

**Redevelopment of
Rajul 'A' CHSL and Rajul 'B' CHSL,
Nepeansea Road, Mumbai**

Headway NKPC Consultants LLP
Architect & Project Management Consultant



**Naren Kuwadekar
Project Consultants**
S I N C E 2 0 1 4



HEADWAY
DEVELOPMENT MANAGEMENT LLP



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I. Brief History, Background & Basic Information

Rajul A & Rajul B CHSL are 2 buildings/wings on plot bearing CS No. 193 of Malabar & Cumballa Hill Division, D Ward, Mumbai – 400006.

The plot is located at the turning junction of Harkness Marg and Nepeansea road (J.Mehta Marg) in the prime South Mumbai – Nepeansea Road locality.

The entire Plot bearing CS No. 193 measures 5761.75 sqmts as per Lease Deed. The said entire plot is leased to the proposed “Rajesh Co-operative Housing Society Ltd” as per the Lease Deed dated 28th March 1978 for a period of 98 years. It has subsequently been informed to us that the Societies have been named Rajul A & B CHSL from the outset upon completion of the buildings.

It appears a part of the plot has been sub-leased/tenanted to a private entity M/s H.J. Vakeel and Khorshed H. Vakeel (present Sub Lessee not known), wherein a private bungalow of Stilt + 3 storeys exists. As per the last approved plan in possession of the Society dated 18/07/1978 also, a separate bungalow is shown on this said plot of land having Built up Area of 288.76 sqmt. The plot area in possession of the bungalow owners/Tenants of the Society is approximately 393 sqmt as per Total Station survey.

A large part of the frontage appears to have been handed over as setback to the MCGM.

The balance plot in physical possession of Rajul A and Rajul B CHSL after deducting Road setback and subleased plot = 4621 sqmt as per Total Station Survey measurement.

Rajul A and Rajul B wing have together decided to evaluate and progress further for redevelopment.

Over the years, due to regular wear and tear and maintenance issues, the structures of coastal regions have undergone deterioration. The cost of repairs appears to be prohibitive typically and the longevity of the same also cannot be predicted.

Now, in view of the recently implemented DCPR 2034 and favorable regulations of CRZ Notification, 2019, the Society members have decided to carryout redevelopment by appointing a Developer by utilizing the entire balance available potential on the said plot, subject to offers by Developers and further steps.

Headway NKPC Consultant LLP has been appointed as PMC and has carried out feasibility analysis for the proposed redevelopment.

Based on the facts and our workings, the following Feasibility Report for the proposed redevelopment is put up to the owner/tenants for their perusal and further action.

II. Why Redevelopment?

a. Buildings are getting older

- Repairs are getting more expensive
- Longevity of repairs cannot be guaranteed and would not be more than 5-7 years
- There are chances of mishaps, especially in cessed structures over 50 60 years age.
- Typical lifespan of a normal RCC structure would be around 50-60 years considering regular wear and tear and routine maintenance.
- Flooring and structural members of the building are in a state of stress and have cracks, bulging and warping due to structural sagging.

b. Increased potential in view of present regulation and market conditions

- Due to earlier CRZ regulations and DCR, there was restriction to development in South Mumbai and suburban coastal areas (within 500m from High Tide Line)
- Now DCPR 2034 is in place which has various regulations to take FSI up to 3.00 or 4.00+ 35% Fungible Compensatory Area and in some cases beyond that as well.

- CRZ Notification dt. 18.01.2019 has allowed development in CRZ II areas as per prevailing DCPR, which was earlier restricted to FSI as per 1967 DCR. This has opened the Mumbai coastline for rejuvenation/redevelopment.
- Post Covid-19 outbreak, luxury real estate has seen an increasing demand. South Mumbai real estate is making a come-back of sorts. Several high value sales have been witnessed at all time high rates per Sqft in the recent past, giving encouragement to redevelopment.
- Due to increased viability, top Developers are also taking a keen interest in redevelopment.

C. Regularization & Valuation

- In redevelopment, all enclosed areas such as Balconies, etc. would be given back as official Carpet Area to the members, free of cost.
- Intrinsic Valuation of the flats would increase due to higher floor and newer building
- Proper Parking facilities with EV charging
- Various Amenities would be provided which would also increase the value
- Developer would pay Stamp Duty & GST. Thus, reducing burden on Members for additional area
- Rent would be paid for construction period.
- Future maintenance would get covered by the Hardship Compensation (Corpus Fund) for 10 years.



III. Location



Address - 9, Harkness Marg, Malabar hill, Mumbai - 400006

IV. Access

Rajul A CHSL and Rajul B CHSL are accessible with a wide frontage from Harkness Marg, which has a proposed road width of 18.3 meters as per the Development Plan (DP) 2034.

At the entry point of the Rajul plot, the road width also meets 27.45m wide J Mehta Marg and hence Road Remarks should be obtained from MCGM to ascertain whether road width considered will be 18.3m or 27.45m since the actual physical road width is more than 18.3m at the junction.

V. Plot ownership and Title -

The plot is presently owned by "HER HIGHNESS MAHARANI SAHEB SITADEVI MAHARANI SAHEB OF BARODA" (LESSOR) and leased for 98 years to Rajul A CHSL and Rajul B CHSL (though name mentioned is proposed Rajesh CHSL in the Lease Deed) from Rajesh Enterprise. The Lease Deed provides for several eventualities, including reconstruction and development or redevelopment on the plot and covenants/clauses therein need to be reviewed by the Legal Advisor at the appropriate time. Requirement of NOC also needs to be reviewed and confirmed by Legal Consultant.



Screenshot of Important clauses from Lease Deed



5/801

844 5 19
78

: 2 :

W H E R E A S :

(1) By an Agreement made between the Lessor and the Lessees the Lessor agreed to grant and the Lessees agreed to accept a Lease of a piece or parcel of land, hereditaments and premises admeasuring 6891 square yards equivalent to 5761.75 square metres or thereabouts inclusive of the area under set back and bearing Cadastral Survey No.193 situate at Harkness Road, and Nepean Sea Road, Bombay more particularly described in the First schedule thereunder -- written as also in the schedule hereunder written on certain terms and conditions subject to the permission approval and consent of the Reserve Bank of India.

Issued in exchange
Total Rs (60,160/-) Sixty thousand one hundred, sixty only.



BOM.
844/3/19
1978

3/801

[Signature]
Secretary, Reserve Bank of India
Bombay

THIS INDENTURE made at BOMBAY this 28th day of MARCH 1978 BETWEEN: SEETHADEVI GAIKWAD, the Maharani of Baroda now residing at PARIS hereinafter called " THE LESSOR" (which expression shall unless where the context so admits include her heirs executors administrators and assigns and the persons for the time being entitled to the reversion immediately expected on the determination of the term hereby created) of the One Part AND MESSRS. RAJESH ENTERPRISES a firm registered under the Indian Partnership Act 1932 and having its office at -- Dhiraj Chambers, 9, Waudby Road, Bombay.1 the promoters of the proposed Rajesh Co-Operative Housing Society Limited hereinafter called " THE LESSEES" which expression shall unless repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the said firm and the heirs executors administrators of the surviving partner their or his or her assigns) of the Other Part;



THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground of the pension and Tax Tenure(Cess whereof has been redeemed) with the garden and buildings and structures standing thereon at Harkness Road and Nepean Sea Road, Malbar Hill by admeasuring according to C.S. Register 6891 square yards i.e. 5761.75 square metres or thereabouts inclusive of the area under set back bearing Collector's Old No.572 New No.2716 Old s. Nos. 21 and 24 New Survey No.1/7240 and C.S. No.193 of Malbar and Cumbala Hill Division 'D' Ward No.3132(1) and Street No.9 and bounded as follows :- that is to say on or towards the East by the property of Bai Varjubai widow of Hiralal Nathoolalji and bearing C.S. No.192 on or towards the west by the property of Gulam Hussein Maloobhai and Ali Mahomed Gulam Hussein and bearing C.S. No.195 on or towards the North by the said Harkness Road and on or towards the South Partly by the property bearing C.S. No.194 Partly by the property bearing No. C.S. No.1/194 and partly by the property C.S. No.192.



VI. Plot Area Analysis:

Table 1: Plot Ownership and Holding Tenure

Sr. No.	Plots CS No.	Plot Area (Sqm)	Remarks
1	Total Plot Area	5761.75 Sqm	As per PR Card and Lease Deed- Gross Plot (Inclusive area of Bungalow & Setbacks)
2	Gross Plot Area (earlier) as per Approved Plan	6046.37 sqmt	
3	Less Area handed over as setback (as per approved plan)	728.37 sqmt	
4	Less Area Subleased to Bungalow (as per Total Station Survey)	393.64 Sqm	As per Physical Site Survey (Excluding Area of Bungalow & Handed over Setback)
5	Balance Plot area as per Approved Plan (including approved plans)	5230 sqmt	
6	Balance Plot Area with Rajul A + B (as per physical measurement)	4621 Sqm approx.	
	CS No. 193	4621 Sqm	As per Physical Site Survey (Excluding Area subleased and in possession of Bungalow & also handed over Setback)



	CS No. 193	5761.75 Sqm (6891 Sq.yd.)	As per Lease Deed
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For feasibility report, the least of the plot areas between PR Card, Conveyance/Lease Deed, Approved Plans and physical measurement needs to be considered as per principle of stringency, as followed by MCGM.

Total Station Survey of plot in possession of Rajul A and Rajul B shows plot area available as 4621 Sqm, which is considered as the base for Feasibility workings.

It appears that the setback affecting the plot has been handed over and the balance plot remaining with Rajul A & B CHSL is without the area of the Bungalow.

As per approved plans, the benefit of earlier handed over setback has already been utilized.

It may please be noted that the terms, area and conditions of the Sub-lease/Tenant agreement with Bungalow structure are not studied and hence not covered as a part of this report.

The plot is directly accessible from Harkness Marg which has proposed road width of 18.3 m. At the entry point of the Rajul plot, the road width also meets 27.45m wide J Mehta Marg and hence Road Remarks should be obtained from MCGM to ascertain whether road width considered will be 18.3m or 27.45m

Plot Area and Setback Analysis

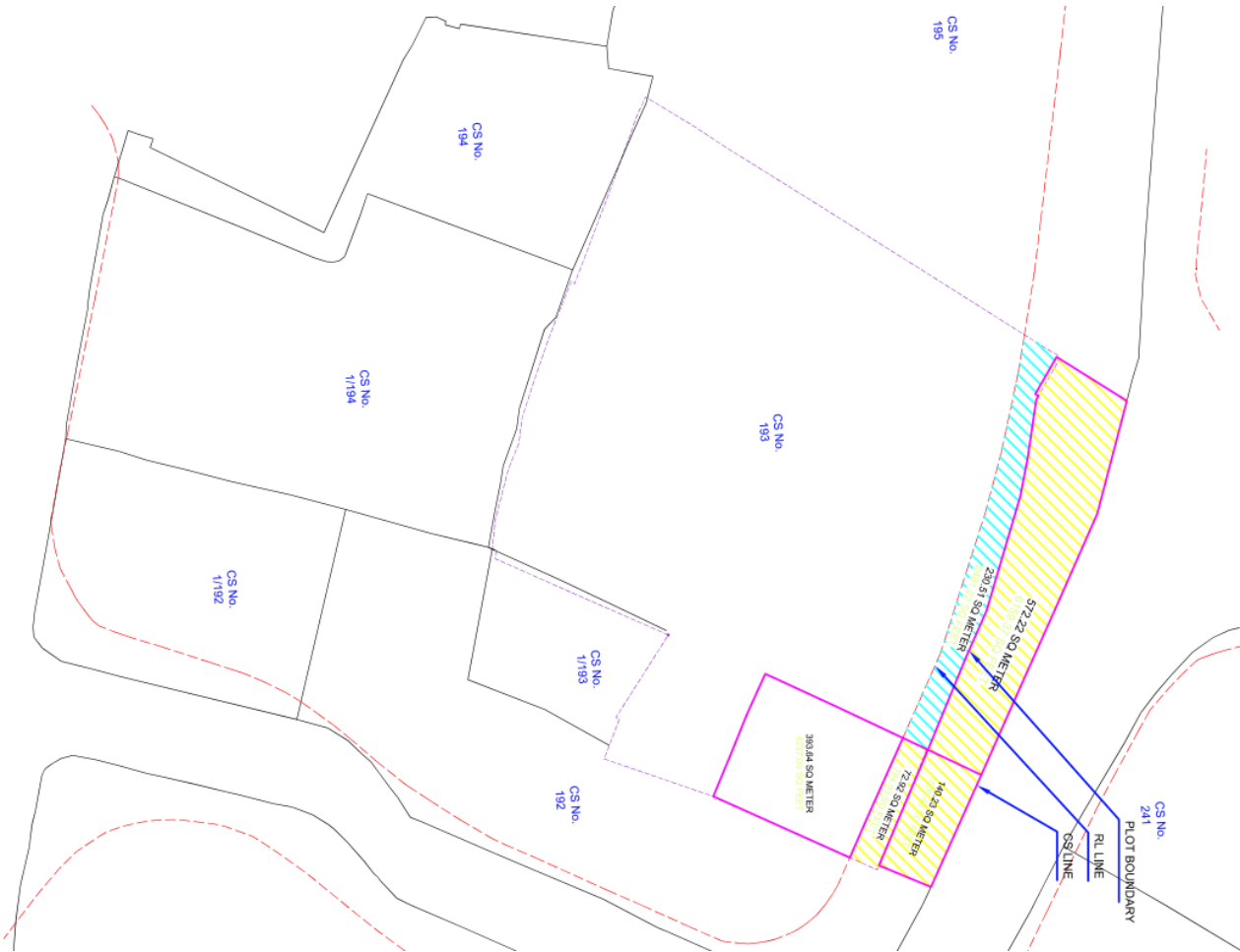
The following table presents a detailed analysis of the plot area and setbacks for the property, including deductions for setbacks that have already been handed over as well as those that are proposed. The table also distinguishes between areas associated with Rajul and the Bungalow, providing a clear breakdown of the net plot areas after accounting for setbacks.

Sr. No.	Particulars	Area (Sqm)	Area (Sqft)
A	Total Plot Area	5761.75	62019.48
	Deductions		
1	Setback handed Over - RAJUL Fronting	572.22	6159.38
2	Setback handed Over - BUNGALOW Fronting	140.23	1509.44
3	Setback Proposed - RAJUL FRONTING	230.51	2481.21
4	Setback Proposed - BUNGALOW Fronting	72.92	784.91
B	Total Deductions	1015.88	10934.94
5	NET PLOT AREA - BUNGALOW	393.64	4237.14
6	Rajul Net Plot Area (A-B)	4745.87	51084.54
7	NET PLOT AREA - RAJUL (as per survey)	4621	49740.44
C	PLOT AREA - as per lease deed	5761.75	62019.48
D	CS 193 Plot Area - as per PRC	5761.75	62019.48

The table underscores the importance of considering all relevant deductions to arrive at the net plot areas for both the Rajul and Bungalow portions. The net plot area for Rajul, as determined by the most recent survey, is 4,621 square meters (49,740.44 square feet). All calculations are based on the principle of stringency, as adopted by the MCGM, to ensure that the least of the plot areas is used for feasibility purposes.



Plan showing Setback bifurcation



VII. EXISTING CA & BUA ANALYSIS -

Parameter	Carpet Area in sqmt	Built Up in sqmt
<i>As per approved plans redrafted (including Balcony)</i>		
Rajul A	4016.75 Sqm	4471.34
Rajul B	1905.61 Sqm	2182.09
Bungalow (not redrafted. Taken as per approved plan)	251.22 Sqm	288.76 Sqm
Total	6173.58 Sqm	6942.19 Sqm
As per Approved Plan Proforma A		



Rajul A	4027.638 Sqm	4629.47
Rajul B	1793.73 Sqm	2061.76
Bungalow	251.22 Sqm	288.76 Sqm
Total	6071.82 Sqm	6979.11 Sqm
As per Physical Measurements		
Rajul A	4356 Sqm	5227.20 Sqm
Rajul B	1934.24 Sqm	2321.08 Sqm
Bungalow (not measured)	251.22 Sqm	288.76 Sqm
Total	6541.46 Sqm	7837.04 Sqm
Private Terrace occupied (over and above)	88.62 Sqm	99.25 Sqm
Total Common Areas as per Survey		
Rajul A wing	256 sqmt	
Rajul B wing	156.10 sqmt	
No. of Garages (enclosed and shuttered)	21 Garages (Seems like 42 covered stilt parking converted to covered garages)	



AREA STATEMENT.			
Sl. No.	DESCRIPTION	AREA IN SQ. FEET	SQ. MET.
1	AREA OF PLOT	69099.10	6048.37
2	TER BACK AREA	7804.44	728.37
3	PROPOSED ROOF		
4	ANY RESERVATIONS		
5	TOTAL AREA	7804.44	728.37
6	NET AREA OF PLOT	57257.72	5320.00
7	RECREATION POND		
8	INTERNAL ROADS	5966.71	554.31
9	TOTAL AREA	5368.79	497.77
10	BALANCE AREA OF PLOT	48669.94	4522.20
11	RECREATION POND		
12	INTERNAL ROADS	7840.44	728.37
13	TOTAL AREA	56910.38	5278.93
14	PERMISSIBLE FLOOR AREA	1.33	
15	EXISTING FLOOR AREA	75198.60	6983.25
16	PROPOSED AREA	48838.57	4522.20
17	EXCESS BAL. AREA TAKEN INTO ACCT.	26360.03	2456.05
18	TOTAL BUILT UP AREA PROPOSED	3108.75	288.76
19	TOTAL BUILT UP AREA PROPOSED	75143.02	6979.29
20	AREA CONSUMED	10911.12	1011.12
21	AREA CONSUMED	197	
22	AREA CONSUMED	8349.29/6278.93	1.32

TENEMENT STATEMENT.			
Sl. No.	DESCRIPTION	AREA IN SQ. FEET	SQ. MET.
1	NET AREA OF PLOT	57257.72	5320.00
2	LESS RESERVATION FOR NON RES. AREA	1402.90	130.21
3	AREA FOR TENEMENTS	55854.82	5189.79
4	TENEMENTS PERMISSIBLE		
5	80/100/136 PBR AREA	120.00	11.15
6	TENEMENTS EXISTING	102.00	9.48
7	TENEMENTS PROPOSED	102.00	9.48
8	TOTAL TENEMENTS	204.00	18.93

PARKING STATEMENT.			
Sl. No.	DESCRIPTION	AREA IN SQ. FEET	SQ. MET.
1	PARKING REQUIRED	120.00	11.15
2	GARAGES PROVIDED		
3	GARAGES PROPOSED		
4	TOTAL PARKING REQUIRED	120.00	11.15
5	TOTAL PARKING PROVIDED		

LOADING UNLOADING STATEMENT.			
Sl. No.	DESCRIPTION	AREA IN SQ. FEET	SQ. MET.
1	LOADING UNLOADING AREA		

NOTES.

BOUNDARY OF THE PLOT AS SHOWN IN THE PROPOSED WORK SHEET IS CORRECT. AREA OF SHOWN SHEET IS CORRECT. SURVEYED TO BE TENEMENTS RECREATION POND IN STREET AREA UNDER PROPOSED ROAD IS CORRECT.

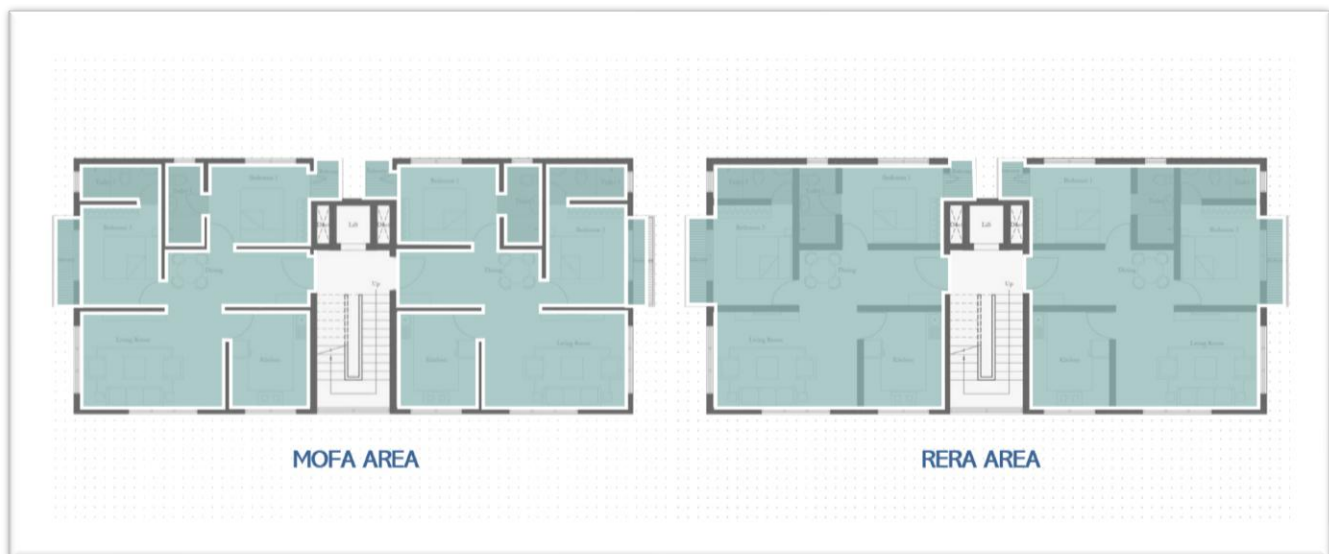
Proforma from Approved Plan dated 1981

The existing total carpet area (MOFA), as per approved plan redrafted is approximately 5922.36 Sqmt

The existing carpet area in accordance with measurements of flats carried out is 62930.50 Sqmt. Additional Terrace Area privately occupied is 88.62 Sqmt.

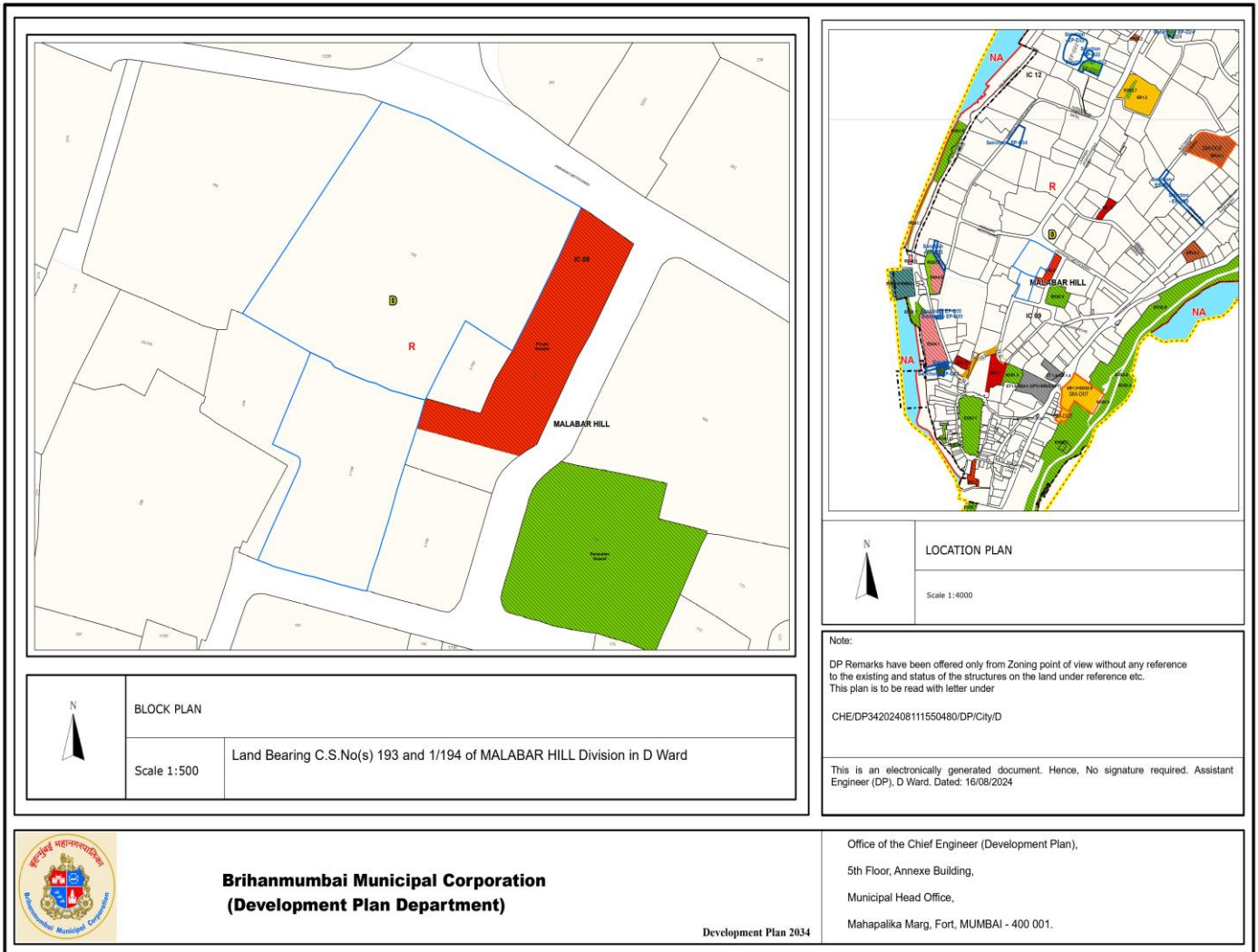
Total Common Area occupied for A Wing is 256 sqmt and B Wing is 156.10 sqmt as per Physical Survey.

NOTE - MOFA (Maharashtra Ownership Flats Act, 1963), the term Carpet Area refers to the net usable floor area of a flat, excluding the thickness of the walls but including the area of the kitchen, bathrooms, and internal passageways within the unit., including area under door jambs.





VIII. DP 2034 Extracts:





MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202408111550480 D.P. Rev. dt. Refer Inward Number: D/2024/111550484 Payment Dated 16/08/2024

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. JINAY HEMANT DHANKI
Plot 469/A, Beggars Home Compound, Hubtown Seasons, R C Marg, Chembur E, Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 193 and 1/194 of MALABAR HILL Division situated in D Ward, Mumbai.

Ref : Application u/no. D/2024/111550484 Payment Challan No. DP34202408111550480 Dated 16/08/2024 certifying payment of charges made under Receipt no. 18200015059 Dated 16/08/2024

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CS No.	193 and 1/194	
Division	MALABAR HILL	
Development Plan 2034 referred to Ward	D	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EH3.2(Private Hospital)	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority. As per sanctioned CZMP, HTL/setback lines with map scale(as shown in	

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202408111550480/DP/D



accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 193,1/194, of village, MALABAR HILL, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:

The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (3.23 meters far) has 150 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. null, 25.08 meters far) has invert level 39.87 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2067968701, 10.81 meters far) has invert level 41.00 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 40.20 meters and maximum 47.40 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.S. No.(s) 193 and 1/194 of Division MALABAR HILL in D ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 18.30mts. i.e. (60.0' approx.) wide Dongarsi road and 18.30mts. i.e. (60.0' approx.) wide J.M.Mehta Marg marked in red colour on the RL plan submitted by you.

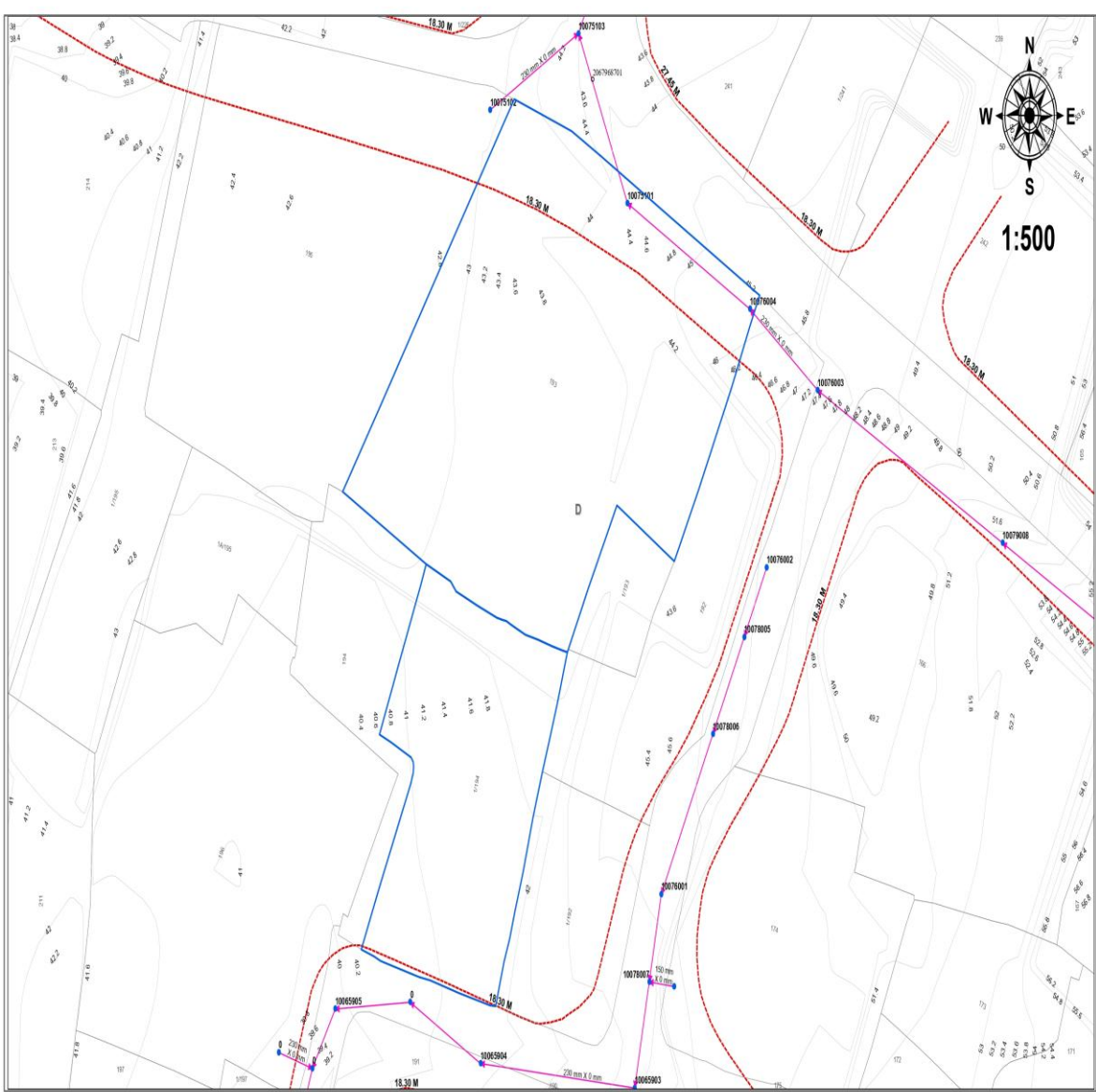
REGULAR LINE REMARKS (Survey):


As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 193 and 1/194 of Division MALABAR HILL in D ward of B.M.C. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned BMC Departments.

Validity of this Report is for One Year starting from the report generation date: 16/08/2024



 <p>Brihanmumbai Municipal Corporation (Development Plan Department)</p>	<p>Land Bearing CTS No(s) 193,1/194 of MALABAR HILL Village in D Ward</p> <p>This plan is to be read with additional information given in letter no CHE/DP34202408111550480/DP/City/D</p>	<p>Legend</p> <ul style="list-style-type: none"> ● Sewer Manholes ○ SWD Manholes — Survey RoadLines — Contours — Storm Water Drains — Traffic RoadLines — SewerLines □ Ward Boundary <p>Generated On: 8/16/2024</p>
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RL Plan showing setback



IX. Existing Facts - Site Parameters

Sr. No.	Details	Particulars		
1	Plot Address	9, Harkness Marg, Malabar hill, Mumbai - 400006		
2	Current Building Type	Residential		
3	Society Reg. No.	MUM/DWD1/HSG/825 (A wing) & 826 (B Wing) year 2001-2002		
4	Property No.	Rajul CHSL - 193 Division - Malabar Cumballa Hill D ward		
5	Plot Area as per PR Card	Rajul CHSL - 5761.75 Sqm		
6	Plot area as per survey with Rajul A and Rajul B (Net plot area after setbacks)	4621 Sqm		
7	Setback as per DP 2034 (subject to confirmation and Road demarcation by MCGM)	Setback handed over - RAJUL Fronting	572.22	6159.38
		Setback handed over - BUNGALOW Fronting	140.23	1509.44
		Further Setback Proposed - RAJUL Fronting	230.51	2481.21
		Further Setback Proposed - BUNGALOW Fronting	72.92	784.91
		Total Setback considered (Handed over and proposed)	1015.88	10934.93
8	Access Road and Width	J Mehta Marg with proposed road width of 18.3 m		
9	No. of existing buildings	2 buildings (A wing and B wing)		
10	No. of units in existing building	101		
11	No. of enclosed Shops	1 shop on ground floor		
12	No. of C.P. (Open Stilt) as per approved plan	80		
13	No. of C.P. (covered Garages) as per approved plan	42 (Seems like converted to 21 covered garages as per current scenario)		
14	Private Terraces	1 Terrace on 18 th Floor of Rajul A wing		
15	Existing Carpet Area as per measurements	6290.50 Sqm		
	Existing BUA as per Measurements	7548.6 Sqm		
16	Existing Carpet Area as per approved plans (redrafted) without Bungalow	5922 Sqm		
	Existing BUA as per approved plans	6653.43 Sqm		
	Total Lift Lobby area (As per measurements) for CDS calculations	412.08 Sqm		



16	Land Ready Reckoner Rate 2024-25	417080
17	Residential RR Rate 2024-25	854000
18	Land Tenure	Leasehold land. Deemed Assignment done. Mutation in name of society as lessee is pending (as per society). Lease deed dt. 28th March 1978 is registered between SEETA DEVI GAIKWAD and M/S RAJESH ENTERPRISES, RAJUL CHSL. Current Lessee on PRC shows as Rajesh Enterprises who was the earlier developer.
19	Average Rate of Sale- Current (based on market for older buildings)	70000
20	Average Rate of Sale after Redevelopment (assumed)	120000
21	Construction Area- Building	1.5 times x FSI
22	Construction Area -Parking	35 sqmt per no. of parking
23	Built up to RERA Carpet	92%
22	Built up to MOFA Carpet	87%



X. PR Card

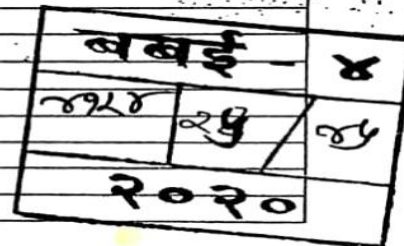
7/20/2020

prcmumbai.nic.in/jsp/showProperty.jsp?stblName=7&id=1179



[Home] | [Back] | [Mumbai City Web Site]

Survey Register Of Mumbai City			
Division Name	Malbhar Cumbala Hill	Cadastral Survey No.	193
C.S.Reg No.	302	C.S.Page No.	54
Sheet No.	Name of the Street or Locality	Street No.	Tenure
196,204	HARKNESS ROAD	810	-NIL-
Area in Sq.Meters.	Laughton Survey No.	Collectors New No.	Collectors Rent Roll No.
5761.75	1/7240	2716	-NIL-
Ground Rent Due to Govt.		Grant	Due
0.0			0.0
Holders History			
(A)-A-[KIKABHAI PREMCHAND]			
-			
(B)-B-HER HIGHNESS MAHARANI SAHEB SITADEVI MAHARANI SAHEB OF BARODA			
- LESSOR -			
-			
(C)-C-M/S RAJESH ENTERPRISES			
- LESSEE -			
-			
(D)-D-[MRS.DHUN RATAN SHROFF]			
E-[KEARSASP MEHERJIBHOY MISTRY]-DIED ON 10-02-2002			
[-(TRUSTEE OF THE DEENA H.VAKEEL BENEFIT TRUST)-]			
[ABOVE 'D' IS A SETTLOR OF THE TRUST]			
F-[JILLO HORMASJI VAKEEL]			
[-(SUB LESSEES)-]			
-			
(E)-G-[KAIYOZE BEJI BILLIMORIA]			
H-[JILLO KAIYOZE BILLIMORIA]			
[-(NEW TRUSTEE)-]			
[-(SUB LESSEE)-]			
-			
(F)-I-[WYOSHA PROPERTIES PRIVATE LIMITED]			
-[(SUB LESSEE)]-			
-			
(G)-J-LALE PORT GALLERIES PRIVATE LIMITED			
-(SUB-LESSEE)-			



Continued

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XI. Applicable Acts and Regulations

1. DCPR 2034 - 33(7)
2. MRTP Act, 1967
3. Environment Protection Act, 1986
4. MHADA Act & Rules
5. MOFA Act, 1963
6. RERA Act, 2016
7. CRZ 2019 Regulations
8. Registration Act, 1908
9. Maharashtra Stamp Act, 1958
10. Various other applicable modifications and regulations as the case may be

Landowner NOC / Rights of Lessee Clause h and e

268

: 5 :

giving reasonable notice of not less than 48 hours to enter upon and examine the condition of the demised premises and thereupon the Lessor may serve upon the Lessees notice in writing specifying any repairs necessary to be done and require the Lessees to forthwith execute the same.

(h) Not to make any alterations in the demised premises or any buildings standing thereon or to erect any new building or buildings thereon without -- obtaining the requisite approval and sanction of the Bombay Municipal Corporation or any other local authority and except in accordance with the plans and specifications approved by the Bombay Municipal Corporation or any local body or authority;

(i) To insure and keep insured the buildings for the time being standing on the demised premises at all times throughout the term in the joint names of

: 4 :

(c) To bear, pay and discharge all charges for water, gas and electricity or any other energy consumed on the demised premises or any portion thereof;

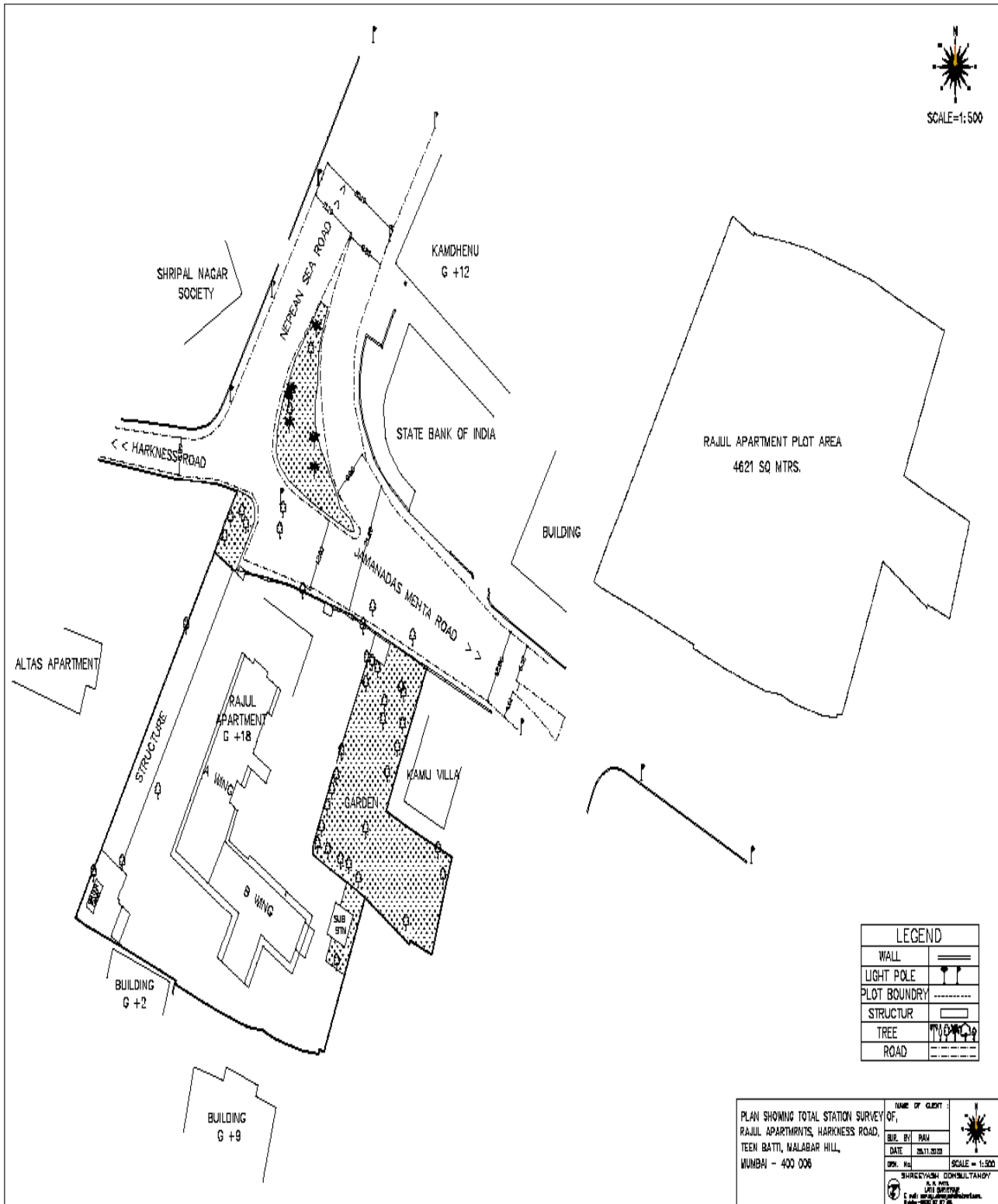
(d) within a period of two years from the date of delivery of possession of the demised premises and subject to the existing tenants vacating the premises construct one or more new and/or additional structures on the demised premises of the value of not less than Rs.10 lacs (ten lacs only);

(e) To repair and keep the demised premises and every part thereof and all the buildings, structures and erections which at any time during the said term may be upon the said demised premises or any part thereof in tenantable repair and condition throughout the term hereby created;

(f) To make maintain and keep in repairs all drains, sewers and gutters on and leading from the demised premises to the Municipal drains or sewer in the vicinity of the demised premises to the satisfaction of the Municipal Corporation of Greater Bombay and at all times during the continuance of these

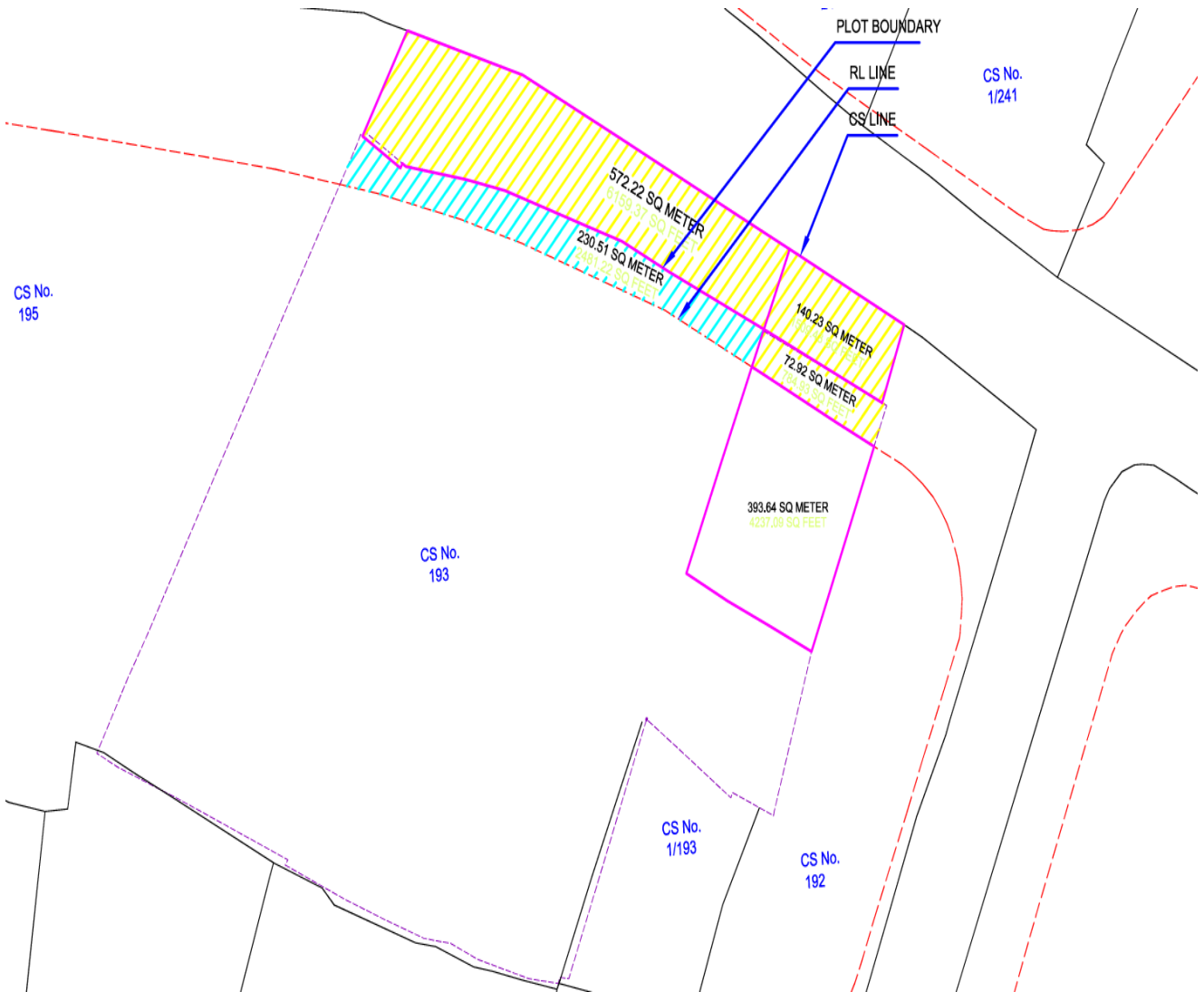


XII. Plot Survey



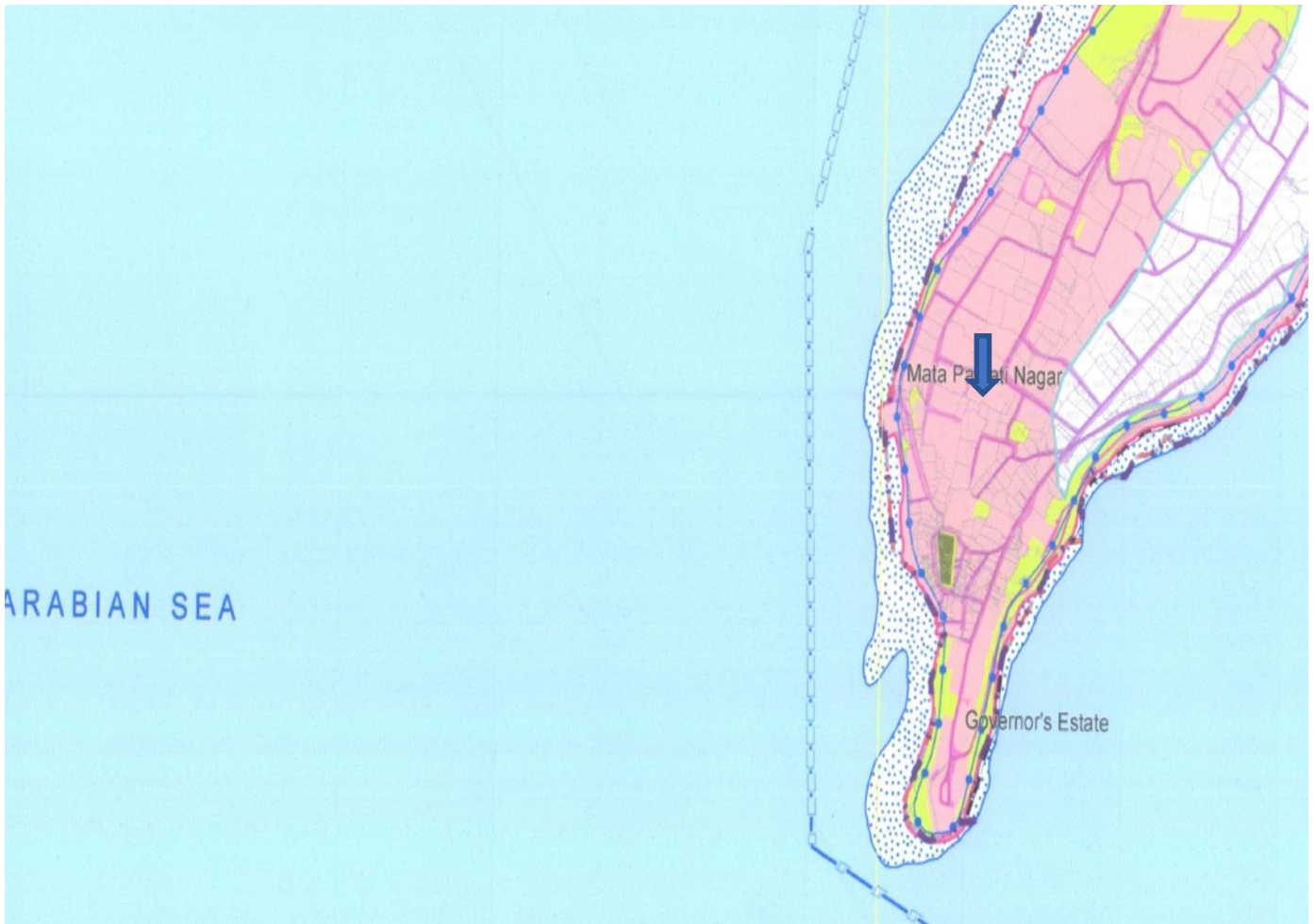


Plot Survey (Superimposed on DP RL) - Approximated





XIII. Approved CZMP Plan (Extracts)



The plot is affected by CRZ II



XIV. Existing Flat Details

A WING

Sr. no.	Unit no.	Wing	Floor	As per physical survey latest		
				Staircase and Common Lobby Area per floor	CA (Sqm) (Carpet Area of Flat as Measured)	CA (Sqft) (Carpet Area of Flat as Measured)
1	SHOP	RAJUL - A WING	Ground Floor	0	144.87	1559
2	101/102	RAJUL - A WING	First Floor	16.34	138.29	1489
3	103	RAJUL - A WING	First Floor		98.3	1058
4	201	RAJUL - A WING	Second Floor	13.62	99.48	1071
5	202/203	RAJUL - A WING	Second Floor		137	1475
6	301	RAJUL - A WING	Third Floor	13.36	100.21	1079
7	302/303	RAJUL - A WING	Third Floor		143.9	1549
8	401	RAJUL - A WING	Fourth Floor	13.68	99.28	1069
9	402/403	RAJUL - A WING	Fourth Floor		141.22	1520
10	501	RAJUL - A WING	Fifth Floor	13.61	100.48	1082
11	502/503	RAJUL - A WING	Fifth Floor		135.43	1458
12	601/602	RAJUL - A WING	Sixth Floor	13.78	140	1507
13	603	RAJUL - A WING	Sixth Floor		100.16	1078
14	701	RAJUL - A WING	Seventh Floor	16.57	98.49	1060
15	702/703	RAJUL - A WING	Seventh Floor		137.73	1483
16	801	RAJUL - A WING	Eighth Floor	13.79	100.07	1077
17	802/803	RAJUL - A WING	Eighth Floor		142.42	1533
18	901/902/903	RAJUL - A WING	Ninth Floor	13.38	237.37	2555
19	1001	RAJUL - A WING	Tenth Floor	13.53	99.71	1073
20	1002/1003	RAJUL - A WING	Tenth Floor		140.85	1516
21	1101/1102/1103	RAJUL - A WING	Eleventh Floor	13.01	243.9	2625
22	1201	RAJUL - A WING	Twelfth Floor	13.73	98.29	1058
23	1202/1203	RAJUL - A WING	Twelfth Floor		137.1	1476
24	1301/1302	RAJUL - A WING	Thirteenth Floor	16.33	137.37	1479
25	1303	RAJUL - A WING	Thirteenth Floor		97.07	1045
26	1401	RAJUL - A WING	Fourteenth Floor	13.58	99.47	1071
27	1402/1403	RAJUL - A WING	Fourteenth Floor		139.64	1503
28	1501	RAJUL - A WING	Fifteenth Floor	16.05	95.71	1030
29	1502/1503	RAJUL - A WING	Fifteenth Floor		140.73	1515
30	1601/1602/1603	RAJUL - A WING	Sixteenth Floor	12.4	234.48	2524
31	1701	RAJUL - A WING	Seventeenth Floor	15.92	97.73	1052
32	1702/1703	RAJUL - A WING	Seventeenth Floor		140.7	1514
33	1801/1802/1803	RAJUL - A WING	Eighteenth Floor	13.3	158.81	1709
TOTAL Rajul A Wing				255.98	4356	46891



B WING

Sr. no.	Unit no.	Wing	Floor	As per physical survey latest		
				Staircase Lobby Area per floor	CA (Sqm)	CA (Sqft)
1	101/102	RAJUL - B WING	First Floor	18.04	66.96	721
2	103/104	RAJUL - B WING	First Floor		89.25	961
3	105/106	RAJUL - B WING	First Floor		88.41	952
4	201	RAJUL - B WING	Second Floor		32.79	353
5	202	RAJUL - B WING	Second Floor	20.32	32.84	353
6	203	RAJUL - B WING	Second Floor		31.88	343
7	204	RAJUL - B WING	Second Floor		54.06	582
8	205 / 206	RAJUL - B WING	Second Floor		89.25	961
9	301	RAJUL - B WING	Third Floor	19.32	31.49	339
10	302	RAJUL - B WING	Third Floor		33.21	357
11	303/304	RAJUL - B WING	Third Floor		90.13	970
12	305	RAJUL - B WING	Third Floor		53.28	574
13	306	RAJUL - B WING	Third Floor	18.05	32.45	349
14	401	RAJUL - B WING	Fourth Floor		31.59	340
15	402	RAJUL - B WING	Fourth Floor		33.18	357
16	403/404	RAJUL - B WING	Fourth Floor		90.13	338
17	405/406	RAJUL - B WING	Fourth Floor	19.67	88.57	953
18	501/502	RAJUL - B WING	Fifth Floor		66.54	716
19	503	RAJUL - B WING	Fifth Floor		31.41	338
20	504	RAJUL - B WING	Fifth Floor		53.91	580
21	505/506	RAJUL - B WING	Fifth Floor	22.43	91.25	982
22	601/602	RAJUL - B WING	Sixth Floor		65.55	706
23	603	RAJUL - B WING	Sixth Floor		31.68	341
24	604	RAJUL - B WING	Sixth Floor		56.47	608
25	605	RAJUL - B WING	Sixth Floor	20.27	54.36	585
26	606	RAJUL - B WING	Sixth Floor		31.5	339
27	701/702	RAJUL - B WING	Seventh Floor		64.97	699
28	703/704	RAJUL - B WING	Seventh Floor		89.5	963
29	705	RAJUL - B WING	Seventh Floor	18	54.36	585
30	706	RAJUL - B WING	Seventh Floor		32.1	346
31	801/802	RAJUL - B WING	Eighth Floor		64.97	699
32	803/804	RAJUL - B WING	Eighth Floor		85.84	924
33	805/806	RAJUL - B WING	Eighth Floor	89.08	959	
Total Rajul B wing				156.1	1934.24	20820.16
Grand Total (Rajul A and B Wing)				412.08	6290.50	67710.94



XV. Permissible Height NOCAS Extract

18° 58' 17.72" N, 72° 47' 54.03" E

Check Approximate Top Elevation

Coordinates in WGS84 Datum:

	DD	MM	SS
Latitude	18	58	15.60
Longitude	72	48	10.80

Site Elevation AMSL: 0

Plot on Map Get Approx. Top Elevation Reset

NOCAS

Approximate Permissible Top Elevation: 232.23 mtr

OK

Approximate Permissible Top Elevation is 232.23 m



XVI. Regulations Considered under DCPR 2034:

1. Reg 33(9)

Brief-

- Cluster Development policy applies for plots having minimum size of 4000 sqmt in Island City and 6000 sqmt plot area in the Suburbs.
- It typically is for a mix of various different types of plots such as for a combination of cessed buildings, slums, etc.
- However, it also applies for *authorized structures* of over 30 years age.
- Minimum road width required for a cluster development is 18m or 12m Road leading up to 18m road within 500m distance (subject to Traffic study and approval of HPC).
- Permissible FSI is 4.00 + Fungible (35%) on Gross Plot Area OR existing Carpet area + Incentive as calculated, whichever is more. Therefore, in some cases FSI can even cross 5.40
- In case Rehab + Incentive is lesser than 4.00, the difference needs to be shared with MHADA. The MHADA component can be shifted off-site as per terms in 33(9) regulations.

Pros-

- FSI available is without charging premium, except Fungible Area (free Fungible on admissible Rehab area)
- Staircase and Open Space Deficiency costs will be low
- High incentive available under GR dt.08.07.2021 once made applicable in CRZ.
- Cost lower than other schemes. Upfront investment lower than other schemes.
- Benefit to society members will be higher.

Cons-

- Requirement of clearance by HPC/UDD/MC for identification as Cluster Development Scheme
- Impact Assessment Study shall be required
- Road setback deducted from FSI computation.
- Initial timeline for permission will be high, but subsequent timeline will be Lower
- MHADA Surplus sharing is high if Rehab + Incentive is lesser than 4.00 FSI
- In CRZ areas, 2021 GR is not yet applicable, thus reducing incentive and viability.

2. Reg 33(11)

Brief -

- FSI 4.00 + FCA (35%) on Gross Plot = 5.4 FSI on Gross Plot Area
- 1.33 Zonal FSI + additional protected FSI is granted free
- PTC component can be built on site or transferred to another site (33(11) or 33(10) within same or adjoining ward or 5km radius. Sale FSI of PTC site gets swapped.
- Unearned income equivalent to 40% of difference in residential RR rates has to be paid at time of clubbing before IOD.
- Approvals need to be sought from SRA

Pros -

- SRA approvals relatively faster than MCGM
- Upon clubbing entire IOA can be received together. CC is granted in phases
- OSD, Staircase Lift Lobby Premiums at 10% of regular rate

Cons -

- Entire Unearned income can be expensive to pay before CC
- Risk of PTC site getting stuck. Dependency



- High upfront cost of PTC as entire component needs to be clubbed in advance by taking clubbing LOI for safety.
- UD Circular has created confusion of whether OSD + staircase Lift Lobby premiums at 10% are applicable on net plot area which can have a material effect on the costing of the Project.

3. Reg 33(20B)

Brief –

- FSI 4.00 + FCA (35%) on Gross Plot = 5.4 FSI on Gross Plot Area
- FSI on Gross plot Area
- AH&RR component can be built on site or transferred to another site within same or adjoining ward or 5km radius.
- Unearned income equivalent to 40% of difference in residential RR rates has to be paid
- Approvals need to be sought from MCGM

Pros –

- Flexibility for clubbing, combining and shifting of FSI component
- Increase in PAP tenements for public welfare
- New circulars have clarified modality of clubbing and Loading of FSI.

Cons –

- Entire Unearned income can be expensive to pay before CC
- MCGM approval is relatively slower than SRA

XVII. Proposed Area Statements as per various Regulations of DCPR 2034

Attached herewith as: Annexure A

Table

Sr. no.	Annexure A		Content
1	Rajul A and B CHSL (Standalone)		
		A1	FSI Statement under 33 9 (2021 GR)
		A2 , A3	Approval Costs & Financials under 33 9 (2021 GR)
		B1	FSI Statement under 33 9 (CRZ)
		B2 , B3	Approval Costs & Financials under 33 9 (CRZ)
		C1	FSI Statement under 33 11
		C2, C3	Approval Costs & Financials under 33 11
		D1	FSI Statement under 33 20B
		D2 , D3	Approval Costs & Financials under 33 20B

Note – All regulations mentioned above are as incorporated in prevailing DCPR 2034 with its modifications and circulars applicable as on date.



XVIII. Assumptions while making Feasibility:

1. Sale Rates are considered at Average Lifecycle sales rates of Rs. 120000/- per Sqft of RERA Carpet Area as per feedback received from a neighboring ongoing project.
2. Existing carpet area occupied by Member is as per Inspection Extract given to us. Physical measurements are pending and may vary.
3. Cost of construction is taken in line with our experience of prevailing costing
4. Contingencies have been captured.
5. GST of 5% on existing Member area and Stamp Duty on Development Agreement are captured by approximating first rate of sale.

XIX. Range of Potential Offer by Developer to existing Members

As per our Assessment mentioned in each scenario in the Annexure and summarized herein below:

As per our Feasibility Analysis, the Owner/Tenants can expect on a development basis as shown in the Tenant List statement attached.

Note – The range of additional areas mentioned above is indicative and are based on our assumptions. Final offers of Developers will vary depending on their assumptions and also basis negotiation.

Proposed Displacement Compensation for Temporary Accommodation (Rent)

TABLE 4

Proposed RENT – Residential

Year	Rent/Sqft
Year 1	270
Year 2	285
Year 3	300
Year 4	315

Sale Rates are considered at Average Lifecycle sales rates of Rs.1,20,000/- per sqft RERA Carpet Area. Inclusive of the cost of car park, clubhouse, etc.

% of Area Sold	Stage of Area Sold	Average Rate of Sale per sqft RERA Carpet Area during phases (Rs/Sqft)
20%	Launch Sales upon RERA Registration up to foundation	90000
20%	Sales up to Plinth construction	110000
20%	Sales up to Podium RCC completion	120000
20%	Sales up to RCC completion	130000
20%	Sales up to Finishing work and OC	150000



XX. Documents Reviewed -

1. DP Remarks 2034
2. NOCAS2 for Height
3. CZMP Map
4. Plans
5. PR Card Latest Online and available with Society
6. Approved Plans
7. Survey Plans
8. Lease Deed Registered dated 28.03.1978
9. Sub-lease Deed

XXI. Conclusion & Proposed Project Strategy

As per the above studies, Rajul A & B is a viable real estate development project in a premium locality.

In our assessment as of date, due to 2021 GR not being applicable in CRZ II zone, Rajul may consider standalone redevelopment under Reg 33(20b) or Reg 33(11) as finalized with the proposed Developer

In the event of 2021 GR coming into force in the near future, Rajul can also consider Reg 33(9) on a standalone basis.

Summary Table of benefits and Viability:

Summary Table based on Annexure A

Scenario	Scheme/ Regulation of DCPR 2034	Available FSI	Potential Additional Area MOFA (%) on existing area	Potential Additional Area RERA (%) on existing area	Average Rent (per sqft existing Carpet Area)	Hardship Compensation (Corpus) (per sqft existing C.A.)
Rajul Standalone	Reg 33(9) 2021 GR	4.00 + 35%= 5.40	55-60%	65-70%	300	7500
Rajul Standalone	Reg 33(9) CRZ	4.00 + 35%= 5.40	45-50%	55-60%	250	2000
Rajul Standalone	Reg 33(11)	4.00 + 35%= 5.40	35-40%	40-45%	300	5000
Rajul Standalone	Reg 33 (20)B	4.00 + 35%= 5.40	40-45%	45-50%	300	5000

Key Decisions to be made:

1. How to sort the Lease tenure matter and potentially purchase the reversionary rights
2. Whether to redevelop standalone or wait for 2021 GR for Cluster redevelopment Scheme?
3. Whether to include Bungalow in the proposed redevelopment

XXII. Important Assumptions and Notes

- Rajul CHSL refers to both Rajul A CHSL and Rajul B CHSL.
- "33(9) - 2021 GR" refers to the scenario where the modification is implemented in the CRZ zone as per the 2021 Government Resolution (GR).
- "33(9) - CRZ Scenario" refers to the currently applicable regulations in the CRZ zone, without the modifications as applicable by the 2021 GR.
- It is assumed that Developer will continue with Leasehold title and redevelop the property.
- No Cost is assumed for purchase of reversionary rights from Landowner.
- Physical Plot Area considered for FSI purpose is 4621 sqmt.
- Physically measured Carpet Area is considered for all benefits of Extra area, Rent & Corpus in all scenarios.
- Common areas are only considered for Cluster redevelopment scenario.
- OC of A Wing & B wing Top Floor is not available, hence benefits of 33(7)(b) incentive and fungible Carpet area free for A wing & top floor of B wing may not be achieved.

Yours Faithfully,



Jinay H. Dhanki
Designated Partner - Headway DM LLP & NKPC



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The Feasibility analysis are estimates and based on various assumptions and is merely a guidance factor. The Offers from interested Developers will define the potential benefits.

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Annexure A – FSI and Financial Statements of Redevelopment of Rajul A and B CHSL

Basic Plot Details

Sr. No.	Details	Particulars		
1	Plot Address	9, Harkness Marg, Malabar hill, Mumbai - 400006		
2	Current Building Type	Residential		
3	Society Reg. No.	MUM/DWD1/HSG/825 (A wing) & 826 (B Wing) year 2001-2002		
4	Property No.	Rajul CHSL – 193 Division – Malabar Cumballa Hill D ward		
5	Plot Area as per PR Card	Rajul CHSL - 5761.75 Sqm		
6	Plot area as per survey with Rajul A and Rajul B (Net plot area after setbacks)	4621 Sqm		
7	Setback as per DP 2034 (Subject to confirmation and Road demarcation by MCGM)	Setback handed over - RAJUL Fronting	572.22	6159.38
		Setback handed over - BUNGALOW Fronting	140.23	1509.44
		Further Setback Proposed - RAJUL Fronting	230.51	2481.21
		Further Setback Proposed - BUNGALOW Fronting	72.92	784.91
		Total Setback considered (Handed over and proposed)	1015.88	10934.93
8	Access Road and Width	J Mehta Marg with proposed road width of 18.3 m		
9	No. of existing buildings	2 buildings (A wing and B wing)		
10	No. of units in existing building	101		
11	No. of enclosed Shops	1 shop on ground floor		
12	No. of C.P. (Open Stilt) as per approved plan	80		
13	No. of C.P. (covered Garages) as per approved plan	42 (Seems like converted to 21 covered garages as per current scenario)		
14	Private Terraces	1 Terrace on 18 th Floor of Rajul A wing		
15	Existing Carpet Area as per measurements	6290.50 Sqm		

	Existing BUA as per Measurements	7548.6 Sqm
16	Existing Carpet Area as per approved plans (redrafted)	5922 Sqm
	Existing BUA as per approved plans	6653.43 Sqm
	Total Lift Lobby area (As per measurements) for CDS calculations	412.08 Sqm
16	Land Ready Reckoner Rate 2024-25	417080
17	Residential RR Rate 2024-25	854000
18	Land Tenure	Leasehold land. Deemed Assignment done. Mutation in name of society as lessee is pending (as per society). Lease deed dt. 28th March 1978 is registered between SEETA DEVI GAIKWAD and M/S RAJESH ENTERPRISES, RAJUL CHSL. Current Lessee on PRC shows as Rajesh Enterprises who was the earlier developer.
19	Average Rate of Sale- Current (based on market for older buildings)	70000
20	Average Rate of Sale after Redevelopment (assumed)	120000
21	Construction Area- Building	1.5 times x FSI
22	Construction Area -Parking	35 sqmt per no. of parking
23	Built up to RERA Carpet	92%
22	Built up to MOFA Carpet	87%

RAJUL A and B CHSL STANDALONE

A1. FSI Statements Under Reg 33(9) 2021 GR

Sr. no.	Particular	Area in Sq.Mt.	Area in Sq.Ft.	Remarks
A	FSI Details			
1	Plot Area as per PRC	5,761.75	62,019.48	
2	Less: Road Setback already handed over	1,000.00	10,764.00	
3	Net Plot Area	4,761.75	51,255.48	
5	Plot area as per Total Station Survey	4,621.00	49,740.44	
6	Any further setback as per DP 2034	230.51	2,481.21	
7	Less AOS	231.05	2,487.02	AOS not to be deducted
8	Plot considered for FSI of Cluster	4,390.49	47,259.23	
9	Permissible FSI	4.00	4.00	
10	Permissible BUA	17,561.96	1,89,036.94	
B	Existing Member Details			
11	Existing Member BUA	7,587.54	81,672.31	
12	Existing Member Carpet	6,322.95	68,060.26	
13	Existing BUA as per Approved Plans	6,692.20	72,034.88	
14	Free Fungible component based on Tenant BUA (as per approved plan)	3,046.98	32,797.65	On admissible rehab BUA
15	Additional Premium FSI 0.83	-	-	
16	TDR 0.84	-	-	
17	Permissible BUA under 4 FSI (A)	17,561.96	1,89,036.94	
18	Admissible Rehab BUA as per 33(9)	8,705.65	93,707.57	
19	Admissible Incentive as per 33(9)	7,399.80	79,651.44	
20	Total Permissible FSI (Rehab + Incentive) (B)	16,105.45	1,73,359.01	3.67
21	Permissible FSI for scheme (higher of A and B)	17,561.96	1,89,036.94	
22	Protected BUA (Assumed. To be checked in approved plans if available)	6,692.20	72,034.88	
23	Total Permissible BUA	17,561.96	1,89,036.94	4.00
25	Add: 35% Fungible BUA	6,146.69	66,162.93	
26	Total Permissible BUA including Fungible	23,708.65	2,55,199.87	5.40
C	Surplus Area			
28	MHADA Surplus	1,456.51	15,677.92	
29	70% to MHADA	1,019.56	10,974.55	
30	Incentive to Developer	436.95	4,703.38	
D	Proposed Member Details			
31	BUA for Society (including Fungible)	11,752.62	1,26,505.23	
	Additional Discretionary BUA Area to Society	-	-	0%

	BUA for Society + Additional Discretionary BUA	11,752.62	1,26,505.23	
32	RERA Carpet Area for Members	10,812.41	1,16,384.81	71%
33	MOFA Carpet for Members	10,224.78	1,10,059.55	62%
E	Sale FSI			
34	Fungible for Sale	3,099.71	33,365.28	
35	Balance FSI for Free Sale	11,956.02	1,28,694.64	
36	RERA CARPET FOR FREE SALE	10,999.54	1,18,399.07	
F	Construction Area			
37	Construction Area Superstructure	28,450.38	3,06,239.84	
38	Construction Area of Staircase & common areas	7,112.59	76,559.96	
39	Construction Area Parking	11,064.03	1,19,093.27	
40	Total Construction Area	46,627.00	5,01,893.07	1.97

A2. Approval Cost Under Reg 33 (9) 2021 GR

Sr. No.	Details	As per DCR 2034	
I			417080.00
IA	Details		
	Plot Area in sq.mt.		4621.00
	Permissible BUA		17561.96
	Fungible Area	Total	6146.69
		Tenant Fungible	3046.98
		Sale Total (Less Tenant Fungible)	3099.71
	Total BUA		23708.65
	Staircase Area		5927.16
	Open space deficiency		8298.03
	Construction area		46627.00
	Premium FSI to be purchased		0.00
	AHRR FSI to be purchased		0.00
	MHADA Surplus		1019.56
1B	Statutory Payments	Total	
1	Sale IOD - Scrutiny Fees		28,45,038
2	IOD Deposit		2,55,200
3	Debris Deposit		1,00,000
4	Development Charges- land	1% of RR Rate	1,92,73,267
5	Development Charges- building	4% of RR Rate	39,55,36,083
	Addnl Dev. Cess	4% of RR Rate	19,04,55,912
6	Infra Charges	7% of RR Rate Waived	-
7	Fungible Premium	50% of RR for Resi	64,64,13,497
8	Labour Cess Charges	Total bua with fung*31763*1%	75,30,577
9	CFO capitation Fee + FSF	Rs 159/Sq.mt of construction area	2,48,18,761
10	Environment/CRZ Clearance	Lumpsum	2,50,00,000
11	Other NOC charges	Lumpsum	10,00,00,000
12	Staircase Premium		8,21,97,342
13	Open Space Deficiency Premium	Potential Reduction	11,50,76,279
14	Premium FSI	50% of RR Rate	-
15	Other Misc Cost	5% of approval costs	8,04,75,098
16	TDR charges	208540	-
17	EWS	540*BUA	2,51,78,582
18	LUC Tax	1.63% * RR Rate	12,56,61,700
19	MHADA Shifting Cost	290628	95,06,62,571
20	Unearned Income		-
	TOTAL		2791479906
			279.15

A3. Financials Under Reg 33 (9) 2021 GR

Costs	In Cr	Assumption		
Construction Cost				
CDS and Associated Cost	40.00			
Compensation of Garages	8.40	40 Lakhs considered per covered shuttered Garage	21	
Construction Cost - Building	183.74	Rs 6000/Sqft		
Construction Cost-staircase & common areas	30.62	Rs 4000/Sqft		
Construction Cost- Parking	35.73	Rs 3000/Sqft		
GST	45.02	18% on Constr Cost		
Society Costs				
Corpus to Members	51.05	Rs 7500/sqft		
Rent	102.09	4 years, 300 Rs/Sqft on existing carpet area (average). + 2 months Brokerage		
Shifting Charges	2.02	Rs 1L per flat		
Other Costs				
Other & Admin Costs	10.97	5% of construction cost		
Approval Cost	279.15	High due to MHADA Surplus		
Consultant Cost	17.57	Rs 350 incl GST		
BG Cost	21.00	Rs 100 Cr BG retained for 3 years		
Marketing Cost	67.06	4% of Gross Revenue+GST		
Contingency	25.25	4% of Cost		
Stamp Duty + GST (Members area)	59.02	15 Cr Stamp Duty + GST	GST	44.02
interest cost- Deferment		Not considered at present		
Interest Cost	75.6			
Total Cost	1054.29	Cr	89046	With Interest
			82661	W/o Interest
Revenue				
Total Saleable Carpet - Resi	118399	Sqft		
Less Area for Terraces/Garages etc				
Balance Saleable Carpet	118399			
Rate Resi	120000	Rs/Sft incl Parking		
Total Saleable Carpet- Comm	0			
Rate Comm	0			
Parking No.s	0	No.s		
Cost/Parking	0	Rs/parking		
Gross Revenue	1420.79	Cr		

Projected Gross Profits	366.50	Cr	35%	
Scenarios	Cost	1054.29		
Area	Rate	Revenue	Profit	Project Profit %
118399	100000	1184.0	129.70	12%
118399	110000	1302.4	248.099	24%
118399	130000	1539.2	484.90	46%
118399	140000	1657.6	603.30	57%

B1. FSI Statements Under Reg 33(9) CRZ

Sr. no.	Particular	Area in Sq.Mt.	Area in Sq.Ft.	Remarks
A	FSI Details			
1	Plot Area as per PRC	5,761.75	62,019.48	
2	Less: Road Setback already handed over	572.00	6,157.01	
3	Net Plot Area	5,189.75	55,862.47	
5	Plot area as per Total Station Survey	4,621.00	49,740.44	
6	Any further setback as per DP 2034	230.51	2,481.21	
7	Less AOS	259.49	2,793.12	
8	Plot considered for FSI of Cluster	4,390.49	47,259.23	AOS not be deducted
9	Permissible FSI	4.00	43.06	
10	Permissible BUA	17,561.96	1,89,036.94	
B	Existing Member Details			
11	Existing Member BUA (As per Survey)	7,587.54	81,672.31	
12	Existing Member Carpet (As per Survey)	6,322.95	68,060.26	
13	Existing BUA as per Approved Plans	6,692.20	72,034.88	
14	Additional Premium FSI 0.83	-	-	
15	TDR 0.84	-	-	
16	Permissible BUA under 4 FSI	17,561.96	1,89,036.94	
17	Admissible Rehab BUA as per 33(9)	8,074.54	86,914.30	
18	Admissible Incentive as per 33(9)	4,440.99	47,802.86	
19	Total Permissible FSI (Rehab + Incentive)	12,515.53	1,34,717.16	2.85
20	Permissible FSI for scheme (higher of 16 and 19)	17,561.96	1,89,036.94	
21	Protected BUA (Assumed. To be checked in approved plans if available)	6,692.20	72,034.88	
22	Total Permissible BUA	17,561.96	1,89,036.94	4.00
23	Add: 35% Fungible BUA	6,146.69	66,162.93	
24	Total Permissible BUA including Fungible	23,708.65	2,55,199.87	5.40
C	Surplus Calculations			
25	Surplus FSI Available	5,046.43	54,319.77	
26	Surplus to be transferred - 70%	3,532.50	38,023.84	
27	Balance for Sale - 30%	1,513.93	16,295.93	
D	Proposed Member Details			
29	BUA for Society (Including Fungible)	10,900.62	1,17,334.30	
	Additional Discretionary BUA to Society	-	-	0%
30	RERA Carpet Area for Members	10,028.57	1,07,947.56	59%
31	MOFA Carpet for Members	9,483.54	1,02,080.84	50%
E	Sale FSI			
32	Fungible for Sale	3,320.60	35,742.92	
33	Balance FSI for Free Sale	12,808.02	1,37,865.56	

34	RERA CARPET FOR FREE SALE	11,783.38	1,26,836.32	
F	Construction Area			
35	Construction Area Superstructure	28,450.38	3,06,239.84	
36	Construction Area of Staircase & common areas	7,112.59	76,559.96	
37	Construction Area Parking	11,064.03	1,19,093.27	
38	Total Construction Area	46,627.00	5,01,893.07	1.97

B2. Approval Cost Under Reg 33(9) CRZ

Sr. No.	Details	As per DCR 2034	
I			417080
IA	Details		
	Plot Area in sq.mt.		4621.00
	Permissible BUA		17561.96
	Fungible Area	Total	6146.69
		Tenant Fungible	2826.09
		Sale Total (Less Tenant Fungible)	3320.60
	Total BUA		23708.65
	Staircase Area		5927.16
	Open space deficiency		8298.03
	Construction area		46627.00
	Premium FSI to be purchased		0.00
	MHADA FSI to be transferred		10523.83
1B	Statutory Payments		Total
1	Sale IOD - Scrutiny Fees		28,45,038
2	IOD Deposit		2,55,200
3	Debris Deposit		1,00,000
4	Development Charges- land	1% of RR Rate	1,92,73,267
5	Development Charges- building	4% of RR Rate	29,29,89,691
6	Addnl Dev. Cess	4% of RR Rate	13,88,03,557
7	Infra Charges	2% of RR Rate Waived	-
8	Fungible Premium	50% of RR for Resi	69,24,77,634
9			
10	Labour Cess Charges	Total bua with fung*31763*1%	1,48,10,135
11	CFO capitation Fee + FSF	Rs 103/Sq.mt of construction area	1,48,26,594
12	Environment/CRZ Clearance	Lumpsum	2,50,00,000
13	Other NOC charges	Lumpsum	7,00,00,000
14	Staircase Premium		8,21,97,342
15	Open Space Deficiency Premium		5,75,38,140
16	Premium FSI	50% of RR Rate	-
17	CDS Cost		-
18	Other Misc incl Clubbing LOI Cost	5% of approval costs	7,05,55,830
19	TDR charges	208540	-
20	EWS	540*BUA	2,51,78,582
21	LUC Tax	1.63% * RR Rate	12,56,61,700
22	MHADA FSI to be transferred	290628	3,05,85,18,324
23	Parking Premium for Addnl Parking		
	TOTAL		4691031032
			469.10

B3. Financials Under Reg 33(9) CRZ

Costs	In Cr	Assumption		
Construction Cost				
CDS and Associated Cost	40.00			
Compensation of Garages	8.40	40 Lakhs considered per covered shuttered Garage	21	Garages
Construction Cost - Building	183.74	Rs 6000/Sqft		
Construction Cost-staircase & common areas	30.62	Rs 4000/Sqft		
Construction Cost- Parking	35.73	Rs 3000/Sqft		
GST	45.02	18% on Construction Cost		
Society Costs				
Corpus to Members	13.61	Rs 2000/sqft		
Rent	85.08	4 years, 250 Rs/Sqft on existing carpet area (average). + 2 months Brokerage		
Shifting Charges	2.02	Rs 2L per flat		
Other Costs				
Other & Admin Costs	10.97	5% of construction cost		
Approval Cost	469.10			
Consultant Cost	17.57	Rs 350 incl GST		
BG Cost	21.00	For Rs 100 Cr BG		
Marketing Cost	71.84	4% of Gross Revenue+GST		
Contingency	32.17	4% of Cost		
Stamp Duty + GST (Members area)	55.83	Stamp Duty of Rs 15Cr + GST	GST	40.83
interest cost- Deferment				
Interest Cost	88.3			
Total Cost	1211.01	Cr	95478	With Interest
			88516	W/o Interest
Revenue				
Total Saleable Carpet - Resi	126836	Sqft		
Less Area for Terraces/Garages etc				
Less Additional Area to MH	0			
Balance Saleable Carpet	126836			
Rate Resi	120000	Rs/Sft incl Parking		
Total Saleable Carpet- Comm	0			
Rate Comm	0			
Parking No.s	0	No.s		
Cost/Parking	0	Rs/parking		

Gross Revenue	1522.04	Cr		
Projected Gross Profits	311.03		26%	
Scenarios	Cost	1211.01		
Area	Rate	Revenue	Profit	Project Profit %
126836	100000	1268.4	57.36	5%
126836	110000	1395.2	184.19	15%
126836	130000	1648.9	437.87	36%
126836	140000	1775.7	564.70	47%

C1. FSI Statements Under Reg 33(11)

Sr. no.	Particular	Area in Sq.Mt.	Area in Sq.Ft.	Remarks
1	Plot Area as per strigency		-	
2	Less: Road Setback to be handed over as per DP 2034		-	
3	Net Plot Area	4,621.00	49,740.44	
4	Plot Area as per PR Card		-	
5	Plot Area as per Conveyance deed		-	
6	Plot Area as per Total Station Survey	4,621.00		
7	Net Plot Area after Setback	4,621.00	49,740.44	
8	Any further setback as per DP 2034 (tentative)	-	-	
9	Plot considered for Zonal FSI	4,621.00	49,740.44	
10	Zonal FSI	1.33	14.32	
11	Permissible BUA	6,145.93	66,154.79	
	Existing Member Area			
10	Existing Member BUA	7647.09	82,313.30	1.65
11	Existing Member Carpet (as per survey - highest of the survey)	6372.58	68,594.42	
12	Existing BUA as per Approved Plan	6,692.23	72,035.16	
	Free fungible component on existing BUA (as per approved plan)	2,342.28	25,212.31	
13	Additional Premium FSI 0.83	-	-	
14	TDR 0.84	-	-	
15	Permissible BUA Zonal	6,145.93	66,154.79	
16	Add: FSI in lieu of handing over of Road Setback	-	-	
17	Additional FSI received under 33(7B)	-	-	
18	Total FSI Available as per PTC (4.00 FSI)	18,484.00	1,98,961.78	
19	Protected BUA (to be checked in IOD)	6,145.93	66,154.79	
20	Total PTC Required	7,772.98	83,668.40	
21	Incentive	4,565.09	49,138.58	
22	Total Permissible BUA	18,484.00	1,98,961.78	4.00
23	Add: 35% Fungible BUA Total	6,469.40	69,636.62	
24	Total Permissible BUA including Fungible	24,953.40	2,68,598.40	5.40
	Proposed Area			
25	Proposed BUA for Society	10,323.57	1,11,122.96	
26	RERA CARPET AREA FOR MEMBERS	9,497.69	1,02,233.12	49%
27	MOFA CARPET AREA FOR MEMBERS	8,981.51	96,676.97	41%
28	Fungible for Sale	4,127.12	44,424.31	
29	Balance FSI for Free Sale	14,629.83	1,57,475.44	
30	RERA CARPET FOR FREE SALE	13,459.44	1,44,877.41	
31	2% Amenity Area	499.07	5,371.97	

	Construction Area			
32	Construction Area Superstructure	28,696.41	3,08,888.16	
33	Construction Area - Common and Staircases etc	7,486.02	80,579.52	
34	Construction Area Parking	13,308.48	1,43,252.48	
35	Total Construction Area	49,490.91	5,32,720.16	

C2. Approval Cost Under Reg 33(11)

Sr. No.	Details	As per DCR 2034	
I			417080
IA	Details		
	Plot Area in sq.mt.		4621.00
	Permissible BUA		18484.00
	Fungible Area	Total	6469.40
		Tenant Fungible	2342.28
		Sale Total (Less Tenant Fungible)	4127.12
	Total BUA		24953.40
	Staircase Area		7486.02
	Open space deficiency		9981.36
	Construction area		49490.91
	Premium FSI to be purchased		0.00
	PTC FSI to be purchased		7772.98
	TDR to be purchased		
	Slum TDR to be purchased		
1B	Statutory Payments		Total
1	Sale IOD - Scrutiny Fees		4,491,612
2	IOD Deposit		268,598
3	Debris Deposit		45,000
4	Development Charges- land	1% of RR Rate	19,273,267
5	Development Charges- building	4% of RR Rate	416,302,563
6	Addnl DEV Cess	4% of RR Rate	205,838,489
7	Fungible Premium	50% of RR for Resi	860,669,501
8	Labour Cess Charges	Total bua with fung*31763*1%	15,719,798
9	CFO capitation Fee + FSF (Fire Safety Fees)		17,908,400
10	Environment/CRZ Clearance		10,000,000
11	Other NOC charges	Lumsum	20,000,000
12	Staircase Premium		78,056,731
13	Open Space Deficiency Premium		104,075,641
14	Premium FSI	50% of RR Rate	-
15	Other Misc Costs		70,105,984
16	TDR charges	229394	-
16b	Slum TDR charges	271102	-
17	EWS	400*BUA	19,796,364
18	LUC Tax	1.63% * RR Rate	78,538,562
19	PTC Contravening Structure Cost	205000	1,593,461,741

20	Unearned Income	293600	2,282,148,132
	TOTAL		5796700381
			579.67

C3. Financials Under Reg 33(11)

Costs	In Cr	Assumption		
Garages	9.45	45L per Garage OR Extra Car Park	21	Garages
Construction Cost - Building	185.33	Rs 6000/Sqft		
Construction Cost-staircase & common areas	32.23	Rs 4000/Sqft		
Construction Cost- Parking & Basement for Services etc	42.98	Rs 3000/sqft		
GST	46.90	18% on Constr Cost		
Corpus Cost	34.30	Rs 5000/Sqft		
Rent - Residential	102.89	4years, 300 Rs/Sqft existing(avg) + 2 months Brokerage		
BG Cost	17.50	BG of 100Cr for 2.5 years		
Other & Admin Costs	11.42	5% of construction cost		
Approval Cost	579.67			
Consultant Cost	18.65	Rs 350/Sqft incl GST		
Marketing Cost	69.39	4% of Gross Revenue		
Stamp Duty + GST	53.67	GST of Proposed Member Areas + Stamp Duty of 15 Cr	G.S.T	38.67
interest cost- Deferment				
Interest Cost	126.5			
Total Cost	1330.83	Cr	91859	Rs./Sqft - With Interest
			83130	Rs./Sqft - W/o Interest
Revenue				
Total Saleable Carpet - Resi	144877	Sqft		
Less Area for Terraces	315	33% of Terrace Area		
Balance Saleable Carpet	144563			
Rate Resi	120000	Rs/Sft		
Gross Revenue	1734.75	Cr		
Projected Gross Profits before Tax	403.92	Cr	30%	Profit % to Developer
Scenarios				
Area	Rate	Revenue	Profit	Profit %
144877	110000	1593.7	262.82	20%
144877	120000	1738.5	407.70	31%
144877	130000	1883.4	552.58	42%
144877	140000	2028.3	697.46	52%

D1. FSI Statements Under Reg 33(20B)

Sr. No.	Particular	Factor	Area in Sq.Mt.	Area in Sq.Ft.	Remarks
A	Plot Details				
1	Plot area as per Physical Survey		4,621.00	49,740.44	
2	Less: Road Setback			-	
3	Net Plot Area		4,621.00	49,740.44	
4	Plot Area as per Conveyance deed			-	
5	Plot Area as per PR Card		4,621.00	49,740.44	
6	Deduct Road Setback as per DP 2034		230.00	2,475.72	Subject to demarcation
7	Net Plot Area		4,391.00		
8	Plot considered for Zonal FSI		4,621.00	49,740.44	Zonal FSI is on Gross plot
9	Basic Zonal FSI		1.33	1.33	
10	Permissible BUA Zonal FSI		5,840.03	62,862.08	On net plot area
B	Existing Member Details				
11	Existing Member BUA		7,541.29	81,174.47	1.63
12	Existing Member Carpet		6,284.41	67,645.39	
13	Existing BUA as per Approved Plans		6,692.23	72,035.16	
C	FSI Details				
14	Additional Premium FSI (0.84)		3,688.44	39,702.37	Subject to road width considered as 27.45 and not 18.3m (as shown on DP)
15	TDR (0.83)		3,644.53	39,229.72	
16	Reservation TDR 80%		2,915.62	31,383.78	
17	Slum TDR 20%		728.91	7,845.94	
18	Add: FSI in lieu of handing over of Road Setback		575.00	6,189.30	
19	Additional FSI received under 33(7B)			-	Not applicable due to full OC not available
20	FSI Permissible as per Reg 30 /33(7B)		13,748.00	1,47,983.47	3.13
21	Excess existing BUA (over Zonal)		1,701.26	18,312.38	
22	TDR to be purchased			-	
	Reservation TDR		2,063.42	22,210.70	
	SLUM TDR		728.91	7,845.94	
23	Premium FSI to be purchased		3,688.44	39,702.37	
24	Total FSI Available as per 33 20B - 4 FSI		18,484.00	1,98,961.78	

25	Balance FSI required under AH & RR Rehab		4,736.00	50,978.30	
26	Total AH & RR (63%)		2,983.68	32,116.33	
27	Incentive (37%)		1,752.32	18,861.97	
28	Total Permissible BUA		18,484.00	1,98,961.78	4.00
29	Add: 35% Fungible BUA		6,469.40	69,636.62	
30	Total Permissible BUA including Fungible		24,953.40	2,68,598.40	5.40
D	Proposed Member Details				
31	Fungible for tenants (FREE Fungible)		2342.28	25,212.31	
32	BUA for Society (including fungible)		10,622.56	1,14,341.24	
33	RERA Carpet to Members		9,772.76	1,05,193.94	56%
34	MOFA Carpet to Members		9,241.63	99,476.88	47%
E	Sale FSI				
35	Fungible for Sale		3,829.95	41,225.56	
36	Balance FSI for Free Sale		14,330.84	1,54,257.16	
37	RERA CARPET FOR FREE SALE		13,184.37	1,41,916.59	
F	Construction Area				
38	2% Amenity Area		499.07	5,371.97	
39	Construction Area Superstructure		28,696.41	3,08,888.16	
40	Construction Area - Common and Staircases etc		7,486.02	80,579.52	
41	Construction Area Parking		11,644.92	1,25,345.92	
42	Total Construction Area		47,827.35	5,14,813.60	1.92

D2. Approval Cost Under Reg 33(20B)

Details	As per DCR 2034	
		417080
Details		
Plot Area in sq.mt.		4621.00
Permissible BUA		18484.00
Fungible Area	Total	6469.40
	Tenant Fungible	2342.28
	Sale Total (Less Tenant Fungible)	4127.12
Total BUA		24953.40
Staircase Area		7486.02
Open space deficiency		8733.69
Construction area		47827.35
Premium FSI to be purchased		3688.44
AHRR FSI to be purchased		2983.68
TDR to be purchased - Reservation		2063.42
TDR to be purchased- Slum		728.9
Statutory Payments		Total
Sale IOD - Scrutiny Fees		29,94,408
IOD Deposit		2,68,598
Debris Deposit		45,000
Development Charges- land	1% of RR Rate	1,92,73,267
Development Charges- building	4% of RR Rate	30,83,72,269
Addnl Dev. Cess	4% of RR Rate	20,58,38,489
Infra Charges	NA in 33 20B	-
Fungible Premium	50% of RR for Resi	86,06,69,501
Labour Cess Charges	Total bua with fung*31763*1%	79,25,948
CFO capitation Fee + FSF	Construction Area *159 + Construction Area * 31763*0.5%	2,02,00,249
Environment/CRZ Clearance	Lumpsum	1,00,00,000
Other NOC charges	Lumpsum	2,00,00,000
Staircase Premium	2.5% of RR rate for Prorata Zonal	47,75,51,077
Open Space Deficiency Premium	2.5% of RR rate for Prorata Zonal	55,71,42,924
Premium FSI	50% of RR Rate	76,91,87,278
Other Misc incl Clubbing LOI Cost	4% of approval costs	14,36,92,868
TDR charges	312810	22,80,09,086
EWS	550*BUA	2,63,05,043

LUC Tax	1.63% * RR Rate	7,85,38,562
AHRR Structure Cost	220000	65,64,09,600
Unearned Income	291600	87,00,41,088
TOTAL		5262465984
		526.25

D3. Financials Under Reg 33(20B)

Costs	In Cr	Assumption		
Construction Cost				
Garages	8.40	40L compensation per covered & shuttered Garage considered	21	Garages
Construction Cost - Building	185.33	Rs 6000/Sqft		
Construction Cost-staircase & common areas	32.23	Rs 4000/Sqft		
Construction Cost- Parking	37.60	Rs 3000/Sqft		
GST	45.93	18% on Constr Cost		
Society Costs				
Corpus Cost	33.82	Rs 5000/Sqft		
Rent	101.47	4years, 300Rs/Sqft existing + 2 months Brokerage		
Landlord Cost		TBD		
Other Costs				
Other & Admin Costs	12.76	5% of construction cost		
BG Cost	21.00	For BG of 100Cr retained for 3 years at 7%		
Approval Cost	526.25	As per Attached sheet		
Consultant Cost	18.02	Rs 350/Sqft incl GST		
Marketing Cost	60.15	3% + GST of Gross Revenue		
Contingency	35.65	4% Contingency		
Stamp Duty at 6% + GST on Society component at 5% of Rs 80000/SQFT	54.79	15 Cr Stamp duty Assumed	GST	39.79
interest cost- Deferment		Not considered at present		
Interest Cost	115.1	15% x 30% of total cost x 2.5 years		
Total Cost	1288.47		90791	With Interest
			82683	W/o Interest
Revenue	In Cr	Assumption		
Total Saleable Carpet - Resi	141917	Sqft		
Less Sale Area (Garage and terrace)	315	33% of Terrace Area		
Balance Saleable Carpet	141602			
Rate Resi(Avg Life Cycle Per Sale)	120000	Rs/Sqft RERA Carpet Area		
Parking No.s		No.s		
Cost/Parking		Rs/parking		

Gross Revenue	1699.22	Cr		
Projected Gross Profits	410.75	32%		

Area	Rate	Revenue	Profit	Project Profit %
141602	90000	1274.4	-14.06	-1%
141602	100000	1416.0	127.54	10%
141602	110000	1557.6	269.15	21%
141602	120000	1699.2	410.75	32%
141602	130000	1840.8	552.35	43%

Summary Table:

Scenario	Scheme/ Regulation of DCPR 2034	Available FSI	Potential Additional Area MOFA (%) on existing area	Average Rent (per sqft existing Carpet Area)	Hardship Compensation (Corpus) (per sqft existing C.A.)
Rajul Standalone	Reg 33(9) 2021 GR	4.00 + 35%= 5.40	55-60%	300	7500
Rajul Standalone	Reg 33(9) CRZ	4.00 + 35%= 5.40	45-50%	250	2000
Rajul Standalone	Reg 33(11)	4.00 + 35%= 5.40	35-40%	300	5000
Rajul Standalone	Reg 33 (20)B	4.00 + 35%= 5.40	40-45%	300	5000



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Yours Faithfully,

A handwritten signature in black ink that reads "Jhanki".

Jinay H. Dhanki
Managing Partner - Headway Development Management LLP