Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

WELCOME LETTER

SFHL/CRM/Square/Flat No.__/001/2023-24
Date:_____

To
Mr.
Address
Hp:.

Dear Mr._____,

SUB: Welcome letter – Reg.
REF: Your Flat Booking Application dt.._____.

Welcome to the family of Sidharth!!

Creating the home of your dreams is one of the most significant and rewarding things you will ever do. We believe the only way to be a partner in that process is to exceed your expectations.

Please find the Allotment Letter enclosed hereto in relation to your flat booking application describing your dream home. We expect your co-operation to enable us to deliver your flat within the scheduled time.

You have made to us a significant commitment of your judgement, resources and happiness on choosing Sidharth Foundations and Housing Ltd. You will always be treated with the respect such a commitment deserves.

For further clarifications, please feel free to contact us at our email id. crm@sidharthhousing.in. We look forward to the pleasure of serving you as a valued customer. You can always count on us to serve you and assist you with all your building needs!

Thanking You,

For M/s. Sidharth Foundations & Housing Ltd.

Team CRM

ALLOTMENT LETTER

SFHL/CRM/Square/Flat Name/00__/2023-24

Date:_____

To
Name
Address
Mobile No.____

Dear Mr._____ & Mrs

Sub: Allotment letter for **Block____, Flat No.____ (___BHK) at _____th Floor in 'SIDHARTH SQUARE', Gerugambakkam**
Ref: Your Flat Booking Application dated _____

Congratulations!
It gives us immense pleasure to inform to you that we have allotted your dream home bearing Flat No. _____ with **one Covered/Open car park** cited above in subject with a super built up area of about _____ **Sq. Ft**. for a total value of **Rs._____/- (Rupees _____Only)** inclusive of allied charges* and we acknowledge with thanks the receipt of **Rs._____/-(Rupees _____ Only)** towards its booking.

We promise to you clear titles, elegant design, strict adherence to building laws, usage of quality material, workmanship and completion on schedule. Also, we sincerely expect you to comply with the terms & conditions agreed in your flat booking application Form cited above.

Upon issuance of this Allotment Letter, the Allottee/customer shall be liable to pay the consideration Value as shown in the Payment Schedule as per the **Annexure "A"** attached herewith.

The Stamp duty and Registration Charges on the Construction Agreement and Deed of Sale shall be are specified in **Annexure "B"** which shall be paid by the Allottee/Customer at the appropriate time.

The Corpus Fund and Tentative advance maintenance charges payable by the Allottee/Customer before taking possession of the Flat is specified in **Annexure "C"**

For your ready reference, we have given below the terms of the payment schedule as agreed by you. If any clarification is required, kindly write to us immediately.

For some reasons if you wish to discontinue your booking, you could express it in writing subject to terms & conditions stated in your flat booking application, but not after registration of sale deed and further no change in the choice of developer shall be permitted at any point of time. Notwithstanding anything mentioned herein, you shall be bound by the terms and conditions of the Agreements for Sale and Construction Agreement to be entered into at a subsequent date, including timely payment of total payable amount and other payments as per the payment schedule (Annexure "A") mentioned in this allotment letter

You are requested to note that this project has already been approved for granting Housing Loans by leading banks like State Bank of India, ICICI, HDFC, LIC HFL, Axis Bank, Indian Bank, India Bulls. For timely sanction of your housing loan, you are requested to approach these financial institutions. In case you are planning for financial assistance from other financial institutions, please ensure that the processing is completed at the earliest and the payments are released as per the agreed payment schedule. Please note that the payments delayed beyond the committed date will attract interest at the term of State Bank of India Marginal Cost of Lending Rate MCLR plus 2% per month from the date of default to the date of payment.

Project has been registered as per the provisions of RERA with the Real Estate Regulatory Authority dated_____ and the Projects Registration Certificate No. is_____This Registration is valid till------unless renewed by the Regulatory Authority.

We have obtained Planing Approval from the CMDA bearing No. _____ dated _____ and Building Permit No. _____ from Local Body dated _____ for construction of the above mentioned residential Project.

We are forwarding this allotment letter in duplicate and request you to sign the copy as a token of your acceptance and forward to us. For further clarifications, please feel free to contact us at our office.

We look forward to the pleasure of serving you as our valued customer.

(* - subject to change)

Thanking You,

For M/s. Sidharth Foundations & Housing Ltd.

Authorized Signatory

Acceptance of Allotment

I/We hereby accept the allotment of Flat No._____on _____ Floor admeasuring carpet Area of _____ Sq. Ft. and exclusive balcony area of _____ Sq. Ft., Superbuilt up area of _____ Sq. Ft. in the residential project named as "Sidharth Square"

_____

Customer Name

ANNEXURE A

PAYMENT SCHEDULE FOR THE FLAT NO. ___

In order to help us to complete the project and deliver the said flat to you in time it is very important that you should strictly follow the payment schedule that we have agreed upon. For your ready reference, we have given below the terms of the payment schedule as agreed by you.

Basic Cost of the Flat (**Rs.___+____/-** per Sq. Ft)	–	Rs. / _____ /-
Allied Charges	–	Rs. _____/-
Registration Charges*	–	Rs. _____/-
Maintenance Charges	–	Rs. _____/-
Corpus Fund	–	Rs. _____/-
Total Value of Flat Amounting to	–	**Rs. _____/-**
Amount Received as Advance on Booking	–	Rs. _____/-
Balance Amount Receivable	–	**Rs. _____-/-**

(* - subject to change)

Payment Schedule for the Balance Amount:

__% cost of the flat amount payable on or before on ____	:	Rs. _____/-
___% At the time of handing over	:	Rs. _____/-

Kindly sign a copy of this letter and send it back to us for our records.

Signature of Acceptance

(Name of the Customer)

Date:

ANNEXURE - B

Date:

Mr._____
Address,
Mobile No:

Dear Sir/Madam,

Sub: Stamp Duty and Registration Charges for the **Block____, Flat No.____ (___BHK) at _____th Floor in 'SIDHARTH SQUARE', Gerugambakkam,** Chennai.

In respect of the subject mentioned Residential Apartment the following amounts are payable by you towards Stamp Duty and Registration Charges at the time of registration of the following Agreements in the following manner:

a)	Stamp Duty and Registration Charges on Construction Agreement-		Rs. _____/-
b)	Stamp Duty and Registration Charges on Sale Deed	-	Rs._____/-
	Total	-	Rs. /-

- The above charges are only indicative and are based on the current rates. In case there is any revision in the Registration Charges or Guide Line Value by the Govt., the Allottee agrees to pay such increased amount.

Thanking you,

With best regards,

For Sidharth Foundations & Housing Ltd.

Authorized Signatory

We (Allottee Name), hereby agree to pay the above-mentioned amount at the time of Registration of the Respective Construction Agreement and Sale Deed.

Customer Name & Signature

ANNEXURE- C

Date: ____--

To
Mr._____
Address
Mobile No._____.

Dear Sir/Madam,

Sub: Corpus Fund & Maintenance Charges for the **Block____, Flat No.____ (___BHK) at _____th Floor in 'SIDHARTH SQUARE', Gerugambakkam**

In respect of the subject mentioned Residential Apartment the following amounts are payable towards Corpus Fund and Maintenance Charges before taking possession of the Apartment.

a. Corpus Fund @ Rs.___/- per sq. ft. Rs. ---____/-

b. Tentative advance Maintenance charges (excluding water Charges) for ____ months @ Rs._____/- per Sq. Ft/p.m. Rs._____/-

*This charge is only tentative and in case the above collection does not cover actual expenditure, the ALLOTTEE agrees to pay the higher maintenance charges. The aforesaid amounts pertaining to Corpus Fund and Maintenance shall not carry any interest.

Thanking you,

With best regards,

For Sidharth Foundations & Housing Ltd.

Authorized Signatory

We, Mr. (Allottee Name) agree to pay the Corpus Fund and 12 months tentative advance Maintenance charges payable in respect of the subject mentioned Apartment.

Allottee name and Signature

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

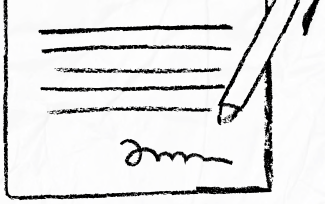
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate