



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 : _____

024/25-26

15/06/2025

Additional Area Purchase Letter

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:



OPTION : 1 AS PER MOFA

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	As per Annexure :-1
2.	Purchase of (RERA) carpet area in excess of area under Sr No. 1	Rs. 35,499/- per square feet	

Note: RERA Carpet will be considered @5% over the MOFA Ca

OPTION 2 : AS PER RERA

Sr. No.	Particulars	Rate	Payment Schedule
1.	Purchase of residential area upto 157.5 square feet (RERA) carpet area (equivalent to 150 sq ft MOFA carpet area) over and above the eligible area	Rs. 26,000/- per square feet	As per Annexure :-2
2.	Purchase of (RERA) carpet area in excess of area under Sr No. 1	Rs. 35,499/- per square feet	

Note: RERA Carpet will be considered @5% over the MOFA Carpet

3. Any existing residential member/s who is/are interested and willing to purchase residential area over and above their eligible area as per options given by the developer i.e members opting option 1: than payment schedule shall be applicable as per annexure :-1 attached herewith and members opting option 2: than payment schedule shall be applicable as per annexure :- 2 attached herewith.

4. 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 Permanent Alternate Accommodation Agreement with the respective members. 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 are requested to submit their response by tick marking the options below within 10 days of receipt of this Letter i.e to be submitted on or before 26th June,2025 and Society will proceed as per majority.

Options	Payment schedule	Tick Mark
Option 1	Annexure : 1	
Option 2	Annexure : 2	

Form for additional purchase of area above their eligible area as per Option 1 or Option 2 above please refer the Option 2 plan attached herewith

- If the majority members opted for Option 1 payment schedule given at Annexure:- 1 will be applicable;
- If the majority members opted for Option 2 payment schedule given at Annexure :- 2 will be applicable;
- For Grid size please refer Proposed Plan -Option :2 (3 Towers) uploaded on website for your reference and table attached herewith at **Annexure :3**
- Floor Plan is attached herewith for your reference purpose
- Form for Additional area to be filled by members is attached at **Annexure : 4**

Thanking you.

Yours sincerely,

 Shri Anil S. Mishra

(Hon.Secretary)



ANNEXURE '1'

Malad CHSL

Payment Schedule for additional area purchased by members as per Mofa Carpet area

For Residential Flat Members			
Agreement Value	3900000		
CARPET AREA (SQ.FT.)	150		
STAMP DUTY	234000		
REGISTRATION	30000		
GST @5%	195000	Amt. (Rs.)	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 sq. ft. Mofa Carpet area
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ANNEXURE '2'

MALAD CHSL

Payment Schedule for additional area purchased by members as per Rera Carpet Area

For Residential Flat Members			
Agreement Value	4095000		
Rera Carpet Area (Sq.Ft.)	157.5		
Stamp Duty	245700		
Registration Charges	30000		
GST @5%	204750	Amt. (Rs.)	GST@5%
Before agreement (Earnest Money)	10%	409500	20475
After agreement PAAA	10%	409500	20475
Plinth Completion	3%	122850	6143
1st	3%	122850	6143
3rd	3%	122850	6143
5th	3%	122850	6143
7th	3%	122850	6143
9th	3%	122850	6143
11th	3%	122850	6143
13th	3%	122850	6143
15th	3%	122850	6143
17th	3%	122850	6143
19th	3%	122850	6143
21st	3%	122850	6143
23rd	3%	122850	6143
25th	3%	122850	6143
27th	3%	122850	6143
29th	3%	122850	6143
31st	3%	122850	6143
33rd	3%	122850	6143
35th	3%	122850	6143
37th	3%	122850	6143
39th	3%	122850	6143
41st	3%	122850	6143
43rd	3%	122850	6143
45th	3%	122850	6143
Internal Brick Work	2%	81900	4095
External Brick Work	2%	81900	4095
Painting	2%	81900	4095
Possession	2%	81900	4095
Total	100%	4095000	204750

Note:

Rate for Purchase upto 150 sq.ft. Mofa Carpet is equal to 157.50 Rera Carpet Area	Rs.26000/- per sq.ft. Rera Carpet area
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Annexure : 3

Summary of the GRID SIZES as per the Floor plan in option 2 Proposed Layout Plan

Sr.No.	Wing "A" area of flats in sq.ft carpet MOFA	Wing "B" area of flats in sq.ft carpet MOFA	Wing "C" area of flats in sq.ft carpet MOFA
1	Area of flats 1004 Floors starting from 9th upto 48th (1 Flat on each floor)	Area of flats 623 Floors starting from 9th upto 28th (2 Flats on each floor)	Area of flats 954 Floors starting from 9th upto 48th (1 Flat on each floor)
2	NA	Area of flats 677 Floors starting from 29th upto 48th (2 Flats on each floor)	Area of flats 975 Floors starting from 9th upto 48th (1 Flat on each floor)
3	NA	Area of flats 766 Floors starting from 9th upto 28th (2 flats on each floor)	Area of flats 1063 Floors starting from 9th upto 48th (1 Flat on each floor)
4	NA	Area of flats 854 (1 Flat on each floor) & 800 (1 Flat on each floor) Floors starting from 29th upto 48th	Area of flats 1246 Floors starting from 9th upto 48th (1 Flat on each floor)



Annexure : 4

FORM FOR ADDITIONAL AREA PURCHASE

FLAT NO	
FLOOR	
Name of the owner/s/Member/s	
Existing Carpet Area in sq.ft (MOFA)	
Free of Cost Area with 63%	
Total Final Area	
Please Select Grid Area from the available list	
Total Purchase/Surrender area in Sqt (Selected Grid - Total Final Area)	
Option 1 - MOFA Payment plan as per Anexure 1, Please Tick	
Option 2 - RERA Payment plan as per Anexure 2, Please Tick	
Signatory Authority for owners (if multiple owners) (POA holder name if any through Registered POA)	



