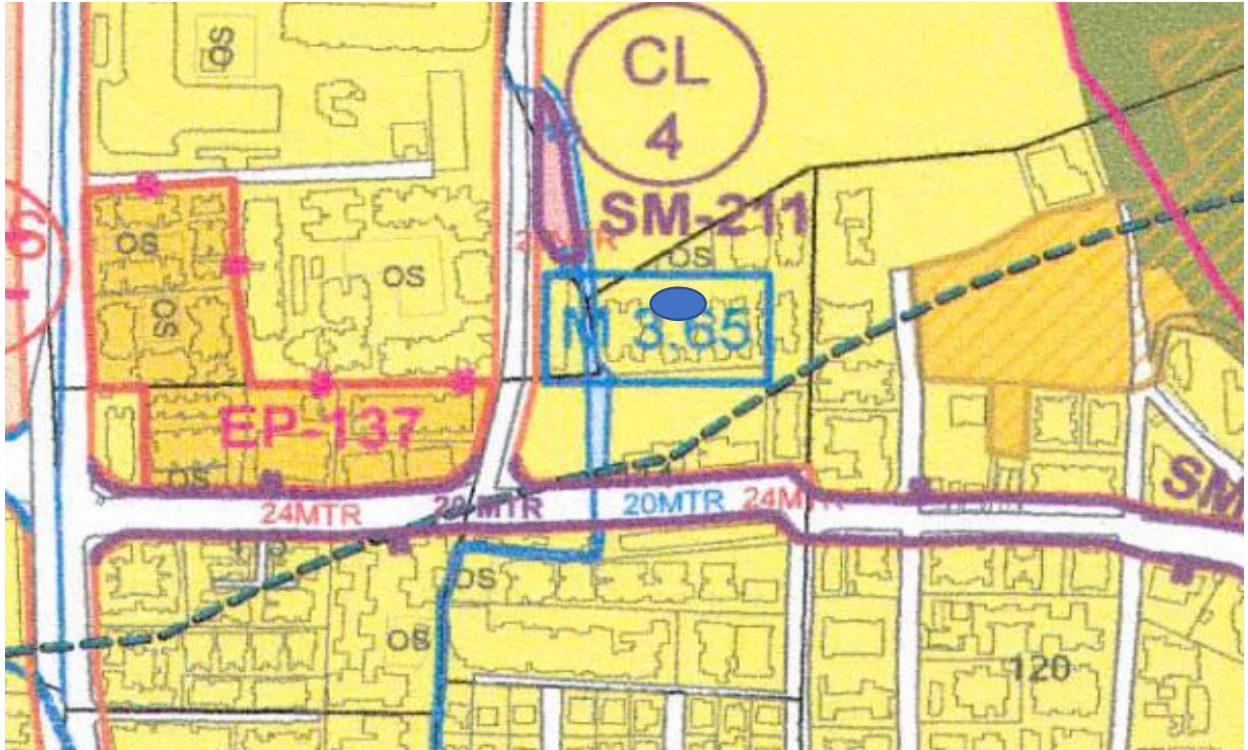


REDEVELOPMENT OF LEELAPARK CHS, KOTHRUD, PUNE SUMMARY REPORT			
1	Name of Society	LEELAPARK CHS	Remarks
2	Address	CTS Np. 1125 Part (S.No. 114/1), Kothrud, Pune	
3	Plot area		
a	As per conveyance deed	6800.00	
b	As per previously approved plans	6800.00	CC No. 3212 dt. 01.06.91
	As per PRC	NA	
c	As per demarcation	6765	As per copy of demarcation dated 25.08.2014, vahivat is shown less than record boundary
	AREA CONSIDERED FOR CALCULATIONS	6765.00	SQM.
		72818.46	sft
4	EXISTING FSI		
4	TOTAL EXISTING FSI CC No. 3212 dt. 01.06.91	58614.82	sft
		5445.45	sqm
5	No. of existing units/members	120	
6	Existing building	Buildings A1,A2,A3,A4,B &C= Gr/Stilt+2floors	
7	RR rate for 2021-22		
a	Open land	33910	Rs/sqm
b	Residential tenement	89210	Rs/sqm
c	Commercial office	97110	Rs/sqm
d	Commercial shop	110850	Rs/sqm
8	Redevelopment brief	To offer plot to prospective developer for collective redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
9	Plot area considered for redevelopment	6765.00	sqm
		72818.46	sft
10	Width of exist. access RD.	As indicated on approved layout=9m Physically available width at site= varying width. In few places less than 9m	
11	Width of road as per latest approved DP 2017	unchanged	
12	ULC Status	The existing development is based on exemption order u/s 21 of the ULC act for EWS units construction vide order No. ULC/WSHS/21/116/275-SA dated 28.09.1984. As per ULC repeal Act only the orders u/s 10(3), 10(5) and 20(1) are protected under savings clause of the repeal act. As such an order u/s 21 should not have any bearing on further redevelopment. As such the state govt notification dated 01.08.2019 should not be applicable in the instant case and there should be no restriction and/or requirement to pay premium to State Govt. for said proposed redevelopment. THIS ISSUE HOWEVER IS REQUIRED TO BE VERIFIED WITH OPINION OF LEGAL CONSULTANT	
13	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- UDCPR (Dec 2020) and TOD policy The PLOT under consideration IS NOT UNDER TOD ZONE	For plot fronting on =/> 9 m road Basic FSI= 1.1, Total FSI potential=2.0, Under UDCPR All habitable builtup areas are accounted towards FSI 10% incentive FSI (of existing FSI) for redevelopment, not exceeding max. FSI potential based on roadwidth Additional 60% Ancillary FSI for residential on payment of Premium OUTSIDE TOD ZONE, TOD provisions are not applicable	

14	SPECIFIC ISSUES IF ANY	The society approach road is understood to be a "layout approved 9m wide road" however in certain places this approach road is being encroached over by adjoining Slum area and correspondingly in certain places, the width of this approach road is physically less than 9m. TO CLAIM THE FSI BENEFITS ACCRUABLE TO A 9M ROAD, IT IS IMPERATIVE TO ESTABLISH VALIDITY OF SUCH MINIMUM 9M ROAD EITHER STATUTORILY OR PHYSICALLY TILL THE POINT OF ITS ORIGIN AT THE E-W 20M APPROVED DP ROAD	
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCSS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	Carpet areas calculated as per approved plans as per instructions of the society BASED ON RERA	As per enclosed herewith
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET (RERA CARPET)	26.38	in % Detail working as per Calculations, based on assumptions,
		TO	
		33.75	
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	1/2 nos Stilt parking floor with upto 10 floors of residential flats above parking. This scenario, may vary as per other design and financial considerations of the developer, which please note.	
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium @ 35% of RR open land rate	
		"Ancillary FSI" means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from PMC @ 15% of RR open land rate	
		"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. 50% after completion of the project and 50% after defects liability period which is generally 2 years.	
		"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.	
		"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses	

SITE LOCATION IN DP 2017



GOOGLE EARTH LOCATION



RR 2021-22



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

Annual Statement of Rates

Year: 20212022 Language: English

Selected District: पुणे
 Select Taluka: हवेली
 Select Village: कोथरुड

Search By: Survey No Location

Enter Survey No: 1125

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
21/370-कोथरुडच्या जुन्या मनपा हददीतील उर्वरित क्षेत्र	33910	89210	97110	110850	0	चौ. मीटर	सि.टी.एस. नंबर

B STATEMENT OF EXISTING CARPET AREAS										
A1,A2 BUILDING-AS PER PLINE IN ACAD DWG										
Floor	Unit Nos.	Unit Type	PreRERA-Carpet	Balcony	Total		Rera Carpet	Open Balcony	Total	
			sqm	sqm	sqm	sft	sqm	sqm	sqm	sft
GROUND FLOOR	1,25	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	2,26	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	3,27	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	4,28	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
STILT	5,29	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	6,30	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	7,30	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	8,32	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
FIRST	9,33	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	10,34	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	11,35	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	12,36	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
UPPER FIRST	13,37	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	14,38	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	15,39	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	16,40	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
SECOND	17,41	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	18,42	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	19,43	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	20,44	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
UPPER SECOND	21,45	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	22,46	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	23,47	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	24,48	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
					1012.92	10903.07			1069.08	11507.58
A3 BUILDING-AS PER PLINE IN ACAD DWG										
Floor	Unit Nos.	Unit Type	PRE-RERA				RERA			
			PreRERA - Carpet	Balcony	Total		Rera Carpet	Balcony	Total	
			sqm	sqm	sqm	sft	sqm	sqm	sqm	sft
GROUND FLOOR	49	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	50	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	51	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	52	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
STILT	53	2BHK	43.01	10.63	53.64	577.38	46.22	10.63	56.85	611.93
	54	1RK	26.41	4.19	30.6	329.38	27.97	4.19	32.16	346.17
	55	1BHK	34.07	4.19	38.26	411.83	36.15	4.19	40.34	434.22
	56	1BHK	35.52	10.63	46.15	496.76	38.12	10.63	48.75	524.75
FIRST	57	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	58	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	59	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	60	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
UPPER FIRST	61	2BHK	43.01	10.63	53.64	577.38	46.22	10.63	56.85	611.93
	62	1RK	26.41	4.19	30.6	329.38	27.97	4.19	32.16	346.17
	63	1BHK	34.07	4.19	38.26	411.83	36.15	4.19	40.34	434.22
	64	1BHK	35.52	10.63	46.15	496.76	38.12	10.63	48.75	524.75
SECOND	65	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	66	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	67	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	68	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
UPPER SECOND	69	2BHK	43.01	10.63	53.64	577.38	46.22	10.63	56.85	611.93
	70	1RK	26.41	4.19	30.6	329.38	27.97	4.19	32.16	346.17
	71	1BHK	34.07	4.19	38.26	411.83	36.15	4.19	40.34	434.22
	72	1BHK	35.52	10.63	46.15	496.76	38.12	10.63	48.75	524.75
					1012.41	10897.58			1068.84	11504.99

A4 BUILDING-AS PER PLINE IN ACAD DWG										
Floor	Unit Nos.	Unit Type	PRE-RERA				RERA			
			PreRERA - Carpet	Balcony	Total		Rera Carpet	Balcony	Total	
			sqm	sqm	sqm	sft	sqm	sqm	sqm	sft
GROUND FLOOR	73	2BHK	43.01	10.63	53.64	577.38	46.22	10.63	56.85	611.93
	74	1RK	26.41	4.19	30.6	329.38	27.97	4.19	32.16	346.17
	75	1BHK	34.07	6.45	40.52	436.16	36.15	6.45	42.6	458.55
	76	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
STILT	77	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	78	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	79	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	80	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
FIRST	81	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	82	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	83	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	84	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
UPPER FIRST	85	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	86	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	87	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	88	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
SECOND	89	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	90	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	91	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	92	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
UPPER SECOND	93	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
	94	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	95	1BHK	34.07	6.45	40.52	436.16	36.35	6.45	42.8	460.70
	96	1BHK	35.52	8.37	43.89	472.43	38.12	8.37	46.49	500.42
					1012.75	10901.24			1071.00	11528.24

B BUILDING-AS PER PLINE IN ACAD DWG

		PRE-RERA					RERA			
Floor	Unit Nos.	Unit Type	PreRERA - Carpet	Balcony	Total		Rera Carpet	Balcony	Total	
			sqm	sqm	sqm	sft	sqm	sqm	sqm	sft
GROUND FLOOR	1	2BHK	48.75	8.93	57.68	620.87	51.83	8.93	60.76	654.02
	2	1BHK	34.35	5.95	40.3	433.79	36.33	5.95	42.28	455.10
STILT	3	1BHK	34.35	5.95	40.3	433.79	36.33	5.95	42.28	455.10
	4	2BHK	48.75	8.93	57.68	620.87	51.83	8.93	60.76	654.02
FIRST	5	2BHK	48.75	8.93	57.68	620.87	51.83	8.93	60.76	654.02
	6	1BHK	34.35	5.95	40.3	433.79	36.33	5.95	42.28	455.10
UPPER FIRST	7	1BHK	34.35	5.95	40.3	433.79	36.33	5.95	42.28	455.10
	8	2BHK	48.75	8.93	57.68	620.87	51.83	8.93	60.76	654.02
SECOND	9	2BHK	48.75	8.93	57.68	620.87	51.83	8.93	60.76	654.02
	10	1BHK	34.35	5.95	40.3	433.79	36.33	5.95	42.28	455.10
UPPER SECOND	11	1BHK	34.35	5.95	40.3	433.79	36.33	5.95	42.28	455.10
	12	2BHK	48.75	8.93	57.68	620.87	51.83	8.93	60.76	654.02
					587.88	6327.94			618.24	6654.74

C BUILDING-AS PER PLINE IN ACAD DWG

		PRE-RERA					RERA			
Floor	Unit Nos.	Unit Type	PreRERA - Carpet	Balcony	Total		Rera Carpet	Balcony	Total	
			sqm	sqm	sqm	sft	sqm	sqm	sqm	sft
STILT FLOOR	1	2BHK	52.69	9.22	61.91	666.40	55.87	9.22	65.09	700.63
	2	2BHK	52.69	9.54	62.23	669.84	55.96	9.54	65.5	705.04
	3	2BHK	52.69	9.54	62.23	669.84	56.10	9.54	65.64	706.55
	4	2BHK	52.69	9.22	61.91	666.40	55.87	9.22	65.09	700.63
FIRST FLOOR	5	2BHK	52.69	9.22	61.91	666.40	55.87	9.22	65.09	700.63
	6	2BHK	52.69	9.54	62.23	669.84	55.96	9.54	65.5	705.04
	7	2BHK	52.69	9.54	62.23	669.84	56.10	9.54	65.64	706.55
	8	2BHK	52.69	9.22	61.91	666.40	55.87	9.22	65.09	700.63
SECOND FLOOR	9	2BHK	52.69	9.22	61.91	666.40	55.87	9.22	65.09	700.63
	10	2BHK	52.69	9.54	62.23	669.84	55.96	9.54	65.5	705.04
	11	2BHK	52.69	9.54	62.23	669.84	56.10	9.54	65.64	706.55
	12	2BHK	52.69	9.22	61.91	666.40	55.87	9.22	65.09	700.63
					744.84	8017.46			783.96	8438.55

EXISTING BUILDINGS- SUMMARY

		PRE-RERA					RERA			
		NO. OF FLATS		sqm	sft			sqm	sft	
1	A1	24		1012.92	10903.07			1069.08	11507.58	
2	A2	24		1012.92	10903.07			1069.08	11507.58	
3	A3	24		1012.41	10897.58			1068.84	11504.99	
4	A4	24		1012.75	10901.24			1071.00	11528.24	
5	B	12		587.88	6327.94			618.24	6654.74	
6	C	12		744.84	8017.46			783.96	8438.55	
TOTAL		120		5383.72	57950.36			5680.20	61141.67	

C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS				
1	GROSS PLOT AREA			
a	as per previously approved plan	6800.00		
b	as per PRC	NA		not provided
c	as per demarcation	6765		demarcation dated 25.08.2014
c	as per 7/12 extracts- latest	NA		not provided
	STRINGENT OF THE ABOVE	6765.00		
2	GROSS PLOT AREA CONSIDERED	6765.00		sqm
3	Gross plot area considered for calculations	6765.00		=2)
4	Road widening			existing road unchanged
a	Previously acquired	0.00		NIL
b	New RW as per DP 2017	0.00		NIL
5	DP reservations	0.00		there may be area of plot affected by Nallah/waterbody, which can be ascertained only after getting "primove" opinion, currently not considered for calculations
6	Balance plot	6765.00		3)-4b)-5)
7	Amenity space	0.00		
8	Open space	680.95		as per previous approved layout
9	Net plot	6765.00		6)-7)
10	Max. FSI Potential	2.00	13530.00	As per UDPCR Tab 6G
11	Additional Ancillary	0.60	8118.00	As per UDPCR applicability
12	MAX. TOTAL FSI POTENTIAL		21648.00	10)+11)
13	APPROX. FEASIBLE		21648.00	
	Components	FSI/TDR	ANCILLARY	
16	Basic FSI	7441.50	4464.90	basic FSI @ 1.1 and 60% ancillary
17	FSI due to Insitu RW (part of TDR potential)	0.00	0.00	No RW
18	Redevelopment Incentive FSI (subject to verification of last approved plans) @ max. of			as per new notification dated 02.12.2021
a	1633.64			Incentive @ 30% of existing FSI
b	1800.00			Incentive @ 15sqm per rehab tenement
18	Incentive FSI available for redevelopment	1800.00	1080.00	
19a	9241.50			16)+18)
19b	4288.50			10)-19a)
20	Premium FSI (max @ 0.5 x plot area)	2382.50	1429.50	55.555% @ proportionate of Premium+TDR requirement
21	Max. TDR= 0.4 x plot area, (to be purchased), (slum TDR @ min. of 30% of total proposed TDR)	1906.00	1143.60	44.444% @ proportionate of Premium+TDR requirement
22		13530.00	8118.00	
23		21648.00		
24a	Gross SBUA feasible	23,812.80		approx. 1.10 x FSI, may vary.
24b		2,56,320.98		sft
25a	Corresponding (RERA)Carpet	17,639.11		24a)/1.35
25b		1,89,867.39		sft

D FINANCIAL FEASIBILITY CALCULATIONS				
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	4,507.00		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	11,552.39		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	25%	20%	as per assumption, may vary
4		2,888.10	2,310.48	lakhs of Rs
5	Min. sale value to be recovered by dev.	14,440.48	13,862.86	2)+4) lakhs of Rs
6a	Average rate of Commercial sale	NA	NA	Rs per sft, rate is inclusive of parking extrapolated over sft rate
6b	Average rate of Residential sale	9,500	9,500	
6c	Percentage of Commercial	0.00		No commercial
6d	Percentage of Residential	100.00		100% residential
6e	Average rate of sale (Residential)	9,500	9,500	assumption
7	Min. salable stock for developer	1,52,005.09	1,45,924.88	5) x 100000/6e) sft
	Balance stock for Rehabilitation			
8	Rehab stock (SBUA) for rehab. of existing	1,04,315.89	1,10,396.10	D24b)-E7) sft
9	Rehab stock- Effective carpet area	77,271.03	81,774.89	8)/1.35 sft
10	Rehab (Effective) Existing carpet area (Calculated as per RERA based on approved plans)	61,141.67	61,141.67	As per RERA carpet area calcs.
11	Rehab - Effective carpet in excess of exist.	16,129.36	20,633.21	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	26.38	33.75	percent over EXISTING CARPET CALCULATED AS PER RERA

E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)					
ASR VALUES 2021-22					
	OPEN LAND	33910	Rs		
	CON. COST	26620	/sq.m	PLOT	
	Item	Rate Rs/sq.m	% appl.	Area sq.m	Amount in Rs
E1	FSI purchase costs				
	Basic FSI	33910	0%	7441.50	0
	Redevelopment Incentive FSI	33910	0%	1800.00	0
	Premium FSI	33910	35%	2382.50	2,82,76,701
	TDR (rate of TDR assumed @ 35% of RR, may vary as per market condition)	33910	35%	1906.00	2,26,21,361
	Ancillary FSI	33910	15%	8118.00	4,12,92,207
				21648.00	9,21,90,269
	Add. escalation Cost (assuming 5% escalation)				46,09,513
					9,67,99,783
	Approx. FSI cost per sft of SBUA			256320.98	377.65
E2	PMC Statutory fees				
1a	Land development charges	33910	1.0%	6765.00	22,94,011.50
2	Development charges	33910	4%	21648.00	2,93,63,347.20
			resi	total FSI feasible	
3	Rada-Roda	20	100%	21648.00	4,32,960.00
				Approx. total const.	
4	Rada-Roda anamat			approx. lumsum	25,000.00
5	Upkaar	26620	1.0%	21648.00	57,62,697.60
			for resi	total const.	
6	LBT				0.00
7	Waterline development charges	3640	100%	0	0.00
8	Road Development charges	3459	100%	0	0.00
9	Infrastructure charges for TDR loading	26620	0%	0	0.00
10a	Fire premium (0 to 36 metres)	45	100%	21648	9,74,160.00
11	Fire service charges (min. Rs 25000)	25000	100%	4	1,00,000.00
12	TOTAL				3,89,52,176.30
13	3% contingency/escalation				11,68,565.29
14	AMT. with contingency/escalation				4,01,20,741.59
15	Approx. PMC Statutory cost per sft of SBUA			256320.98	157.00
Based on assumptions. Subject to variation					

F DEVELOPMENT COST (Tentative Estimate)					
	Open land-RR Rate for 2021-22	33910		Rs/sqm	
	Construction- RR rate for 2021-22	26620		Rs/sqm	
		2473.06		Rs/sft	
	RESIDENTIAL -RR rate for 2021-22	89210		Rs/sqm	
		8287.81		Rs/sft	
		Area		Rate in Rs per sft/nos	Amount in lacs of Rs
1a	Construction cost calculated on total salable area (including parking Builtup area cost) (Rehab+freesale)	256320.98	sft	2400	6151.70
1b	Mechanical parking (installation cost considered only for for for freesale)	100.00	nos	75000	75.00
2a	FSI purchase Cost	As per statement			968.00
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement			401.21
3	ULC Cost	NA			0.00
4	Rent and relocation charges @ agv Rs ___ PER sft for 36 months+3 months deposit	61141.67	sft	25	596.13
5	Relocation cost (@ ___ Rs per unit)	120.00	nos	20000	24.00
6	Monetary Compensation to existing members			Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing unit	120.00	nos	200000	240.00
8a	Parking compensation			Not considered, if required the society should specify	0.00
9	Tentative valuation of GST impact				
	Basic Values and assumptions				
a	Total (builtup)area of project @ carpet x 1.1	19403.02	sqm		
b	Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated @ extra 25% over existing carpet)	7810.28	sqm		
c	Approx. (builtup) area for freesale	11592.75	sqm		
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	2318.55	sqm	sqm assumed 20% of total freesale	
1	Value of "non- affordable" unsold (freesale) units	2068.38	lacs of Rs.	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			
e	Approx. sale rate	89210.00	Rs/sqm	assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	17309.44	lacs of Rs		

10	GST IMPACT				
A	On "transfer of development rights by society to developer"				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	28.68		18%	5.16
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% of value of unsold units at completion/1st possession	2068.38		18%	
				372.31	
2b	2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	2068.38		5%	
				103.42	
	Lesser of 2a) and 2b) to be considered				103.42
B	Supply of "construction service" by developer to society				
	5% of value of non-affordable rehab tenements	6967.55		5%	348.38
C	Transactions between developer and existing member of society				
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
	TOTAL APPROX. GST IMPACT				456.96
11	Bank guarantee	12,00,00,000	Rs	2%	24.00
12	Tentative valuation for stamp duty impact				
a	Construction cost of rehab as per RR	7810.28	sqm	26620.00	2079.10
b	Rental and relocation remuneration				620.13
c	Corpus remuneration				240.00
					2939.23
13	Stamp duty @			7%	205.75
14	Admin, management, marketing, consultants and other miscellaneous costs	256320.98	sft	150	384.48
					9527.23
15	Interest cost @ 12%				
a	on 50% of items (1a) for 3 years	3075.85	lac of Rs		1245.50
b	on 50% of item 2& 3 for 3 years	684.60		277.21	
c	on 50% of items 4&5 for 3 years	310.07		125.55	
d	on 50% of item 11 for 3 years	102.87		41.66	
					1689.92
	GRAND TOTAL				11217.15
	Rate per sft of salable area	256320.98	sft	4376.21	
	Add 3% contingency			131.29	
				4507.50	
		say		4507.00	