



To,  
Mrs. Mishita Kunal Goriani  
Mr. Kunal Jagdish Goriani  
Flat No. D2- 601, Mohan Puram,  
Near Gurukul School,  
Ambarnath [E] – 421501.  
Tel No:- 9175435355.

DATED: 25.07.2024

**ALLOTMENT LETTER**

Dear Sir / Madam,

We are pleased to allot you Flat No. 1901 on 19<sup>th</sup> Floor having carpet area admeasuring 84.52 sq. mtr ( RERA Carpet ) in the Bldg Type. D-4 known as "DAFFODIL" at project "REGENCY -ANTILIA" situated Next to CENTURY CLUB, KALYAN MURBAD ROAD, ULHASNAGAR-421001 (the said premises), for a lump-sum amount of Rs. 1,08,25,000/- (Rupees One Crore Eight Lakhs & Twenty Five Thousand Only) against the earnest payment of Rs. 4,00,000/- (Rupees Four Lakhs Only) detail of which is as under:

Amount (Rs)	Cheque no.	Dated	Bank	Branch
4,00,000.00	361756	21.07.2024	Deutsche Bank	Mumbai

The above cheques are subject to realization, if any of the cheque found defaulted then the aforesaid letter shall stands null and void.

The total amount of consideration of Rs. 1,08,25,000/- (Rupees One Crore Eight Lakhs & Twenty Five Thousand Only) shall be paid as per the due amount within 7 days from the date of intimation of installment getting due as mentioned below.



Regency Antilia, Near Century Rayon Club, Kalyan Murbad Road, Ulhasnagar - 421 001.  
E-mail: info@regencygroup.co.in • Website: www.regencygroup.co.in





- (i) 10% of the said total consideration value to be paid on or before execution of this allotment letter / Agreement for Sale (not exceeding 10% of total consideration)
- (ii) 15% of the said consideration value to be paid on completion of the Plinth of building in which said apartment is located ( not exceeding 25% of total consideration )
- (iii) 2% of the said consideration value to be paid on completion of every RCC slab up to 27<sup>th</sup> slab & 1% of total consideration value from 28<sup>th</sup> slab to 33<sup>rd</sup> slab ( not exceeding 85% of total consideration )
- (iv) 5% of the said consideration value to be paid on completion of the flooring up to the floor level of the said apartment ( not exceeding 90% of total consideration )
- (v) 5% of the said consideration value to be paid on completion of the Aluminum sliding windows of the said apartment is located ( not exceeding 95% of total consideration )
- (vi) Balance amount of 5% of the said consideration value to be paid on receipt of occupancy certificate or completion certificate.

TIME IN RESPECT OF THE ABOVE SAID PAYMENTS OR INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE FOR THE SAID FLAT BY YOU TO US IS THE ESSENCE OF THIS ALLOTMENT. In case if any amount as agreed above is not paid by you then this allotment letter stands cancelled.

In case of non-payment of any installment, we shall be entitled to terminate this Allotment Letter / Agreement on giving 15 days notice and shall be at liberty to dispose off and sell the said allotted flat to any other persons.

We are also agreeable to permit you to park your vehicle/s in **1 nos of Car parking space under awnings**. The car parking nos. shall be assigned and communicated to you at a later date and final allotment of such car parking space shall be subject to the rules and regulations of the society. We reserve our right to amend, modify or vary the layout and building plan for any reason whatsoever such as for Architectural amendment, amendment due to requirement of local authority or otherwise.



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You have agreed to pay to us various deposits such as share money deposits, advance maintenance, Security deposits, legal fees, betterment charges and other expenses as may be fixed and demanded by us.

Without prejudice to the above right of termination, if any payment delayed, interest shall be charged at the prescribed on all payments which are due.

No mortgage/lien/creating third party right is permissible on this Allotment Letter.

GST / or any other Taxes, Cess or Levies, if applicable on the sale of Flat/s, the same shall be borne & paid by you.

Transfer of Flat is **NOT ALLOWED** till the society is conveyed.

Kindly confirm the same on duplicate of this letter.

Thanking You,

For **REGENCY NIRMAN LTD**

  
AUTHORISED SIGNATORY

I / We confirm,

**Mrs. Mishita Kunal Goriani**  
**Mr. Kunal Jagdish Goriani**

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