

Date:- 14th December 2022

To,
The Secretary
Shree Nutan Ayojan Nagar CHSL,
Liberty Garden,
Malad West, Mumbai:- 400064

Re : - Revised Offer for the Redevelopment of Shree Nutan Ayojan Nagar CHSL

Respected Sir/Madam,

We have received your email and after understanding the basic requirement of the society following is the revised offer for the re-development of your society.

Sr.No	Description	Counter Offer
1	Additional RERA Carpet	<p>If we DO NOT GET the balance 1 building OC plan:- Additional 19% (Nineteen Percent only) RERA Carpet will be provided to the existing carpet mentioned in the Tender document for both Residential and Shops.</p> <p>If we GET the balance 1 building OC plan:- Additional 20% (Twenty Percent only) RERA Carpet will be provided to the existing carpet mentioned in the Tender document for both Residential and Shops.</p>

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13.5 MILLION
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DEVELOPED

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IN LAST
4 YEARS**

ATUL PROJECTS INDIA PRIVATE LIMITED

5th Floor, Trade Avenue, Suren Road, Off W.E. Highway, Andheri East, Mumbai, Maharashtra 400093
Tel - 022-6108 2525/ 022-2683 6357, Email Id: sales@atulprojects.com, Website: www.atulprojects.com

CIN No- U45200MH2007PTC173576

2	Hardship Compensation	<p>We shall be providing hardship compensation of Rs.150/- per sqft (One Fifty Thousand Rupees Only) on Existing Carpet area of Residential and shops the said hardship compensation of</p> <p>The same shall be paid</p> <p>1st Instalment of 50% :- on Full and Peaceful vacate possession of all the member of the society.</p> <p>2nd Instalment of 50% :- on Repossession of all the members of the society.</p>
3	Rent for Residence ONLY	<p>1st Year:-Rs.55/- per sqft in 12Months Pdc's</p> <p>2nd Year:-Rs. 55/- per sqft in 12Months Pdc's</p> <p>3rd Year:-Rs. 60/- per sqft in 12Months Pdc's</p> <p>Thereafter 10% Increase year on year basis</p>
	Rent for Commercial ONLY	<p>1st Year:-Rs.80/- per sqft in 12Months Pdc's</p> <p>2nd Year:-Rs.80/- per sqft in 12Months Pdc's</p> <p>3rd Year:-Rs. 850/- per sqft in 12Months Pdc's</p> <p>12 month PDC In advance to be given.</p>
4	Shifting Charges	<p>ONE Time Shifting Charges @ of Rs. 15,000/- per Residential Unit and Commercial Unit shall be paid.</p>
5	Brokerage	<p>For Residential Units we shall be providing ONE time brokerage at the rate of Rs.55/- per sqft for the First 3 Years.</p> <p>For Commercial Units we shall be providing ONE time brokerage at the rate of Rs.80/- per sqft for the First 3 Years.</p>



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6	Parking	<p>We will be providing Minimum 1 car park to each flat/ Commercial Unit wherein the total 198 car parking's shall be of the society and rest all of the parking's shall belong to the developer. The type of car parking will be mechanical.</p> <p>In case in future surface parking is created 50% will be allotted to Society.</p> <p>We are not proposing any Two Wheelers Parking for the existing members all the two wheeler parking will belong to us.</p>
7	Bank Guarantee	<p>If bank guarantee is not provided for 30 cr, LIEN of flats of the equivalent amount to be provided.</p> <p>We shall not provide any Bank Guarantee or Lien to the society</p>
8	GST	<p>The same is to be bear by the existing members of the society and the said amount needs to be deposited to us before taking possession of respective flats.</p>
9	Stamp Duty and Registration Charges	<p>Stamp Duty and registration charges related to the Development Agreement will be borne by us wherein all the members of the society execute and register before the office of Sub Registrar.</p> <p>Those members who have not come forwarded to execute and registrar the Development Agreement their Stamp Duty and Registration charges on Permanent Alternate Accommodation Agreement (PAAA) will not be borne by us.</p> <p>Stamp Duty and Registraticn charges and applicable GST on additional RERA Carpet area purchased will be borne by</p>



		respective member/ flat owner.
10	Completion Period	<p>The entire project will be completed by us within 36 (Thirty-Six months) with a grace period of 6 months from the date of receiving Full CC from the authorities.</p> <p>However, we will not be responsible for delay in construction and completion on account of any force majeure conditions (i.e. shortage of building materials, natural calamity, pandemic or any court order restricting development etc.)</p>
11	Amenity	We will make sure that we make the new building to be as per Vastu Compliances. We will be providing the society (Subject to Municipal Approvals) with Grand Entrance Lobby, CCTV Cameras, and Society Office, Gym, walking track, kids area, etc. which shall be subject to planning and approvals.
12	Discounted Rate for Additional Purchase of Residential Area.	<p>We shall be Providing Discounted Rate upto 75 sqft of RERA CA which shall be of Rs.25,500/- per sqft for Residence.</p> <p>Above 75sqft of RERA Carpet it will be as per market rate for Residence.</p> <p>We shall NOT provide additional area for Commercial units.</p> <p>Note:- The Rate above excludes Stamp duty, Registration, GST, any other govt charges, sinking fund for additional area purchased, etc.</p>
14	Reimbursement of Professional Fees	We shall provided a lumpsum of Rs.25,00,000/- (Twenty Five Lakhs Rupees Only) to the society for PMC, Lawyer or any other consultant if any. The said amount is inclusive of taxes, GST etc.
15	SECURITY	The said security deposit which is already paid is:-



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BLUE TULIP
KANDIVALI WEST

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MALAD EAST

BLUE ORBIT III
MALAD WEST

REGALIA
MALAD WEST

FIRST AVENUE
MALAD WEST

BLUE MEADOWS
ANDHERI EAST

BLUE FORTUNA
ANDHERI EAST

TRADE AVENUE
ANDHERI EAST

TRANS AVENUE
ANDHERI EAST

CORPORATE AVENUE
ANDHERI EAST

TRANS RESIDENCY
ANDHERI EAST

HILLCREST
ANDHERI EAST

BLUE MONARCH
ANDHERI EAST

WALLACE FORTUNA
MAZGAON

	DEPOSIT & EMD	Rs.25,00,000/- (Twenty Five Lakhs Rupees only) will be refunded on receipt of IOD or adjusted again payment of professional fees whichever is earlier. We shall not deposit any amount thereafter to the society.
16	Rate for Planning Area Difference	Residential: 25,500/- per Sq.ft Commercial: 37,500/- per sq.ft if there is any Addition or lesser area the same needs to be address by individual member

If there are any other quires do let us know through email. We are also sending the companies broacher for your reference.

Thanking you,

For Atul Projects India Private Limited

For Atul Projects India Private Limited

Director



Director

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