

LETTER OF PROVISIONAL ALLOTMENT

LOPA No: _____

Date: _____

To:

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of a Flat in the project known as **Romell ESPALIER**, having MahaRERA Registration No. _____.

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 a ____ BHK Flat bearing No. _____ of RERA carpet area admeasuring _____ sq. mtrs. on the ____ Floor in '____' Wing of the Sale Building in the Project known as "**Romell ESPALIER**" ("the said Flat or Apartment") being developed on Land being **Sale Component Plot** being **Sub-Plots 'B' and 'D'** upon which the Free Sale Building/Wings 'A' to 'E' are proposed to be constructed is situated in the S.R. Scheme being implemented at Vile Parle East, i.e., on slum plots bearing F.P. No. 435 to 440, 453, 458 of TPS-V & CTS Nos. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5 of Vile Parle East partly under regulation 33(10) of DCR, 1991 and balance proposed to convert under Reg. 33(10) of DCPR, 2034 AND on amalgamated non-slum plots bearing CTS Nos. 1479, 1479/1, 1484, 1485/1 & F.P. No. 171 of TPS-II of Vile Parle East, F.P. No. 442 of TPS V, Vile Parle East under Reg. 30 of DCPR, 2034 & F.P. No. 172 of TPS-II

under 33(7)(A) of DCPR, 2034 comprising of total plot area admeasuring **4,784.43 sq. mtrs.**

2. However, the Project Romell Espalier where the said Flat or Apartment is allotted is being constructed on the Sale Component Plot being **Sub-Plots 'B' and 'D'** viz., **Sub-Plot 'B'** bearing (F.P. **435**) corresponding to CTS No. 1487, 1487/1 to 7, 1488, (F.P. **436**) corresponding to CTS No. 1485, 1489, 1489/1 to 8, (F.P. **437**) corresponding to CTS No. 1483, (F.P. **438**) corresponding to CTS No. 1486, 1486/1 to 7, (F.P. **439**) corresponding to CTS No. 1482, 1482/1 to 10 and (F.P. **440**) corresponding to CTS No. 1476, 1476/1 to 9 admeasuring in aggregate 1605.56 sq. mtrs. and **Sub-Plot 'D'** comprising of plots bearing CTS No. 1479, 1479/1, (F.P. 171), 1474, 1474/1 & 2, 1475, 1475/1 to 4, (F.P. No. 442) and 1484, 1485/1 admeasuring in aggregate 1218.10 sq. mtrs. and CTS Nos. 1480, 1480/1, (F.P. 172) admeasuring in aggregate 479.10 sq. mtrs. and is totally admeasuring in aggregate **3,302.76 sq. mtrs.** situate, lying and being in the revenue Village of Vile Parle, Taluka Andheri, Mumbai Suburban District and otherwise situated at Azad Road, Vile Parle (East), Mumbai - 400 057 for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of parking space(s):**

Further we have the pleasure to inform you that you have been allotted along with the said Flat, _____ car parking space in the BASEMENT 1 / 2 / 3 of Espalier Building OR in the MECHANICAL CAR PARK TOWER THE **Unit** bearing **No(s).** _____ admeasuring _____ square feet having _____ feet length x _____ feet breadth x _____ feet vertical clearance, without consideration on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. **Receipt of part consideration:**

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ only), (*this amount shall not be more than 10% of the cost of the said unit*) being _____% of the total consideration value of the said Flat as booking amount/advance payment paid vide Cheque No. _____ dated _____ drawn on _____ Bank _____ Branch. The above payment received by us have been deposited in RERA Designated Collection Bank Account No. 123805009343 being ICICI Bank Andheri East, Branch having IFS Code ICIC0001238, situated at W. E. Highway Branch, Unit No. 0001, 349, Business Point, Ground Floor, Off. W.E. Highway, Near Sai Service, Andheri East, Mumbai- 400069. In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 123805009342 and 123805009344 respectively.

4. **Disclosures of information:**

We have made available to you the following 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 Maha RERA website.
- ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in **Annexure - A** is attached herewith and
- iii) The website address of Maha RERA 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 payments:**

Further payments towards the 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 shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Flat in the manner and at the times as well as per the terms and conditions as more specifically enumerated/stated in the agreement for sale to be entered into between ourselves and yourselves.

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;	Nil;
2.	within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the said Flat
3.	within 31 to 60 days from issuance of the allotment letter,	1.5% of the cost of the said Flat
4.	after 61 days from issuance of the allotment letter.	2% of the cost of the said Flat

ii) In the event the amount due and payable referred in Clause 9 (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. Other payments:

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. Proforma of the agreement for sale and binding effect:

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. 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.

iii) In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded within 45 days from the date of expiry of the notice period, 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.

13. 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 yourselves. Cancellation of allotment of the said Flat, thereafter, shall be covered by the terms and conditions of the said registered document. **This allotment is non-transferable.**

14. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

For ROMELL REAL ESTATE PRIVATE LIMITED

Promoter

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.

Date:

Place: Mumbai

Signature _____

Name: _____

Annexure A
Stage wise time schedule for completion of the Project

Sr. No.	Stages	Proposed Date of Completion
1.	Excavation.	
2.	Plinth.	
3.	Stilt.	
4.	Slabs of Super Structure.	
5.	Internal walls, internal plaster, completion of floorings, doors and windows.	
6.	Sanitary electrical and water supply fittings within the said Flat.	
7.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks.	
8.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
9.	Installations of lifts, water pumps, firefighting fittings and equipments, electrical fittings, mechanical equipments, finishing to entrance lobby/s, plinth protections, paving of area appurtenant to the building, compound wall and all other requirements as may be required to complete project as per specifications in agreement for sale, any other activities.	
10.	Internal Roads & footpaths, lighting.	
11.	Water Supply.	
12.	Sewerage (chamber, lines, septic tank, STP)	
13.	Storm water drains.	
14.	Treatment and disposal of sewage and sullage water.	
15.	Solid waste management & disposal.	
16.	Water conservation / rainwater harvesting.	
17.	Electrical meter room, sub-station, receiving station.	
18.	Others.	

For Romell Real Estate Private Limited

(Promotor)

CIN : U70100MH1995PTC094736

 Registered Address: 101, B Wing, Gharkul CHSL, Misquitta Street, Azad Road, Vile Parle East, Mumbai – 400 057
 Corporate Office: 4th Floor, Prius Infinity, Near Garware Chowk, Subhash Road, Vile Parle East, Mumbai – 400 057
 Tel No. +91 22 4897 9200, Website: www.romellgroup.com