

Receipt (pavti)

516/9890

Monday, July 11, 2022

10:46 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10325 दिनांक: 11/07/2022

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल8-9890-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सचिन किसन रसाळ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

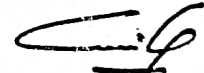
पृष्ठांची संख्या: 140

एकूण:

रु. 32800.00

आपणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे

11:05 AM ह्या वेळेस मिळेल.



स दु नि का बोरीवली ८

वाजार मुल्य: रु.5813979.6/-

मोवदला रु.9142857/-

भरलेले मुद्रांक शुल्क : रु. 548600/-

प्र. सह: दुय्यम निबंधक, बोरीवली - ८  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0907202202177 दिनांक: 11/07/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0907202202168 दिनांक: 11/07/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004744453202223E दिनांक: 11/07/2022

बँकेचे नाव व पत्ता:





बरल - ८१		
११००	७	१००
२०००		

**AGREEMENT FOR SALE**

( ROMELL ALLURE )

(Agreement for Sale u/s. 4 of 'The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 & Rule 5 of 'The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, etc.) Rules, 1964',


R/W



S. 13(2) of 'The Real Estate (Regulation and Development) Act, 2016

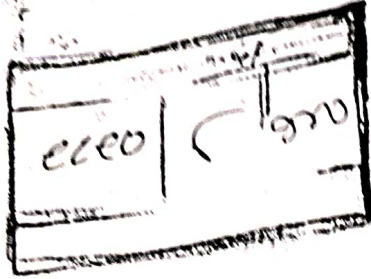
R/W

Rule No.10 r/w 'Annexure A' of 'the Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine Payable, Forms of Complaints and Appeal, etc.) Rules, 2017.

**MAHARERA Registration No.- P51800023445**

  
\_\_\_\_\_  
Promoter

   
\_\_\_\_\_  
Allottee/s



THIS AGREEMENT FOR SALE made and entered into at Mumbai  
on this 11<sup>th</sup> day of July in the year 2022.

Almond  
Varsha

BETWEEN

M/s. ROMELL REAL ESTATE PVT. LTD., a Company incorporated under the Companies Act, I of 1956, (PAN-AAACR 2503 C) and possessing CIN No. U70100MH 1995PTC094736, having its registered office at Gharkul C.H.S., No.101, Wing-B, Azad Road, Vile Parle (East), Mumbai - 400 057 and Corporate Office at Prius Infinity, 4<sup>th</sup> floor, Subhash Road, Vile Parle (East), Mumbai - 400 057 hereinafter referred to as "the Promoter" acting through its Director/Authorised Signatory (which expression shall, unless it is repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of



AND

MR. SACHIN KISAN RASAL (2) MRS. VARSHA SACHIN RASAL  
inhabitant, having address at VITTHAL RUKHMANI  
MANDIR PARISAR, AT POST VIRGAON, TALUKA AKOLE, DISTRICT  
AHMADNAGAR, MAHARASHTRA 422 605, hereinafter called "the  
Allottee/s" (which expression shall, unless it be repugnant to the  
context or meaning thereof be deemed to mean and include in the case of  
individual/s his/her/their heirs, executors, administrators and  
permitted assigns, in the case of a partnership firm the partner or  
partners for the time being constituting the said firm, the survivor or  
survivors of them and the heirs, executors, administrators and permitted  
assigns of the last surviving partner and in the case of a Company, its  
successors and permitted assigns) of the OTHER PART:

Promoter

Almond  
Varsha  
Allottee/s

बरल - 61		
eleo	e	900
२०२२		

**WHEREAS :-**

A. The Promoter herein, viz., M/s. ROMELL REAL ESTATE PVT. LTD., is the owner of and well and sufficiently seized, possessed and entitled to ALL THAT pieces and parcels of land, ground, hereditaments and premises situate, lying and being in the revenue Village of Dahisar, Taluka Borivali, Mumbai Suburban District bearing Survey No. 200, Hissa No.1/1 corresponding to Old City Survey No.2161 and New City Survey Nos. 2161-A, 2161-B, 2161-C and 2161-D totally adm. about 4,159.60 square metres or thereabout, shown in blue coloured boundary lines in the Layout Plan annexed hereto and marked **Annexure 'A'**, more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "**the said Land**");

B. **Particulars of Devolution of Title of the said Land:**

(a) One St. John D'Souza (since deceased), was declared as Deemed Tenant s/s in respect of, *inter alia*, the land bearing Survey No. 200, Hissa No.1-A adm. 1 Acre, i.e., 4840 square yards equivalent to 4047 square meters as per the Record of Rights (7/12 Extract) and which land was corresponding to City Survey No.2161 situate, lying and being in the revenue Village of Dahisar, Taluka Borivali, Mumbai Suburban District by virtue of Certificate of Purchase bearing No. TNC/32-G/8-79 dated 13.02.1980 issued by Agricultural Land Tribunal and Tahsildar of Borivali, under Section 32-M of the Maharashtra (earlier known as Bombay) Tenancy and Agricultural Lands Act, 1948 (hereinafter referred to as "the Tenancy Act") registered with the Joint Sub-Registrar-IV at Bandra under Serial at Sr. No. P-26 on 19.02.1980;

(b) The said St. John D'Souza died intestate on or about 25th August, 1990 leaving behind him the following as his only heirs and next-of-kin, being (1) Mrs. Rose D'Souza, (2) Mrs. Clemantine Rebello (nee Clementine D'Souza), (3) Mr. Lancelot D'Souza, (4) Mrs. Sabina Gonsalves (nee Sabina D'Souza), (5) Mr. Ashley D'Souza, (6) Mr. Grenuille D'Souza and (7) Mrs. Marlyn Mascarenhas (nee Marlyn D'Souza) (hereinafter referred to as "**the said D'Souz**s");

There were eight sub-tenants of the said deceased St. John D'Souza on the said Land viz., (1) Marcline Ferreira (2) Albert



Promoter

Allottee/s

- 4 -		
eleo Ferreira, (3) David	Cajatinga Ferreira, (6)	Ferreira, (4) Zerrine (Zefroem) Ferreira, (5) Ibona Ferreira, (7) Jerome Ferreira (8) Bazil
Ferreira hereinafter collectively referred to as "the said Owners);		

- (d) The said Owners, in their capacity as the then sub-tenants of the said Land, made an application under the provisions of the Tenancy Act before the Agricultural Lands Tribunal and after recording the consents of the said Mrs. Rose D'Souza and the then heirs and next-of-kin of said D'Souzas, the said Owners were declared as Deemed Tenant Allottee/s of the said Lands vide Certificate of Purchase bearing No. TNC/32-G/3/92 dated 27/04/1992 issued by Agricultural Lands Tribunal, Borivali, under Section 32-M of the Tenancy Act which was registered with the Sub-Registrar of Bandra under Serial No.P-3865 on 28.04.1992; The Certificate also records that the said Owners, as the Deemed Tenant Allottee/s have deposited the purchase price of Rs.3,663/-;
- (e) Vide Letter dated 30<sup>th</sup> June, 1992 addressed to the Owners, the Dy. Collector & Competent Authority (III) (ULC), Greater Mumbai has confirmed and declared that the said Land held by them is within ceiling limits and that the said Land did not attract the provisions of Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976 as far as the acquisition of excess vacant land is concerned;
- (f) By an Order dated 30.6.1992 bearing No. DLN/TNC/ SR/10/92 read with Order dated 06.03.1996 bearing No. DLN/TNC/SR-10/92 the Sub-Divisional Office, BSD granted permission under Section 43/63 of the Tenancy Act to the said Owners to sell the said Land in favour of Mr. Jude Romell;
- (g) Vide eight separate agreements dated 25.02.1992, 08.05.1992, 09.05.1992, 11.05.1992, 14.05.1992, 14.05.1992, 18.05.1992 & 30.05.1992 executed by the said eight Owners (separately) therein referred as Transferor/Assignor) they have agreed to transfer and assign their undivided (1/8th sdhare, each) right, title, claims and benefits as owners of the said Land in favour of Jude Romell for valuable consideration as set out therein;



7/11/2022

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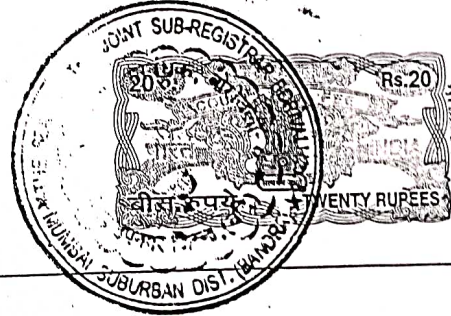
सूची क्र.2

11/07/2022

सुप्रीम निबंधक : सह पु.नि.बोरीवली B  
 परत क्रमांक : 9890/2022  
 मोबणी :  
 Regn:63m

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9142857
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	5813979.6
(4) भू-मापन, पोटहिस्सा व बरकमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 506, माळा नं: 05 वा मजला, इमारतीचे नाव: रोमेल अलुर विंग-सी, ब्लॉक नं: बोरीवली (ईस्ट), मुंबई 400 066, रोड : एवजारेट श्री कृष्णा नगर, नेन्नी कॉलनी जवळ, इतर माहिती: सदनिका क्षेत्र 39.00 चौ. मीटर कारपेट रेटाप्रमाणे ( ( C.T.S. Number : 2161-A, 2161-B, 2161-C and 2161-D ; ) )
(5) क्षेत्रफळ	1) 42.9 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स रोमेल रिअल ईस्टेट प्राईवेट लिमिटेड चे ऑथोराइज्ड डायरेक्टर जगूड रोमेल तर्फे कबुलीजबाबाकरीता मुखत्यार विजय कायदेकर वय:-35; पत्ता:- प्लॉट नं: फ्लॅट नं.101, विंग-बी, माळा नं: -, इमारतीचे नाव: घरकुल सी.एच.एस., ब्लॉक नं: विलेपार्ले (ईस्ट), मुंबई, रोड नं: आज्ञाव रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAACR2503C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- सचिन किसन रसाळ वय:-33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विठ्ठल रूखमणी मंदिर परिसर, ब्लॉक नं: डिस्ट्रीक्ट अहमदनगर, महाराष्ट्र, रोड नं: पोस्ट वीरगाव, तालुका अकोले, महाराष्ट्र, अहमदनगर. पिन कोड:-422605 पॅन नं:-BJKPR6579M 2) नाव:- वर्षा सचिन रसाळ वय:-30; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विठ्ठल रूखमणी मंदिर परिसर, ब्लॉक नं: डिस्ट्रीक्ट अहमदनगर, महाराष्ट्र, रोड नं: पोस्ट वीरगाव, तालुका अकोले, महाराष्ट्र, अहमदनगर. पिन कोड:-422605 पॅन नं:-HRLPS9755P
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2022
(10) दस्त नोंदणी केल्याचा दिनांक	11/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	9890/2022
(12) गजारभावाप्रमाणे मुद्रांक शुल्क	548600
(13) द्राजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) ग्रेट	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तावेजत सूची क्र. II  
 खरी प्रत

सह दुय्यम निबंधक बोरीवली क्र. ८  
 मुंबई उपनगर जिल्हा

बरल - 61		
६६०	९००	९००
२०२२		

Annexure 'B-18'



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800023445**

Project: **ROMELL ALLURE**, Plot Bearing / CTS / Survey / Final Plot No.: **2161/C** at **Borivall, Borivali, Mumbai Suburban, 400066;**

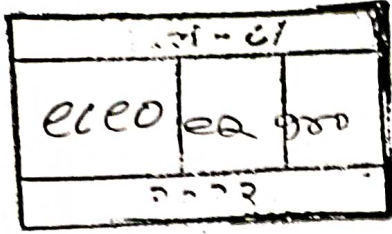
- Romell Real Estate Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400057.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;
  - OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **16/12/2019** and ending with **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:08-09-2021 18:50:03

Dated: 08/09/2021  
Place: Mumbai




Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



Annexure "B-5"

C-3

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
No CHE/A-0734/BP(WS)/AR/FCC/7/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
Romell Real Estate Pvt. Ltd.  
Gharkul Society, B Wing, Azad Road, Vileparle East,  
Mumbai 57.

Sir,

With reference to your application No. **CHE/A-0734/BP(WS)/AR/FCC/7/Amend** Dated. **04 Aug 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **04 Aug 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **2161A, 2161B, 2161C, 2161D** Division / Village / Town Planning Scheme No. **DAHISAR R/N** situated at - Road / Street in **R/N Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Assistant Engineer (B.P.) R2 Paresh Panchal** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto





Issue On : 05 Apr 1999

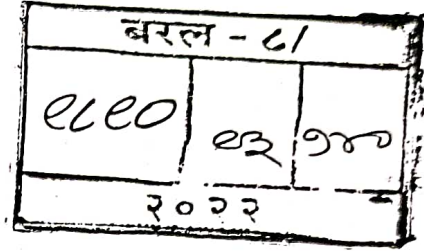
Valid Upto :

Application Number :

CHE/A-0734/BP(WS)/AR - CC

Remark :

C.C granted as per approved plans dt. 09.07.1997.



Approved By

CHAELS

Executive Engineer

Issue On : 30 Nov 2019

Valid Upto : 29 Nov 2020

Application Number :

CHE/A-0734/BP(WS)/AR/FCC/1/Amend

Remark :

This CC is granted and re-endorse for building Wing A and B stillt +7 upper floor and further extended for Wing C up to 1st slab level as per approved amended plans dated 28.11.2019.

Approved By

Assistant Engineer (B.P.) R2 Paresh Panchal

Assistant Engineer (BP)

Issue On : 30 Dec 2020

Valid Upto : 29 Dec 2021

Application Number :

CHE/A-0734/BP(WS)/AR/FCC/2/Amend

Remark :

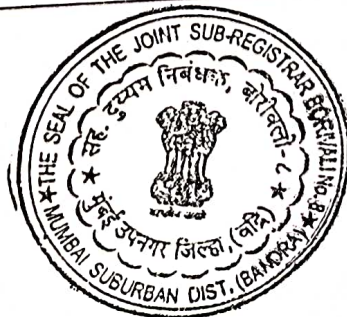
This CC is granted and further re-endorse for work of Ground(pt)+ Stilts (pt) + 1st to 7 upper floors for Wing A and B and re-endorse C.C up to first slab level of Wing C as per approved amended plans dt. 23.03.2020.

Approved By

Assistant Engineer (B.P.) R2 Paresh Panchal

Assistant Engineer (BP)

CHE/A-0734/BP(WS)/AR/FCC/7/Amend



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

घरत क्रमांक : 9890/2022

मोबॅणी :

Regn:03m

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9142857
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5813979.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 506, माळा नं: 05 वा मजला, इमारतीचे नाव: रोमेल अलुर विंग-सी, ब्लॉक नं: बोरीवली(ईस्ट), मुंबई 400 066, रोड : एवजारॉट श्री कृष्णा नगर, नेन्नी कॉलनी जवळ, इतर माहिती: सदनिका क्षेत्र 39.00 चौ. मीटर कारपेट रेराप्रमाणे ( ( C.T.S. Number : 2161-A, 2161-B, 2161-C and 2161-D ; ) )

1) 42.9 चौ.मीटर

(5) क्षेत्रफळ  
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

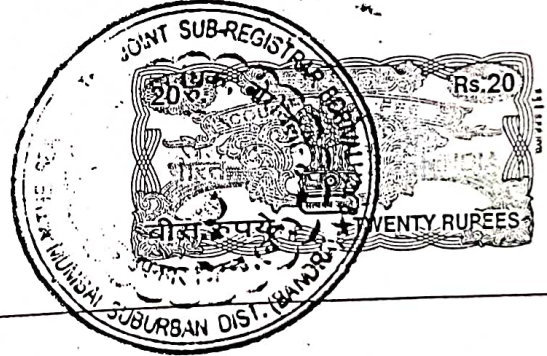
1): नाव:-मेसर्स रोमेल रिअल ईस्टेट प्राईवेट लीमिटेड चे ऑथोराइज्ड डायरेक्टर ज्यूड रोमेल तर्फे कबुलीजबाबाकरीता मुखत्यार विजय कायंदेकर वय:-35; पत्ता:-प्लॉट नं: फ्लॉट नं.101, विंग-बी, माळा नं: -, इमारतीचे नाव: घरकुल सी.एच.एस., ब्लॉक नं: विलेपार्ले (ईस्ट), मुंबई, रोड नं: आज्ञाद रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400057 फॅन नं:-AAACR2503C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सचिन किसन रसाळ वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विठ्ठल रूखमणी मंदिर परिसर, ब्लॉक नं: डिस्ट्रीक्ट अहमदनगर, महाराष्ट्र, रोड नं: पोस्ट वीरगाव, तालुका अकोले, महाराष्ट्र, अहमदनगर. पिन कोड:-422605 फॅन नं:-BJKPR6579M

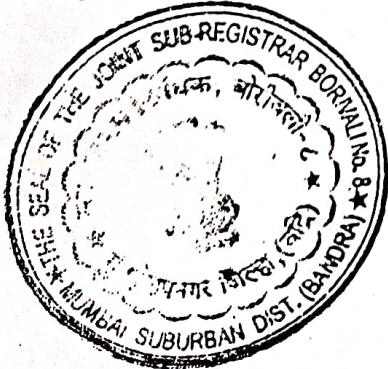
2): नाव:-वर्षा सचिन रसाळ वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विठ्ठल रूखमणी मंदिर परिसर, ब्लॉक नं: डिस्ट्रीक्ट अहमदनगर, महाराष्ट्र, रोड नं: पोस्ट वीरगाव, तालुका अकोले, महाराष्ट्र, अहमदनगर. पिन कोड:-422605 फॅन नं:-HRLPS9755P

(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2022
(10) दस्त नोंदणी केल्याचा दिनांक	11/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	9890/2022
(12) गजारभावाप्रमाणे मुद्रांक शुल्क	548600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

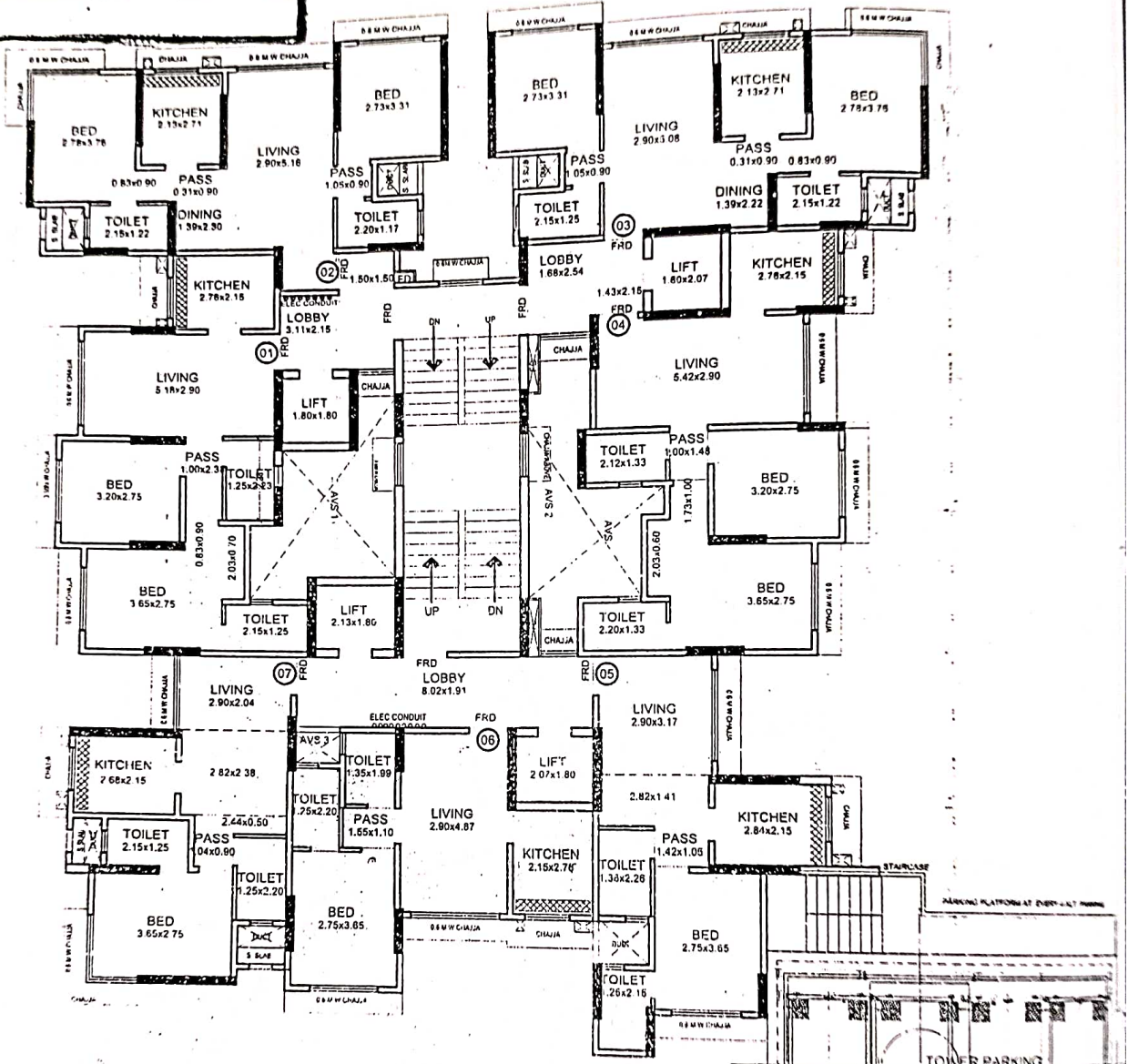


दस्तासोबत सूची क्र. II  
खरी प्रत

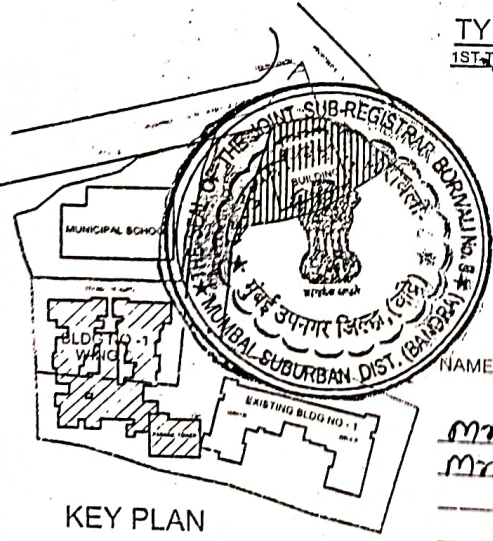
सह दुय्यम निबंधक बोरीवली क्र. ८  
मुंबई उपनगर जिल्हा

बरल - ८१  
 ६८७००

ANNEXURE "B-1"



TYPICAL FLOOR PLAN  
 1ST TO 6TH, 8TH TO 13TH & 15TH TO 21ST



KEY PLAN

FLAT NO : 506

PARKING NO : -

DIRECTOR : Mr. Juale Romell

NAME OF PURCHASER :

Mr. Sachin Rasal  
 Mrs. Varsha Rasal

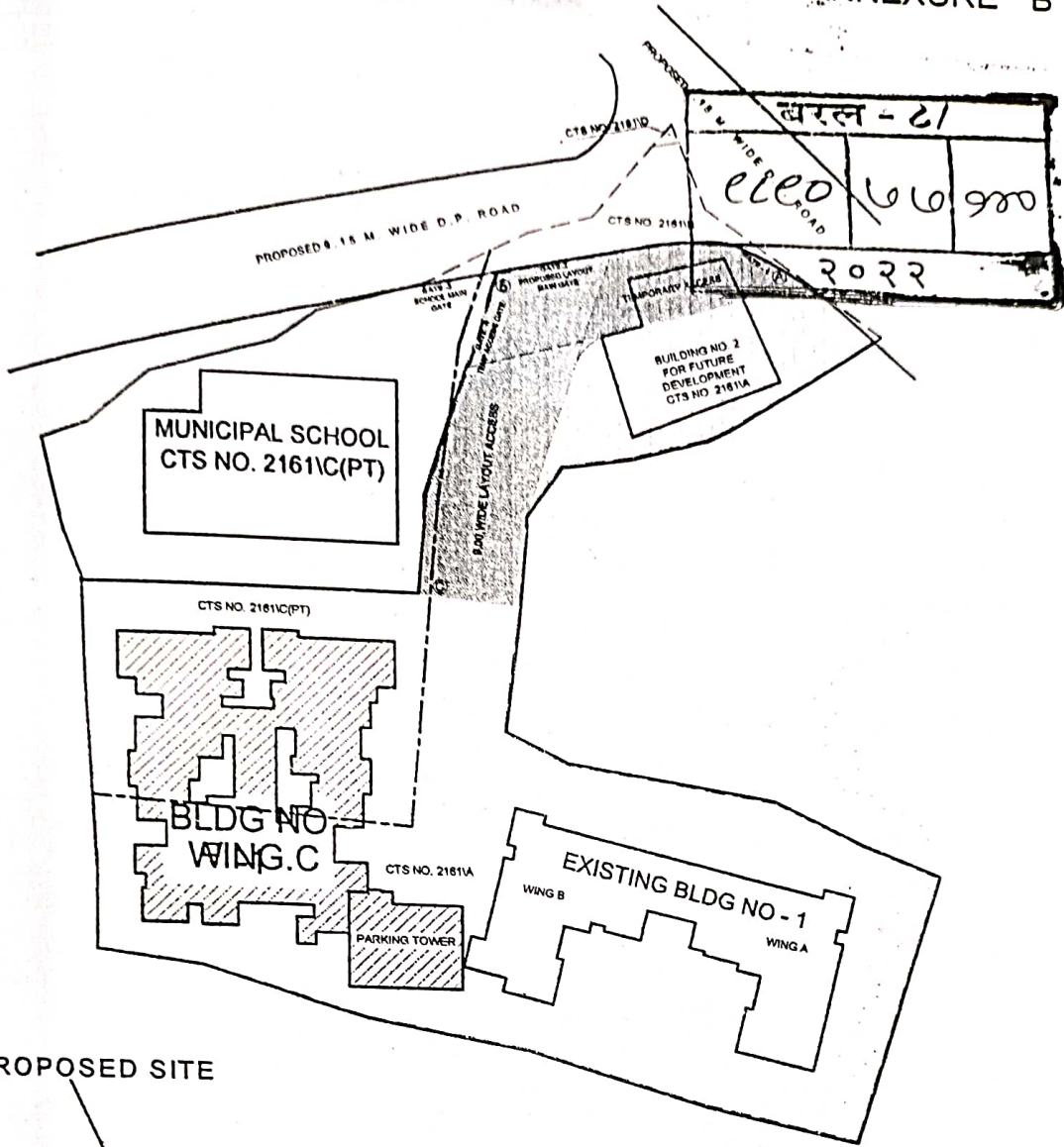
SIGNATURE OF PURCHASER / ALLOTTEE

*[Handwritten Signature]*

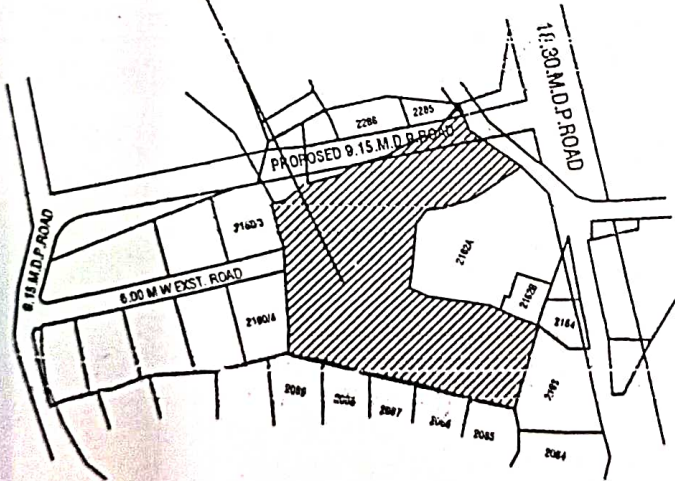
**ROMELL GROUP**  
 an address of pride

**ROMELL ALLURE**

PROPOSED RESIDENTIAL BUILDING WING C, BORIVALI (E).



PROPOSED SITE



LOCATION PLAN

KEY PLAN



# ROMELL ALLURE

PROPOSED RESIDENTIAL BUILDING WING C , BORVALI (E).

बरल - ८/	
Nityanand Co operative	Housing Society Limited)
eleo, 1/52, Borivali	situat at Village
Dahisar, Taluka Borivali	
222	

Housing Society Limited) situat at Village

**THE THIRD SCHEDULE ABOVE REFERRED TO**

Residential **Flat No. 506** adm. **419.64 sq.ft. (carpet area)** equivalent to **39.00** sq. mtrs. (carpet area) on the **05<sup>th</sup>** floor of the Building known as "Romell Allure" Wing - C and **Without Car Parking** of the Building known as "Romell Allure" Wing - C at Borivali (East), Mumbai No. 400 066 to be constructed on the said property more particularly described in the First Schedule hereinabove written at, Village : Dahisar, Taluka : Borivali, Mumbai Suburban District and hereinabove written as shown in the floor plan thereof hereto annexed and marked as **Annexure-B-1**.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**LIST OF AMENITIES, FITTINGS & FIXTURES**

<b><u>FLOORING :</u></b>	Vitrified tiles in Living room, bedrooms and kitchen, Glazed tiles dado in toilets upto 7'-0"
<b><u>KITCHEN :</u></b>	600 mm wide Granite cooking platform with glazed tiles dado up to beam bottom, white glazed tile below the platform stainless steel sink, exhaust fan provision.
<b><u>WALL &amp; CEILING FINISHES:</u></b>	POP and Plastic Emulsion paint finishing in all rooms
<b><u>WATER PROOFING :</u></b>	Water proofing by reputed company.
<b><u>WINDOWS :</u></b>	Aluminum sliding windows
<b><u>DOORS :</u></b>	All doors of flushed type with good quality hardware fittings
<b><u>PLUMBING</u></b>	Concealed plumbing with Sanitary fittings of reputed companies, Geysers in all toilets



*Handwritten signature*