

Laxmi Ramana Co-operative Housing Society Ltd

Registration No. :- BOM/HSG/4564/1975

Plot no. 13- A of S. No. 161 (Pt), Bangur Nagar, Link Road, Goregaon (West), Mumbai - 400 104.

Ref. No. 2023129

NOTICE

24-OCT-2023

EXPRESSION OF INTEREST (EOI) FOR PURCHASE of ADDITIONAL AREA

Dear Members,

Further to our Notice dated 17-Oct and 22-Oct on plan availability & sharing plans on e-mail and collecting feedback respectively; planning and designing of the new building majorly also depends on the extra area individual member intends to purchase. Earlier, additional area purchase request was noted verbally, but now as we move closure towards closure of plans, we hereby request following:

1. Letter expressing interest for purchase of additional sq. ft. area in writing or on e-mail (format below).
2. Cheque of Rs. 1,00,000/- (Rs. One Lakh Only) in the name of society "Laxmi Ramana CHS Ltd." as a security deposit which shall be deposited upon final approval of plan through general body, or refunded without any interest if a member opts out from purchasing additional area before approval of plan.

Note: Rs.1,00,000 payment shall be adjusted against 10% payment scheduled on plan approval. Refer payment schedule, rate and other details on the page 2 (back side). All the payments done shall be held in society account until Development Agreement is signed.

07-NOV-2023 shall be LAST DATE for submitting EOI Letter with Cheque of Rs.1,00,000/-

We won't be accepting any further request for purchase of additional area post 07-Nov-2023 as

New Building Layout & Plan shall be worked based only on these final requests.

On behalf of the Managing Committee

Prasad Hadkar
Prasad Hadkar
Hon. Secretary

CC: 97 Flats, Main Gate and All Building Notice Boards



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To,
Hon. Secretary / Hon. Chairman
Laxmi Ramana CHS Ltd.

Date: ____ / ____ / 2023

Sub: Expression of Interest for Purchase of Additional Area

Dear Sir,

I, _____, undersigned, the owner of flat no. _____ in Wing _____, on _____ floor of Laxmi Ramana CHS Ltd., state that I am desirous of purchasing of additional RERA Carpet Area of 50 / 100 / 150 / _____ sq. ft. in new proposed redeveloped building over and above 585 sq. ft. RERA CA offered by Arkade Developer Ltd. I hereby enclose cheque no. _____ of Rs.1,00,000/- as security deposit drawn on bank _____ along with this letter as an EOI for Purchase of Additional Area which I understand is refundable without any interest if I plan to opt out before approval of plan.

Yours faithfully,

Flat No.: _____ Sign: _____ Name : _____

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Additional Area Purchase Rate, Payment Schedule, Stamp Duty, Registration, GST and other details

Members purchasing additional area will have to bear and pay the Stamp Duty, Registration Charges, GST or any other taxes in respect of the additional RERA Carpet Area. Currently Stamp Duty is at 6%, GST is at 5%, and Registration is 1% or Rs.30,000 whichever is less. Members will also have to pay any applicable differences if government revises these rates during the course of building redevelopment.

ADDITIONAL RERA Carpet Area Rate per Sq. Ft.		
1 sq. ft. RERA CA to 100 sq. ft. RERA CA		Rs. 28,500 per sq. ft. RERA CA
101 sq. ft. RERA CA onwards		Rs. 30,000 per sq. ft. RERA CA
Payment Schedule for Additional RERA Carpet Area to be purchased by Existing Members		
Sr.No	Particulars	% To be Released
1	On Confirmation of Plan	10.00%
2	On Registration of Development Agreement	5%
3	On Receipt of IOD	5%
4	Before Registration of PAAA	5%
5	At the time of registration of PAAA	Stamp Duty + Registration + GST for above installments paid.
6	On Receipt of Vacating Notice	10%
7	As per Progress of Work	60% + GST
8	On Receipt of OC	5% + GST
TOTAL		100.00%

