real estate journey

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