

provision of the Maharashtra Co-operative Societies Act, 1960
bearing Registration No.
MUM/MHADDB/HSG/(TC)/13488/2019-2020 dated
13/12/2019 and having its registered office address at Cluster Plot
No. 807, RSC-4 at Survey No. 41, Part of Charkop Village, Taluka:
Borivali, Mumbai Suburban District (hereinafter referred to as
"The said society").

f. By Indenture of Lease Deed dated 4th July, 2022 registered
with the Joint Sub-Registrar of Assurances, Borivali, Mumbai
Suburban District bearing registration No. BRL-7/9611/2022,
entered between the MHADA (the Authority/Lessor therein)
and the said society described (Lessee therein), the said
Authority/Lessor did thereby grant, assign and assure the all
that piece or parcel of land admeasuring 1914.45 sq. mtrs. or
thereabouts bearing Cluster Plot No. 807, RSC-4, Survey No.
41 (part), CTS No. 3A (pt), of Village: Charkop, Taluka:
Borivali (hereinafter referred to as "The Said Smaller
Property") to the said Society/Lessee therein on lease for a
period of 30 years initiating from 21st July 2022 for the
purpose of constructing, maintaining and

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developing/constructing building/s for bonafide use of residence and occupation and for the consideration and on rent, subject to terms and conditions mentioned therein.

g. Under letter dated 21st July 2022 bearing Ref No. EE/Borivali Divn. MB/1253/2022 possession of the said smaller property is handed over to the said society.

h. Under the circumstances mentioned hereinabove, the said society viz. Charkop Gajanan Co-operative Housing Society Limited is well and sufficiently entitled to the said smaller property under capacity of Lessee.

i. By a Development Agreement dated. 13th February 2023, registered with the Sub-Registrar of Assurance at Borivali, bearing registration No. BRL-7/2137/2023, executed by and between Charkop Gajanan Co-operative Housing Society Ltd. (the Society therein) through its authorized representative viz.

(1) Mr. Santosh Balkrishna Kamble (Chairman), Mr. Charan Ratan Kharate (Secretary) and (3) Mr.



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Chandrakant Bhagwati Soni (Treasurer) and Sagarom DB Infra LLP (the Developer therein), the Society therein did thereby grant development rights with respect to the said smaller property in favour of the Developer for consideration and on terms and conditions as stated therein.

j. By a Power of Attorney dated 13/02/2023, registered with Sub-Registrar of assurance at Borivali under No BRL-7/2140/2023, executed by and between Charkop Gajanan Co-operative Housing Society Ltd. through its authorized representative viz. 1) Mr. Santosh Balkrishna Kamble (Chairman), (2) Mr. Charan Ratan Kharate (Secretary) and (3) Mr. Chandrakant Bhagwati Soni (Treasurer) authorized (1) Mr. Dinesh Nagindas Shah, (2) Mr. Bipin Durlabhbhai Mahyavanshi, (3) Mr. Hanumant Prabhakar Narkar, (4) Mr. Chetan Sureshkumar Shah and (5) Mr. Dipchand Dattaram Kadam being Partners of Sagarom DB Infra LLP to perform various acts, deeds, things and matters in respect of redevelopment of the said smaller property.

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k. Mumbai Housing and Area Development Board, a MHADA unit, vide its letter dt. 24/08/2023, granted permission to develop the said smaller property and the adjoining tit bit land admeasuring 395.92 sq. mtrs. and revised demarcation map of the said society is sent for further action.

l. MHADA vide its offer letter dated. 14/09/2023, issued and granted permission to redevelop the said property along with additional tit bit land admeasuring 395.92 sq. mtrs. or thereabouts accordingly, the Promoter are entitled to develop the said smaller property together with 395.92 sq. mtrs. being tit bit land aggregating to 2309.97 sq. mtrs. Copy of MHADA letter dated 24th August 2023 and Offer letter dated. 14/09/2023 is annexed as **Annexure D and E** respectively

m. Under the circumstances mentioned herein above, the said Sagarom DB Infra LLP is entitled to redevelopment rights in respect of the said property.



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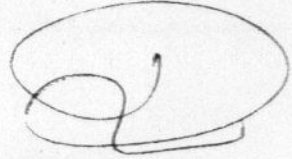
n. Intimation of Approval (IOA) for Zero FSI dated 18th December 2023 is been issued by the Building Permission Cell Greater Mumbai/ MHADA. Copy of Intimation of Approval (IOA) for Zero FSI dated 18th December 2023 is been annexed as **Annexure F**.

o. Commencement Certificate dated 10th January 2024 for plinth is been issued by the Building Permission Cell Greater Mumbai/ MHADA. Copy of Commencement Certificate dated 10th January 2024 is been annexed as **Annexure G**.

9. Generally:

- a) For the purpose of this title, I have assumed
 - i) the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as certified or photocopies.
 - ii) that there have been no amendments or changes to the documents examined by me.

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- iii) The accuracy and completeness of all the factual representations made in the documents.
- iv) All prior title documents have been adequately stamped and registered.
- b) For the purposes of this title certificate, I have also relied upon copies of documents.
- c) I have relied upon information relating to lineage, on the basis of (i) revenue records (ii) documents of title (iii) Search Report (iv) property registered card and (iv) declaration of 'Mr. Reet D. Shah' authorised signatory of the firm and other information provided to me by you i.e. Sagarom DB Infra LLP.
- d) Even though this document is titled "Title Certificate" it is in fact an opinion based on the documents perused by me which are provided by you. The title certificate has



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been so given at the request of you i.e. Sagarom DB
Infra LLP to whom it is addressed.

e) I am not certifying the boundaries of the said property or
the existence of structures, or its area or its physical
condition.

f) This Title Certificate has been given at your request for
your own knowledge.

10. This opinion is limited to the matters pertaining to Indian
Law (as on the date of this opinion) alone and I express no opinion
on laws of any other jurisdiction.

11. This opinion is addressed to you i.e. Sagarom DB Infra LLP.
This opinion may not be furnished, quoted or relied on by any
person or entity other than you for any purpose without my prior
written consent.

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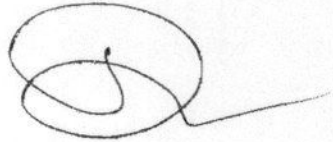
12. In these circumstances, subject to (i) what is aforesaid, (ii) requisition being raised and answered (iii) relying on the Search Report, the revenue records, D. P. Remark, subject to terms and conditions Deed of Lease dated. 4/7/2022, Declaration on Title dated 24TH November 2023 from 'Mr. Dinesh Nagindas Shah' authrosied signatory/Partner of Sagarom DB Infra LLP, in my opinion, title of the said Sagarom DB Infra LLP as the Developer with respect to the said Property is free from encumbrances, reasonable doubts and is clear and marketable.

THE SCHEDULE ABOVE REFERRED

All that piece or parcel of Leasehold Land admeasuring 2309. 97 sq. mtrs. or thereabouts and bearing Cluster Plot No. 807, RSC-4, Survey No. 41 (part), Village: Charkop, Taluka: Borivali, in the Registration District and Sub District of Mumbai City and Mumbai Suburban lying being and situate at Charkop part IV, Sector 8, Kandivali (West), Mumbai - 400067 and bounded as follows:-



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On or towards North: Adj. Scheme Boundary,

On or towards South: Adj. Cluster Plot No. 808,

On or towards East: Adj. Cluster Plot No. 810.

On or towards West: 9-Meter-wide Road RSC-4

Dated this 24th day of January 2024.

For LIMLEGIT



Dipesh U. Siroya

Proprietor

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हि मिळकत पत्रिका (दिनांक 21/07/2018 12:07:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही स्वीकृत नसू शकते.

मिळकत पत्रिका डाउनलोड दिनांक 05/06/2023 03:06:26 PM

वेधता पडताळणी साठी <https://digitalatbara.mahabhumi.gov.in/DSL/VerifyPropertyCard> या संकेत स्थळावर 2201100001543360 हा क्रमांक वापरात.



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Omne B¹

SEARCH REPORT
PH.NO. 9870314647

N.D. RANE
BOMBAY,
Dt. 23rd September, 2022.

To,

M/s. Markand Gandhi and Co.,
Advocates and Solicitors,
High Court, Bombay.

Sirs,

Re.: Investigation of the title of the property in the registration district and sub district, Bombay, Bandra, Goregaon and Borivali, situate at village Charkop, Taluka Borivali, in the registration Sub-district Bandra and district B.S.D. bearing Cluster Plot No. 807, RSC -4, Survey No. 41 (Part), admeasuring 1914.45 sq. meters situated at Charkop, Kandivali (West), Mumbai - 400067.



To

As per your instruction I have taken search of aforesaid property at Bombay, Bandra, Goregaon & Borivali Sub-Registrar-Office for the year from 1993 to 2022 (30 years). On the whole of the searches taken by me in the above offices I have found only one document registered therein during the course of searches.

In Brief

1. Deed of Lease dt. 4-7-2022 & made between Maharashtra Housing and Area Development Authority of the one part and The Charkop Gajanan Co-operative Housing Society Ltd. of the other part and registered at Borivali SRO under Sr. No. BRL/7-9611/2022 on 6-7-2022.

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In Details

BRL/7
9611/2022

Lease

4-7-2022
6-7-2022

Maharashtra Housing and Area Development Authority.

To

The Charkop Gajanan Co-operative Housing Society Ltd.

Schedule

Property with land and structure, situate at village Charkop, Taluka : Borivali, bearing Cluster Plot No. 807, R.S.C. 4, S. No. 41/part, admeasuring area 1914.45 Sq. meters. The Charkop Gajanan Co-operative Housing Society Ltd., situate at Charkop, Kandivali (West), Mumbai-400067.

N.B.: Some pages of Index No. II of the below mentioned year are entirely torn:

At Bombay: S.P.T. = 1993, to 2000, 2004, 2005, 2009, 2010 & 2012 to 2019.

Torn = 2001 to 2003, 2006 to 2008 & 2011.

Index Not available = 2022.

At Bandra: Not available = 1993 to 2022.

2002 to 2022 = seen computer records

S.P.T = SOME PAGES TORN

Computer Books are not maintained properly (2002 onwards).

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N.D. RANE
Title Investigator
Bombay



Donna C



MUNICIPAL CORPORATION OF GREATER MUMBAI

N.O. Ch E./DP34202310111488878 D.P. Rev. dt. Refer Inward Number: R/C/2023/111488885 Payment Dated 03/10/2023

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

Mr./Mrs. AMRUTA ANIL TANA/WDE
GORAI 1

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) null of CHARKOP Village situated in R/C Ward, Mumbai.

Ref: Application u/no. R/C/2023/111488885 Payment Challan No. DP34202310111488878 Dated 03/10/2023 certifying payment of charges made under Receipt no. 1988834550 Dated 03/10/2023

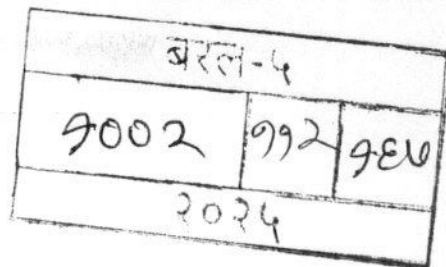
Gentlemen/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	null	
Village	CHARKOP	
Development Plan 2034 referred to Ward	R/C	
Zone (as shown on plan)	Residential(R)	
Land abutting to Zonal boundary	No Development Zone(NDZ)	
Sanctioned Roads affecting the Land (as shown on plan)	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Sanctioned Excluded Portion - EP-RC73 Refused to accord sanction. The proposal under Section 26 is reinstated. Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.		
Reservation affecting the Land (as shown on plan)	NO	
Reservation abutting the Land (as shown on plan)	RSA4.8(Cemetery)	
Reservation abutting the Land (Excluded Portion)	EP NO: EP-RC73	Plots - null
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.		
Existing amenities affecting the Land (as shown on plan)	NO	
Existing amenities abutting the Land (as shown on plan)	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	

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CHE/DP34202310111488878/DP/R/C



Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASI):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.	
Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.	
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road if any shall be confirmed from the concerned Ward Office.	
The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notifications is as under:-	
Notifications: BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034	
Plans: EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018	

Additional Information

Water pipeline Remark: Water pipeline near the plot (5.18 meters far) has 150 mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 12372007, 3.84 meters far) has invert level 27.61 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 27.40 meters and maximum 52.80 meters ground level with reference to Town Hall Datum (THD).
RL Remark: REGULAR LINE REMARKS (Traffic): As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) null of Village CHARKOP in R/C ward of B.M.C. as shown bounded blue on accompanying plan. REGULAR LINE REMARKS (Survey): As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) null of Village CHARKOP in R/C ward of B.M.C. as shown bounded blue on accompanying plan.
Acc: As Plan
Note: The above information is as per the data received from concerned BMC Departments.

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202310111488875/DP/R/C



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BLOCK PLAN

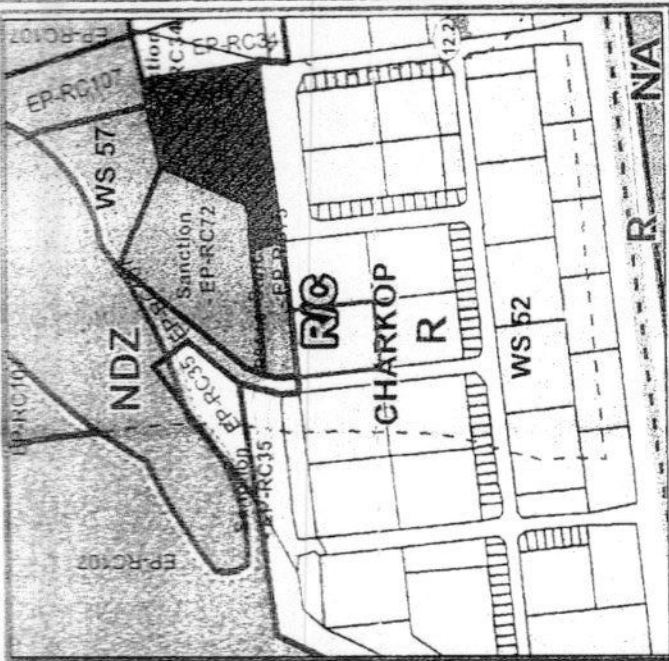
Scale 1:500

Land Bearing C.T.S.No(s) null of CHARKOP Village in R/C Ward



Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034



LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under:

CHE/DP3420231011488878/DPI/WS/R/C

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/C Ward. Dated: 03/10/2023

Office of the Civil Engineer (Development Plan),

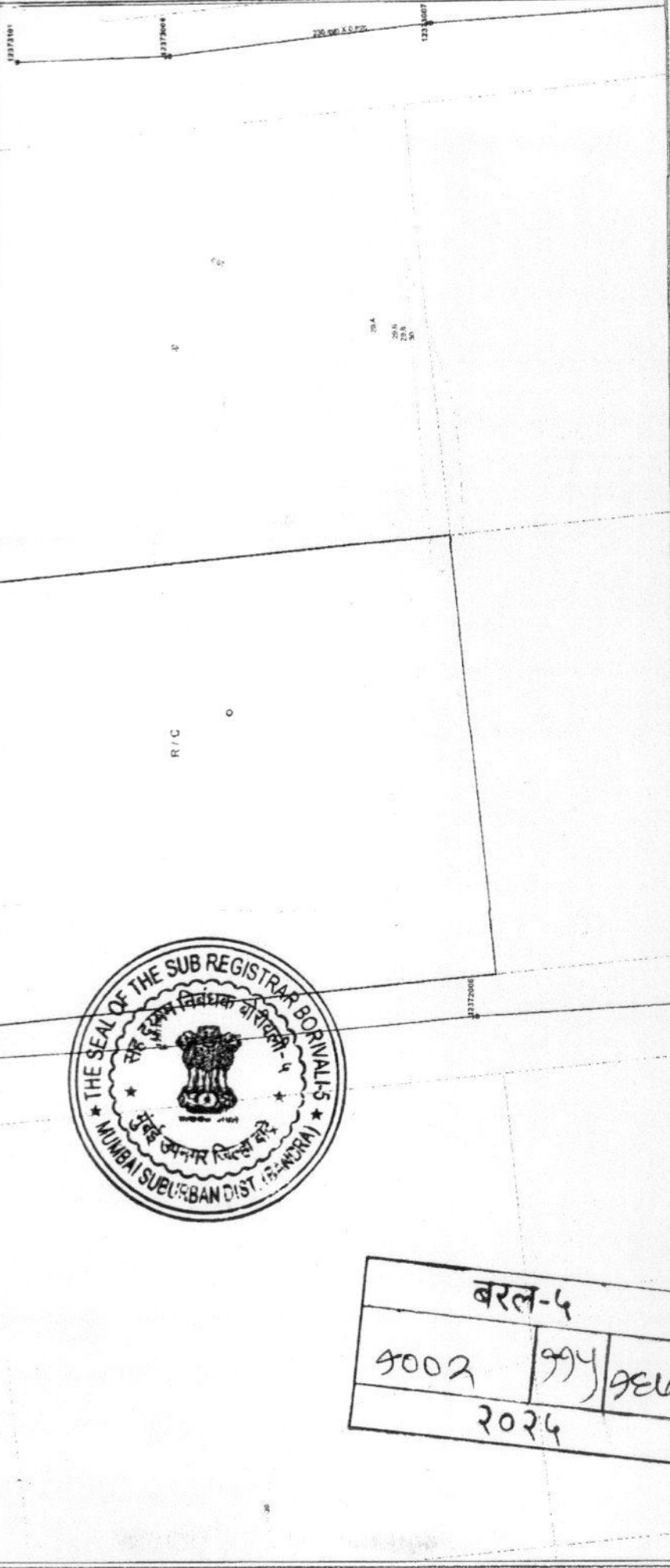
5th Floor, Annexe Building,

Municipal Head Office,

Mahapalika Marg, Fort, MUMBAI - 400 001.



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Land Bearing CTS No(s) 56 of CHARKOP Village in R/C Ward

This plan is to be used with additional information given in letter no CHE/DP/3/2023/10114887/P/W/S/R/C

Legend

- Sewer Manholes
- SWD Manholes
- Survey Road Lines
- Contours
- Traffic Road Lines
- Storm Water Drains
- Ward Boundary
- Sewer Lines

Generated On: 10/3/2023

Brihanmumbai Municipal Corporation
(Development Plan Department)



Omme D

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा एकक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A MHADA UNIT)



कार्यकारी अभियंता/बोरीवली विभाग/ मुंबई मंडळ. कक्ष क्र. ४ ७५, ३ रा मजला, गृहनिर्माण भवन, कलानगर, याद्रे [पूर्व], मुंबई - ४०००५१
दुरध्वनी क्र.: ०२२-६६४०५३३५ ई मेल: eeborivali@mhada.gov.in

जा.क्र./का.अ./बो.वि./मु.मं./ २३०२/२०२३
दिनांक :- २४-८-२३

प्रति,
निवासी कार्यकारी अभियंता,
मुंबई मंडळ.

विषय : चारकोप गजानन सहकारी गृह. संस्था, प्लॉट नं. ८०७, आर.एस.सी.४, चारकोप,
सेक्टर-८, कांदिवली (प.), या भूखंडाच्या सुधारीत वि.नि.नि. ३३ (५) अंतर्गत विकासाचा
प्रस्ताव.

- संदर्भ : १) सचिव चारकोप गजानन सह. गृहनिर्माण संस्थेचा दि. २७.१२.२०२२ रोजीचा प्रस्ताव.
२) या कार्यालयाचे पत्र क्र. का.अ/बोरीवली विभाग / मुंबई मंडळ / ०११,
दि. ०३.०१.२०२३.
३) सचिव चारकोप गजानन सह. गृ. संस्थेचे दि. १०.०१.२०२३ चे पत्र.
४) या कार्यालयाचे पत्र क्र. ८९४, दि. २३.०३.२०२३.
५) सचिव चारकोप गजानन सह. गृ. संस्थेचे पत्र या कार्यालयास प्राप्त दि. २३.०३.२०२३.
६) या कार्यालयाचे पत्र क्र. ९३५, दि. २७.०३.२०२३.
७) सचिव चारकोप गजानन सह. गृहनिर्माण संस्थेचा दि. १०.०४.२०२३ रोजीचे पत्र.
८) या कार्यालयाची कार्यालयीन टिप्पणी क्र. ११०, दि. २२.०६.२०२३.

महोदय,

मौजे कांदिवली, ता. बोरीवली, स.क्र. ४१ (पै.), न.धु.क्र. ३ अ (पै.) मिळकतीवरील मुंबई मंडळाच्या
अभिन्यास सेक्टर नं. ८ मधील भूखंड क्र. ८०७, आर. एस.सी. ४ वरील, चारकोप गजानन सहकारी
गृहनिर्माण संस्था मर्यादित या सहकारी गृहनिर्माण संस्थेच्या भूखंडाचा विकास नियंत्रण नियमावली ३३(५)
अंतर्गत करण्याकरिता मंजुरी मिळणेबाबतचा प्रस्ताव संदर्भीय पत्र क्र. १ अन्वये कार्यकारी अभियंता /
बोरीवली विभाग / मुंबई मंडळ यांचेकडे प्राप्त झालेला होता. उपरोक्त भूखंड जा.बँ.प्र. / मुंबई मंडळ अंतर्गत
म्हाडाने क्लस्टरचा विकास करणेकरिता चारकोप गजानन सह. गृहनिर्माण संस्थेस भाडेपट्टा करारनाम्याद्वारे
१९९४.४५ चौ.मी. क्षेत्रफळाचा भूखंड दि. ०४.०७.२०२२ रोजी ३० वर्षासाठी भाडेपट्टा करारनामा
करण्यात आला आहे.



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उपमुख्य अधिकारी / मुंबई मंडळ यांचे पत्र क्र. DyCO (West) / ११, दि. २९.०९.२०२० अन्वये वितरण पत्र दिले व DyCO (West) / ६३१, दि. ११.०७.२०२२ अन्वये संस्थेला Handing Over & possession of Cluster Plot No. ८०७ पत्र दिले. त्यानुसार या कार्यालयामार्फत ताबा पावती क्र. १२५३, दि. २९.०७.२०२२ रोजी संस्थेस १९९४.४५ चौ.मी. क्षेत्राच्या भूखंडाचा ताबा देण्यात आला आहे.

चारकोप गजानन सहकारी गृहनिर्माण संस्थेचा वि.नि.नि.३३ (५) अंतर्गत पुनर्विकास योजनेचा प्रस्ताव या कार्यालयास प्राप्त झाला होता. सदर प्रस्तावाची छाननी करून संस्थेच्या एकूण ४१ सभासदांची संमतीची पडताळणी तसेच संस्थेस भाडेपट्याने दिलेल्या १९९४.४५ चौ.मी. क्षेत्राच्या भूखंडाचा सिमांकन नकाशा इत्यादी बाबतची कार्यवाही करून प्रस्ताव उपमुख्य अभियंता (पश्चिम) / मुंबई मंडळ यांचे कार्यालयात मान्यतेकरीता सादर करण्यात आला आहे.

संदर्भीय कार्यालयीन टिप्पणी क्र.८ अन्वये (प्रत संलग्न). मा. उपाध्यक्ष तथा मु.का.अ./ प्राधिकरण यांच्या मान्यतेने चारकोप, सेक्टर ८ व ९ च्या अभिन्यासातील भूखंड क्र.८०७ व ८१० च्या लगत उत्तरेकडील हद्दीमध्ये होत आहे. जागेवर ताबा नकाशानुसार हद्दीचे मोजमाप घेतले असता बदल होत असलेल्या जागेपैकी काही जागेवर मातीची भरणी असून काही जागेवर दलदल असून त्यावर सर्वत्र गवत उगवले आहे. त्यामुळे सदरची अतिरीक्त जागा संस्थेस वितरीत करण्याची झाल्यास सदरच्या जागेवर मातीची भरणी करावी लागेल. तदनंतर वाढीव होणारे क्षेत्रफळ भूखंड क्र.८०७ च्या हद्दीलगत ३९५.५२ चौ.मी. संस्थेच्या विनंतीनुसार अतिरीक्त क्षेत्रफळ देण्याची मान्यता देण्यात आलेली आहे. त्याअनुषंगाने सदरील संस्थेचे सुधारीत सिमांकन नकाशा पुढील कार्यवाहीसाठी पाठविण्यात येत आहे.

सोबत : वरीलप्रमाणे

आपला विश्वासू,

(हनुमंत धनुरे)
कार्यकारी अभियंता
बोरीवली विभाग मुंबई मंडळ.

प्रत :- अध्यक्ष / सचिव, चारकोप गजानन स.गु.नि. सं. मर्यादित, सर्व्हे नं. ४१, प्लॉट नं. ८०७, आर.एस्.सी.-४, चारकोप, सेक्टर-८, कांदिवली (प.), मुंबई-४०००६७ यांना माहितीसाठी.

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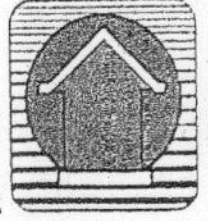
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

Omme E



म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1509/2422/2023
Date: 14 SEP 2023

OFFER LETTER

To,
The Secretary,
CHARKOP GAJANAN CHSL.,
Plot No. 807,
RSC-04, Sector -08,
Charkop, Kandivali (West),
Mumbai - 400 067.

Sub : Proposed redevelopment of existing Plot No.807, known as CHARKOP GAJANAN CHSL Co-op Hsg. Soc. Ltd., bearing CTS No.3A(pt.), S. No.41 (pt.), at village- Kandivali, RSC-04, Sector -08, Charkop, Kandivali (W), Mumbai - 400 067 under regulation no 33(5) of DCPR 2034.

Ref : 1. Society's proposals dated 27.12.2022.
2. Hon'ble V.P./A's approval dtd.08.09.2023.

Sir,

With reference to above cited letter you have submitted subjective proposal for utilization of additional BUA under regulation no. 33(5) of DCPR-2034 & your proposal is approved By Competent authority.

The allotment is on sub-divided plot as per Revised demarcation plan admeasuring about 2,309.97 m² [As per Lease Area 1,914.45 m² (including 208.00 m² Open Space) + Tit Bit Area 395.52 m²]. The total built up area should be permitted up to existing BUA 2,010.00 m² + 4,295.91 m² (for Residential use) in the form of Balance BUA of Layout as per A.R. No.6615, dtd. 06.08.2013] thus total BUA = 6,305.91 m² only.

MHADA's A.R. no.6260 dt. 04.06.2007, AR 6615 dt. 06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt. 24.02.2009, AR No. 6397 dt. 05.05.2009, AR No. 6422 dt.07.08.2009, A.R. no 6749 dtd.11.07.2017 & Hon. VP/A circular no.713 & 714 dtd. 15.07.2020 are applicable in the instant case.

It is to inform you that Hon'ble V.P./A has considered your request for allowing to make payment of premium in Four installments as per Authority resolution No. 6749, dated 11.07.2017 as mentioned below: 4

गृहनिर्माण भवन, कल्याणगर, बॉंद्रे (पू) मुंबई ४०० ०५९.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. : ०२२-२६५९२०५८/ पत्रपेटी नं.

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in



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The details of approved additional BUA are mentioned below.

As per
premium as
allowed in
dtd.19.09.201
15.07.20

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area as per Revised Demarcation Plan • As per Lease deed - 1,914.45 m ² • Tit Bit Area - 395.52 m ² Total Plot Area - 2,309.97 m ² • (-) Open Space (As per Conveyance Plan) - 208.00 m ²	2,309.97
2.	Plot Area for Calculation purpose (Less Open Space Area)	2,101.97
3.	Permissible FSI	3.00
4.	Permissible BUA (2,101.97 m ² x 3.00)	6,305.91
5.	(-) Less : Existing BUA = 2,010.00 m ²	2,010.00
6.	Additional BUA Offered through this letter (Sr. No. 6-7) • For Residential use = 4,295.91 m ²	4,295.91

In this regard you are requested to make payment as mentioned below:

Table - 2

Sr.No.	Particular	Amount in Rs.
1.	Scrutiny Fees (Residential Use)	6,000.00
2.	Debris Removal Rs. 6600/-	6,600.00
3.	Layout approval fees (Rs. 1,000/- X 41 Res. T/s)	41,000.00
4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	1,00,000.00
5.	Ready Reckoner Rate of 2023-24 (CTS No. 3A(pt.), at village-Charkop, Zone No. 80 (357)	59,310/-
6.	Rate of Construction for 2023-24	30,250/-
7.	LR /RC Ratio (59,310.00 / 30,250.00)	1.96
8.	Premium towards additional buildable area for Residential use of 4,295.91 m ² out of this 34.37 % LIG & 65.63 % MIG. For LIG 1,476.50 m ² by charging Rs. 23,724/- @ 40% R.R. Rate of 2023-24 (i.e.40% of Rs. 59,310/-) as per Table C-1 in DCPR 2034. For MIG 2,819.41 m ² by charging Rs. 35,586/- @ 60% R.R. Rate of 2023-24 (i.e.60% of Rs. 59,310/-) as per Table C-1 in DCPR 2034.	3,50,23,486.00 10,03,31,524.26 13,53,60,010.26
9.	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (4,295.91 m ² X R.R. rate of 2023-24, 59,310.00 X 7%)	1,78,35,329.55
10.	Amount payable for MCGM in the office of the EE,BP Cell, MHADA (5/7 of Rs. 1,78,35,329.55)	1,27,39,521.11
11.	Amount to be paid to MHADA (2/7 of Rs. 1,78,35,329.55)	50,95,808.44
12.	For RG (Open Space) relocation charges @10% of R.R. as per A.R. 6250 dtd. 04.06.2007. The total R.G admeasuring about 208.00 m ² . (Rs. 5,931/- (10% of Rs. 59,310/- per m ² of R.R. 2023-24) x 208.00 m ²)	12,33,648.00
13.	Capitalization of lease rent annual 2.5 % on R.G. area (12,33,648.00 x 0.025 x 12.5)	3,85,515.00
14.	Advance lease rent @ 8 % on R.G. area (208.00 m ² x 59,310.00 x 0.08 x 1.5)	14,80,377.60
15.	Nominal Lease rent on R.G. area	30.00
16.	Total Amount to be paid to MHADA (Sr.No.1+2+3+4+8+11+12+13+14+15)	14,37,08,990.00
17.	In Words:-Rs. Fourteen Crore Thirty Seven Lakh Eight Thousand Nine Hundred & Ninety Only.	
18.	Total Amount payable for MCGM, in the office of the EE,BP Cell, MHADA (Sr.No.10) Say Amount	1,27,39,522.00

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9002	99E	980
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As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium against additional BUA of 4,295.91 m² (for Residential use) to be allowed in four instalments, as per UDD, GOM letter no.TPB 4319 dtd.19.09.2019 and as per circular issued by Hon'ble VP/A vide No. 713, dtd. 15.07.2020 & vide No.706, dtd. 26.03.2021 is as under.

Table-3
Premium & Other Charges payable to MHADA.

Sr. No	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Installment	Rs. 3,38,40,003/- (Total Premium Amount of Rs, 13,53,60,010.26 x 25 %) + Rs. 83,48,980/- (i.e. Scrutiny Fees Rs. 6,000 + Debris Removal Rs.6,600/- + Layout Approval Fees Rs. 41,000 + Water Charges Rs.1,00,000/- + Development Cess for MHADA Rs. 50,95,808.44 + Rs. 12,33,648.00 + Rs. 3,85,515.00 + Rs. 14,80,377.60 + Rs.30)	6 Months from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
2)	Second Installment	Rs. 3,38,40,003/- (Total Premium Amount of Rs, 13,53,60,010.26 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within ONE year from the date of offer letter issued Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021 .



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3]	Third Installment	Rs. 3,38,40,003/- (Total Premium Amount of Rs, 13,53,60,010.26 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within TWO years from the date of offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
4)	Fourth Installment	Rs. 3,38,40,003/- (Total Premium Amount of Rs, 13,53,60,010.26 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within THREE years from the date of first offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021

- 1) As per the above Table no. 3, society will have to make payment of first installment of premium to MHADA, within **SIX MONTHS** and remaining **THREE installments within stipulated time limit** as per Table no. 3. If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017. **If Society pays all / Part installment within a Six months, no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021.**
- 2) It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A circular no. E.T.713 dtd. 15.07.2020.
- 3) The society shall execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area of **395.52 m²** before asking for consent letter for Occupation Certificate.
- 4) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Borivali Division and submit report about confirmation.

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Stamp No. _____
Mount on _____
This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-).

- 6) It is mandatory to get permission from Executive Engineer / Borivali Division / M.B. before fixing of safety sheet metal fencing around of the building and relocation of existing water & sewerage lines.
- 7) M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5). The pro-rata premium shall be payable by the applicant and the pro-rata premium of revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.
- 8) Your society will have to submit No dues certificate from concerned Estate Manager before asking for NOC.
- 9) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.
- 10) All conditions in lease deed & sale deed are applicable to the society.
- 11) It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.
- 12) Your society will have to submit duly signed & registered development agreement before asking for NOC.
- 13) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and / or offsite infrastructure charges as and when communicated by Mumbai Board.
- 14) It should be sole responsibility of society to obtain the approval of plans from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.
- 15) It should be sole responsibility of society / society's architect to obtain the approval for the Alignment of the Road / R.L. and boundaries of reservation and their area are subject to the actual demarcation on site by EE E & C / A.E. (Survey).
- 16) The society should have to submit the rectification / Correction in CTS No. in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.
- 17) All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.



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- 18) The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of EE, BP Cell, Greater Mumbai MHADA.
- 19) This offer letter will not be misused for taking out any kind of permission from any departments.
- 20) **The work of the proposed demolition & reconstruction of the new building will** be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses.
- 21) The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.
- 22) The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE, BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM, forest etc) before starting of the work & MHADA is not responsible for EE, BP Cell, Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.
- 23) Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.
- 24) Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.
- 25) No additional FSI will be utilized by the society other than permitted by the MHADA.
- 26) The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.
- 27) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.
- 28) The user of the proposed development / redevelopment will be as permitted by the MHADA.
- 29) The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE, BP Cell, Greater Mumbai / MHADA.
- 30) The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.

32) All the 1
concern
cost at
MHADA

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