

**LETTER OF ALLOTMENT**

RPP/AL/147/24-25

Date: 03/01/2025

To

**(1) MR. PARAS GARG**

**(2) MRS. MRUDULA CHANDRASHEKHAR TALELE**

205/2, SARASWATI KUNJ, INDIAN INSTITUTE OF TECHNOLOGY  
ROORKEE, HARIDWAR, UTTARAKHAND, INDIA, PIN: 247667.

**Sub: Your request for allotment of flat/s in the project known as  
“Romell Orbis” at Village Mogra, Taluka Andheri, Mumbai  
Suburban District having Maha RERA Registration No.  
P51800023625.**

Sir/Madam,

1. **Allotment of the said Flat:**

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted 3 BHK Flat bearing No. 1604 admeasuring RERA Carpet area 79.71 sq. mtrs. equivalent to 858 sq. ft. on 16<sup>th</sup> floor in Wing ‘B’ in the project known as “Romell Orbis” having Maha RERA Registration No. P51800023625 hereinafter referred to as “**the said Flat**”, being developed on land being Sub-Plot ‘A’ admeasuring 2,216.08 sq. mtrs., a sub-divided plot forming part of Land bearing CTS No. 365 and Survey No. 27/1, 27/3(part), 23A/2 (part) and 29/1(part) lying and being in revenue Village Mogra, Taluka Andheri, Mumbai Suburban District and otherwise situated at Vijay Raut Road, Pump House, Near Shere-E-Punjab, Mogra, Andheri (East), Mumbai 400 069 for a total Consideration of Rs .2,36,41,509/- (Rupees Two Crore Thirty Six Lakh Forty One Thousand Five Hundred and Nine Only) exclusive of stamp duty and registration charges.

Page 1 of 7

2. **Allotment of Garage /Covered parking space(s):**

Further to inform you that Expression of allotment for the said flat is inclusive of one Tower Car Parking Space on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between us.

3. **Receipt of part Consideration:**

We confirm to have received from you an amount of Rs.10,00,000/- (Rupees Ten Lakh Only)

4. **Disclosure of Information:**

We have made available to you the following information namely:

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and have also been uploaded on MahaRERA website.
- ii) The stage wise time schedule of completion of the project including the provisions for civil infrastructures is as stated in Annexure A and.
- iii) The website address of MahaRERA is  
<https://maharera.mahaonline.gov.in/#>

5. **Encumbrances:**

We hereby confirm that the said Flat is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Flat.

6. **Further Payment:**

Further payments towards the total consideration of the said Flat shall be made by you in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered into between ourselves and yourselves.

7. **Possession:**

The said Flat along with the car parking spaces shall be handed over to you on or before – December 2025 subject to the registration of the agreement for sale alongwith payment of the Total consideration amount of the said Flat in the manner and at the times as well as the terms and conditions as more specifically enumerated / stated in this Letter of Allotment and in the Agreement for Sale to be entered into between us.

8. **Interest Payment:**

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. **Cancellation of Allotment:**

- i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1.	Within 15 days from issuance of the Allotment Letter;	taxes paid to the concerned department, if any.
2.	Within 16 to 30 days from issuance of the Allotment Letter;	1% of the cost of said Flat together with taxes paid to the concerned department, if any.
3.		

	Within 31 to 60 days from issuance of the Allotment Letter;	1.5% of the cost of the said Flat together with taxes paid to the concerned department, if any.
4.	After 61 days from issuance of the Allotment Letter	2% of the cost of the said Flat together with taxes paid to the concerned department, if any.

ii. In the event the amount due and payable referred in Clause (i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

10. **Proforma of the Agreement for Sale and binding effect:**

The Proforma of the Agreement for sale between ourselves and yourselves has been separately provided to you for your ready reference. Forwarding the profoma of the agreement for sale does not create the binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

11. **Execution and registration of the Agreement for Sale:**

i. You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.

ii. If you fail to execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the Agreement for

Sale and appear for registration of the same within 15(Fifteen) days, which if not complied, we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Flat and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.

12. **Validity of allotment letter:**

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and your selves. Cancellation of allotment of the said Flat thereafter, shall be covered by the terms and conditions of the said registered document.

For **ROMELL PROPERTIES PVT.LTD.**

(Director)



Email ID: [customercare@romellgroup.com](mailto:customercare@romellgroup.com)

Date: \_\_\_\_\_

Place: Mumbai

81

**CONFIRMATION & ACKNOWLEDGEMENT**

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

\_\_\_\_\_  
(1) MR. PARAS GARG

\_\_\_\_\_  
(2) MRS. MRUDULA CHANDRASHEKHAR TALELE  
(Allottee/s)

Date:

Place: \_\_\_\_\_

ROMELL ORBIS CONSTRUCTION MILESTONE A wing		
SR.NO	PARTICULARS	AV
1.	Received	Rs.10,00,000/-
2.	On Or Before - 10/01/2025	Rs.13,64,151/-
3.	TDS to be paid by client	Rs.2,36,415/-
4.	Bank Loan On Or Before - 31/01/2025	Rs.2,10,40,943/-
TOTAL		Rs.2,36,41,509/-

Annexure -1