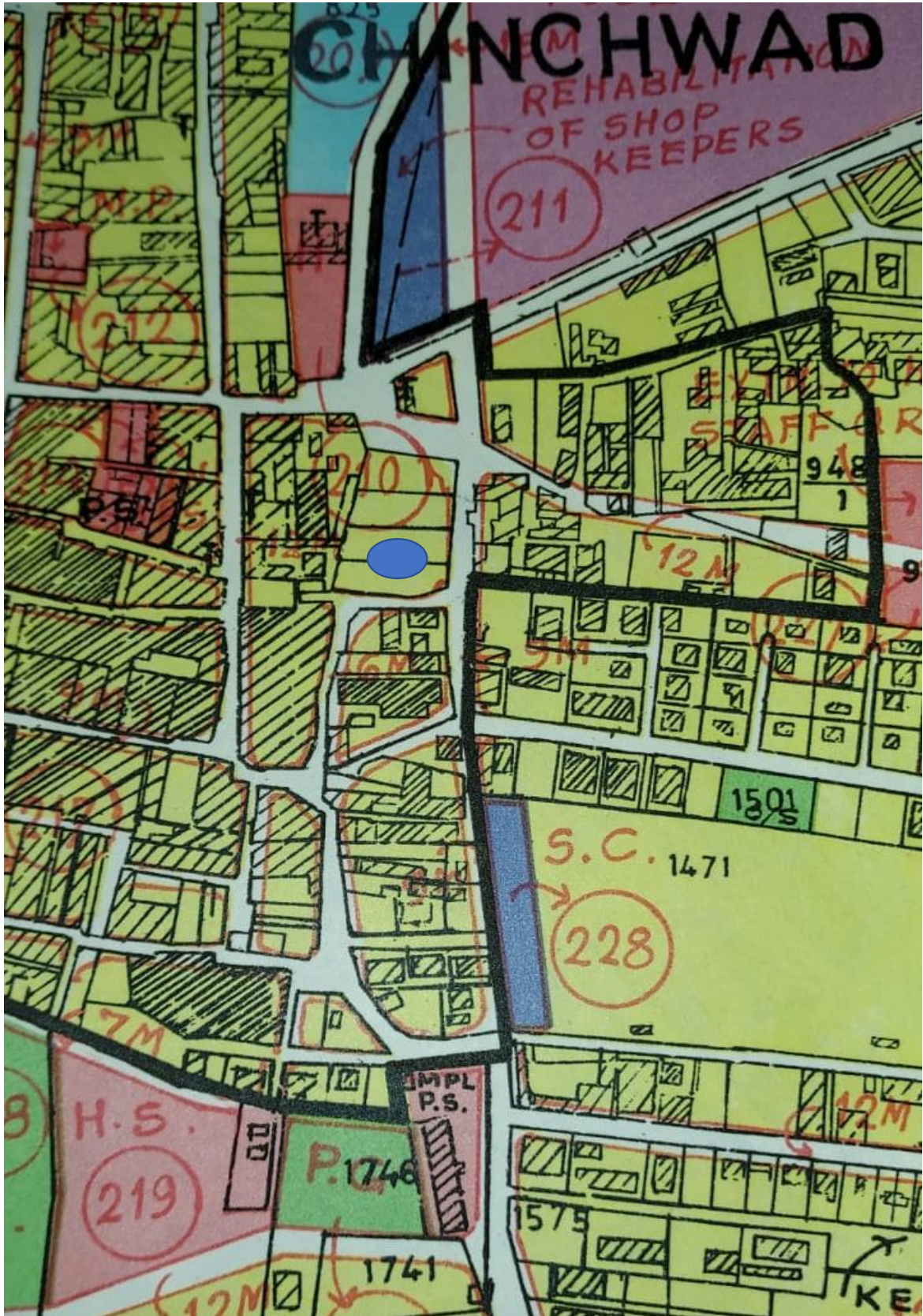



A REDEVELOPMENT (JOINT) OF SHREE ASHISH & VARAD SHREE CHS, CHINCHWAD,PUNE SUMMARY REPORT			
1	Name of Society	CHS 01-SHREE ASHISH CHS CHS 02-VARAD SHREE CHS	Remarks
2	Address	CHS 01- CTS 882 CHS 02- CTS 883 CHINCHWADGAON, TAL. HAVELI, DIST. PUNE	
3	Plot area	CHS 01- 715.40 CHS 02- conveyance pending	as per conveyance
		NA	as per 7/12 extracts
		CHS 01- 715.40 CHS 02-CTS extract not avl.	as per CTS extracts
		CHS 01- 699.25 CHS 02- 727.93	as per previous approved plans
	AREA CONSIDERED FOR CALCULATIONS- stringent of the above	CHS 01- 699.25 CHS 02- 727.93 TOTAL- 1427.18	SQM. Assuming that vahivaat demarcation will be obtained for this area
		<b>15362.17</b>	sft
4	No. of existing units/members	CHS 01- As per info provided by society = 47 NOS (4 shops+43 residential) As per previous approved plans = 46 NOS (3 shops+43 residential) CHS 02- As per info provided by society = 42 NOS (4 shops+38 residential) As per previous approved plans = 42 NOS (4 shops+38 residential)	
5	Existing building	CHS 01-1 buildings- Gr+3 floors CHS 02- 1 buildings- Gr+3 floors	as per info available
5a	Existing building approval reference	Approved Building plan made available for reference CHS 01 PCMC Approval plan and CC- BP/Chinchwad/13/84 dated 24.01.1985 OC - No.2526 dt. 27.10.1986 -(for 3 shops+46 residential= total 46 nos) CHS 02 PCMC Approval plan and CC- BP/Chinchwad/18/93 dated 04.05.1993 OC - No.???? dt. 04.05.1993 -(for 4 shops+38 residential= total 42 nos)	
5b	Existing FSI as per approved plans	CHS 01- 14102.70 SFT= 1310.17 SQM CHS 02- 15331.60 SFT= 1424.34 SQM TOTAL- 2734.513 SQM	

5c	Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority	CHS-01- YES CHS 02- YES	
6	RR rate for <b>2024-25</b>		
	Open land	<b>12230</b>	Rs/sqm
	Residential tenement	<b>53760</b>	Rs/sqm
	Commercial office	<b>61830</b>	Rs/sqm
	Commercial shop	<b>67540</b>	Rs/sqm
7	Redevelopment brief	To offer BOTH SOCIETY PLOTS JOINTLY FOR REDEVELOPMENT, and for such JOINT REDEVELOPMENT, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
8	Plot area considered for redevelopment	CHS 01- 699.25 CHS 02- 727.93 TOTAL- 1427.18	sqm
		<b>15362.17</b>	sft
9	Width of existing access rd.	Southside-less than 9m EAST side- assumed <b>minimum 12m road</b> (UDCPR range of 9.0m to 18.0m)	
10	Road width as per latest DP	no change	
11	ULC Status	No reference available, assumed Not applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- UDCPR (Dec 2020)	For plot in GAOTHAN/CONGESTED AREA fronting on <b>=/&gt; 9 m road</b> Basic FSI= 2.0, AddL. TDR= 0.3, AddL. Premium FSI= 0.3 Ancillary FSI=60% for residential and 80% for comercial <b>As per new clause 7.6.1, available FSI= existing FSI+incentive FSI+ ancillary</b> <b>All habitable builtup areas are accounted towards FSI</b> <b>Plot is in GAOTHAN/CONGESTED AREA in "RESIDENTIAL ZONE-R2"</b>	
12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	
13	TOD POLICY in the context of proposed redev. of societies	The PLOT under consideration <b>IS CURRENTLY NOT UNDER TOD ZONE</b>	

14	SPECIFIC ISSUES IF ANY	<p>1)The plot being a Congested area plot, the existing FSI consumption is substantial with 2.0 FSI and free of FSI balcony area, accordingly the existing effective FSI w.r.t UDCPR is more than approx. 2.1. As per UDCPR for congested area on given roadwidth the permissible FSI is 2.6 +ancillary thereon, OR <b>as per new updated clause 7.6.1 =existing fsi+incentive fsi+ ancillary thereon.</b></p> <p><b>Even after consideration of this new clause provision, there is not a substantial increase in FSI due to incentive fsi+ additional ancillary FSI. Therefore as per calculations the financial profitability of the redevelopment proposal is observed to be quite minimal from a developer persepective to give any substantial area increment to the existing society members.</b></p> <p><b>2) The societies can expect to get limited increment on existing carpet areas.</b></p> <p><b>3) The aspiring developer will have to implement and deliver the project very efficiently and smartly within limited timeframe to make the project successful.</b></p>
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	As per enclosed herewith
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	<p style="text-align: center;"><b>12.00</b></p> <p style="text-align: center;"><b>TO</b></p> <p style="text-align: center;"><b>15.00</b></p>
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	<p>building of of height <b>upto 45m only</b></p> <p>This scenario, may vary as per other design and financial considerations of the developer and possible revision to statutory provisions which please note.</p>
18	GENERAL DEFINITIONS OF TERMS	<p>“Premium/Paid FSI” means the FSI that may be available on payment of premium @ 35% of RR open land rate</p> <p>“Ancillary FSI” means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from MC @ 15% of RR open land rate</p> <p>“Security deposit” which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest.</p> <p>“Bank guarantee” is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.</p> <p>“Corpus fund” is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses</p>


SITE LOCATION IN DP





Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
2/24 - उर्वरित चिंचवड गावठाण	12230	53760	61830	67540	0	चौ. मीटर	सि.टी.एस. नंबर

B		EXISTING CARPET AREA STATEMENT						
SHREE ASHISH CHS								
Existing Areas evaluated from sanctioned plans								
		PRERERA			RERA		CARPET AREA UNDER OFFER AS PER INCREMENTAL % AS PER FEASIBILITY STUDY	
							SCENARIO 01	SCENARIO 02
							12.00	15.00
sr. no		Unit	sqft	sqm	sqft	sqm	sft	sft
1	GR. FLOOR	SHOP 01	106	9.85	106	9.85	118.7	121.9
2		SHOP 02	85.25	7.92	85.25	7.92	95.5	98.0
3		SHOP 03	65.12	6.05	65.12	6.05	72.9	74.9
4		SHOP 04	123.25	11.45	123.25	11.45	138.0	141.7
5		FLAT 01	431.06	40.05	448.93	41.71	502.8	516.3
6		FLAT 02	288.06	26.76	300.43	27.91	336.5	345.5
7		FLAT 03	292.41	27.17	303.66	28.21	340.1	349.2
8		FLAT 13	292.41	27.17	303.66	28.21	340.1	349.2
9		FLAT 14	288.06	26.76	300.43	27.91	336.5	345.5
10		FLAT 15	288.06	26.76	300.43	27.91	336.5	345.5
11		FLAT 16	292.41	27.17	303.66	28.21	340.1	349.2
12		FLAT 29	292.41	27.17	303.66	28.21	340.1	349.2
13		FLAT 30	288.06	26.76	300.43	27.91	336.5	345.5
14		FLAT 31	379.97	35.30	392.6	36.47	439.7	451.5
15	1ST FLOOR	FLAT 04	431.06	40.05	448.93	41.71	502.8	516.3
16		FLAT 05	288.06	26.76	300.43	27.91	336.5	345.5
17		FLAT 06	292.41	27.17	303.66	28.21	340.1	349.2
18		FLAT 17	292.41	27.17	303.66	28.21	340.1	349.2
19		FLAT 18	288.06	26.76	300.43	27.91	336.5	345.5
20		FLAT 19	288.06	26.76	300.43	27.91	336.5	345.5
21		FLAT 20	292.41	27.17	303.66	28.21	340.1	349.2
22		FLAT 32	292.41	27.17	303.66	28.21	340.1	349.2
23		FLAT 33	288.06	26.76	300.43	27.91	336.5	345.5
24		FLAT 34	323.31	30.04	334.18	31.05	374.3	384.3
25		FLAT 35	306.16	28.44	319.41	29.67	357.7	367.3
26	2ND FLOOR	FLAT 07	431.06	40.05	448.93	41.71	502.8	516.3
27		FLAT 08	288.06	26.76	300.43	27.91	336.5	345.5
28		FLAT 09	292.41	27.17	303.66	28.21	340.1	349.2
29		FLAT 21	292.41	27.17	303.66	28.21	340.1	349.2
30		FLAT 22	288.06	26.76	300.43	27.91	336.5	345.5
31		FLAT 23	288.06	26.76	300.43	27.91	336.5	345.5
32		FLAT 24	292.41	27.17	303.66	28.21	340.1	349.2
33		FLAT 36	292.41	27.17	303.66	28.21	340.1	349.2
34		FLAT 37	288.06	26.76	300.43	27.91	336.5	345.5
35		FLAT 38	323.31	30.04	334.18	31.05	374.3	384.3
36	FLAT 39	306.16	28.44	319.41	29.67	357.7	367.3	

SHREE ASHISH CHS								
Existing Areas evaluated from sanctioned plans							CARPET AREA UNDER OFFER AS PER INCREMENTAL % AS PER FEASIBILITY STUDY	
			PRERERA		RERA			
37	3RD FLOOR	FLAT 10	431.06	40.05	448.93	41.71	502.8	516.3
38		FLAT 11	288.06	26.76	300.43	27.91	336.5	345.5
39		FLAT 12	292.41	27.17	303.66	28.21	340.1	349.2
40		FLAT 25	292.41	27.17	303.66	28.21	340.1	349.2
41		FLAT 26	288.06	26.76	300.43	27.91	336.5	345.5
42		FLAT 27	288.06	26.76	300.43	27.91	336.5	345.5
43		FLAT 28	292.41	27.17	303.66	28.21	340.1	349.2
44		FLAT 40	292.41	27.17	303.66	28.21	340.1	349.2
45		FLAT 41	288.06	26.76	300.43	27.91	336.5	345.5
46		FLAT 42	323.31	30.04	334.18	31.05	374.3	384.3
47		FLAT 43	306.16	28.44	319.41	29.67	357.7	367.3
		Total	13659.76	1269.02	14194.15	1318.67	15897.4	16323.3

VARAD SHREE CHS								
Existing (PRE-RERA CARPET) areas as per info provided by society							OFFER AS PER INCREMENTAL % AS PER FEASIBILITY STUDY	
			PRERERA		RERA		SCENARIO 01	SCENARIO 02
							12.00	15.00
						PRE-RERA TO RERA CONVERSION FACTOR FOR RESI ONLY <b>1.04</b>	sft	sft
1		SHOP 01	203	18.86	203	18.86	227.4	233.5
2		SHOP 02	203	18.86	203	18.86	227.4	233.5
3		SHOP 03	203	18.86	203	18.86	227.4	233.5
4		SHOP 04	203	18.86	203	18.86	227.4	233.5
5		FLAT 05	479	44.50	498.16	46.28	557.9	572.9
6		FLAT 06	479	44.50	498.16	46.28	557.9	572.9
7		FLAT 15	479	44.50	498.16	46.28	557.9	572.9
8		FLAT 16	479	44.50	498.16	46.28	557.9	572.9
9		FLAT 25	479	44.50	498.16	46.28	557.9	572.9
10		FLAT 26	479	44.50	498.16	46.28	557.9	572.9
11		FLAT 07	293	27.22	304.72	28.31	341.3	350.4
12		FLAT 08	293	27.22	304.72	28.31	341.3	350.4
13		FLAT 17	293	27.22	304.72	28.31	341.3	350.4
14		FLAT 18	293	27.22	304.72	28.31	341.3	350.4
15		FLAT 27	293	27.22	304.72	28.31	341.3	350.4
16		FLAT 28	293	27.22	304.72	28.31	341.3	350.4
17		FLAT 35	293	27.22	304.72	28.31	341.3	350.4
18		FLAT 36	293	27.22	304.72	28.31	341.3	350.4
19		FLAT 09	378	35.12	393.12	36.52	440.3	452.1
20		FLAT 10	378	35.12	393.12	36.52	440.3	452.1
21		FLAT 19	378	35.12	393.12	36.52	440.3	452.1

SHREE ASHISH CHS								
Existing Areas evaluated from sanctioned plans								
			PRERERA		RERA		CARPET AREA UNDER OFFER AS PER INCREMENTAL % AS PER FEASIBILITY STUDY	
22		FLAT 20	378	35.12	393.12	36.52	440.3	452.1
23		FLAT 29	378	35.12	393.12	36.52	440.3	452.1
24		FLAT 30	378	35.12	393.12	36.52	440.3	452.1
25		FLAT 37	378	35.12	393.12	36.52	440.3	452.1
26		FLAT 38	378	35.12	393.12	36.52	440.3	452.1
27		FLAT 01	382	35.49	397.28	36.91	445.0	456.9
28		FLAT 02	382	35.49	397.28	36.91	445.0	456.9
29		FLAT 03	291	27.03	302.64	28.12	339.0	348.0
30		FLAT 04	298	27.68	309.92	28.79	347.1	356.4
31		FLAT 11	457	42.46	475.28	44.15	532.3	546.6
32		FLAT 12	457	42.46	475.28	44.15	532.3	546.6
33		FLAT 13	366	34.00	380.64	35.36	426.3	437.7
34		FLAT 14	377	35.02	392.08	36.43	439.1	450.9
35		FLAT 21	457	42.46	475.28	44.15	532.3	546.6
36		FLAT 22	457	42.46	475.28	44.15	532.3	546.6
37		FLAT 23	366	34.00	380.64	35.36	426.3	437.7
38		FLAT 24	377	35.02	392.08	36.43	439.1	450.9
39		FLAT 31	457	42.46	475.28	44.15	532.3	546.6
40		FLAT 32	457	42.46	475.28	44.15	532.3	546.6
41		FLAT 33	366	34.00	380.64	35.36	426.3	437.7
42		FLAT 34	377	35.02	392.08	36.43	439.1	450.9
		<b>Total</b>	<b>15,378.00</b>	<b>1,428.65</b>	<b>15,960.64</b>	<b>1,482.78</b>	<b>17875.9</b>	<b>18354.7</b>

		GRAND TOTAL OF CHS-01 +CHS 02			<b>30,154.79</b>	<b>2,801.45</b>		
		RESIDENTIAL			<b>28,963.17</b>	<b>2,690.74</b>		
		SHOPS			<b>1,191.62</b>	<b>110.70</b>		



C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
		CHS 01- CTS 882 CHS 02- CTS 883 CHS No. CHINCHWADGAON, TAL. HAVELI, DIST. PUNE	
1	GROSS PLOT AREA		
2	GROSS PLOT AREA CONSIDERED	1427.18	sqm, assuming that demarcation will be obtained corresponding to revenue record area
3	Gross plot area considered for calculations	<b>1427.18</b>	=2)
4	Road widening		existing road unchanged
a	Previously acquired	15.23	In CHS2 approval dwg, however subject to reverification as dwg. Is very unclear
b	New RW as per current DP	0.00	
5	DP reservations	0.00	
6	Balance plot	1411.95	3)-4a)-4b)-5)
7	Amenity space	0.00	NA
8	Open space	0.00	NA
9	Net plot	<b>1411.95</b>	6)-7)
		<b>FSI/TDR</b>	<b>ANCILLARY</b>
10a	Basic FSI	<b>2.00</b>	<b>0.620</b>
10b		<b>2823.90</b>	
11a	Premium FSI potential (on gross plot)	<b>0.30</b>	=0.8*x%+0.6*(100-x)% assuming x% comm. and (100-x) % resi.
11b		<b>428.15</b>	
12a	TDR Potential (on gross plot)	<b>0.30</b>	
12b		<b>428.15</b>	
13	TOTAL	<b>3680.21</b>	<b>2281.73</b>
14	<b>MAX FSI POTENTIAL as per roadwidth</b>	<b>5961.94</b>	
15	<b>MAX FSI POTENTIAL as per Existing+Incentive</b>	<b>6398.21</b>	
	Components	FSI/TDR	ANCILLARY
16	<b>Existing FSI</b>	2734.51	
17	Incentive FSI (greater of Existing FSIx30% and existing no. of tenements x 15)	1215.00	
18a	TDR generated Insitu	0.00	
18b	TDR purchased from outside (prop. balance as required to meet feasible potential)	0.00	
19	Premium FSI (prop. balance as required to meet feasible potential)	0.00	
20		3949.51	2448.70
21	<b>TOTAL FSI FEASIBLE</b>	<b>6398.21</b>	
22a	Gross SBUA feasible	<b>7,677.85</b>	may vary. Can be ascertained only after detail design
22b	Corresponding	<b>82,644.41</b>	sft
23a	(RERA)Carpet	<b>5,687.30</b>	20)/1.35
23b		<b>61,218.08</b>	sft

D FINANCIAL FEASIBILITY CALCULATIONS				
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	<b>3,851.00</b>		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	3,182.64		lakhs of Rs
3	Gross Benchmark % return on investment (development cost) to be expected by developer	<b>17.50%</b>	<b>15.00%</b>	as per assumption, may vary
4	Gross return in lakhs of Rs	<b>556.96</b>	<b>477.40</b>	lakhs of Rs
5	Min. sale value to be recovered by dev.	3,739.60	3,660.03	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale @ ground floor	<b>25,000</b>		approx. projected, will vary as per market conditions
6b	Average rate of Commercial sale @ 1st floor	<b>17,500</b>		
6c	Average rate of Residential sale (including proportionate rate of parking sale)	<b>8,000</b>		
7	Total Commercial retail @ __ % of total feasible SBUA	<b>10.0%</b>	<b>8,264.44</b>	
8	Commercial retail @ gr. Floor		<b>4,208.94</b>	
9	Commercial retail @ 1st floor		<b>4,055.50</b>	
10	Existing Commercial Retail Carpet		<b>1,191.62</b>	
11	Corresponding Existing commercial retail SBUA		<b>1,608.69</b>	
12	Required Commercial SBUA @ gr. Floor for Rehab @ say __% above	<b>13.50%</b>	<b>1,825.86</b>	
13	Balance commercial retail @ gr. Floor for <b>Freesale</b>		<b>2,383.08</b>	
14	Commercial retail @ 1st floor for <b>freesale</b>		<b>4,055.50</b>	
15	Total Residential SBUA		<b>74,379.97</b>	
16	Recovery from Commercial retail sale for dev.	<b>1,305.48</b>	<b>1,305.48</b>	lakhs of Rs
17	Balance recovery from Residential sale for dev.	2,434.11	2,354.55	lakhs of Rs
18	Correspondia SBUA for <b>Freesale Residential</b> (sft)	30,426.44	29,431.86	sft
19	Balance SBUA for Rehab Residential	43,953.53	44,948.11	sft
20	Balance RERA CARPET for Rehab Residential	32,558.17	33,294.89	sft
21	<b>Rehab Residential</b> Existing carpet area	28,963.17	28,963.17	As per carpet area calcs.
22	<b>Rehab</b> stock- Effective carpet area in excess of existing	3,595.00	4,331.72	9)-10) sft
23	Effective Rehab carpet area in excess of existng as a <b>percentage above existing</b>	<b>12.00</b>	<b>15.00</b>	percent +/-

<b>E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)</b>						
<b>ASR VALUES 2024-25</b>						
	OPEN LAND	12230		Rs		
	CONST. RATE	26620		/sqm	<b>PLOT</b>	
	Item	Rate (Rs/unit)	Unit	% appl.	Area (sq.m)	Amount in Rs
<b>E1</b>	<b>FSI purchase costs</b>					
	Basic FSI	12230	sqm	0%	2734.51	0
	Incentive FSI	12230	sqm	0%	1215.00	0
	Premium FSI	12230	sqm	35%	0.00	0
	TDR (rate subject to market volatility, AND MAY VARY SUBSTANTIALLY)	12230	sqm	100%	0.00	0
	Ancillary FSI	12230	sqm	15%	2448.70	44,92,136
					6398.21	44,92,136
	5% escalation and cont.					2,24,607
						<b>47,16,743</b>
<b>E2</b>	<b>Municipal Statutory fees</b>					
1a	Land dev.charges				approved layout	0
1b	I to R conversion charges				NA	0
2	Development charges					
	commercial (assumed @ x%)	12230	sqm	8%	639.82	<b>6,26,001</b>
	residential (assumed @ 100-x%)	12230	sqm	4%	5758.39	<b>28,17,004</b>
3	C&D				tentative lumsum	2,00,000
4	Upkaar					
	commercial	26620		1.5%	639.82	2,55,481
	residential	26620	sqm	1.0%	5758.39	15,32,883
5	Basement excavation (tentative quantity)	3671.07	cum	100%	50.00	1,83,554
6	Waterline development charges					0
7	Road Dev. charges					0
	<b>FIRE CHARGES-TENTATIVE</b>					
8a	Fire service charges 0 to 45m					
	Commercial	26620	sqm	0.75%	768	1,53,288
	Residential	26620	sqm	0.25%	6910	4,59,865
8b	1% Annual fees					5,000
9	TOTAL					<b>62,33,076</b>
10	<b>5% escalation and cont.</b>					3,11,654
11	AMT. with escalation					<b>65,44,730</b>
12	Approx. cost per sft of SBUA				82644.41	<b>79</b>
<b>Based on assumptions. Subject to variation</b>						

F DEVELOPMENT COST (Tentative Estimate)					
	Open land-RR Rate for 2024-25	12230		Rs/sqm	
	Construction- RR rate for 2024-25	26620		Rs/sqm	
		2473.06		Rs/sft	
	RESIDENTIAL -RR rate for 2024-25	53760		Rs/sqm	
		4994.43		Rs/sft	
		Area		Rate in Rs per sft/nos	
				Amount in lacs of Rs	
1	Construction cost on total salable area (including parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale) Lock n Key rate considered at <b>Rs 2400/sft of SBUA +18% GST</b> <i>(Pls note: considering a hi-rise building of about 45m height, average range specifications , revised rate of MIN. Rs 2400/sft is considered)</i>	82644.41	sft	2832	2340.49
2a	FSI purchase Cost	As per statement			47.17
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement			65.45
3	ULC Cost	NA			0.00
	Rent and deposit charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 36 months				
4a	Rs ___/sft for Residential	28963.17	sft	15	156.40
4b	Rs ___/sft for Commercial shops	1191.62		40	17.16
5	Relocation cost (@ ___ Rs per unit)	89.00	nos	20000	17.80
6	Monetary Compensation/Betterment Charges to existing members	0.00	sft	Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs ___ per existing unit	89.00	nos	50000	44.50
8a	Parking compensation			Not considered, if required the society should specify	0.00
8b	Terrace/Garden compensation			Not considered, if required the society should specify	0.00
9	<b>Tentative valuation of GST impact</b>				
	<b>Basic Values and assumptions</b>				
a	Total (builtup)area of project @ Rera carpet x 1.1	6256.03	sqm		
b	Approx. (builtup)Area allocated for Rehab ( Only For calculation purposes evaluated @ extra ___% over existing carpet)	3497.61	sqm		13.50
c	Approx. (builtup) area for freesale	2758.42	sqm		
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	551.68	sqm	sqm assumed 20% of total freesale	

1	Value of "non- affordable" unsold (freesale) units	296.59	lacs	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category	
2	Value of "affordable" unsold (freesale) units	0.00	Rs.		
e	Approx. sale rate Considered at residential rate	53760.00	Rs/ sqm	assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	3363.24	lacs of Rs		
10	<b>GST IMPACT</b>				
<b>A</b>	<b>On "transfer of development rights by society to developer"</b>				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	3.92	lac of Rs	18%	0.71
2	Non-monetary compensation in the form of units given to existing society members				
2a	1st evaluation: @ 18% on value of unsold units at completion/1st possession	296.59		18%	
				53.39	
2b	2nd evaluation: 5% on value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	296.59		5%	
			14.83		
	<b>Lesser of 2a) and 2b) to be considered</b>				14.83
<b>B</b>	<b>Supply of "construction service" by developer to society</b>				
	5% of value of non-affordable rehab tenements	1880.31		5%	94.02
<b>C</b>	<b>Transactions between developer and existing member of society</b>				
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	lac of Rs	18%	0.00
2	On Individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00		18%	0.00
	<b>TOTAL APPROX. GST IMPACT</b>				<b>109.55</b>
11	Bank guarantee		Rs	Not considered, if required the society should specify	0.00

12	<b>Tentative valuation for stamp duty impact</b>				
a	Construction cost of rehab as per RR	<b>3497.61</b>	sqm	<b>26620.00</b>	931.06
b	Rental and relocation remuneration				174.20
c	Corpus remuneration				44.50
					1149.76
13	Stampduty @			<b>7%</b>	<b>80.48</b>
14	Admin, marketing, consultants and other miscellaneous costs	82644.41	sft	<b>100</b>	82.64
					<b>2961.64</b>
15	Interest cost @ <b>12%</b> avg.				
a	on 50% of items (1) for 1 years	1170.24	lac of Rs		140.43
b	on 50% of item 2& 3 for 2 years	56.31			14.32
c	on 50% of items 4A+4B &5 for 2 years	95.68			24.34
d	on 50% of item 13 for 2 years	40.24			10.24
					<b>189.33</b>
	GRAND TOTAL				<b>3150.98</b>
	Rate per sft of salable area	82644.41	sft	<b>3812.69</b>	
	Add <b>1%</b> contingency			38.13	
				3850.82	
		say		<b>3851.00</b>	