

Sir,

Pl find our reply to the queries raised vide your trailing email:

1. 2nd FREE CAR PARKING

Any members FLAT AREA SUM UPTO : Existing Carpet (Mofa) Area + FREE 63% additional area EQUALS TO 963 SQ. FEET OR MORE – *The Developers have assured one parking to every member for a residential premises. Second Parking will be as per the MCGM norms.*

2. ANY UPGRADE TO NEXT FLAT AREA BRACKET SAY FROM 2 to 3 Bhk or 4 Bhk TO BE Considered at a Discounted Rate of 26000/- (It could be purchase of 150 square feet and above as per flat brackets) – *The concessional rate of Rs. 26,000/- is available for additional carpet area of upto 150 sq feet. Any purchase above the said threshold shall be at Rs. 35,499/-.*

3. MERGING OF REDEVELOPED FLATS –

I.E. FEW MEMBERS WHO NEED TO UPGRADE IN THE PROPOSED SALE TOWER (MERGING 2 FLATS AREA INTO 1 FLAT), AFTER THE REDEVELOPMENT PROCESS (I.E. 63% ADDITIONAL AREA + ADDITIONAL PURCHASE) AND VICE E VERSA IN CASE OF FAMILY MEMBERS WHO WANT TO SPLIT FLAT, KINDLY CONFIRM. – *Merging of existing flats for a single flats in the redeveloped building can be considered if the existing flats combined MHADA certified area does not exceed 100 sq mtrs. (i.e 1076 sq ft)*

Two flats in redeveloped building in lieu of single existing flat can be considered subject to approval of MHADA

4. MORE THAN 1 SHARE CERTIFICATE IN POSSESSION BY FEW MEMBERS FOR CURRENT FLAT CONDITION.

THERE ARE CASES WHERE A MEMBER IS IN POSSESSION OF 1 SHARE CERTIFICATE FOR THE FLAT AND 1 SHARE CERTIFICATE FOR AN EXTRA ROOM BOUGHT FROM AN ADJACENT NEIGHBOURS FLAT.

SO CAN THEY PURCHASE FROM 1 SQ. FT. UPTO 150 SQ. FT. AGAINST THE 2 SHARE CERTIFICATE, AND THEN PROPORTIONALLY SPLIT THE TOTAL AREA INTO TWO JODI FLAT / OR 2 FLATS SEPARATELY. – *No. The offer for additional area at concessional rate is available for per existing flat. The offer cannot be clubbed or renounced to any other member. The offer if not availed will lapse. Clubbing of area at concessional rate will however be considered between members having first blood relation amongst themselves.*

5. PAYMENT SCHEDULE FOR purchase of additional 150 square feet (MOFA) to be given @ 26000/- should be slab wise till handover of project as per RERA schedule of payment – **The payment schedule for MOFA carpet at concessional rate is 18 months from CC. We are yet to get a revert from the society on the option proposed for RERA carpet at concessional rate and slab wise payment schedule for the same.**

Reply to queries raised by Mr. Vijay Goyel:

1. The area of your flat will be certified by MHADA
2. The Developers have assured one parking to every member for a residential premises. Second Parking will be as per the MCGM norms.
3. The flat height from finished floor to ceiling will be almost near to 11 ft subject to variance of 2 “to 3” due to slab thickness.
4. The flat layouts will be shared with the society by 20th March 2025.
5. Ok for meeting with PMC at a time convenient to us and the PMC.

6. The members will have the right to sell their property any time subject to Deed of Adherence executed by the Purchaser. The Deed of Adherence will ensure that the Purchasers are bound by the DA and other documents executed between the Society, Developers and Members.

Reply to queries raised by Mr. Rajendra Mehta:

1. The offer for additional area at concessional rate is available for per existing flat. The offer cannot be clubbed or renounced to any other member. The offer if not availed will lapse. Clubbing of area at concessional rate will however be considered between members having first blood relation amongst themselves.
2. Members eligible area or any excess thereof cannot be transferred to any other member or to the Developer.
3. Commercial premises in redeveloped building in lieu of existing residential premises is not envisaged by Reg 33(9) of DCPR 2034.

Reply to queries raised by Mr. Rajesh Gupta:

1. The offer for additional area at concessional rate is available for per existing flat. The offer cannot be clubbed or renounced to any other member. The offer if not availed will lapse. Clubbing of area at concessional rate will however be considered between members having first blood relation amongst themselves.
2. No free parking will be allotted by Developer on purchase of extra area. The Developers have assured one parking to every member for a residential premises. Second Parking will be as per the MCGM norms.
3. (a) The eligible area for existing premises smaller then 35 sq mtrs will be calculated on 35 sq mtrs.

(b)The eligible area for existing premises in excess of 35 sq mtrs will be calculated on the existing area certified by MHADA

(c) Balance area of a residential premises in the redeveloped building over and above the eligible area will not be free of cost and members will have to pay price for the same. Since such additional area will not in any circumstances exceed the threshold for concessional rate, the members will have to pay the price for such additional area at 26,000/- per sq ft.
4. Members eligible area or any excess thereof cannot be transferred to any other member or to the Developer.
5. Commercial premises in redeveloped building in lieu of existing residential premises is not envisaged by Reg 33(9) of DCPR 2034.

Reply to queries raised by Mr. Karan Kapoor:

Two flats in redeveloped building in lieu of single existing flat can be considered subject to approval of MHADA. Since you presently own one flat you will be eligible to purchase 150 sq ft additional area at a concessional rate of 26,000/- per sq ft.