



ATLANTAA LIMITED

(Formerly Known as Altanta Limited)
An ISO 9001:2015 Company

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CIN : L64200MH1984PLC031852

ANNEXURE '1'

ALLOTMENT LETTER

Date: _____

Name: Mr./Mrs.

Address:

Subject: Allotment of Flat No. _____ / Tower _____ / Block _____ / Wing _____, admeasuring _____ on or about _____ square meters of carpet area on the _____ Floor ("the said Flat / Premises") in the building known as "Atlantaa Enclave-II" ("the said Project") constructed on all that piece and parcel of land bearing Survey No. 67, Hissa Nos. B2, B3 and B4/A collectively admeasuring 16688.8 sq. mtrs. ("the said Land") together with the hereditaments and premises standing thereon comprising of 2 buildings having ground + 20 floors (Wings A and B) known as Atlanta Enclave situate, lying and being at Sheel Village, Thane 400 612 within the Registration District and Sub-District of Thane and formerly in the Gram Panchayat of Sheel Taluka Panchayat Samiti Thane and Zilla Parishad Thane and now under the Thane Municipal Corporation having MAHA RERA Registration No. _____.

Dear Sir/Ma'am,

1. **Allotment of the said Flat and Commercial Premises :**

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 / commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq. metres equivalent to _____ sq. ft. situated on _____ floor in the Building **Atlantaa Enclave II** / Tower _____ / Block _____ / Wing _____ in the project known



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. [●] and [●] respectively.

4. **Disclosures 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 has also been uploaded on Maha RERA website.
- ii) The stage wise time schedule of completion of the said Project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in **Annexure - B** attached herewith
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>
- iv) You have independently satisfied yourself as regards to our title to the said Project.

5. **Encumbrances:**

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

6. **Further Payments:**

(a) Payment which are due as per progress of work i.e. as per Annexure "A" shall be paid along with Registration of Agreement for Sale or within 30 days, whichever is earlier .

(b) **Further payments:**

Further payments towards the consideration of the said Flat / Commercial Units as well as of the stack / puzzle/surface car parking spaces(s) 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



Atlantaa Enclave II / Tower _____ / Block _____ / Wing _____ in the project known as Atlantaa Enclave II, having MahaRERA Registration No. _____, hereinafter referred to as "the said Flat", being developed on the said Land for a total consideration of Rs. [●] (Rupees [●] only) exclusive of GST, stamp duty, registration charges and Other 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, stack / puzzle parking / surface parking (s) bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft./ 1 (one) covered car parking space(s) at _____ level basement / podium bearing No(s) _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft. having _____ ft. length X _____ ft vertical, on certain terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves. It is clarified that the location of the car parking shall be identified (Subject to planning constraint) by us at our sole and absolute discretion after offering possession of the Flat.

3. **Receipt of part consideration:**

- a. The total consideration amount of Rs. [●]/- (Rupees [●] Only) ("Consideration Amount") payable towards the said Flat shall be payable by you to us as per the payment schedule annexed hereto as **Annexure "A"**.
- b. 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 Consideration Amount as booking amount /advance payment on [●] through [●].
- c. The above payment received by us have been deposited in RERA Designated Collection Bank Account, [●] Bank, [●] Branch having IFS Code [●] situated at [●].



ourselves and yourselves. All instalments of the Consideration Amount shall be paid by you, within 7 (seven) days from the date of the demand notice raised by us. Time for payment of each of the instalments is of the essence of the contract.

7. **Possession:**

The said Flat along with the stack / puzzle/surface car parking spaces(s) shall be handed over to you on or before 31st December 2028 as mentioned in **Annexure "B"**, subject to the payments of the consideration amount of the said Flat / commercial unit and all other payments as well as of the stack / puzzle/surface car parking spaces(s) 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:**

Without prejudice to the other rights and remedies available to us, in case of delay in making any payments, you shall be liable to pay to us interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate as on 7th September 2024 plus two percent, on any and all delayed payments, which is 10.95 %.

9. **Cancellation of allotment:**

- i. In case you desire to cancel the booking for any reason whatsoever, an amount mentioned in the table hereunder written would be deducted and forfeited and the balance amount due and payable shall be refunded to you without interest within 45 (forty-five) 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 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 (forty five) 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 as on 7th September 2024 plus two percent, which is 10.95% (per cent).

iii. In addition to the above, in the event you desire to cancel the booking for any reason whatsoever, you shall be liable to pay any additional costs incurred by us in pursuance of you booking the said Flat (including but not limited to brokerage paid to any Sales and Marketing Partner / channel partner/agent, all unpaid taxes and outgoings in respect of the said Flat). The said additional cost will be deducted from the payment made against the cost of flat.

10. **Other payments:**

You shall make the payment of all applicable taxes including GST, stamp duty and registration charges, as applicable and such other payments as more specifically



mentioned herein / in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written. The GST payments shall be paid alongwith the instalments of the Consideration Amount.

In addition to the said Consideration Amount, you shall also be liable to pay, prior to possession, other charges. An indicative list of other charges payable by you is attached as **Annexure – "C"**, hereto. The charges listed in Annexure - C are exclusive of taxes and all taxes as applicable thereon shall be borne by you.

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 hereinbelow.

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 (two) months from the date of issuance of this letter or within such period as may be communicated to you*. The said period of 2 (two) months can be further extended on our mutual understanding.

**In the event the booking amount is collected in stages and if you fail to pay the subsequent stage instalment, we shall serve upon you a notice calling upon you to pay the subsequent stage instalment along with interest within 15 (fifteen) days which if not complied, we shall be entitled to cancel this allotment letter. On cancellation of the allotment letter we shall be entitled to forfeit the amount paid by you or such amount as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred table. Except for the above all terms and*



conditions as enumerated in this allotment letter shall be applicable even for cases where booking is collected in stages.

- 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 (two) months from the date of issuance of this letter or within such period as may be communicated to you or you fail to make the payments as mentioned herein, 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 Consideration Amount and the balance amount if any due and payable shall be refunded without interest within 45 (forty five) days from the date of expiry of the notice period.
- iv. In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded within 45 (forty five) 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 as on 7th September 2024 plus two percent which works out to 10.95%.

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.

14. **Headings:**

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



15. **Additional terms:**

All the aforesaid terms and conditions are applicable and binding upon your respective nominees/legal heirs, executors, successors and assigns.

All letters, circulars, receipts and/or notices issued by us, dispatched under courier/certificate of posting to your address, as well as an email sent by us to you shall be sufficient proof of the receipt by you and must completely and effectively discharge us.

You hereby confirm, agree and acknowledge that, if booking of the said Flat is done through any agent/broker, then in that event we shall not be held liable and responsible for any misrepresentation, misleading or false information provided by such agent/broker. You further agree and confirm that we shall not be held liable and responsible for any internal arrangement arrived at by and between such agent/broker with yourself.

Please note that this allotment of the said Flat is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within 14 days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have not accepted the allotment of the said Flat.

Signature

Name

(Promoter(s) / Authorized Signatory)

(Email Id.)

Date:

Place:



CONFIRMATION & ACKNOWLEDGEMENT

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

Signature _____

Name _____

(Allottee/s)

Date:

Place:

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**ANNEXURE - A****(I) Payment schedule for A1 and A2**

| DEVELOPMENT STAGE | PAYMENT PAYABLE PERCENTAGE |
|---------------------------------------------------------------------------------|----------------------------|
| Booking amount | |
| Balance 10% if any, within 30 days of booking | 10% |
| On execution of Agreement | 20% |
| Completion of plinth | 15% |
| Completion of 7 th Slab | 5% |
| Completion of 14 th Slab | 5% |
| Completion of 21 st Slab | 5% |
| Completion of 28 th Slab | 5% |
| Completion of 35 th Slab | 5% |
| Completion of internal plastic / Gypsum, framing door and window | 5% |
| Completion of staircase, lift, lobby etc. | 5% |
| Completion of plumbing, External plaster, terrace with waterproofing | 5% |
| Completion of electric work, entrance lobby, lifts, mechanical works and paving | 10% |
| Receipt of Occupation certificate | 5% |

**Please note that the above said total sale consideration is payment towards the cost of flat only. All other taxes, levies, cess, assessment, TDS/GST etc. shall be paid separately as per statutory requirements from time to time.*



(II) Payment schedule For C1

| DEVELOPMENT STAGE | PAYMENT PAYABLE PERCENTAGE |
|---------------------------------------------------------------------------------|----------------------------|
| Booking amount | ---- |
| Balance 10% if any, within 30 days of booking | 10% |
| On execution of Agreement | 20% |
| Completion of plinth | 15% |
| Completion of 6 th Slab | 5% |
| Completion of 12 th Slab | 5% |
| Completion of 18 th Slab | 5% |
| Completion of 24 th Slab | 5% |
| Completion of 30 th Slab | 5% |
| Completion of internal plastic / Gypsum, framing door and window | 5% |
| Completion of staircase, lift, lobby etc. | 5% |
| Completion of plumbing, external plaster, terrace with waterproofing | 5% |
| Completion of electric work, entrance lobby, lifts, mechanical works and paving | 10% |
| Receipt of Occupation certificate | 5% |

**Please note that the above said total sale consideration is payment towards the cost of flat only. All other taxes, levies, cess, assessment, TDS/GST etc. shall be paid separately as per statutory requirements from time to time.*



(II) Payment schedule For C2 Commercial Building :

| DEVELOPMENT STAGE | PAYMENT PAYABLE PERCENTAGE |
|-------------------------------------------------------------------------------------------------------------|----------------------------|
| Booking amount | ---- |
| Balance 10% if any, within 15 days of booking | 10% |
| On execution of Agreement | 20% |
| Completion of plinth | 15% |
| Completion of RCC slab i.e. 2 nd slab | 25% |
| On Completion of internal plaster/ framing / staircase / lift lobby etc. | 10% |
| Completion of plumbing, external plaster, electric work, entrance lobby, lifts, mechanical works and paving | 15% |
| Receipt of Occupation certificate | 5% |

**Please note that the above said total sale consideration is payment towards the cost of flat only. All other taxes, levies, cess, assessment, TDS/GST etc. shall be paid separately as per statutory requirements from time to time.*



ANNEXURE – B

(I) STAGE WISE TIME SCHEDULE OF COMPLETION OF THE PROJECT

| Sr. No. | Stages | Date of Completion |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1. | Excavation | 1 st January 2025 |
| 2. | Podiums (if any) | September 2025 |
| 3. | Plinth | October 2025 |
| 4. | Stilt (if any) | December 2025 |
| 5. | Slabs of super structure | October 2027 |
| 6. | Internal walls, internal plaster, completion of floorings, doors and windows | April 2028 |
| 7. | Sanitary electrical and water supply fittings within the said units | August 2028 |
| 8. | Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks | January 2028 |
| 9. | External plumbing and external plaster, elevation, completion of terraces with waterproofing | July 2028 |
| 10. | Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities | July 2028 |
| 11. | Internal roads & footpaths, lighting | June 2028 |
| 12. | Internal Water supply system | May 2028 |



| | | |
|-----|--------------------------------------------------------|--------------------------------|
| 13. | Sewerage (chamber, lines, septic tank, STP) | July 2028 |
| 14. | Storm water drains | August 2028 |
| 15. | Treatment and disposal of sewage and sullage water | August 2028 |
| 16. | Solid waste management & disposal | August 2028 |
| 17. | Water conservation / rain water harvesting | August 2028 |
| 18. | Electrical meter room, sub-station, receiving station. | August 2028 |
| 19. | Others misc work | August 2028 |
| 20. | Occupation certificate | 31 st December 2028 |

❖ Water connection is generally post, Occupation Certificate.

Promoter (s) / Authorized

Signatory

ANNEXURE – C

Other Charges

| Sr. No. | Particulars | Amount (Rs.) |
|---------|-------------------------------------------------------------------------------------------------------|--------------|
| 1. | Legal Charges | Rs |
| 2. | Share Money, application entrance fee of the Society | Rs |
| 3. | Formation and registration of the society / federation | Rs. |
| 4. | Towards water, electricity, and other utility and services connection charges | Rs |
| 5. | Development and betterment Charges | Rs. |
| 6. | Advance payment of ___ months towards Maintenance and Outgoings payable to the Society for ___ months | Rs |
| 7. | Advance payment of Property Tax for ___ months. | Rs |
| 8. | Infrastructure charges | Rs. |



| | | |
|-----|---------------------------------------------------------------------------------|-----|
| 19. | Club House Membership Charges and other amenities (onetime non- refundable) | Rs. |
|-----|---------------------------------------------------------------------------------|-----|

It is hereby clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and that you hereby agree to pay such other additional charges not mentioned in Annexure C herein, as and when requested by us. Further, Stamp Duty, Registration, GST charges are over and above Consideration Amount

For ATLANTAA LIMITED

RRB> *Rickil Bhatt*
Authorised Signatory

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