

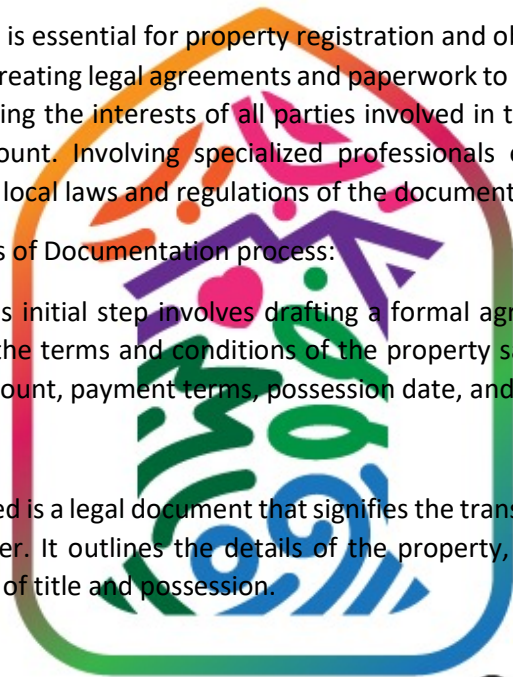
Soil and Stones by Ainthinai, supporting our clients beyond the sale of Trusted Properties. Stands beside you like a trusted friend, guiding you through the intricate process of documentation and ensuring a seamless experience. With a focus on securing essential civic amenities and aiding in the construction of your dream home, "Soil and Stones" is dedicated to making your journey towards homeownership a relaxing and enjoyable one.

What SoilandStones Work On ...?

Effective **Documentation** is essential for property registration and obtaining property loans from banks. This process includes creating legal agreements and paperwork to guarantee a transparent and lawful transaction. Safeguarding the interests of all parties involved in the property transaction and loan procurement is paramount. Involving specialized professionals ensures the accuracy, legal validity, and compliance with local laws and regulations of the documentation.

Here are few key components of Documentation process:

- i. **Sale Agreements:** This initial step involves drafting a formal agreement between the buyer and seller, outlining the terms and conditions of the property sale. It includes details about the property, sale amount, payment terms, possession date, and other important clauses.
- ii. **Sale Deeds:** A sale deed is a legal document that signifies the transfer of ownership rights from the seller to the buyer. It outlines the details of the property, the sale consideration, and confirms the transfer of title and possession.
- iii. **Mortgage Deed of Transfer (MODT):** In case of availing a loan against the property, a MODT is essential. It's a legal document that serves as a memorandum of deposit of title deeds with the bank. It provides security to the bank until the loan is fully repaid.
- iv. **Banking Formats:** These include various formats and paperwork required by the bank for processing the loan application. This could include Know Your Customer (KYC) documents, income proof, property details, and more.
- v. **Stamp Duty and Registration Charges:** These charges vary from state to state, property's value, type of Execution and are essential for validating the property transaction. Stamp duty is a tax imposed on property transactions, and registration charges are the fees paid for registering the property under the buyer's name.



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Defining Boundaries

Securing ***civic amenities*** like building licenses, power connections, property taxation, and water connections with local bodies and organizations like Panchayat / Corporation Authorities and the Tamil Nadu Electricity Board (TNEB) is vital for a peaceful and convenient living experience. The process involves necessary paperwork, engaging with the right authorities, and often requires the expertise of professionals to navigate the complexities efficiently. However, due to the intricacies involved in the paperwork and interactions with officials, engaging professionals specializing in property matters can significantly streamline the process. These professionals can guide you through the paperwork, liaise with the authorities on your behalf, and ensure a smoother experience in obtaining these essential civic amenities for a peaceful and convenient living environment.

Here are few key components of Securing civic amenities process:

1. Building License:

Acquiring a building license is a crucial step in ensuring that your property complies with local building codes and regulations. This involves submitting detailed plans, approvals, and fulfilling specific requirements laid down by the local municipal or planning authorities.

2. Power Connection (TNEB):

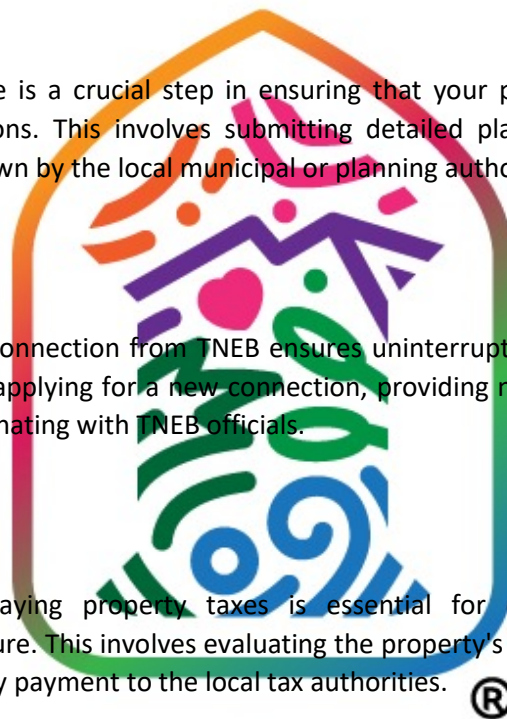
Securing a reliable power connection from TNEB ensures uninterrupted electricity supply to your home. The process includes applying for a new connection, providing necessary documents, paying the required fees, and coordinating with TNEB officials.

3. Property Taxation:

Properly assessing and paying property taxes is essential for contributing to community development and infrastructure. This involves evaluating the property's value, understanding the tax structure, and ensuring timely payment to the local tax authorities.

4. Water Connection:

Access to a legal water connection is fundamental for any household. This involves applying for a water connection with the local water supply authority, submitting required documentation, and adhering to their guidelines.



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Defining Boundaries

Constructing your dream home or building is a significant undertaking that involves careful planning and consideration at every step of the way. It's a multifaceted process, encompassing various aspects from conceptualization to completion. Here's a breakdown of the essential factors that make this journey a challenging yet fulfilling one:

1. Choosing the Right Floor Plan and Elevation:

Selecting a floor plan and elevation that aligns with your lifestyle, preferences, and needs is the foundational step. It involves envisioning the layout, room configurations, and exterior aesthetics that resonate with your vision of a dream home.

2. Structural Planning and Design:

Ensuring a robust and well-engineered structure that complies with safety standards and provides the desired architectural integrity is crucial. This entails collaborating with architects and engineers to design a structurally sound building that stands the test of time.

3. Material Selection:

Choosing the appropriate construction materials is vital for the longevity and sustainability of your dream home. Opting for quality materials that suit your design, climate, and budget ensures durability and enhances the overall appeal.

4. Skilful Labours and Contractors:

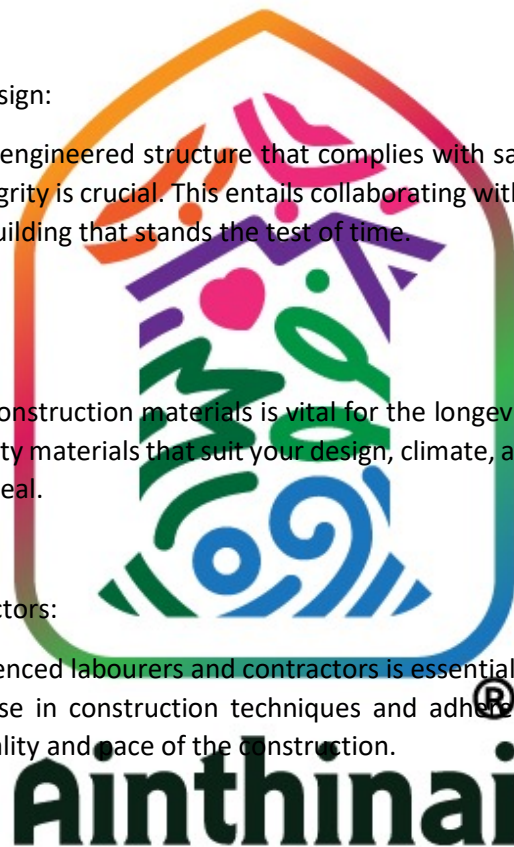
Engaging skilled and experienced labourers and contractors is essential for the successful execution of the project. Their expertise in construction techniques and adherence to timelines are critical factors that influence the quality and pace of the construction.

5. Vendor Management:

Efficiently coordinating with vendors for procuring materials, fixtures, and fittings at competitive prices is key to managing the budget effectively. Establishing good relationships with vendors ensures timely deliveries and cost-efficiency.

6. Budgeting and Cost Management:

Creating a comprehensive budget that covers all aspects of construction, including unforeseen expenses, is vital. Effective cost management throughout the project helps to stay within budget while maintaining the desired quality and standards.



Defining Boundaries

Embarking on the journey of building your dream home is indeed a complex endeavour, requiring careful attention to every detail. It involves collaboration with a team of professionals, including architects, engineers, contractors, and vendors. Striking the right balance between aesthetics, functionality, structural integrity, and financial considerations is the key to transforming your dream home into a reality. Despite the challenges, the satisfaction of living in a space crafted to perfection makes the effort and investment all the more worthwhile.

In order to cater to the varying needs and complexities associated with documentation, securing civic amenities, and constructing dream homes, we offer three distinct plans tailored to provide comprehensive assistance. Each plan is designed to suit specific preferences and requirements, offering a range of services and support. Here's an overview of our offerings:

1. Standard Plan:

- Documentation Assistance:
 - Guidance and support for basic documentation processes, including sale agreements and sale deeds.
- Civic Amenities Guidance:
 - Assistance in initiating the application process for essential civic amenities like power and water connections, within standard parameters.
- Construction Advisory:
 - Basic consultation on floor plans, elevation, and material selection.



2. Extended Plan:

- Documentation Assistance:
 - Comprehensive support for all documentation processes, including drafting sale agreements, sale deeds, and mortgage deeds of transfer (MODT).
- Civic Amenities Support:
 - Facilitation and coordination with local bodies for building licenses, power, water connections, and property taxation.
- Construction Support:
 - Detailed guidance on floor plans, elevation, structure, and material selection, tailored to meet specific preferences.

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3. Premium Plan:

- Documentation Assistance:

- Thorough and personalized support for all documentation needs, including sale agreements, sale deeds, MODT, and other relevant paperwork.

- Civic Amenities Support:

- Complete assistance in securing all necessary permits, licenses, and connections, with dedicated coordination and follow-up.

- Construction Service:

- Comprehensive consultation on floor plans, elevation, structure, material selection, skilled labour, and vendor management, ensuring a seamless construction process.

Service charges for each plan are determined based on the level of support and complexity involved. Please note that the charges specified for these plans exclude any duties and charges payable to the respective authorities. Our objective is to provide tailored solutions, guiding you through every step of your journey towards realizing your dream home while ensuring a hassle-free experience.



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