



# The Malad Co-operative Housing Society Ltd.

REGD. NO. BOM/HSG-38 OF 1965

1/9, Podar Park, Podar Road, Malad (East), MUMBAI - 400 097. Tel.: 022-31832226

Mob.: 90823 75459 E-mail : mchs1965@rediffmail.com

Ref. No.: \_\_\_\_\_

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

094/2024-25

25/12/2024

To,

Dear Member/s,

MCHS LTD.

**Sub:** In Reference to the additional/extra residential area purchase offer/proposal submitted by the Appointed Developer, M/s. Karwa and Kewal Kiran Realtors. ("hereinafter referred to as the said Developer")

**Ref:** Revised Final (no regret) Offer Letter dated 01/08/2024 submitted by M/s.Karwa and Kewal Kiran Realtors.

## Respected Members,

1. M/s. Karwa and Kewal Kiran Realtors have been appointed as the Developers for re-development of the society on the basis of the Revised Final (no regret) Offer Letter dated 01/08/2024 submitted by M/s. Karwa and Kewal Kiran Realtors for the Redevelopment of the Society Property/ Building/s.

2. In accordance with the said no regret offer dated 01/08/2024 the Appointed Developers have offered to the residential unit holders of the society an option as detailed below to purchase residential area over and above their respective entitlement of eligible area to be allotted free of cost in accordance with the no regret offer dated 01/08/2024:

Sr. No.	Particulars	Rate	Payment Schedule
1.	Purchase of residential area upto 150 square feet (MOFA) carpet area over and above the eligible area	Rs. 26,000/- per square feet (MOFA) carpet area purchased	As per Annexure -2 i.e 18 months from PAAA
2.	Purchase of (RERA) carpet residential area in excess of	Rs. 26,000/- per square feet for the	For the 1 <sup>st</sup> 150 square feet (MOFA)

*[Signature]*



150 square feet (MOFA) carpet residential area over and above the eligible area	first 150 square feet of (MOFA) carpet area and thereafter Rs. 35,499/- for the balance (RERA) carpet residential area purchased	carpet residential area within Eighteen (18) months from the receipt of PAAA and for the balance (RERA) carpet slab wise
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3. Any existing residential member/s who is/are interested and willing to purchase residential area over and above their eligible area will have to intimate his/her respective requirement in writing to the Society on or before 5<sup>th</sup> January, 2025 in the format annexed hereto as **Annexure -1**.

4. Since the additional area to be purchased by the Members over and above their eligible area will be recorded in the Development Agreement Please further note that the applicable stamp duty, registration charges along with the applicable GST payable on the residential area purchased by residential unit holder shall be borne and paid by the concerned member/s (as purchaser/s) at the time of execution of the Development Agreement with the Society. Consideration towards purchase of additional area will be subject to deduction of applicable TDS and the Purchaser will issue to the Developers TDS certificate/payment challan.

5. Members opting for purchase of additional area upto 150 sq.ft MOFA carpet area shall pay the consideration along with GST as per **Annexure -2**

Thanking you,

Yours sincerely,

For THE Malad Co-Op Housing Society Ltd

Shri Anil Mishra

(Hon.Secretary)



**Annexure -1**

<b>Residential Members name</b>	
Flat No (OLD)	
Building No./Floor	
Existing area sq.ft carpet (MOFA)	
Additional Area Free of cost 63% under CDS on existing area	
Additional Area Purchase upto 150 sq.ft carpet (MOFA) @ <b>26000/-</b> per sq ft carpet area	
Additional (RERA) carpet area purchase if any over and above 150 sq. ft (MOFA) carpet area @ <b>35,499/-</b>	
<b>Total Area</b>	





## Annexure 2

Malad CHSL

Payment Schedule for additional area purchase by members upto 150 sq.ft MOFA carpet area

Flat No.			
Name of Members			
Agreement Value	3900000		
CARPET AREA (SQ.FT.)	150		
STAMP DUTY	234000		
REGISTRATION	30000		
GST @5%	195000		GST@5%
ON PAAA	10%	390000	19500
1st MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
2nd MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
3rd MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
4th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
5th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750





6th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
7th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
8th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
9th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
10th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
11th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
12th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
13th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
14th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
15th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
16th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
17th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
18th MONTH (1ST DAY OF EVERY MONTH)	5%	195000	9750
	100%	3900000	195000
Rate for Purchase upto 150 sq.ft. Mofa Carpet	Rs.26000/- per Mofa Carpet area		

Note: the amount mentioned in the above payment schedule is for 150 sq.ft carpet area (MOFA)

the amount may vary as per the requirement of the area by the Member and rate will be same





Ref: TAP-24-25-PROP-227-036

Date: 10.12.2024

PROJECT : PROPOSED DEVELOPMENT OF MALAD CHS LTD

SUB: PROPOSED FLAT SUMMARY AREA STATEMENT

AS PER 63% ADDITIONAL				
EXISTING CARPET AREA RANGE	ENTITLED AREA RANGE AS PER 63%	AREA PROPOSED	NO. OF REHAB FLATS	TYPE OF FLAT
325.00 - 375.00	614.51	615/620	46	2BHK
382.12 - 398.00	622.86 - 648.74	650	16	2BHK
400.00 - 414.09	652.00 - 674.97	675	14	2BHK
418.00 - 433.68	681.34 - 706.90	710	29	2BHK
442.00 - 486.00	720.46 - 792.18	800	6	2.5BHK
496.01 - 521.00	808.50 - 849.23	850	27	2.5BHK
526.00 - 546.00	857.38 - 889.98	900	29	3BHK
553.81 - 567.00	902.71 - 924.21	925	34	3BHK
569.00 - 583.09	927.47 - 950.44	975	55	3BHK
608.00 - 650.25	991.04 - 1059.91	1065	10	3BHK
663.00 - 733.00	1080.69 - 1194.79	1200	21	4BHK
739.00 - 790.83	1204.57 - 1289.05	1300	19	4BHK
833.00 - 881.00	1357.79 - 1436.03	1400	4	4BHK
			<b>310</b>	