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

स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA

No.CO/MB/REE/NOC/F-1499/1650-/2023
Date: 14 JUN 2023

OFFER LETTER

To,
The Secretary,
Subhash Nagar **SHEETAL** CHSL,
Bldg No. **31**
Subhash Nagar, N.G. Acharya Marg, Chembur (E),
Mumbai 400071.

Sub: Proposed redevelopment of existing Bldg.No.**31** known as Subhash Nagar **SHEETAL** CHSL , CTS No.826 (pt), N.G. Acharya Marg, Chembur (E), Mumbai 400071 under 33(5) of DCPR 2034.

Ref: 1. Society's Proposal dt. 21.02.2023 & dtd.24.04.2023.
2. Hon'ble V.P./A's approval dtd.01.06.2023.

Sir,

With reference of to above cited letter you have submitted subjective proposal for utilization of additional BUA under DCPR-2034, Clause 33(5) & your proposal is approved By Competent authority.

The above allotment is on sub-divided plot as per Demarcation plan admeasuring about **1683.46 m²** (i.e. As per Lease Area 1230.74 m² + 452.72 m² Tit Bit). The total built up area should be permitted up to existing BUA 1401.27 m² + 420.00 m² allotted previously vide EM-3/MB letter dtd.12.05.2006 + **6,133.11m²** (i.e. 5523.11 m² for Residential use + 610.00m² for Commercial Use) [i.e. 3,229.11m² in the form of additional BUA + 2,304.00 m² Pro-rata BUA + 600.00 m² in the form of balance built up area of layout] thus total BUA = **7,954.38** 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:

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८१
फॅक्स नं. : ०२२-२६५९२०५८/ पत्रपेटी क्र. ८१३५

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

The details of approved additional BUA are mentioned below.

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area considered for FSI calculation as per Demarcation plan i. As per Lease deed = 1,230.74 m^2 ii. Tit Bit = 452.72 m^2	**1,683.46**
2.	Permissible FSI	3.00
3.	Permissible BUA (1,683.46 m^2 x 3.00)	**5,050.38**
4.	Permissible Pro-rata from layout FSI (48.00 m2 X 48 T/s)	2,304.00
5.	Balance BUA of Layout as per A.R. No.6615, dtd. 06.08.2013	600.00
6.	Total permissible BUA (Sr. no. 3+4+5)	**7,954.38**
7.	(-) Less : • Existing Built up area = 1401.27 m^2 • allotted previously vide EM-3/MB letter dtd.12.05.2006 = 420.00 m^2	1,821.27
8.	Additional BUA Offered through this letter (Sr. No. 6-7) • 5523.11 m^2 for Residential use • 610.00 m^2 for Commercial use	**6,133.11**

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

Table – 2

Sr.No.	Particular		Amount in Rs.
1.	Scrutiny Fees (Rs.6,000/- Residential + 12,000/- Commercial)		18,000.00
2.	Debris Removal Rs. 6600/- Per Bldg.		6,600.00
3.	Layout approval fees (Rs. 1,000/- X 48T/s)		48,000.00
4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009. (Rs. 1,00,000/- pre bldg)		1,00,000.00
5.	Ready Reckoner Rate of 2023-24 (CTS No.826 (PT.), at village-Chembur, Zone No. 98/450)		1,22,550/-
6.	Rate of Construction for 2023-24		30,250.00
7.	LR /RC Ratio (1,22,550 / 30,250.00)		4.05
8.	Premium towards additional buildable area for **Residential** use of **5,523.11** sq.mt. by charging Rs. 61,275**/-** @ **50%** current Ready Reckoner Rate of 2023-24 For LIG **(i.e.50% of Rs. 1,22,550/-)** as per Table C -1, in regulation no.33(5) of DCPR-2034 .	33,84,28,565.25	**39,44,95,190.25**
	Premium towards additional buildable area for **Commercial** use of **610.00** sq.mt. by charging Rs. **91,912.50-** @ 75% current Ready Reckoner Rate of 2022-23 **(i.e.75% of Rs. 1,22,550/-)** i.e. 1.5 times as per A.R. 6260 for the rate mentioned in Table C-1, in regulation no.33(5) of DCPR-2034 for commercial use..	5,60,66,625.00	
9.	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (**6,133.11**m^2 X R.R. rate of 2023-24, 1,22,550 X 7%)		5,26,12,884.13
10.	Amount payable for MCGM in the office of the EE,BP Cell, MHADA (5/7 of Rs. 5,26,12,884.13)		3,75,80,631.52
11.	Amount to be paid to MHADA (2/7 of Rs. 5,26,12,884.13)		1,50,32,252.61

12.	420.00 m² additional BUA allotted previously vide EM-3/MB letter No.1925 dtd.12.05.2006 (The Society has paid total amount of Rs. 12,60,000/- (i.e. Rs.10,00,000/- vide receipt no.256358 dtd.11.08.2006 & Rs.2,60,000/- vide receipt no. 310909 dtd.16.03.2007) As per MHADA resolution No.6260,dtd.04.06.2007 the difference of premium amount to be recovered with prevailing Ready Reckoner rate of allotment year 2006 Hence for allotment of 420.00 m² BUA by charging Rs. 9,640/- @ 40% Ready Reckoner Rate of 2006 (i.e. 40% of Rs. 24,100/-) (Rs.9640 x 420 m²)= Rs. 40,48,800/- Difference of premium amount i.e. Rs. 40,48,800 – Rs. 12,60,000= Rs. 27,88,800/-	27,88,800.00
13.	Total Amount to be paid to MHADA (Sr.No.1+2+3+4+8+11+12) Say Amount	41,24,88,842.86 **41,24,88,843.00**
14.	In Words:-Rs. Forty One Crore Twenty Four Lakh Eighty Eight Thousand Eight Hundred & Forty Three Only.	
15.	Total Amount payable for MCGM, in the office of the EE,BP Cell, MHADA (Sr.No.10) Say Amount	**3,75,80,632.00**

As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium against additional BUA of 6,133.11 m² (i.e. 5,523.11 for Residential use + 610.00 m² for Commercial use) to be allowed in four installments, 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	Install-ments	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 Install-ment	**Rs. 9,86,23,798/-** (Total Premium Amount of Rs, 39,44,95,190.25x 25 %) **+** **Rs. 1,79,93,653/-** (i.e. Scrutiny Fees Rs. 18,000.00 + Debris Removal Rs. 6,600.00/- + Layout Approval Fees Rs. 48,000 + Water Charges Rs.1,00,000/- + Development Cess for MHADA Rs, 1,50,32,252.61+ Difference of premium amount Rs. 27,88,800)	**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. 9,86,23,798/-** (Total Premium Amount of Rs, 39,44,95,190.25x 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 .
3)	Third Installment	**Rs. 9,86,23,798/-** (Total Premium Amount of Rs, 39,44,95,190.25x 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. 9,86,23,798/-** (Total Premium Amount of Rs, 39,44,95,190.25x 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's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Kurla Division and submit report about confirmation.

4) 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/-)

5) It is mandatory to get permission from Executive Engineer / Kurla Division / M.B. before fixing of safety sheet metal fencing around of the building and relocation of existing water & sewerage lines.

6) The society shall execute Supplementary Lease Deed with the Mumbai Board for plot area of **452.72** m^2 before asking for consent letter for Occupation Certificate.

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 CTS plan before asking for NOC

10) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.

11) All conditions in lease deed & sale deed are applicable to the society.

12) 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.

13) Your society will have to submit duly signed & registered development agreement before asking for NOC.

14) 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.

15) 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.

16) Your society will have to submit Rectify Sale Deed for existing BUA before asking for NOC

17) 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).

18) 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.

19) All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.

20) 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.

21) This offer letter will not be misused for taking out any kind of permission from any departments.

22) 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.

23) 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.

24) 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.

25) Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.

26) Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.

27) No additional FSI will be utilized by the society other than permitted by the MHADA.

28) 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.

29) 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.

30) The user of the proposed development / redevelopment will be as permitted by the MHADA.

31) 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.

32) 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.

33) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.

34) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.

35) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

36) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NOC will be issued to the subjective proposal.

37) MHADA reserves its 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.

An amount of **Rs. 41,24,88,843/-** (In words Rs. Forty One Crore Twenty Four Lakh Eighty Eight Thousand Eight Hundred & Forty Three Only) may be paid as per table no.3 in the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai – 400051 by Demand Draft/ Pay Order and produce certified Xerox copy of the receipt in this office.

Your society should pay Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034 an amount of **Rs. 3,75,80,632/-** (In words Rs. Three Crore Seventy Five Lakh Eighty Thousand Six Hundred & Thirty Two Only) payable for MCGM, in the office of the Executive Engineer (Eastern Suburb), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E),Mumbai 400 051, **within SIX months** from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table -3, under certain terms and condition, which may please, be noted.

(Draft approved by CO/MB)

(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to The Executive Engineer (Eastern Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of Rs. **3,75,80,632/-** towards Development Cess charges payable for MCGM.

Copy to Architect :- Shri. Sachin Rakshe, Bldg.No.04/A Wing, 002, Tilak Nagar Sun View CHSL, Tilak Nagar, Chembur, Mumbai – 400 089, for information.

Copy forwarded for information and necessary action in the matter to: -

1) Dy. Chief Engineer (East) / Mumbai Board for information.
2) Architect, Layout Cell, Mumbai Board
3) Executive Engineer, Kurla Division/ Mumbai Board
   i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
   ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
   iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
4) Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -3 in time , else charge the interest as mentioned therein & furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

5) Assistant/REE/MB for MIS record.