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DRAFT OF THE ALLOTTMENT LETTER

PROMOTERS RESERVES THEIR RIGHT TO CHANGE TERMS AND CONDITIONS AS PER CIRCUMSTANCES OF CASE

ALLOTMENT LETTER**Date:****To**

.....,

Sub: Allotment of House No..... in Block No..... in project "SREEVATSA POORNA" developed in S.F.Nos.365/2F, Thudiyalur Village, North Zone & Taluk Coimbatore Corporation, Coimbatore - 641 034.

Dear Sir,

- A. In response to your Application dated, we are pleased to allot you House No._____ in Block No._____ as detailed below:

Land Area of the House	-	 SFT
UDS of common area of the House	-	 SFT
Carpet Area	-	 SFT
Exclusive Veranda and other area	-	 SFT
Proportionate Common Area	-	 SFT
Car Park Nos	-	 Nos.

(hereinafter referred as said House No.____) in Block No._____ (hereinafter referred as the said Building) in our project known as 'SREEVATSA POORNA' at THUDIYALUR Village, Coimbatore - 641 034 (herein after referred as said project), for consideration and on the terms and conditions as stated herein. The Real Estate Regulatory Authority (hereinafter referred as the Authority) has issued certificate bearing Registration No..... available at website : _____

For SREEVATSA REAL ESTATES (P) LIMITED

For Sreevatsa Real Estates Pvt Ltd

For COIMBATORE BRIGHT STEELS

AUTHORISED SIGNATORY

LAND OWNER

PARTNER

CUSTOMER

154

SL.No.24

Terms of Provisional Allotment of residential House No, _____ in **SREEVATSA POORNA, THUDIYALUR VILLAGE, COIMBATORE - 641 034.**

The salient features of the project and the conditions that will govern the administration of the Provisional Allotment made in favour of the Customers will be as follows:

1. PROMOTION:

The complex of residential houses are being built up on the land that has been identified for development by the Company. The houses are being offered to a group of Customers who ultimately will own the entire complex collectively.

2. DEVELOPMENT:

The Company is developing the identified land by constructing a complex of houses upon it. In designing the complex, the Company will ensure that the development conforms to the provisions of the existing Development Control Rules and such other rules that are in force, as laid down by the Competent Authorities, Coimbatore and Director of Town Planning, Coimbatore and Chennai.

The project is being executed with a definite progress schedule and a committed delivery time. Hence, a high degree of standardization is being maintained by the Company in its design and construction.

3. IDENTIFICATION of House:

The location and identification of the House earmarked to each Customer will be as indicated in the Provisional Allotment letter. This is an internal nomenclature of the Company. The final postal door number, will be as assigned by the Coimbatore Corporation at the time the Villas are assessed to tax.

4. Agreement for sale AND Sale deed:

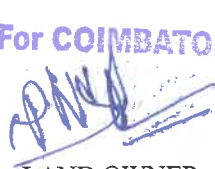
On receipt of the Customer's unconditional acceptance of the terms of the Provisional Allotment, the Company will enter into a Registered Agreement for sale with the Customer. This Agreement for sale will detail the mutual obligations on the part of the Customer and the Company that is necessary for smooth execution and satisfactory completion of the project. This Agreement for sale will

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For Sreevatsa Real Estates Pvt Ltd

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also outline the terms and conditions that will govern its administration and specification of features and facilities of the complex.

5. TRANSFER OF TITLE:

The Company has entered into Joint Venture Agreement with the land owners to develop the property after scrutinising the title deeds and reasonably assuring itself, on the marketability of the title. The opinion of the Company and its legal advisor in this regard is final.

The Company has obtained all necessary clearances from the authorities concerned for conveyance of the subject property and or proportionate undivided share of land.

The individual sale deeds conveying title pertaining to the land and proportionate undivided share of land, in favour of the Customers will be executed and registered by the present Owners directly or by their duly Authorised Power Agent(s).

This transfer of title wholly depends upon the Customers' fulfilling their obligations under the Agreement for sale to be entered into. Failure on the part of the Customers to perform any of their obligations towards the Company and or failure to comply with any of the conditions set out therein, will give the Company the right to revoke this provisional allotment and also recover the proportionate cost from the amounts already paid by the Customers before returning the balance.

6. Cost of House

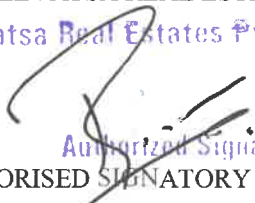
Total cost of the said House is Rs. _____/- (Rupees _____ only)

including the cost of land and Building. You will have to pay the said amount as per the progress of the construction in the following installments.

S.NO.	STAGE OF WORK	% WORK COMPLETED	AMOUNT

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For Sreevatsa Real Estates Pvt. Ltd. For COIMBATORE BRIGHT STEELS


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The 10% of the sale consideration will be considered as booking amount.

Stamp Duty and Registration Charges

The total amount payable excludes Stamp Duty and Registration Charges and includes Corpus Fund, GST at prevailing rates, general expenses for getting services from Government Departments. Property Tax, EB deposits, Water deposits, Underground Drainage deposits and other service charges payable to the Statutory Authorities are payable extra which will be levied only on receipt of demand from the Department.

The Registration charges and stamp duty will have to be paid at the time of execution of land sale deed, Agreement for Sale of house, as per norms of Tamil Nadu State.

Taxes:

CGST, SGST or any other taxes, charges and levies, that may be imposed by any State and or Central Body, prospectively or retrospectively, on the houses sold or for the development will have to be paid separately by the Customer. All such amounts paid by the Company in this regard specifically in the name of the Customer or apportioned to the Sale Area of the house on the basis of actual amounts paid, shall be paid by the Customers, prior to taking possession, of their house.

- Goods and Service Tax (GST) at the 5% (AS PER PREVAILING NORMS) on sale consideration and other charges.
- Any other statutory payment that may become applicable for sale and transfer of house.

However any DEPOSITS paid to the TNEB/GAS AGENCY for Piped Gas connection/TWAD Board/Corporation for water supply/Under Ground Drainage connections etc to complex and common amenities like club house, association office, gym, common area etc., shall be adjusted from the Corpus Fund

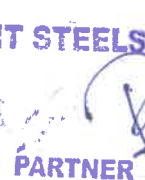
For SREEVATSA REAL ESTATES (P) LIMITED

For Sreevatsa Real Estates Pvt.Ltd.


AUTHORISED SIGNATORY

For COIMBATORE BRIGHT STEELS


LAND OWNER


PARTNER


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by the Company towards these deposits as they will remain the assets of the Association.

7. All payments shall be made by NEFT/RTGS/crossed A/c Payee Cheque/Demand Draft payable at Coimbatore, favouring

Name :SREEVATSA REAL ESTATES (P) LIMITED

Bank A/c : 120028140417 – RERA A/c.

Bank Name :Canara Bank, R.S.Puram Branch, Coimbatore-641 002.

IFS Code : CNRB0016123

8. PAYMENT SCHEDULE:

The payments should be made as per the schedule mentioned in the registered Agreement for Sale.

9. DELIVERY OF HOUSE:

The Company will commence construction activity immediately upon receipt of the Registration number from TNRERA.

Barring unforeseen circumstances, the Company shall endeavor to complete the project and make the houses occupation worthy, as per the terms mentioned in Agreement for Sale from the date of registration of the property subject to force majeure clause indicated in the Agreement for Sale.

10. SERVICE CONNECTIONS:

Permanent electricity supply and sewer connections determine occupation-worthiness of houses. Non-availability of Corporation water connection and or electrical supply will not determine completion or occupation worthiness.

The Company will apply for water supply from the Corporation and electrical supply from TNEB to all the houses and common amenities, street lights etc., Obtaining connections is not the responsibility of the company as they depend on the policies of the Government departments.

However, the commitment on the part of the Company in this regard shall end with application of the service connections to the Authorities. It is the responsibility of the statutory bodies effecting the service connections to provide continuous and uninterrupted service to the complex and to the Villas.

For SREEVATSA REAL ESTATES (P) LIMITED

For Sreevatsa Real Estates Pvt Ltd. For COIMBATORE BRIGHT STEELS


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Failure in any or all of the services shall not be construed as failure on the part of the Company, as they are totally beyond the control of the Company.

11. DELAY DELIVERY CHARGES:

The Company shall endeavor to hand over the houses to its Customers within the time stipulated and in an occupation worthy condition. If for any reason solely attributable to the Company, houses are not handed over within the stipulated time, then the Company will pay liquidated damages, as specified in the Agreement for Sale.

12. PRODUCT QUALITY:

The Company shall endeavor to complete the houses of habitable quality that will assure the Customers of their Good Living. The Company shall exercise adequate controls to ensure quality of workmanship and of the various material inputs. However, while assessing the houses, the Customer is requested to make a note of the following:

- a) The construction industry is highly migrating-labour oriented and mostly of the unskilled type. Hence, achieving and maintaining a constantly high level of quality of workmanship is difficult.
- b) The construction also involves the use of variety of raw materials and finished goods. However, where finished items are involved, the quality of such items as committed by the Individual manufacturers will determine the final quality of the houses, notwithstanding the efforts of the Company.

13. CORPUS FUND:-

In order to create a base for the smooth working of the Association of owners, it is necessary to create a Corpus Fund. It is mandatory for every Customer to contribute to the corpus fund while signing the Agreement for Sale.

The Company assures its Customers of its commitment to execute the project, complete the Individual houses and provide all the facilities and features mentioned herein above in the complex within the stipulated time frame and indicated total cost.

For SREEVATSA REAL ESTATES (P) LIMITED

For Sreevatsa Real Estates Pvt Ltd

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14. OTHER TERMS AND CONDITIONS FOR ALLOTMENT:

- a. Customers have seen all the documents of title deeds and other relevant papers etc, pertaining to the said property and are fully satisfied about the title, rights and interest in respect the said project.
- b. Customers are aware of and have acknowledge that the Building plans are provisional and agree that we may make such changes, modifications, alternations and additions therein, as may be deemed necessary or may be required to be done by the promoters/Customers or any other local authority or body having jurisdiction.
- c. Customers will be bound by the terms and conditions as stated in the Agreement for Sale to be executed. Customers will have to pay necessary stamp duty and registration charges and register the said Agreement for Sale/Consturction agreement/sale deed. Customers have seen standard format of Agreements and sale deed as required under provision of TNRERA to be executed between customer and promoters and have accepted the terms and condition contained therein.
- d. Please take note it is mandatory to execute and register the Agreement for Sale/sale deed on or before payment of 10% of the sale consideration as stated hereinabove under TNRERA. Registration of the said documents will be customer's responsibility. On payment of stamp duty and registration charges on the said documents, promoters representative will attend the office of Sub-Registrar of Assurance at mutually convenient day and time to execute and admit the execution of documents. Promoter will not be responsible for any delay in registration of documents.
- e. Within 30 days from issue of this letter, customers will have to pay 10% of sale consideration and execute and register the documents required for Agreement for Sale. If customer fail to pay 10% of sale consideration within 30 days, this allotment letter will be deemed to have been cancelled without any further communication to customer and the Promoter will forfeit the amount paid by the customer. In such circumstances, the promoter will be entitled to allot the said house without any further reference to the customers.
- f. Customer shall not have any claim or right on, any part of the said Property and to any part or parts of the said Building other than the said house allotted to the customer. All open spaces, lobbies, common area etc., shall remain promoters property till whole property is assigned and transferred to the Society and/ or For SREEVATSA REAL ESTATES (P) LIMITED

For Sreevatsa Real Estates

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Apex Body as the case may be as herein mentioned, but subject to the rights, reservations, covenants and easements in promoter favor as may be provided.

- g. Promoter shall have absolute & exclusive right & authority to utilize & consume present F.S.I. and the F.S.I. and/or T.D.R., which will be made available on said property under DTCP/Coimbatore Municipal Corporation or any other statute applicable to said property and customer shall not have or claim any rights and/or benefits of whatsoever nature in respect thereof.
- h. Promoter shall be entitled to sell, assign, mortgage, transfer or otherwise deal with or dispose of all Promoters right, title and interest in the said project including the buildings being constructed thereon as the Promoter may deem fit and appropriate and the customers hereby give irrevocable consent for the same subject to such transaction not prejudicially affecting the rights hereby created in customers favor.
- i. Payment of the said consideration is essence of contract and customers will pay the said amount as per the schedule of payment as stated herein above. If the customers fail to pay the said amount as per the schedule, the customers will be liable to pay interest at the rate as prescribed under TNRERA, from due date till payment. Notwithstanding the provision for payment of interest, if default continues for more than 3 months, the Promoter will be entitled, at promoters sole discretion to cancel this allotment letter. In case of cancellation of allotment, the Promoters will be entitled to forfeit earnest amount i.e 10% of the sale consideration and pay the balance amount to the customers without any interest thereon. The Promoter will refund the said amount, only after sale of said house to new purchaser and after receiving from new Purchaser, amount equivalent to be refunded to the customer. Save and except refund of the said amount as stated herein, the customers will not be entitled for any amount either as damage/compensation or in any other manner.
- j. In the event of cancellation, notwithstanding the Promoters liability to refund the amount as stated herein above, the customers shall cease to have any right, title, interest and/or claims of any nature whatsoever in said house and the promoter shall be entitled to deal with the same in the manner as it deems fit and proper.
- k. The Promoter have explained the customers proposed development of the said project and the customers have completely understood our project and the customers hereby confirm that they have given unconditional, unqualified and

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For Sreevatsa Real Estates Pvt Ltd

For COIMBATORE BRIGHT STEELS

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irrevocable consent to promoter to develop the said property as required under TNRERA.

- l. The said Complex shall always be known, as "**SREEVATSA POORNA**" and this shall not be changed without our written permission, even after handing over the entire complex to the customers on completion and sale of all units in the complex.
- m. Please note, unless amenities, layout, facilities are contained or incorporated in agreement for sale, the promoter will not be bound to provide the same in the project and further reserve, at the promoters sole discretion to make such variations, additions, alterations, deletions, and/or modifications in plan and landscaping or as may be directed by the Competent Authority.
- n. Customers have seen the list of fixture and fitting that would be provided in the said House and after being aware of the same, have agreed to acquire the said house.
- o. These terms and conditions will be in addition to the terms and conditions stated in the Application Form.
- p. This provisional allotment is valid up to 30 days from the date of booking.
- q. Confirmation of this provisional allotment is wholly and particularly dependent on the Customers accepting the terms mentioned herein above unconditionally. All the parties of the proposed purchase of the houses must affix their signatures.
- r. In case the Company does not receive the Customer's acceptance of the terms of the Provisional allotment within the time frame indicated above, the Company reserves its right to revoke this provisional allotment and return the payments received by it to the customer in full without interest and/or any deductions.

The Company extends a warm welcome to its Customer to an era of "GOOD LIVING".

I HAVE READ AND UNDERSTOOD THE TERMS OF PROVISIONAL ALLOTMENT AND HEREBY ACCEPT THE SAME UNCONDITIONALLY.

For SREEVATSA REAL ESTATES (P) LIMITED

For Sreevatsa Real Estates

AUTHORISED SIGNATORY

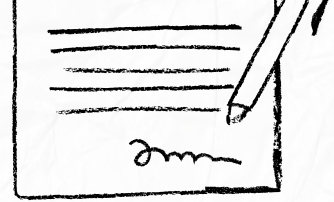
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our services doesn't just end there



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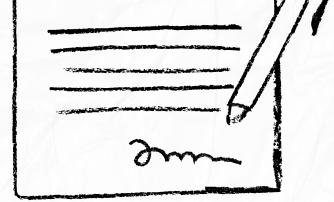
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Home Vastu Shastra, Plot Vastu Shastra, Property Management



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