

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



No.CO/MB/REE/NOC/F- 11509 /2015
Dated: 07 NOV 2015

OFFER LETTER

To,
The Secretary,
Teenmurti Co-op Hsg.Soc. Ltd.
Bldg. No. 17,
Magathane, Borivali (E),
Mumbai 400 066

Sub :- Proposed Redevelopment of Existing Building No.17, Known as Teenmurti Co-op Hsg. Soc., Magathane, Borivali (E), Mumbai. under DCR 33(5)

Ref:- 1) Society's Proposal dated 12/01/2015
2) Hon'ble VP/A's approval dt. 20/10/2015

With reference of to above cited letter you have submitted subjective proposal for utilization of additional BUA under Revised DCR 33(5).

Your proposal has been scrutinized by this office & your proposal has been approved as per following conditions.

- i) As per statement "B" herewith BUA share of 866.87 m² (with Fungible) will have to be surrendered to MHADA free of cost in the form of constructed Residential tenement of having carpet area upto 80 m² also in future additional FSI in the form of pro-rata share or otherwise will also be shared on the basis of DCR 33 (5) dt. 14/11/2013. Accordingly an undertaking should be submitted by organisation prior to issue of NOC.
- ii) You will have to execute development agreement with MHADA for the surrender of built up area share prior to issue of NOC.
- iii) The allotment of Tit-bit land of 685.08 m² is subject to condition that as and when the Govt. decides the policy regarding Tit-bit plot, same shall be binding on society. If there premium for Tit-bit allotment as per New policy accordingly an undertaking should be submitted by society prior to issue of NOC.

You will have to submit an Undertaking & Indemnity Bond in prescribed pro-forma to agree to all conditions in the offer letter and any other condition that MHADA may think necessary. You are requested to make the following payment. Here with toward scrutiny charges, Debris, removal, lay-out - approval fees, premium towards R.G. area etc. as described in statement - A.

Statement A (Particulars of Payment)

Sr. No.	Particular	Amount in Rs.
1.	Scrutiny Fees/- (Residential)	6,000.00
2.	Debris Removal	6,600.00
3.	Layout approval fees (Rs. 500/- X 80 T/s)	40,000.00
4.	Deposit Amount for Water Charges as per CE-II /A's Circular dated 02.06.2009	1,00,000.00
5.	Offsite infrastructure charges (RR Rate 62400 x 7%) x (Area as per 3 FSI 5351.04 m ² - Existing BUA 2228.04 m ² - MHADA share 642.13) = 2480.87 X 62400 X 7 /100 = 1,08,36,440.16	1,08,36,440.16
6.	Amount to be paid to MCGM (5/7 of Sr. No. 5)	(-)77,40,314.40
7.	Premium towards allotment of R.G. area of 383.13 sq.mt. by charging Rs. 6240/- @ 10 % current Ready Reckoner Rate for year 2015 (i.e. 10% Rs. 62,400/-) as per MHADA Reso.No. 6260 dt 4/06/2007 & MHADA Reso.No. 6397 Dt. 05/05/2009 & A.R.No. 6422 dt.07/08/2009	23,90,731.20
8.	Capitalized Lease Rent (23,90,731.20 x 0.025 x 12.50)	7,47,103.50
9.	Nominal Lease Rent	30.00
10.	Advance Lease Rent (383.13 x 0.08 x 35600 x 1.5)	28,68,877.44
11.	Total Amount to be paid to MHADA (Sr. No. 1+2+3+4+5+7+8+9+10 - 6)	92,55,468.00
12.	Amount to be paid to MCGM for Offsite infrastructure charges.	77,40,315.00

Statement B (Particulars of Area Sharing)

B	Particulars	In Square meter
	Table-A	
1)	Plot area considered for FSI purpose As per Demarcation plan of Ex.Engr., Borivali Div.- 1783.68 m ² i) As per Lease deed = 1098.60 m ² ii) Tit-bit = 685.08 m ² iii) R.G. Area = 383.13 (without FSI) iv) Plot Consider For FSI 2166.81-383.13 (RG) =1783.68	1,783.68

2)	FSI Permissible	3.00
3)	Permissible BUA (1783.68 m2 X 3.00)	5,351.04
4)	Existing Carpet Area LIG-I = 17.48 X 8 T/s. = 139.84 LIG-II = 18.30 X 72 T/s = 1317.60	
5)	Rehabilitation area entitlement per T/s. As per DCR 33 (5) the minimum rehab area per t/s. 27.87 in the present case rehab area for LIG-I = 17.48 + 35% = 23.59 m2 & LIG-II = 18.30 + 35% = 24.70 m2 which are less than 27.87 m2.	27.87
6)	Total Rehabilitation Carpet area (27.87 m2 X 80 Ts)	2,229.60
7)	Additional entitlement governed by size of plot	NIL
8)	Total BUA for rehabilitation (2,229.60 m2 x 1.2)	2675.52
Table- B		
9)	LR/RC Ratio (62400/25000 = 2.49)	2.49
10)	Incentive FSI admissible against the FSI required for rehabilitation for LR/RC Ratio 2.49 as per table 'B' of DCR	60%
11)	Incentive FSI for rehabilitation (2675.52 m2 x 60%)	1605.31
Table-C		
12)	Balance area for sharing 5351.04- (1605.31+2675.52) = 1070.21	1070.21
13)	For LR/RC Ratio 2.49 as per table-C of DCR	Society share 40% MHADA's share 60%
14)	Society share (1070.21 X 40%) MHADA's share (1070.21 X 60%)	428.08 642.13
15)	MHADA's share with fungible 35% (642.13 m2 X 1.35)	866.87

- 1) You have to pay full payment at one stroke for heads as stated above statement "A" within 6 months from the date of issue of this letter. If you fail to make balance payment within 6 months, then the Offer Letter will stand cancelled.
- 2) Total permissible area for sharing is 1070.21m2 out of this Built up share 642.13 m2 (with fungible **866.87** m2) will be handed over to MHADA free of cost in form of constructed residential tenements of carpet area upto 80.00 m2 each. (Excluding Fungible)
- 3) These tenements shall be handed over to MHADA within the period of 3 years from date of issue of NOC. In case if any time extension is required in future for any unforeseen reason / due to any natural calamities, same will be considered only after approval of Hon. Vice President / Authority.
- 4) It is mandatory for you to execute the tripartite agreement for surrender of 642.13 m2 (with fungible **866.87** m2) BUA area free of cost to MHADA prior to NOC. (Draft copy is enclosed herewith)



- 5) 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.100/-)
- 6) 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 & the pro-rata premium of revised layout under D.C.R. 33(5) with 3.00 FSI shall also payable by Applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.
- 7) You will abide all terms and conditions as may be laid under NOC letter.
- 8) You will have to submit No dues certificate from concerned Estate Manager before issue of NOC.
- 9) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before issue of consent for OC.
- 10) Your Architect will have to verify the area & dimensions as per site report given by the Executive Engineer /Housing Borivali Division and submit the report about confirmation.
- 11) MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
- 12) If corporation will communicate any kind of additional amount of offsite infrastructure, it is binding on the applicant to pay all such charges to MCGM. MHADA will not pay any kind of charges to be paid to planning & approving authority on part of MHADA as well as its part of Built up share.
- 13) The Pro-rata amount for approval of revised layout under DCR 33(5) with 3.00FSI shall also be payable by society as and when communicated to you.
- 14) The Society will have to submit new resolution before issue of NOC for the proposal redevelopment as per 3.00 FSI wherein 70% consent of members shall be necessary.
- 15) Your society will have to Xerox copy of minute book about resolution for redevelopment with 3.00 FSI before NOC.
- 16) Your Society will have to submit consent verification report from Executive Engineer Borivali Div./MB and copy of submit duly signed & registered development agreement before NOC.
- 17) It should be sole responsibility of society to obtain the approval of plans / FSI from MCGM and this allotment is made subject to approval of MCGM.

