



Site Address: Survey No.53/12/1, Near Yash Orchid, Baner Pune 411045  
E-mail : cosmos@regencygroup.co.in

Date :

To,

SHRI./SMT. \_\_\_\_\_,  
\_\_\_\_\_.

Dear Sir / Madam,

- 1) We are the Promoter of the Project consisting of Wings "A", "B" and "C" as part of the said Whole Project known as "REGENCY ORION" under construction by us on all that piece and parcel of land or ground admeasuring 10,822.19 sq.mtrs. being a portion out of land admeasuring 14900 sq.mtrs bearing Survey No.53 / 12 / 1+53 / 12 /2+53 /12 /2 /3+53 /12 /2 /6+53 / 12 /2 /8+53 / 12 / 2 /9, situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling the "Residential" Zone under the Development Plan for the extended areas of the City of Pune. We have applied for and received Registration (bearing No.\_\_\_\_\_ dated \_\_\_\_\_) for the said Project from the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016.
- 2) Pursuant to discussions by and between Ourselves and Yourself, we have provisionally agreed to allot to you the Residential Flat admeasuring \_\_\_\_\_ sq. mtrs carpet area [as defined hereinbelow] bearing No.\_\_\_\_\_ to be situate on the \_\_\_\_\_ floor of Wing "C" the said Whole Project known as "REGENCY ORION" under construction by us on the said Land together with the Enclosed Balcony admeasuring \_\_\_\_\_ sq.mtrs. and further together with the Dry Balcony admeasuring \_\_\_\_\_ sq.mtrs. and further TOGETHER WITH the exclusive right of user of the Open Terrace at eye-level having an area of \_\_\_\_\_ sq. mtrs appurtenant thereto AND FURTHER

TOGETHER WITH the exclusive right of user of one covered Car Parking Space situate in the Ground / Podium Floor of the said Wing at or for the consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) which amount is exclusive of Stamp Duty, Registration Charges, Goods and Services Tax ("GST") and other Deposits and Charges.

- 3) The said Flat and the said Wing in which the same is housed shall be constructed as per the specifications and shall be provided with the Amenities which are set out in **Annexure "A"** hereto annexed.
- 4) The agreed consideration amount and all other Deposits and Charges to be paid by you to us are set out in **Annexure "B"** hereto annexed.
- 5) The sale of the said Flat with its appurtenances by us to you will be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed thereunder and the sale of the said Flat shall also be subject to and on the terms of the proforma Agreement for Sale being employed by us for sale of Flats in the said Project. Such proforma Agreement for Sale has been uploaded by us on our Profile Page in the Website of the Maharashtra Real Estate Regulatory Authority.
- 6) You shall take steps for having the Agreement for Sale in respect of the said Flat proposed to be executed by us in your favour duly franked with the proper Stamp Duty payable in respect thereof and join us in the execution and registration of an Agreement for Sale in respect of the said Flat and its appurtenances within a period of \_\_\_\_ days of the date of issuance of this Provisional Allotment Letter by us in your favour failing which such Provisional allotment of the said Flat in your favour shall stand cancelled and you shall have no claim or grievance against us.

- 7) Kindly sign a copy of this Letter and return the same to us in token of your having confirmed the contents hereof.

Yours Sincerely,

M/s. **Regency Housing**

Partner



**ANNEXURE "A"**  
**(Specifications)**  
**(Amenities and Specifications)**

**Internal Specifications**

**Doors :**

Designer entrance door with laminate finish.

Laminated internal doors.

3 track powder coated aluminium sliding doors with mosquito mesh.

**Windows :**

3 track powder coated aluminium sliding windows with mosquito mesh.

Granite sills for all windows and sit-out doors.

Safety grills for all windows.

**Flooring :**

32" \* 32" flooring for entire flat.

Designer anti-skid flooring in toilets and balconies.

**Wall & Ceiling:**

Gypsum finished wall & Ceiling with Emulsion paint.

Designer cornices for living and dining area.

**Kitchen:**

L Shape granite platforms with S S sink and dado tiles up to lintel level.

Provision for washing machine in dry balcony.

Solar water connection in kitchen.

**Toilets :**

Jaquar / equivalent fittings in toilets.

Designer dado tiles up to a height of 7 ft.

Solar water connection in common toilet.

**Value additions :**

Video door phone.

Fans and tube-lights in all rooms.

Water-purifier in kitchen.

Geysers in attached toilets.

Mirrors over wash basins with over head lights.

Exhaust fans in bathrooms.

**Common Amenities**

Grand Entrance.

Landscaped avenue.

**Club house which includes a well equipped, air conditioned gymnasium, community**

Hall, indoor games room, toilets and changing rooms separate for ladies and gents.

Swimming pool with a Jacuzzi and kids pool.

Children's play area.

Meditation Deck

Multi Purpose Court

Landscaped garden.

2 automatic lifts for each building .

Generator backup for lifts & common areas

Rain water harvesting.

Solar system.

Sewage treatment plant.

Organic Waste Compost (OWC)

### **Terms and Conditions**

- 1) The amounts of GST, Stamp Duty, Registration Fees shown in Annexure "B" are as per today's applicable rates. The Purchaser shall bear and pay any change in such taxes or duties from time to time as applicable or any other charges levied by Government in future before or after taking possession of the Flat.
- 2) Payment should be made within 15 days from the date of demand.
- 3) Interest will be levied @ 18% for the delayed due payment.
- 4) The Stamp Duty, Registration Fees and Registration Charges should be paid three days in advance before Registration of Unit Agreement.
- 5) Transfer or Sale of the Flat is not allowed till full Flat Cost and other charges are paid and possession is taken.
- 6) Purchaser has to complete the housing loan formalities and shall obtain Sanction letter before registration of Agreement to Sale. We will not be held responsible if there is delay in loan disbursement.
- 7) The draft copy of Agreement to Sale is kept in our Office for your reference.
- 8) All disputes are subject to Pune Jurisdiction only.
- 9) Kindly pay all amounts towards Agreement Cost / GST by Cheques/Pay Orders/Demand drafts in the name of " \_\_\_\_\_ " payable at Pune.

Bank Details :  
Current Account No :  
IFS Code :  
MICR Code :

10) Kindly pay Stamp Duty / Registration Fees / Registration Charges by Cheques/Pay Orders/Demand drafts in the name of "\_\_\_\_\_ " payable at Pune.

Bank Details :

Current Account No :

IFS Code :

MICR Code :