

AARTI & AAVISHKAR COMPLEX.

Plot No. C.T.S. 209 A & B, Bunder Pakhadi Village, Kandivali (West), Mumbai - 400 067

Date: 22nd April 2025

Brief profile of Aarti and Aavishkar Co-operative Housing Society complex.

Aarti & Aavishkar complex is a cluster of two societies is a single land parcel comprising of **Aarti Co-Op Hsg. Society Limited** being Building No. 1 comprising of two wings A & B and **Kandivali Aavishkar Co-Op. Hsg. Society Limited** being building No. 2 comprising of 3 wings C, D & E which is situated on land bearing CTS No. 209, S.No. 98/1 of Bunder Pakhadi Road, Near Gaurav Garden, Kandivali West, Mumbai 400067.

The Deemed Conveyance of the society issued by District Deputy Registrar, Co-operative Societies, Mumbai City (4),

1. Vide No. DDR-4/Mum/deed/Aarti CHSL/2983/2023 dated 30/10/2023
2. Vide No. DDR-4/Mum/deed/Kandivali Aavishkar CHSL/1767/2024 dated 03/07/2024

- **Aarti Co-Op. Hsg. Society Limited**, referred to as Building No. 1 consists of A wing having Stilt + 6 upper floors and B Wing having Stilt + 7 upper floors. There are total of 32 flats comprising of 1, 2 & 3 BHK. The completion certificate issued by the competent authorities vide Ref. no CE/9126/BP/WS/AR dated 9th June 1996.
- **Kandivali Aavishkar Co-Op. Hsg. Society Limited**, referred to as Building No. 2. Consists of C & D wings having Ground + 6 floors and E Wing having Ground + 7 floors. There are total of 73 flats comprising of 1, 2 & 3 BHK. The completion certificate issued by the competent authorities vide Ref. No. CE/6593/BP/WS/AR dated 27th March 1996.

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Details of the Built-up area of the society is as under

S.No.	Description	Area in Sq. Mts
1.	Plot area as per approved bldg. plan by MCGM	7272.50
2.	Deduction for area under road set back.	343.70
3.	Balance area of plot.	6928.80
4.	Deduction R.G area (15%)	1039.32
5.	Net plot area.	5889.48
6.	Addition of setback area.	343.70
7.	Total permissible area.	6233.18
8.	FSI permissible.	1.00
9.	Permissible floor area.	6233.18
10.	Existing structure Built in setback portion in Municipal possession.	155.61
11.	Permissible area for Prop. Work.	6077.57
12.	Proposed area. Bldg. No. 1 (Wing A & B)	1775.31
	Bldg. No. 2 (Wing C, D & E)	4281.26
13.	Excess Balcony Bldg. No. 1 (Wing A & B)	14.15
	Bldg. No. 2 (Wing C, D & E)	NIL
14.	Total proposed built up area.	6070.72
15.	FSI Consumed.	0.99

Details of the breakup of the land and RG area of individual building.

1	2	3	4	5	6	7
Building Name.	Plinth area of individual building.	BUA of individual building.	Percentage (%) share of individual building.	Share in Net appurtenant land.	Share in common amenities (RG area of individual building.	Share in area of road setback (FSI advantage).
Aarti Co.Op Hsg Society Ltd.	276.96	1789.46	29.48	1483.78	306.39	101.32
Kandivali Aavishkar Co. Op Hsg. Society.	579.32	4281.26	70.52	3549.41	732.93	242.38
Total	856.28	6070.72	100 %	5033.19	1039.32	343.70

The above details are under exclusively ownership of Aarti and Aavishkar Hsg. Society and is meant for private circulation only. The data provided is subject to verification and not binding on any individual person or society. Any misuse of the above data in any form other than the intended user will be solely his or her responsibility.

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Aarti & Aavishkar Complex, Contact details of key personal:

S.No.	Name of the Official	Designation	Contact No.
1.	Mr. Kamlesh Rai	Chairman – Aarti Society	9870283954
2.	Mr. Punit Shukla	Secretary – Aarti Society	8898840799
3.	Mr. Deepak Upadhyay	Treasurer – Aarti Society	9819140569
4.	Mr. Vijay Dalvi	Chairman – Aavishkar Society	9819662116
5.	Mr. Hemant Panchal	Secretary – Aavishkar Society	9869786252
6.	Mr. Chetan Shah	Treasurer – Aavishkar Society	7977813143