

FEASIBILITY REPORT

REDEVELOPMENT

VEENA BEENA CHS LTD

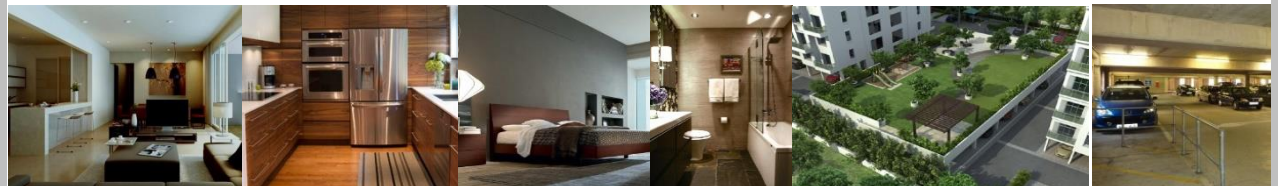
Acharya Donde Marg, Opp Sewri Bus Depot, Sewri West, Mumbai 400015.

DATE: 15th FEBRUARY 2026

Architect PMC: ARCHITECTURAL ASSOCIATES

13B, Hindustan Kohinoor Premises Co Op Soc. Ltd, LBS Marg, Vikhroli [W], Mumbai-400083

M: 9820198294 / 9987158889 email: info@artdesk.in





VEENA BEENA CHS LTD

1. OBJECTIVE:

The Society desires to evaluate and list the feasible options of Redeveloping the Site within the framework of the laws of the land.

2. BASES:

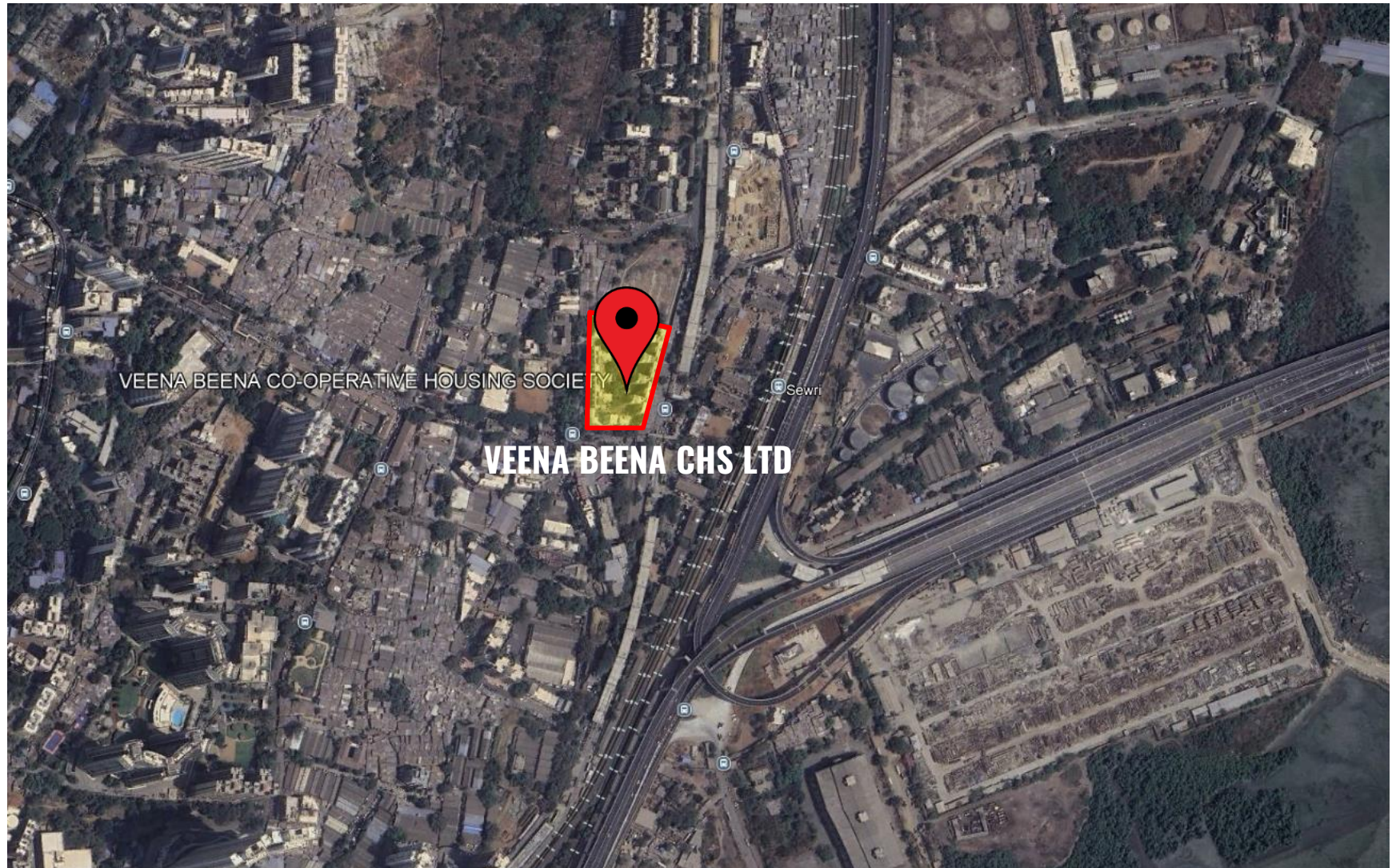
This report is prepared by the Society appointed Consultants and is to be read and understood, subject to the following conditions:

1. This Report is prepared without prejudice and Liability.
2. The Consultants have examined, records, inferences on documents as provided by the Society. The contents of these documents are assumed as accurate, prior to commencement of their examination by the Architect.
3. The Consultants have made possible efforts to ensure that the data provided herein is as per sources as available to its office, and as stated time to time wherever possible. Any error, omission or inadmissibility on account of source information is not the liability of 'Consultants'.
4. The Report also comments on the new DCPR 2034 as released on 13 Nov 2018

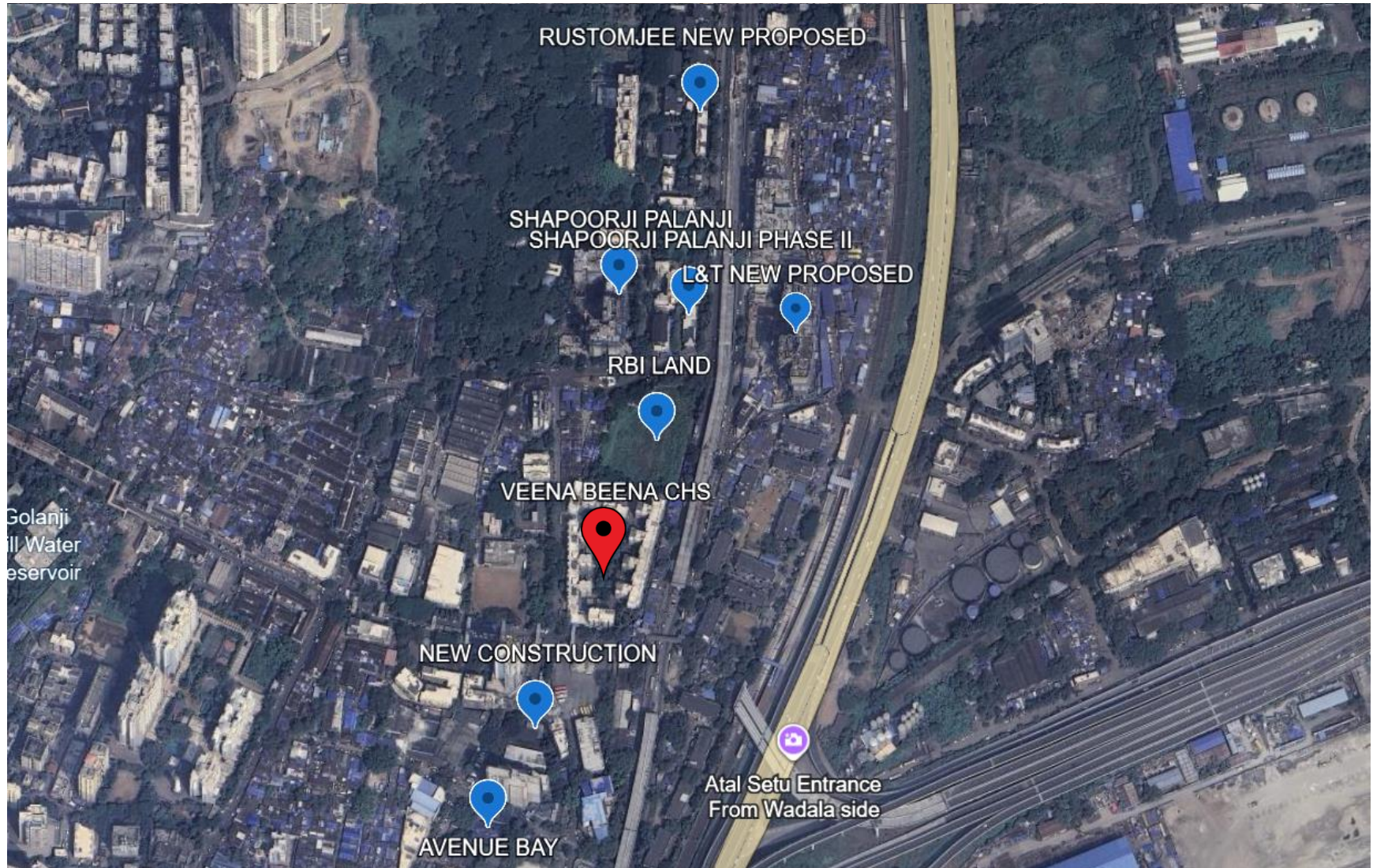
All the above are completely applicable to this document, irrespective of anything written anywhere else.

Finally, this **REDEVELOPMENT FEASIBILITY REPORT** is dated **15TH FEBRUARY 2026** and is as per available records on that date. The Consultants reserve the right to alter its opinion on one or all the matters stated herein at a future date, without any obligation whatsoever to any person/s.

3. LAYOUT PLAN LOCATION



3. LAYOUT PLAN LOCATION




4. REPORT ::

The report now proceeds as per the process of investigation as laid out earlier.

PHYSICAL SITE:

SOCIETY REGISTRATION NO.	:: (Reg No BOM/W-F/S) HSG(TC)/402/84-85 OF 1984
EXISTING PLOT AREA AS PER PROPERTY CARD	:: 13651.38 SM
AS PER COLLECTOR ORDER	:: 12020 SM
EXISTING RESIDENTIAL MEMBERS	:: 317
EXISTING SHOPS	:: 42
EXISTING CARPET AREA [FLATS]	:: 154767 SFT [AS PER SURVEY]
EXISTING CARPET AREA [SHOPS]	:: 10886 SFT [AS PER SURVEY]
TITLE	:: OWNERSHIP
ROADWIDTH ABUTTING THE PLOT	:: 27.45 M ACHARYA DONE MARG
PERMISSIBLE FSI	:: 4+35% FUNGIBLE = 5.40
SCHEMES FOR REDEVELOPMENT	:: 33-9 CLUSTER DEVELOPMENT 33.20B AH POLICY

5. PROPERTY CARD :: LAND AREA :: 13,651.38 SM

 SURVEY REGISTER FOR THE MUMBAI CITY (Prepared under Section 282 of the Maharashtra Land Revenue Act, 1966)						
District : Mumbai City		Division : Parel - Shivdi		Register No. : 293	Page No. : 7	
Cadastral Survey No.	Sheet No.	Name of Street or Locality	Street No.	Total Area (in Sq.m)	Laughton's Survey No.	Collector's New No.
216	423,428	SEWRI RD. GOLANJI HILL RD.	(1,2,3) 1201,1206/129,129A,129B,134	13651.38 Sq.m.	191/2364,191/2367,2A/2364-(1) 1/2364,1/2367-(2) 6/2367,9/2364,2/2364	A/14508,14350 14487,14488, 14491,14508,14350
Tenure		TOKA				
Sr. No.	Ownership Details					
1	A - SHATARAM MUGATLAL BHAT (Tenants- in - common) (FIRST PURCHASER)					
2	B - KANAIYALAL ISHWARLAL VAGHANI (Tenants- in - common) AND					
3	C - SHATIDEVI SUKHAJ JAIN (Tenants- in - common)					
4	D - CARRYING ON BUSINESS IN PARTNERSHIP IN THE FIRM NAME AND STYLE OF (Tenants- in - common) VEENA BEENA ENTERPRISES- (SECOND PURCHASERS)(--- SHARE)(TENANTS-IN-COMMON)					
Disclaimer : This Property Card is digitally signed on date 13/05/2025 5:54 PM.						

5. CONVEYANCE DEED :: ORDER EXTRACT

ORDER

- 1) The suit is hereby decreed with costs and with compensatory costs of Rs.50,000/- to be payable by each of the defendant Nos.1,7 and 12 to the plaintiff society.
- 2) It is hereby declared that plaintiff is entitled for getting the deed of conveyance of the suit land and buildings at Veena Beena Apartments wings/buildings A to J at the suit property bearing C.T.S No.216(part) (an area ad-measuring **14378 square yards (12020 square meters)**, of Parel-Sewree Division, Sewree at Gr.Mumbai from the defendants.
- 3) It is hereby directed by the mandatory injunction that the defendant Nos.1,7,11,12 and 16 themselves and through their partners shall execute registered Deed of Conveyance of the suit land ad-measuring 14378 square yards (12020 square meters) in C.T.S. No.216 (part) of Parel-Sewree Division, Sewree at Gr.Mumbai and Veena Beena Apartment wings A to J standing thereupon, at their cost and expenses within a period of three months from the date of this judgment and decree in favour of the plaintiff.



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6. COLLECTOR ORDER DATED 05 FEB 2026

विषय :- परेल शिवडी विभागातील भू.क्र.216 या मिळकतीचे अधिकार
अभिलेख नोंदवहीत हस्तांतरण/नोंदबदल करणेबाबत.

या कार्यालयात अर्जदार, विना बिना को.ऑप.हौ.सो.लि. तर्फे श्री.अनिल बाबुराव कोळी यांनी
विषयांकित मिळकतीचे अधिकार अभिलेखात हस्तांतरण/नोंदबदल करणेबाबत यांनी दि. 19/03/2024 व
दि.07/11/2025 रोजी अर्ज सादर केला आहे व त्याअनुषंगाने कागदपत्रे सादर केलेली आहेत. सदर
कागदपत्र/दस्ताच्या आधारे विषयांकित मिळकतीचे अधिकार अभिलेख नोंदवहीत खालीलप्रमाणे प्रस्तावित नोंद
दाखल करण्यात येत आहे.

प्रस्तावित नोंद

Col.10	Col.11
[A]	
[B]	
A	
Shantaram Mugatlal Bhat (First Purchaser)	(Deed No. 2338) Conveyance dt. 14/10/80 From Shri D.B.Khade the Court Receiver, High Court in Suit No. 878 Of 1971 And in the Bombay High Court Suit No.112 Of 1972..... -
B	
Kanaiyalal Ishwarlal Yaghani And	
C	
Smt. Shantidevi Sukhraj Jain (Carrying on Business in Partnership in the Firm Name & Style of M/s. Veena Been Enterprises) (Second Purchasers) (---Share) (Tenants-In-Common)	

6. COLLECTOR ORDER DATED 05 FEB 2026

<p style="text-align: center;">-----As Per Property Card-----</p> <p style="text-align: center;">D</p> <p style="text-align: center;">Veena Beena Co-Operative Housing Society Limited (In respect an area 12020.00 Sq.Meters)</p>	<p style="text-align: center;">-----</p> <p>(Deed No. BBE-1/679/2024) Rectified Deed of Conveyance dt. 01/02/2024 (Regd. On 01/02/2024) From partners of M/s. Veena Beena Enterprises as First Vendor, Partners of Messers Jain Builders as Second Vendor and Messers Shah Enterprises as Third Vendor conveyed 12020.00 Sq.Meters out of this property To D in Col.10 and Vide also Judgment and Order dated 16/03/2017 Passed by Bombay City Civil Court at Mumbai in Suit No. 8356 Of 1986 (High Court Suit No. 2331 Of 1986) and Consent Term dated 09/02/2021 and Order dated 16/02/2021 Passed by Hon'ble High Court of Bombay in Civil Appellate Jurisdiction First Appeal No. (St) 13225 Of 2017 In Suit No. 8356 Of 1986. Vide Mut.TR.No. 933 /2026.</p>
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6. COLLECTOR ORDER DATED 05 FEB 2026

परेल शिवडी विभागातील भू.क्र.216 या मिळकतीच्या हस्तांतरण प्रकरणी आपली हरकत असल्यास या कार्यालयात कळविण्यात यावे. आपण हे पत्र मिळाल्यापासून 15 दिवसांचे आत न कळविल्यास आपणांस काहीही सांगावयाचे अथवा आपली कोणतीही हरकत नाही असे गृहीत धरून हस्तांतरणाबाबतची पुढील कार्यवाही करण्यात येईल, याची कृपया नोंद घ्यावी.



(धनाजीराव धायगुडे)

अधीक्षक

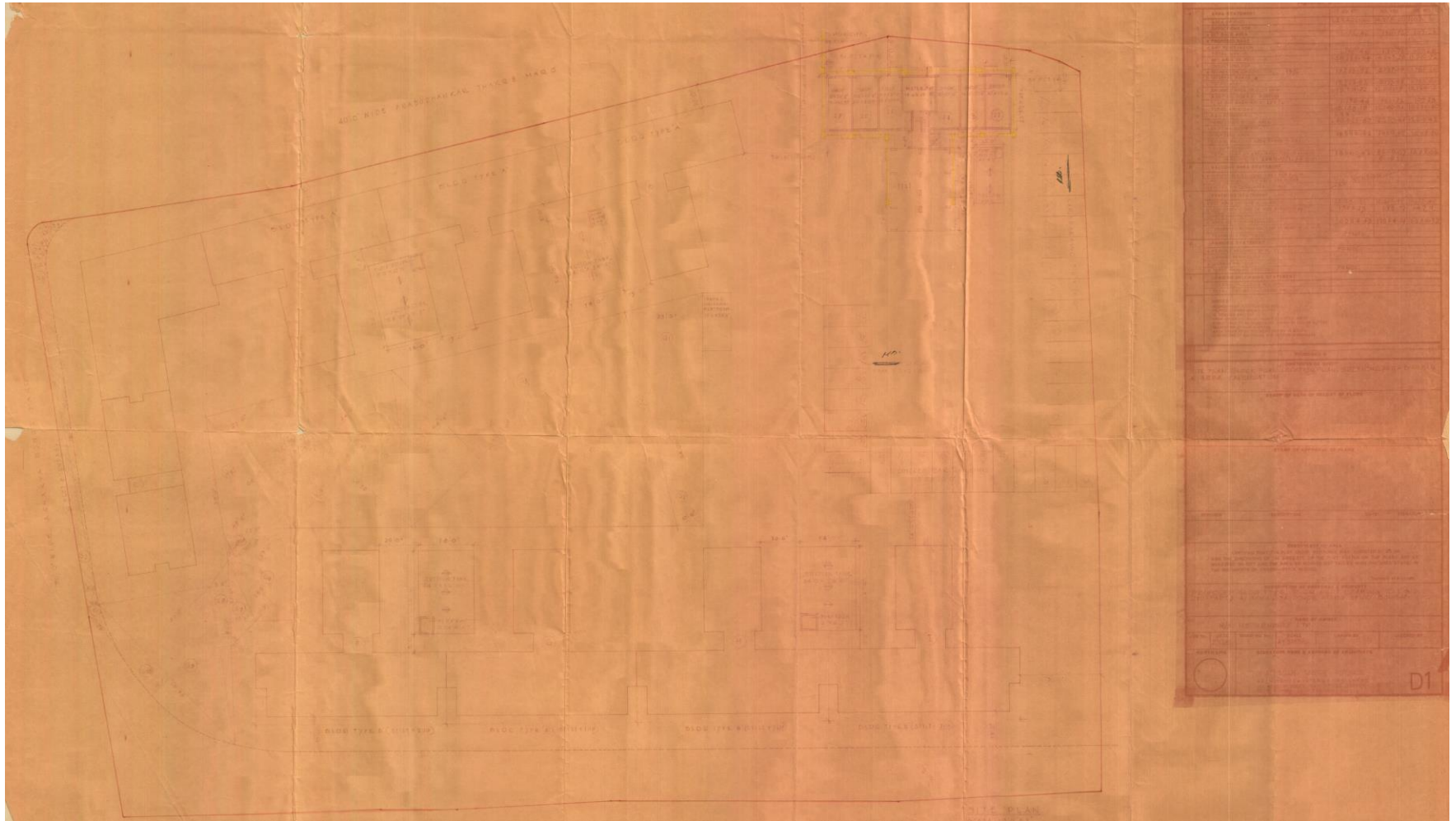
मुंबई नगर भूमापन व भूमि अभिलेख (शहर)

प्रत :- अर्जदार, विना बिना को.ऑप.हौ.सो.लि. तर्फे श्री.अनिल बाबुराव कोळी, आचार्य दोंदे मार्ग, शिवडी, मुंबई -400 014.

प्रत:- प्रत्यक्ष मिळकतीचे ठिकाणी प्रसिद्ध करणेकामी.

2/- महाराष्ट्र जमिन महसूल अधिनियम 1966 चे कलम 230 अन्वये परिरक्षण भूमापक यांनी कार्यवाही करावी.

7. APPROVED PLAN DATED ::



7. APPROVED PLAN DATED :: 12020 SM PLOT AREA

AREA STATEMENT	SQ. FT.	SQ. YDS.	SQ. MT.
AREA OF PLOT	1,29,402.00	14,375.00	12020.00
DEDUCTIONS FOR			
1 SET BACK AREA	1,176.46	130.72	103.28
2 PROPOSED ROAD			
3 ANY RESERVATION			
TOTAL DEDUCTIONS	1,176.46	130.72	103.28
NET AREA OF PLOT (A-B)	128,225.54	14,244.28	11,916.72
DEDUCTIONS FOR			
4 RECREATION GROUND 15%	19,233.82	2,137.07	1,788.00
5 INTERNAL ROADS			
TOTAL DEDUCTIONS	19,233.82	2,137.07	1,788.00
BALANCE AREA OF PLOT (A-C)	108,991.72	12,107.21	10,128.72
ADDITION FOR (A) PURPOSE			
6 OF SET BACK AREA 100%	1,176.46	130.72	103.28
TOTAL AREA (A+C)	1,10,168.18	12,237.93	10,232.00
EXIST. PERMISSIBLE	1.33		
PERMISSIBLE FLOOR AREA	1,46,923.67	16,350.41	13,618.42
EXISTING FLOOR AREA			
PROPOSED AREA	18000.62	2000.07	1672.06
EXCESS BALCONY AREA TAKEN IN SET BACK			
TOTAL FLOOR AREA PROPOSED (A+C)	18000.62	2000.07	1672.06
PERMISSIBLE FLOOR AREA 100%	1,46,923.67	16,350.41	13,618.42
BALCONY AREA STATEMENT			
PERMISSIBLE BALCONY AREA PER FLOOR			
PROPOSED BALCONY AREA PER FLOOR			
EXCESS BALCONY AREA TOTAL			
TENEMENT STATEMENT			
NET AREA PERMITTED TO BE BUILT	10,128.72	1,110.91	933.46
EXCESS DEDUCTIONS OF NON PERMITTED	1,383.75	153.77	127.11
AREA PROPOSED			
AREA OF TENEMENTS (A-D)	8,744.97	957.14	796.35
TENEMENTS PROPOSED	796.35		
TENEMENTS PROVIDED	796.35		
PARKING STATEMENT			
PARKING REQUIRED BY R.T.E.	796.35		
GARAGE PROVIDED			
GARAGE PROVIDED	796.35		
TOTAL PARKING PROVIDED	796.35		
LOADING UNLOADING STATEMENT			
TOTAL AREA OF PLOT			
TOTAL AREA OF PLOT			

SO. FT.	SO. YDS.	SQ. MT.
1,29,402.00	14,375.00	12020.00
1,176.46	130.72	103.28
1,176.46	130.72	103.28
1,28,225.54	14,244.28	11,916.72

8. CARPET AREA DETAILS (AS PER DIGITAL SURVEY)

SR NO.	WING	RESIDENTIAL CARPET AREA	NO OF FLATS	COMMERCIAL CARPET AREA	NO OF SHOPS
		SFT		SFT	
1	WING A	15516.00	30	4707.12	7
2	WING B	15516.00	30		6
3	WING C	15516.00	30		8
4	WING D	11304.00	24	4542.18	14
5	WING E	19649.00	42		
6	WING F	19649.00	42		
7	WING G	19649.00	42		
8	WING H	19649.00	42		
9	WING I	16029.00	30	1636.28	7
10	WING J	2290.00	5		
TOTAL		154767	317	10886	42

A WING :: INDIVIDUAL FLAT CARPET AREAS :: 15516 SFT

A WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	409	443.00
102	409	443.00
103	591	633.00
104	410	443.00
105	582	624.00
201	409	443.00
202	409	443.00
203	591	633.00
204	410	443.00
205	582	624.00
301	409	443.00
302	409	443.00
303	591	633.00
304	410	443.00
305	582	624.00

A WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
401	409	443.00
402	409	443.00
403	591	633.00
404	410	443.00
405	582	624.00
501	409	443.00
502	409	443.00
503	591	633.00
504	410	443.00
505	582	624.00
601	409	443.00
602	409	443.00
603	591	633.00
604	410	443.00
605	582	624.00

NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

B WING :: INDIVIDUAL FLAT CARPET AREAS :: 15516 SFT

B WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	409	443.00
102	409	443.00
103	591	633.00
104	410	443.00
105	582	624.00
201	409	443.00
202	409	443.00
203	591	633.00
204	410	443.00
205	582	624.00
301	409	443.00
302	409	443.00
303	591	633.00
304	410	443.00
305	582	624.00

B WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
401	409	443.00
402	409	443.00
403	591	633.00
404	410	443.00
405	582	624.00
501	409	443.00
502	409	443.00
503	591	633.00
504	410	443.00
505	582	624.00
601	409	443.00
602	409	443.00
603	591	633.00
604	410	443.00
605	582	624.00

NOTE ::

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C WING :: INDIVIDUAL FLAT CARPET AREAS :: 15516 SFT

C WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	409	443.00
102	409	443.00
103	591	633.00
104	410	443.00
105	582	624.00
201	409	443.00
202	409	443.00
203	591	633.00
204	410	443.00
205	582	624.00
301	409	443.00
302	409	443.00
303	591	633.00
304	410	443.00

C WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
305	582	624.000
401	409	443.000
402	409	443.000
403	591	633.000
404	410	443.000
405	582	624.000
501	409	443.000
502	409	443.000
503	591	633.000
504	410	443.000
505	582	624.000
601	409	443.000
602	409	443.000
603	591	633.000
604	410	443.000
605	582	624.000

NOTE ::

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D WING :: INDIVIDUAL FLAT CARPET AREAS :: 11304 SFT

D WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	442	471.00
102	442	471.00
103	442	471.00
104	442	471.00
201	442	471.00
202	442	471.00
203	442	471.00
204	442	471.00
301	442	471.00
302	442	471.00
303	442	471.00
304	442	471.00

D WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
401	442	471.00
402	442	471.00
403	442	471.00
404	442	471.00
501	442	471.00
502	442	471.00
503	442	471.00
504	442	471.00
601	442	471.00
602	442	471.00
603	442	471.00
604	442	471.00

NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

E WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

E WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	557	597.00
102	280	360.00
103	420	496.00
104	417	509.00
105	405	420.00
106	405	425.00
201	417	461.00
202	420	496.00
203	420	496.00
204	417	509.00
205	405	420.00
206	405	425.00
301	417	461.00
302	420	496.00
303	420	496.00
304	417	509.00
305	405	420.00
306	405	425.00
401	417	461.00
402	420	496.00
403	420	496.00
404	417	509.00

E WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
405	405	420.00
406	405	425.00
501	417	461.00
502	420	496.00
503	420	496.00
504	417	509.00
505	405	420.00
506	405	425.00
601	417	461.00
602	420	496.00
603	420	496.00
604	417	509.00
605	405	420.00
606	405	425.00
701	557	597.00
702	280	360.00
703	280	360.00
704	557	645.00
705	405	420.00
706	405	425.00

NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.
- The Carpet Area of Flat Nos 4 with store room to be confirmed by the Society alongwith reference to Agreement as the approved plans indicate Duct / servants toilet

F WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

F WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	417	461.00
102	420	496.00
103	420	496.00
104	417	509.00
105	405	420.00
106	405	425.00
201	417	461.00
202	420	496.00
203	420	496.00
204	417	509.00
205	405	420.00
206	405	425.00
301	557	597.00
302	280	360.00
303	420	496.00
304	417	509.00
305	405	420.00
306	405	425.00
401	417	461.00
402	420	496.00
403	420	496.00

F WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
404	417	509.00
405	405	420.00
406	405	425.00
501	557	597.00
502	280	360.00
503	420	496.00
504	417	509.00
505	405	420.00
506	405	425.00
601	417	461.00
602	420	496.00
603	420	496.00
604	417	509.00
605	405	420.00
606	405	425.00
701	417	461.00
702	420	496.00
703	280	360.00
704	557	645.00
705	405	420.00
706	405	425.00

NOTE ::

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- The Carpet Area of Flat Nos 4 with store room to be confirmed by the Society alongwith reference to Agreement as the approved plans indicate Duct / servants toilet

G WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

G WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	417	461.00
102	420	496.00
103	280	360.00
104	557	645.00
105	405	420.00
106	405	425.00
201	417	461.00
202	420	496.00
203	420	496.00
204	417	509.00
205	405	420.00
206	405	425.00
301	417	461.00
302	420	496.00
303	280	360.00
304	557	645.00
305	405	420.00
306	405	425.00
401	417	461.00
402	420	496.00
403	420	496.00

G WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
404	417	509.00
405	405	420.00
406	405	425.00
501	417	461.00
502	420	496.00
503	420	496.00
504	417	509.00
505	405	420.00
506	405	425.00
601	417	461.00
602	420	496.00
603	420	496.00
604	417	509.00
605	405	420.00
606	405	425.00
701	417	461.00
702	420	496.00
703	420	496.00
704	417	509.00
705	405	420.00
706	405	425.00

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H WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

H WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	417	461.00
102	420	496.00
103	420	496.00
104	417	509.00
105	405	420.00
106	405	425.00
201	417	461.00
202	420	496.00
203	420	496.00
204	417	509.00
205	405	420.00
206	405	425.00
301	417	461.00
302	420	496.00
303	420	496.00
304	417	509.00
305	405	420.00
306	405	425.00
401	557	597.00
402	280	360.00

H WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
403	420	496.00
404	417	509.00
405	405	420.00
406	405	425.00
501	417	461.00
502	420	496.00
503	420	496.00
504	417	509.00
505	405	420.00
506	405	425.00
601	417	461.00
602	420	496.00
603	420	496.00
604	417	509.00
605	405	420.00
606	405	425.00
701	417	461.00
702	420	496.00
703	280	360.00
704	557	645.00
705	405	420.00
706	405	425.00

NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

I WING :: INDIVIDUAL FLAT CARPET AREAS :: 16029 SFT

I WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
101	405	425.00
102	405	425.00
103	549	675.00
104	414	464.00
105	556	681.00
201	405	425.00
202	405	425.00
203	549	675.00
204	414	464.00
205	556	681.00
301	405	425.00
302	405	425.00
303	673	837.00
304	290	311.00
305	556	681.00

I WING		
FLAT NO.	SOCIETY RECORDS	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)
401	405	425.00
402	405	425.00
403	549	675.00
404	414	464.00
405	556	681.00
501	405	425.00
502	405	425.00
503	549	675.00
504	414	464.00
505	556	681.00
601	405	425.00
602	405	425.00
603	549	675.00
604	414	464.00
605	556	681.00

NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

J WING :: INDIVIDUAL FLAT CARPET AREAS :: 2290 SFT

J WING			
FLAT NO.	SOCIETY RECORDS	SURVEY AREA	STANDARD AREA AS PER SURVEY AREA
	(SQ.FT.)	(SQ.FT.)	(SQ.FT.)
101	426.00	454.77	458.00
102	426.00	457.89	458.00
103	426.00	448.07	458.00
104	426.00	457.63	458.00
201	426.00	454.77	458.00

NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

A, B, & C WING :: INDIVIDUAL SHOP CARPET AREAS

A , B & C WING		
SHOP NO.	CARPET AREA	STANDARD AREA
	(SQ.FT.)	(SQ.FT.)
A1	220	226
A2	232	245
A3	215	220
A4	224	235
A5	215	218
A6	232	245
A7	195	200
B8	195	195
B9	242	229
B10	215	218
B11	224	223
B12	215	223
B13	232	247

A , B & C WING		
SHOP NO.	CARPET AREA	STANDARD AREA
	(SQ.FT.)	(SQ.FT.)
C14	195	197
C15	195	201
C16	242	244
C17	220	218
C18	228	231
C19	220	221
C20	242	247
C21	220	225
BATH		14
WC- 1		13
WC- 2		13
URINAL		14
ROOM- 1		14
ROOM- 2		13
ROOM- 3		13
ROOM- 4		14

NOTE :: Shop carpet area are as per Survey carpet area and Building Line as per approved plan

D & I WING :: INDIVIDUAL SHOP CARPET AREAS

D WING		
SHOP NO.	CARPET AREA	STANDARD AREA
	(SQ.FT.)	(SQ.FT.)
CD 22	324	318
CD 23	299	314
CD 24	299	311
CD 25	299	196
CD 25		110
CD 26	369	435
CD 27A	469	535
D 27 B	486	535
D1	320	306
D2	277	350
D3	141	177
D3 A	51	35
D4	277	300
D5	303	310
D6	270	310

I WING		
SHOP NO.	CARPET AREA	STANDARD AREA
	(SQ.FT.)	(SQ.FT.)
1	242	228
2	233	241
3	263	263
4	173	170
5	264	264
6	236	244
7	233	227

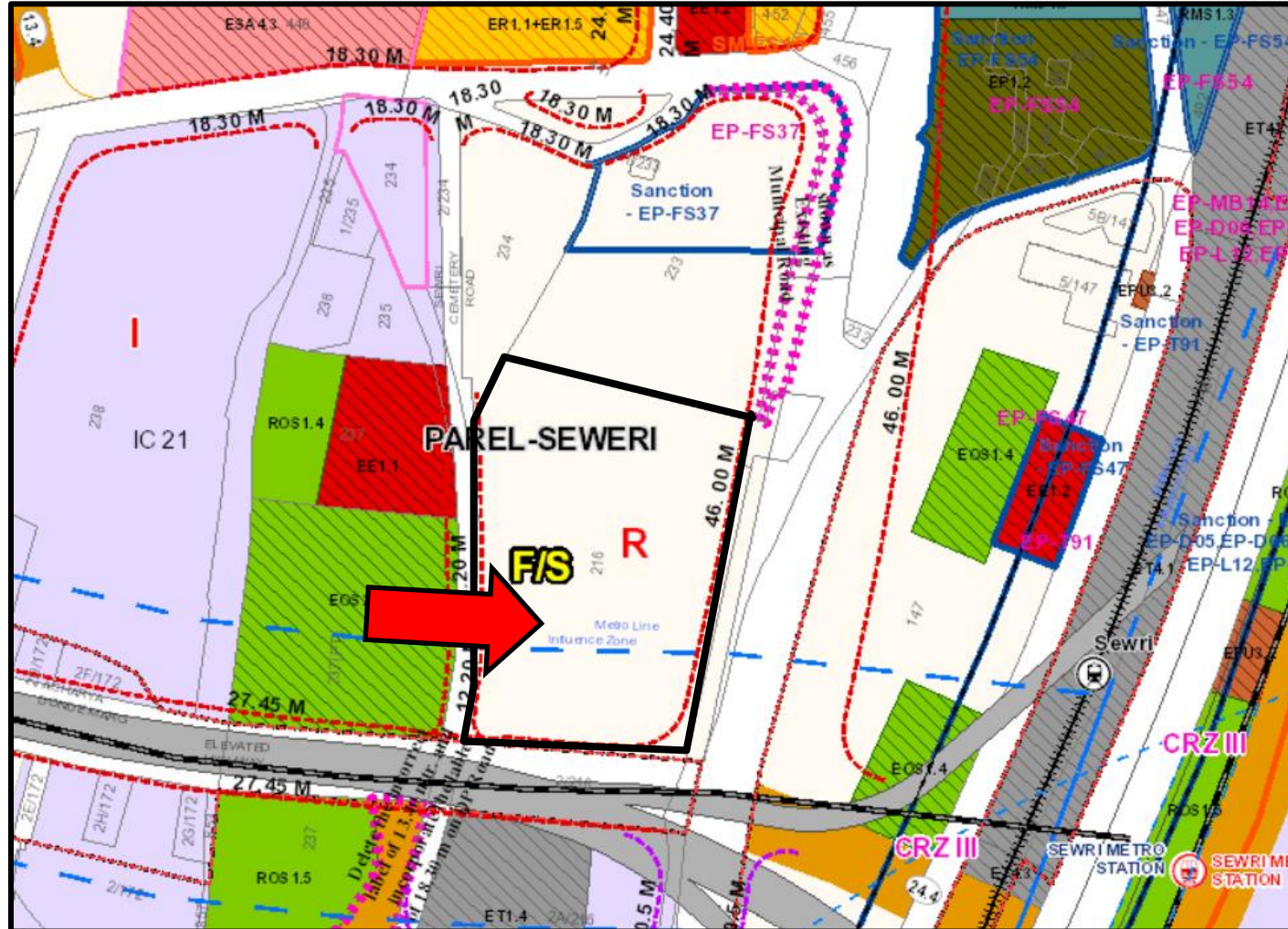
NOTE :: Shop carpet area are as per Survey carpet area and Building Line as per approved plan

9. STAMP DUTY READY RECKONER & MARKET VALUE 2025 -26

DIVISION : PAREL SEWRI Commence From 1st April 2025 To 31st March 2026						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Barrister Nath Pai Marg, T. Jivraj Marg, Rafi Ahmed Kidwai Marg to the East, G.D. Ambekar Marg to the West, Jerbai Wadia Marg to the North, All-Area in this Portion.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
11	11/84	93410	239290	275190	299120	239290
28/147, 29/147, 30/147, 43/147, 47/147, 128/172, 147PT, 148, 149, 150, 151, 153, 154, 155, 156, 157, 157/147, 158, 159, 160, 161, 162, 163, 168, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 196, 197, 198, 199, 200, 201, 202, 202/172, 203, 204, 205, 206, 207, 208, 209, 210, 215, 216, 233, 234, 235, 236, 237PT, 238, 239, 240, 269/145, 274/145, 274/148, 275/148, 342/145, 343/145, 353/145, 367/145, 373/145, 377/145, 378/145, 385/145, 408/145, 409/145, 412/145, 416, 417, 418, 418/145, 419, 420, 421, 422, 423, 424, 425, 426, 426/145, 427, 428, 429, 430, 431, 431/146, 432, 432/145, 433, 434, 435, 436, 437, 438, 439, 441, 442, 443, 444, 445, 449, 451PT, 452, 457, 481/146, 495, 621, 625, 627, 645, 646, 647, 648, 649, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663,						

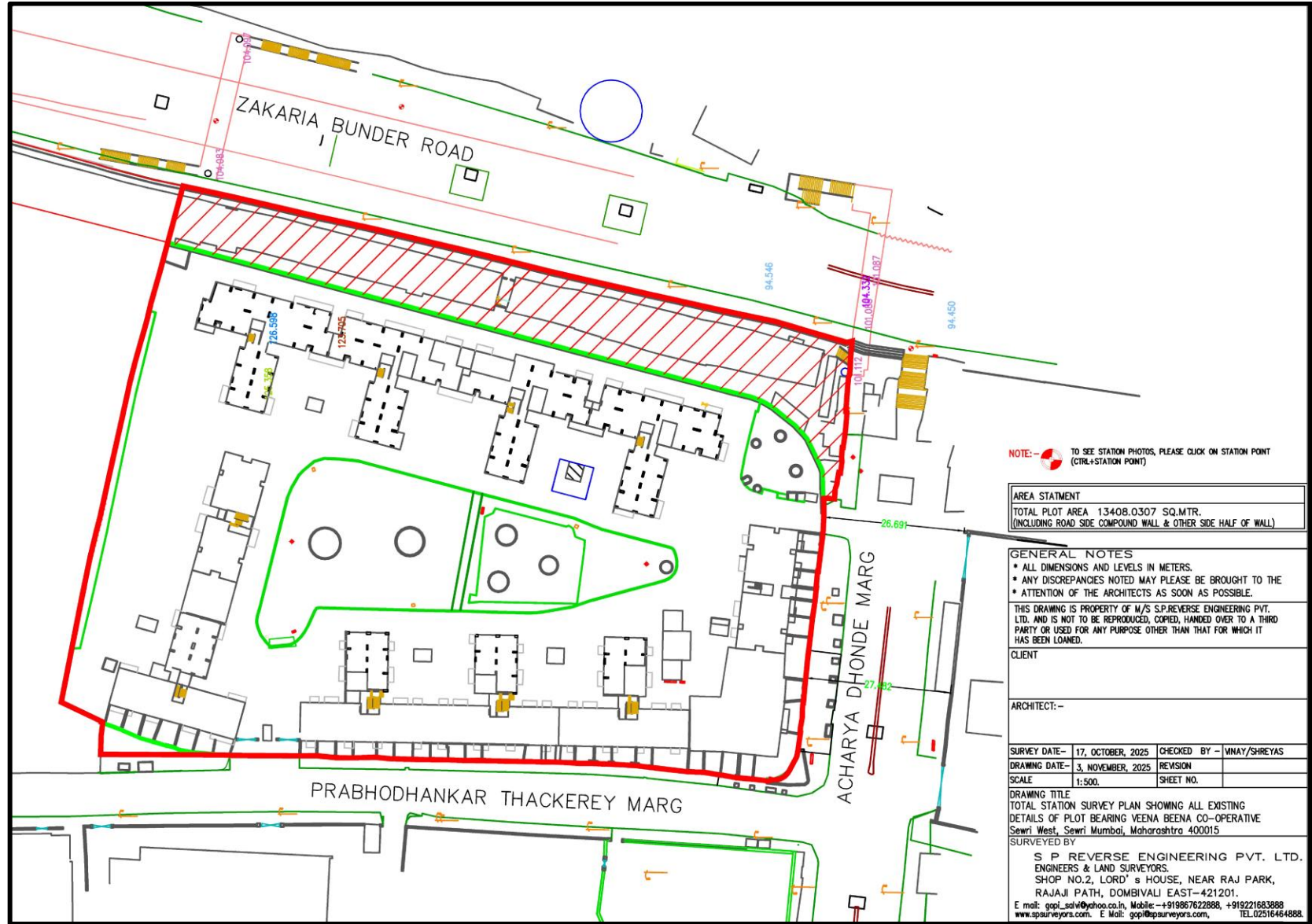
	PER SM	PER SFT
READY RECKONER RATE : LAND	₹ 93,410	₹ 8,678
READY RECKONER RATE : RESIDENTIAL BUILT UP AREA	₹ 2,39,290	₹ 22,231
READY RECKONER RATE : SHOP BUILT UP AREA	₹ 2,99,120	₹ 27,789

10. DCPR 2034 REMARKS :: CTS NO. 216 F/S WARD, PAREL- SEWRI VILLAGE



**ROAD ABUTTING THE PLOT::
SOUTH :: 27.45 M WIDE / EAST:: 12.20 M WIDE**

11. DIGITAL SURVEY PLAN



12. TECHNICAL + COMMERCIAL RATE DETAILS

	DESCRIPTION	DETAILS
1	PLOT AREA AS PER CONVEYANCE DEED / COLLECTOR ORDER	12020 SM
2	ROAD SETBACK	109.28 SM
3	EXISTING CARPET AREA OF 317 FLATS MEMBERS [AS PER SURVEY]	154767 SFT
4	EXISTING CARPET AREA OF 42 SHOP MEMBERS [AS PER SURVEY]	10886 SFT
5	TOTAL CARPET AREA AS PER SURVEY	165653 SFT
6	EXISTING FSI CONSUMED	1.33
7	RATE OF CONSTRUCTION FOR A CATEGORY DEVELOPER	RS 5000 + 18% GST
8	READY RECKONER RATE OF LAND	RS 93410 PER SM
9	BMC PREMIUM FSI / FUNGIBLE AREA RATE @ 50% OF RR	RS 4339 PER SFT
10	SLUM TDR RATE @ 80% OF LAND RR RATE	RS 6942.40 PER SFT
11	OPEN TDR RATE @ 65% OF LAND RR RATE	RS 5640.70 PER SFT
12	PTC / AH RATE	RS 60,00,000
13	RESIDENTIAL SALE RATE	RS 50,000 PERSFT
14	HARDSHIP ALLOWANCE [CORPUS]	RS 2000 PERSFT
15	RENT FOR FLATS FOR 24 MONTHS EACH	RS 150 / 160 PER SFT
16	RENT FOR SHOPS FOR 18 MONTHS	RS 300 PER SFT
17	BROKERAGE	2 MONTHS RENT –FLATS 1 MONTHS RENT –SHOP
18	SHIFTING ALLOWANCE FOR 2 SHIFTS	RS 60000 PER SHIFT
19	BENEFITS TO STILT PARKING	1 ADDITIONAL PARKING
20	BENEFITS TO CLOSED GARAGES	1 ADDITIONAL PARKING / COMPENSATION IN MONEY

13. REAL ESTATE REGULATORY AUTHORITY [RERA]

Government of India has enacted the Real Estate (Regulation and Development) Act 2016 and all the sections of the Act shall come into force with effect from May 1, 2017.

Under this Act, Government of Maharashtra established Maharashtra Real Estate Regulatory Authority (MahaRERA), vide Notification No. 23 dated 8 March 2017, for regulation and promotion of real estate sector in the State of Maharashtra, with its headquarters at Mumbai.

All commercial and residential real estate projects will have to register except in projects where

- ✓ area of land proposed to be developed does not exceed five hundred square meters
- ✓ number of apartments proposed to be developed does not exceed eight inclusive of all phases
- ✓ promoter has received completion certificate for a real estate project prior to commencement of this Act
- ✓ for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project

The Salient Features of RERA are as under:

- ✓ **Developer/Society shall be registered as PROMOTER**
- ✓ **All real estate projects will have to register with RERA**
- ✓ The promoters shall be required to provide quarterly updates on the status of the project to the authority.
- ✓ A promoter shall not accept more than 10% of the cost of the apartment, from a person without first entering into a written agreement for sale
- ✓ 70% of the amounts realized for the real estate project shall be deposited in a separate account and shall be used only for that purpose
- ✓ Withdrawal from such accounts shall be in proportion to the percentage of completion of the project which shall be certified by an engineer, an architect and a chartered accountant in practice
- ✓ Project Accounts to be Audited / FY. Copy to be submitted to Maha-RERA
- ✓ Details of all the Registered Projects shall be available online

14. DEVELOPMENT PROJECT STAGES



PMC APPOINTMENT

FEASIBILITY

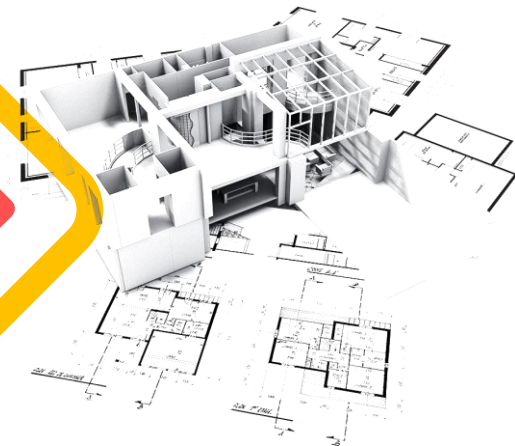
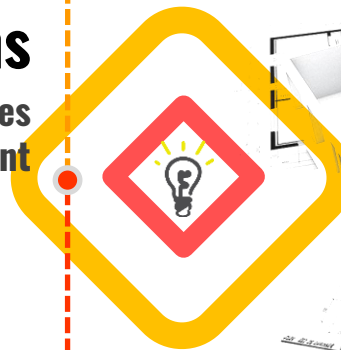
Verification of requisite documents
Preparing financial & technical feasibility

TENDER :: 2 Months

Documentation of Society
Technical and Financials of Developers
Offer of Benefits to Members

DEVELOPER :: 3-4 Months

SGM as per Redevelopment Directives
Developer selection with 51% Consent



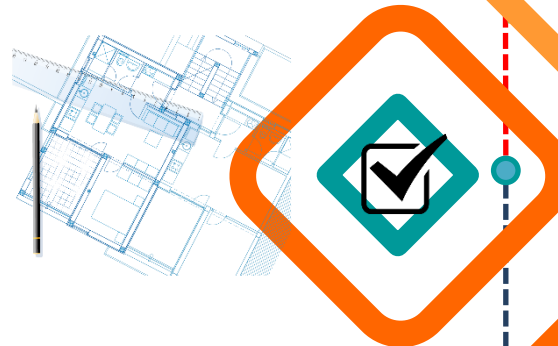


FINANCE

Project Finance + Guarantees

AGREEMENTS -3 Months

DA + Tripartite + poa + Consents



APPROVALS -9-12 Months

Preparation and submission of Approval Drawings

ALLOTMENT / RERA / SALE

2 Months Vacation Period

Project IOD
Allotment of existing members flat
RERA Registration & Initial Sales



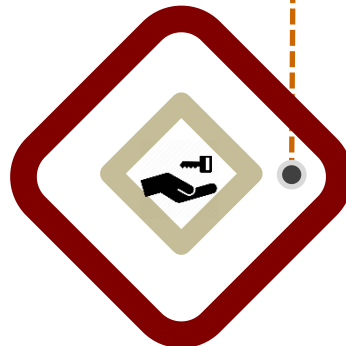


CONSTRUCTION + SALE

Construction as per specifications
Sales of remaining flats

FINISHES

Landscape and Site Development
Project Layout Amenities




OCCUPATION & HANDOVER

4 Years + 6 Months grace

Preparing Site for Occupation
Sale of remaining flats
Project Document Handover

15. FEASIBILITY REG 33-9 CLUSTER DEVELOPMENT SCHEME

FLOOR SPACE INDEX [FSI] : FSI 4 + 35% FUNGIBLE = 5.40

	<p>33(9) (1.1)</p>	<p>1.1 Cluster Development Scheme (CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs & Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal: Provided further that HPC may consider after verifying traffic simulation study to allow CDS on a plot having access from existing minimum 12m. wide dead end road originating from 18 m. wide public road.</p>	<p>1.1 Cluster Development Scheme (CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs & Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal: Provided further that HPC may consider after verifying traffic simulation study to allow CDS on a plot having access from existing minimum 12m. wide dead end road originating from 18 m. wide public road. Provided further that the Commissioner may consider to allow CDS on a plot having access from existing 12.0 mt. road, depending on availability of 18.30 m. arterial road within the vicinity of 500m. from the Scheme.</p>
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“ADDITIONAL AREA” ON EXISTING BUA

(ii) In addition to (i) above, there shall be “additional area” for the rehabilitation of residential/residential cum commercial Occupants governed by the size of the CD in accordance with the Table-A below

Table-A

Area of the Cluster Development	Additional Area (over & above basic area)
Above 4000 Sq.Mt. and up to 5000 Sq.Mt.	10%
Above 5000 Sq.Mt. and up to 1 Ha.	15%
Above 1 ha and up to 2 ha	20%
Above 2 ha and up to 5 ha	25%
Above 5 ha up to 10 ha	30%
Above 10 ha	35%

NOTE ::

1. In case of non-residential occupier, the carpet area to be given in the reconstructed building will be equivalent to the carpet area occupied in the old building.
2. Additional 15% over basic area is eligible for only residential / residential cum commercial Occupants.

SHARING OF BALANCE FSI WITH MHADA + INCENTIVE FSI

D INCENTIVE FSI CALCULATIONS as per Table B of revised Policy dated 08 July 2021			
1	Ready Reckoner Rate of Plot locality	Per SM	₹93,410.000
2	RCC Construction Cost of Mumbai Suburb	Per SM	₹31,763.000
3	Basic Ratio for Incentive FSI		2.941
4	Incentive Area @110% of Tenants final BUA as per Basic Ratio Schedule in Table B of Regulation 33/9	SFT	227529.368

c) If the total of rehabilitation FSI + incentive FSI is less than 4.00, then the Balance FSI over and above total of "rehabilitation FSI + incentive FSI" as per (b) above upto the limit of 4.00 shall be shared in terms of BUA between MHADA and the Promoter/Developer in accordance with Table-C below:

Table-C

Basic Ratio (LR / RC)*	Sharing of Balance FSI	
	Promoter/Developer Share	MHADA Share
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

MHADA SHARE :: 60%
DEVELOPER SHARE :: 40%

b) The incentive FSI admissible against the FSI required for rehabilitation shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR), in Rs/sq. m., of the lands included in the URC; as per the ASR and Rate of Construction (RC)* in Rs/sq. m, applicable to the area as per the ASR and shall be given as per the Table-B below:

Table-B

Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)			
	For 0.4ha up to 1 ha	More than 1 ha up to 5ha	More than 5 ha up to 10 ha.	For more than 10ha
Above 6.00	85%	90%	95%	100%
Above 4.00 and upto 6.00	95%	100%	105%	110%
Above 2.00 and upto 4.00	105%	110%	115%	120%
Upto 2.00	115%	120%	125%	130%

INCENTIVE FSI :: 110 %

14. PROJECT FEASIBILITY :: 33-9 :: FSI CALCULATIONS

NO	PARTICULARS		FULL FSI
A	NET PLOT AREA CALCULATIONS AND DEVELOPMENT PARAMETERS	SM	SFT
1	Area of Plot of Society as per Conveyance Deed	12020.00	129383.28
2	Area deduction		
a	Set back	109.28	1176.29
3	Balance Area of Plot	11910.72	128206.99
4	<i>Amenity as per DCPR 2034</i>	<i>691.07</i>	<i>7438.70</i>
5	Gross Plot Area for Feasibility	11910.72	128206.99
B	EXISTING CARPET AREAS		
1	Residential Members		317
2	Shop Members		42
	RESIDENTIAL FLATS		
3	Existing Residential Carpet Area as per Survey		154767.00
4	Additional Area 20% increment over Carpet Area as per cluster policy		185720.40
5	Existing Residential Builtup Area @ 10% increment over Carpet Area		204292.44
	SHOPS		
7	Existing Shop Carpet Area as per Survey		10886.00
8	No Incentive on Shops		10886.00
9	Existing Shops Builtup Area @ 10% increment over Carpet Area		11974.60
C	STAMP DUTY READY RECKONER RATES 2025-26	SM	SFT
1	READY RECKONER RATE : LAND	₹93,410	₹8,678
2	READY RECKONER RATE : RESIDENTIAL	₹2,39,200	₹22,222
D	INCENTIVE FSI CALCULATIONS as per Table B of revised Policy dated 08 July 2021		
1	Ready Reckoner Rate of Plot locality	Per SM	₹93,410.000
2	RCC Construction Cost of Mumbai Suburb	Per SM	₹31,763.000
3	Basic Ratio for Incentive FSI		2.941
4	Incentive Area @110% of Tenants final BUA as per Basic Ratio Schedule in Table B of Regulation 33/9	SFT	237893.744

REGULATION 33-9:: FSI CALCULATIONS

E	MHADA Handover Area as per Table C		
1	FSI ON PLOT AREA		
a	Gross Plot Area	SFT	128206.990
b	BUA Available as per FSI 4 on Gross Plot Area	SFT	512827.960
2	FSI ON EXISTING BUA + INCENTIVE		
a	Existing BUA of Residential including Incentive Area + Shops [B5+9]	SFT	216267.040
b	Additional Incentive Area @110% of Tenants final BUA [D4]	SFT	237893.744
c	Excess BUA for Sharing with MCGM / MHADA [E1b-E2a-E2b]	SFT	58667.176
d	Sharing of Excess BUA as per Table C of Regulation 33/9		
e	Developer 40%	SFT	23466.871
f	Mhada 60%	SFT	35200.306
F	FSI CALCULATIONS		
1	Gross Plot Area	SFT	128206.990
2	BUA Available for Development as per FSI 4 X F1	SFT	512827.960
3	BUA to be handed over to Mhada to be constructed by the Developer in 5kms Radius or Adjacent ward [E2f]	SFT	35200.306
4	Balance BUA for Development of Society [F2]	SFT	512827.960
5	Existing BUA of Society [E2a]	SFT	216267.040
6	Balance Residential Development Potential [F4-5]	SFT	296560.920
7	Free of Premium Fungible area on FSI @35% on Existing Residential + Shop Area	SFT	75693.464
8	Residential Fungible area on Developers Residential Area with Premium	SFT	103796.322
9	Total Development Potential for Existing Members of Society + Sale Area	SFT	692317.746
10	Total Construction Area at 2 Times including Podiums + Amenities + Infrastructure + Ancilliary Costs	SFT	1384635.493

REGULATION 33-9:: FSI CALCULATIONS

G PROJECT COST			
1	CONSTRUCTION COST		
	Construction Cost @ Rs 5000 sft x F10 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking	SOCIETY + SALE	816.93
2	MCGM STATUTORY COSTS		
a	Statutory Development Charges	PAYMENTS	53.18
b	BMC / MHADA Liasoning Costs @ Rs 600 X F10	LIASONING	41.54
3	MCGM PREMIUMS		
a	Premium for 35% Residential fungible FSI @50% of Land Rate x F8	FUNGIBLE	45.04
b	30% Staircase + Lifts premium @ 10% of 25% of RR Rate X F9 X 30%	STAIRCASE	4.51
c	Open Space Deficiencies [Shall be Planning Based]	OSD	10.00
d	Land Under Construction [LUC] Tax for 4 years @1.63% of Land RR X F1	LUC	7.25
e	Corpus for MHADA Tenants	MHADA	0.46
f	GST on existing area @5% of Residential Rate of average Rs 40000 per sft for Residential	GST	30.95
g	GST on existing area @5% of Shop Rate of average Rs 75000 per sft	GST	4.08
h	33-9 MHADA Premium for area to be constructed by the Developer in 5kms Radius or Adjacent ward	MHADA	8.00
i	Receiving MCGM Component Cost	MCGM	66.00
4	CONSULTANT FEES @ 5% of Construction Cost		40.85
	[ARCHITECT , PMC, MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST]		

REGULATION 33-9:: FSI CALCULATIONS

G	PROJECT COST		CRS
5	HARDSHIP ALLOWANCE, RENTS, SHIFTING BROKERAGE + TAXES		
a	Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.2000 per Sft x [B3+B7]	CORPUS	33.13
b	Rent Allowance @ Average Rs 150 to existing flat members on existing Carpet area for 24 Months X B3	RENT	55.72
b	Rent Allowance @ Average Rs 160 to existing flat members on existing Carpet area for 24 Months X B3	RENT	59.43
c	Rent Allowance @ Average Rs 300 to existing shop members on existing Carpet area for 18 Months X B7	RENT	0.65
d	Brokerage 2 Months Rent for Flats and 1 Month for Shops	BROKERAGE	4.77
e	Transport Allowance to existing members @ Rs 60000	SHIFTING	1.08
f	Development Agreement Stamp Duty and Registration charges	DA	12.00
g	Society Flats / Shops / Office premises Registration Costs @ RS 50000	REGN	1.80
h	Sales Mktg @3% of Sales Valuation J5	MKTG	57.97
i	Contingencies @ 2% of [G1+2+3+4] X 2%	CONTGS	22.58
6	PROJECT COST		1377.91
7	Interest on Investment of 25% of Project Cost @14% for 2 years	INTEREST	96.45
8	TOTAL PROJECT COST		1474.36

REGULATION 33-9:: FSI CALCULATIONS

H	REDEVELOPMENT ADDITIONAL AREA BENEFITS +SALE AREA		SFT
1	EXISTING CARPET AREA OF FLATS [B3]	SFT	154767.00
			55.00%
2	ADDITIONAL RERA CARPET AREA @55% X B3	SFT	85121.85
3	EXISTING CARPET AREA OF SHOPS [B7]	SFT	10886.00
			35.00%
4	ADDITIONAL RERA CARPET AREA @35% X B7	SFT	3810.10
5	RERA SALE FOR DEVELOPER	SFT	386450.00
6	COMMERCIAL CARPET AREA FOR SALE	SFT	0.00
7	RESIDENTIAL RERA CARPET AREA FOR SALE	SFT	386450.00
J	SALES VALUATION		CRS
1	Valuation of 100% Sale area in Crores @ Rs.50,000 per sft of Carpet Area H7	CRS	1932.25
2	Amenities+ Clubhouse + Floor rise charges included in Sale Rate		0.00
3	Parking Costs included in Sale Rate		0.00
4	TOTAL SALES [J1]	CRS	1932.25
5	PROFITS [J3-G8]	CRS	457.89
6	PROFITS % [J5/G8]	%	33.23%
7	PROJECT FEASIBILITY		FEASIBLE

16. FEASIBILITY REG 33-20B :: AH POLICY

SCHEDULE

Accompaniment to the Government in Urban Development Notification No. TPB-4323/287/C.R.35/2024/UD-11, Dated :-15 / 10/2024

Reg. 33(20) (B)	Existing Provision	Sanctioned Provision																																																																								
	<p>(B) Development of AH/R&R on private plot or plot of authority other than Govt./MCGM/Appropriate Authority. The permissible FSI may be allowed to be exceeded up to 4.0 when the private owner other authority proposes to develop non-reserved/non-designated private land for AH/R&R tenements and hand over the area of AH/R&R tenements free of cost to MCGM.</p> <p>(a) The FSI & distribution of additional FSI for the construction AH/R&R shall be as shown below:</p> <table border="1" data-bbox="430 606 1160 1106"> <thead> <tr> <th>Location</th> <th>Minimum road width</th> <th>Total permissible FSI</th> <th>Zonal FSI</th> <th>Additional FSI</th> <th>% FSI for Transit Tenements for SRA/ of total Additional FSI</th> <th>% FSI for sale component of total additional FSI</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Island City</td> <td>12m</td> <td>up to 3.0</td> <td>1.33</td> <td>up to 1.67</td> <td rowspan="2">63%</td> <td rowspan="2">37%</td> </tr> <tr> <td>18m</td> <td>up to 4.0</td> <td>1.33</td> <td>up to 2.67</td> </tr> <tr> <td rowspan="2">Suburbs & Extended Suburbs</td> <td>12m</td> <td>up to 3.0</td> <td>1.00</td> <td>up to 2.00</td> <td rowspan="2">50%</td> <td rowspan="2">50%</td> </tr> <tr> <td>18m</td> <td>up to 4.0</td> <td>1.00</td> <td>up to 3.00</td> </tr> </tbody> </table>	Location	Minimum road width	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit Tenements for SRA/ of total Additional FSI	% FSI for sale component of total additional FSI	1	2	3	4	5	6	7	Island City	12m	up to 3.0	1.33	up to 1.67	63%	37%	18m	up to 4.0	1.33	up to 2.67	Suburbs & Extended Suburbs	12m	up to 3.0	1.00	up to 2.00	50%	50%	18m	up to 4.0	1.00	up to 3.00	<p>(B) Development of AH/R&R on private plot or plot of authority other than Govt./MCGM/Appropriate Authority. The permissible FSI may be allowed to be exceeded up to 4.0 when the private owner other authority proposes to develop non-reserved/non-designated private land for AH/R&R tenements and hand over the area of AH/R&R tenements free of cost to MCGM.</p> <p>MCGM shall be the Planning Authority for this Regulation.</p> <p>(a) The FSI & distribution of additional FSI for the construction AH/R&R shall be as shown below:</p> <table border="1" data-bbox="1191 606 1916 1106"> <thead> <tr> <th>Location</th> <th>Minimum road width</th> <th>Total permissible FSI</th> <th>Zonal FSI</th> <th>Additional FSI</th> <th>% of FSI for PAP Transit Tenements for SRA/ of total Additional FSI for MCGM</th> <th>% FSI for sale component of total additional FSI</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Island City</td> <td>12m</td> <td>up to 3.0</td> <td>1.33</td> <td>up to 1.67</td> <td rowspan="2">63%</td> <td rowspan="2">37%</td> </tr> <tr> <td>18m</td> <td>up to 4.0</td> <td>1.33</td> <td>up to 2.67</td> </tr> <tr> <td rowspan="2">Suburbs & Extended Suburbs</td> <td>12m</td> <td>up to 3.0</td> <td>1.00</td> <td>up to 2.00</td> <td rowspan="2">50%</td> <td rowspan="2">50%</td> </tr> <tr> <td>18m</td> <td>up to 4.0</td> <td>1.00</td> <td>up to 3.00</td> </tr> </tbody> </table>	Location	Minimum road width	Total permissible FSI	Zonal FSI	Additional FSI	% of FSI for PAP Transit Tenements for SRA/ of total Additional FSI for MCGM	% FSI for sale component of total additional FSI	1	2	3	4	5	6	7	Island City	12m	up to 3.0	1.33	up to 1.67	63%	37%	18m	up to 4.0	1.33	up to 2.67	Suburbs & Extended Suburbs	12m	up to 3.0	1.00	up to 2.00	50%	50%	18m	up to 4.0	1.00	up to 3.00
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FEASIBILITY REG 33-20B :: AH SCHEME



EXISTING AREA DETAILS

A	GROSS PLOT AREA CALCULATIONS	SM	SFT
1	Area of Plot of Society as per Conveyance Deed	12020.00	129383.28
2	Area deduction		
a	Set back	109.28	1176.29
3	Balance Area of Plot	11910.72	128206.99
4	Amenity as per DCPR 2034	691.07	7438.70
5	Gross Plot Area for Feasibility	11910.72	128206.99
B	EXISTING CARPET AREAS		
1	Residential Members		317
2	Shops Members		42
3	Existing Carpet Area as per Societies Records		154767.00
4	Existing Shop Carpet Area as per SOCIETIES RECORDS		10886.00
5	Existing Residential Builtup Area @ 10% increment over Carpet Area		182218.300
C	READY RECKONER RATES	SM	SFT
1	READY RECKONER RATE : LAND	93410.00	8678.00
2	READY RECKONER RATE : RESIDENTIAL BUILT UP AREA	239200.00	22222.22

D DCPR 2034 BENEFITS FOR EXISTING MEMBERS		NA	SFT
1	15% BUA free of premium of existing BUA of Members [B4] X 15%		27332.75
2	10SM BUA free of premium x 10 Members [10 SM X 10.764 X 317]		34121.88
3	TDR FREE OF PREMIUM FOR REDEVELOPMENT [D2]		34121.88
E FSI CALCULATIONS			SFT
1	As per FSI 1.33 on Plot Area		170515.30
2	Additional 0.84 FSI Balance available by paying premium to MCGM (A5 X 0.84)		107693.87
3	TDR 0.83 available on plot area (A5 X 0.83)		106411.80
4	Additional 1 FSI x A5 for 33-20B		128206.99
5	Road Setback FSI		0.00
6	Development Potential as per FSI [E1+2+3+4]		512827.96
7	New Commercial Area proposed [Approx]		0.00
8	Balance Residential Development [E6-E7]		512827.96
9	35% residential fungible FSI available on existing BUA of Society without paying premium [B5 X 35%]		63776.41
10	Balance Residential fungible area with Premium ([E8 X 0.35]-E9)		115713.38
11	New Shop Fungible Area Free of Premium [NA]		0.00
12	TOTAL DEVELOPMENT POTENTIAL OF SITE [E 7+8+9+10+11]		692317.75
13	TOTAL RERA CARPET AREA OF ADDITIONAL POTENTIAL AT 8% REDUCTION FOR WALLS		641034.95
14	Total Construction Area at 2 Times X E12 including Staircases + Lifts + Lobbies + Podiums + Amenities + Infrastructure + Ancilliary Costs	SFT	1384635.49

F	PROJECT COSTS		CRS
1	CONSTRUCTION COSTS		
a	Construction Cost @ Rs 5000 sft x F10 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking	TOWERS	816.93
2	MCGM STATUTORY PAYMENTS		
a	Statutory Development Charges		52.38
b	Liasoning Costs E12 X Rs.600 per sft		41.54
3	MCGM PREMIUMS		
a	Additional 0.50 Premium FSI @ 50% of Land RR Rate X E2	₹ 4,339.00	46.73
b	SLUM TDR 20% X E3 X 80% of LAND RR	₹ 6,942.40	14.78
c	OPEN TDR [[E3X80%]-D3-D4] X 65% of LAND RR	₹ 5,640.70	28.77
d	Premium for 35% fungible FSI of Land RR Rate @ 50% of Land RR Rate X E10 X 35%	₹ 4,339.00	50.21
e	Staircase + Lifts premium for Residential @ 25% of Land RR Rate	₹ 2,169.50	45.06
f	Open Space Deficiencies [Approx]		10.00
g	Land Under Construction [LUC] Tax @1.63% OF LRR for 4 years		7.25
h	GST on existing area @5% of Residential Rate of average Rs 40000 per sft		30.95
j	GST on existing area @5% of Residential Rate of average Rs 75000 per sft		4.08
j	33-20B Unearned Income		9.31
k	Cost of AH Tenants to be purchased	₹ 60,00,000.00	128.85
4	CONSULTANT FEES @ 5% of Construction Cost F1a		40.85
	[ARCHITECT , PMC, MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , PLUMBING AND SANITATION, TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST]		

F	PROJECT COST		CRS
5	HARDSHIP ALLOWANCE, RENTS, SHIFTING BROKERAGE + TAXES		
a	Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.2000 per Sft x B4	CORPUS	33.13
b	Rent Allowance @ Average Rs 150 to existing flat members on existing Carpet area for 24 Months X B3	RENT	55.72
b	Rent Allowance @ Average Rs 160 to existing flat members on existing Carpet area for 24 Months X B3	RENT	59.43
c	Rent Allowance @ Average Rs 300 to existing flat members on existing Carpet area for 18 Months X B2	RENT	5.88
d	Brokerage 2 Months Rent for Flats and 1 Month for Shops	BROKERAGE	5.12
e	Transport Allowance to existing members @ Rs 60000	SHIFTING	2.16
f	Administrative Expense 2% x Construction Cost F1	ADMIN	16.34
g	Development Agreement Stamp Duty and Registration charges	DA	12.00
h	Society Flats / Shops Registration Costs @ RS 50000	REGN	1.80
i	Sales Mktg @3% of Sales Valuation H4	MKTG	62.61
j	Contingencies @ 2% of [F1+2+3+4] X 2%	CONTGS	26.55
6	PROJECT COST		1608.43
7	Interest on Investment of 25% of Project Cost @14% for 2 years		112.59
8	TOTAL PROJECT COST		1721.02

G REDEVELOPMENT ADDITIONAL AREA BENEFITS			SFT
			@RS 50000
1	Existing Residential Carpet Area as per Society Records [B3]	FLATS AREA	154767.00
2	Additional Carpet Area to existing Flats @35% X B3		35%
			54168.45
3	Existing Shop Carpet Area as per Society Records [B4]	SHOPS AREA	10886.00
4	Additional Carpet Area to existing Shops @35% X B4		35%
			3810.10
5	Balance RERA CARPET AREA for Sale [E13-G1-2-3-4]	SALE AREA	417403.40
H SALES VALUATION			CRS
			@RS 50000
1	Valuation of 100% Sale area in Crores @ Rs.50,000 per sft of Carpet Area G5	CRS	2087.02
2	Amenities+ Clubhouse + Floor rise charges included in Sale Rate		0.00
3	Parking Costs included in Sale Rate		0.00
4	TOTAL SALES [H1+2+3]	CRS	2087.02
5	PROFITS [H4-F8]	CRS	365.99
6	PROFITS % [H5/F8]	%	22.75%
7	PROJECT FEASIBILITY		

17. EXECUTIVE SUMMARY OF PROJECT FEASIBILITY ::

	DESCRIPTION		33-9	33-20B
1	PLOT AREA (AS PER COLLECTOR ORDER)	SM	12,020	12,020
2	PROJECT RERA CARPET AREA [SFT]	SFT	641035	641035
3	RESIDENTIAL RERA CARPET AREA SALE RATE	RS/ SFT	RS 50,000/-	RS 50,000/-
4	ADDITIONAL CARPET AREA TO FLATS	%	55%	35%
	ADDITIONAL CARPET AREA TO SHOPS	%	35%	35%
5	CORPUS ON EXISTING CARPET AREA	RS/ SFT	RS 2,000	RS 2,000
6	RENT :: EXISTING FLATS ON CARPET AREA	RS/ SFT	RS 150 / RS 160	RS 150 / RS 160
	RENT :: EXISTING SHOPS ON CARPET AREA	RS/ SFT	RS 300	RS 300
7	SHIFTING ALLOWANCE PER MEMBER FOR TWO SHIFTS	LUMSUM	RS 60,000	RS 60,000
8	BROKERAGE		2 MONTHS RENT	2 MONTHS RENT
9	SALES VALUATIONS	CRS	RS 1932	RS 2087
10	PROJECT COSTS	CRS	RS 1474	RS 1721
11	PROFITS TO DEVELOPERS	CRS	RS 458	RS 366
12	PROFIT PERCENTAGE	%	33 %	23 %

18. REDEVELOPMENT BENEFITS TO FLATS

NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.
- The Carpet Area of Flat Nos 4 in E,F,G,H with store room to be confirmed by the Society alongwith reference to Agreement as the approved plans indicate Duct / servants toilet
- Benefits to Stilt Parking shall be Additional Parking
- Benefit to Closed Garages shall be Additional Parking or Compensation in Money

REDEVELOPMENT BENEFITS TO ALL FLATS [AVERAGE AREAS]								
WINGS	FLAT RERA AREA	ADDITIONAL AREA @ 55%	NEW FLAT AREA	CORPUS ON EXISTING AREA	RENT ON EXISTING AREA	RENT ON EXISTING AREA	BROKERAGE ON EXISTING AREA	SHIFTING ALLOWANCE
	SFT	SFT	SFT	@ RS 2000 PER SFT	@ RS 150 1ST AND 2ND YEAR	@ RS 160 3RD AND 4TH YEAR	2 MONTHS RENT	LUMSUM
A, B, C	443	244	687	₹ 8,86,000	₹ 66,450	₹ 70,880	₹ 1,37,330	₹ 60,000
	1 BHK							
A, B, C	633	348	981	₹ 12,66,000	₹ 94,950	₹ 1,01,280	₹ 1,96,230	₹ 60,000
	2 BHK							
A, B, C	624	343	967	₹ 12,48,000	₹ 93,600	₹ 99,840	₹ 1,93,440	₹ 60,000
	2 BHK							
D	471	259	730	₹ 9,42,000	₹ 70,650	₹ 75,360	₹ 1,46,010	₹ 60,000
	1 BHK							
E, F, G, H	461	254	715	₹ 9,22,000	₹ 69,150	₹ 73,760	₹ 1,42,910	₹ 60,000
	1 BHK							
E, F, G, H	496	273	769	₹ 9,92,000	₹ 74,400	₹ 79,360	₹ 1,53,760	₹ 60,000
	1 BHK							
E, F, G, H	509	280	789	₹ 10,18,000	₹ 76,350	₹ 81,440	₹ 1,57,790	₹ 60,000
	1 BHK							
E, F, G, H	420	231	651	₹ 8,40,000	₹ 63,000	₹ 67,200	₹ 1,30,200	₹ 60,000
	1 BHK							
E, F, G, H	425	234	659	₹ 8,50,000	₹ 63,750	₹ 68,000	₹ 1,31,750	₹ 60,000
	1 BHK							

REDEVELOPMENT BENEFITS TO ALL FLATS [AVERAGE AREAS]								
WINGS	FLAT RERA AREA	ADDITIONAL AREA @ 55%	NEW FLAT AREA	CORPUS ON EXISTING AREA	RENT ON EXISTING AREA	RENT ON EXISTING AREA	BROKERAGE ON EXISTING AREA	SHIFTING ALLOWANCE
	SFT	SFT	SFT	@ RS 2000 PER SFT	@ RS 150 1ST AND 2ND YEAR	@ RS 160 3RD AND 4TH YEAR	2 MONTHS RENT	LUMSUM
E, F, G, H	597	328	925	₹ 11,94,000	₹ 89,550	₹ 95,520	₹ 1,85,070	₹ 60,000
	2 BHK							
E, F, G, H	645	355	1000	₹ 12,90,000	₹ 96,750	₹ 1,03,200	₹ 1,99,950	₹ 60,000
	2 BHK							
E, F, G, H	360	198	558	₹ 7,20,000	₹ 54,000	₹ 57,600	₹ 1,11,600	₹ 60,000
	1 RK							
I	675	371	1046	₹ 13,50,000	₹ 1,01,250	₹ 1,08,000	₹ 2,09,250	₹ 60,000
	2 BHK							
I	464	255	719	₹ 9,28,000	₹ 69,600	₹ 74,240	₹ 1,43,840	₹ 60,000
	1 BHK							
I	681	375	1056	₹ 13,62,000	₹ 1,02,150	₹ 1,08,960	₹ 2,11,110	₹ 60,000
	2 BHK							
I	837	460	1297	₹ 16,74,000	₹ 1,25,550	₹ 1,33,920	₹ 2,59,470	₹ 60,000
	2 BHK							
I	311	171	482	₹ 6,22,000	₹ 46,650	₹ 49,760	₹ 96,410	₹ 60,000
	1 RK							
J	458	252	710	₹ 9,16,000	₹ 68,700	₹ 73,280	₹ 1,41,980	₹ 60,000
	1 BHK							

19. REDEVELOPMENT BENEFITS TO SHOPS

REDEVELOPMENT BENEFITS TO ALL SHOPS [AVERAGE AREAS]						
WINGS	FLAT RERA AREA	ADDITIONAL AREA @ 35%	NEW SHOP AREA	CORPUS ON EXISTING AREA	RENT ON EXISTING AREA	SHIFTING ALLOWANCE
	SFT	SFT	SFT	@ RS 2000 PER SFT	@ RS 300 1ST YEAR	LUMSUM
A1	226	79	305	₹ 4,52,000	₹ 67,800	₹ 60,000
A2	245	86	331	₹ 4,90,000	₹ 73,500	₹ 60,000
A3	220	77	297	₹ 4,40,000	₹ 66,000	₹ 60,000
A4	235	82	317	₹ 4,70,000	₹ 70,500	₹ 60,000
A5	218	76	294	₹ 4,36,000	₹ 65,400	₹ 60,000
A6	245	86	331	₹ 4,90,000	₹ 73,500	₹ 60,000
A7	200	70	270	₹ 4,00,000	₹ 60,000	₹ 60,000
B8	195	68	263	₹ 3,90,000	₹ 58,500	₹ 60,000
B9	229	80	309	₹ 4,58,000	₹ 68,700	₹ 60,000
B10	218	76	294	₹ 4,36,000	₹ 65,400	₹ 60,000
B11	223	78	301	₹ 4,46,000	₹ 66,900	₹ 60,000
B12	223	78	301	₹ 4,46,000	₹ 66,900	₹ 60,000
B13	247	86	333	₹ 4,94,000	₹ 74,100	₹ 60,000

REDEVELOPMENT BENEFITS TO ALL SHOPS [AVERAGE AREAS]

WINGS	FLAT RERA AREA	ADDITIONAL AREA @ 35%	NEW SHOP AREA	CORPUS ON EXISTING AREA	RENT ON EXISTING AREA	SHIFTING ALLOWANCE
	SFT	SFT	SFT	@ RS 2000 PER SFT	@ RS 300 1ST YEAR	LUMSUM
C14	197	69	266	₹ 3,94,000	₹ 59,100	₹ 60,000
C15	201	70	271	₹ 4,02,000	₹ 60,300	₹ 60,000
C16	244	85	329	₹ 4,88,000	₹ 73,200	₹ 60,000
C17	218	76	294	₹ 4,36,000	₹ 65,400	₹ 60,000
C18	231	81	312	₹ 4,62,000	₹ 69,300	₹ 60,000
C19	221	77	298	₹ 4,42,000	₹ 66,300	₹ 60,000
C20	247	86	333	₹ 4,94,000	₹ 74,100	₹ 60,000
C21	225	79	304	₹ 4,50,000	₹ 67,500	₹ 60,000
CD22	318	111	429	₹ 6,36,000	₹ 95,400	₹ 60,000
CD23	314	110	424	₹ 6,28,000	₹ 94,200	₹ 60,000
CD24	311	109	420	₹ 6,22,000	₹ 93,300	₹ 60,000
CD25	306	107	413	₹ 6,12,000	₹ 91,800	₹ 60,000
CD26	435	152	587	₹ 8,70,000	₹ 1,30,500	₹ 60,000
CD27 A	535	187	722	₹ 10,70,000	₹ 1,60,500	₹ 60,000

REDEVELOPMENT BENEFITS TO ALL SHOPS [AVERAGE AREAS]

WINGS	FLAT RERA AREA	ADDITIONAL AREA @ 35%	NEW SHOP AREA	CORPUS ON EXISTING AREA	RENT ON EXISTING AREA	SHIFTING ALLOWANCE
	SFT	SFT	SFT	@ RS 2000 PER SFT	@ RS 300 1ST YEAR	LUMSUM
D27 B	535	187	722	₹ 10,70,000	₹ 1,60,500	₹ 60,000
D1	306	107	413	₹ 6,12,000	₹ 91,800	₹ 60,000
D2	350	123	473	₹ 7,00,000	₹ 1,05,000	₹ 60,000
D3	177	62	239	₹ 3,54,000	₹ 53,100	₹ 60,000
D3A	35	12	47	₹ 70,000	₹ 10,500	₹ 60,000
D4	300	105	405	₹ 6,00,000	₹ 90,000	₹ 60,000
D5	310	109	419	₹ 6,20,000	₹ 93,000	₹ 60,000
D6	310	109	419	₹ 6,20,000	₹ 93,000	₹ 60,000
I1	228	80	308	₹ 4,56,000	₹ 68,400	₹ 60,000
I2	241	84	325	₹ 4,82,000	₹ 72,300	₹ 60,000
I3	263	92	355	₹ 5,26,000	₹ 78,900	₹ 60,000
I4	170	60	230	₹ 3,40,000	₹ 51,000	₹ 60,000
I5	264	92	356	₹ 5,28,000	₹ 79,200	₹ 60,000
I6	244	85	329	₹ 4,88,000	₹ 73,200	₹ 60,000
I7	227	79	306	₹ 4,54,000	₹ 68,100	₹ 60,000

20. NEW AMENITIES FOR PROPOSED DEVELOPMENT

[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

1. LIVING ROOMS



2. KITCHEN



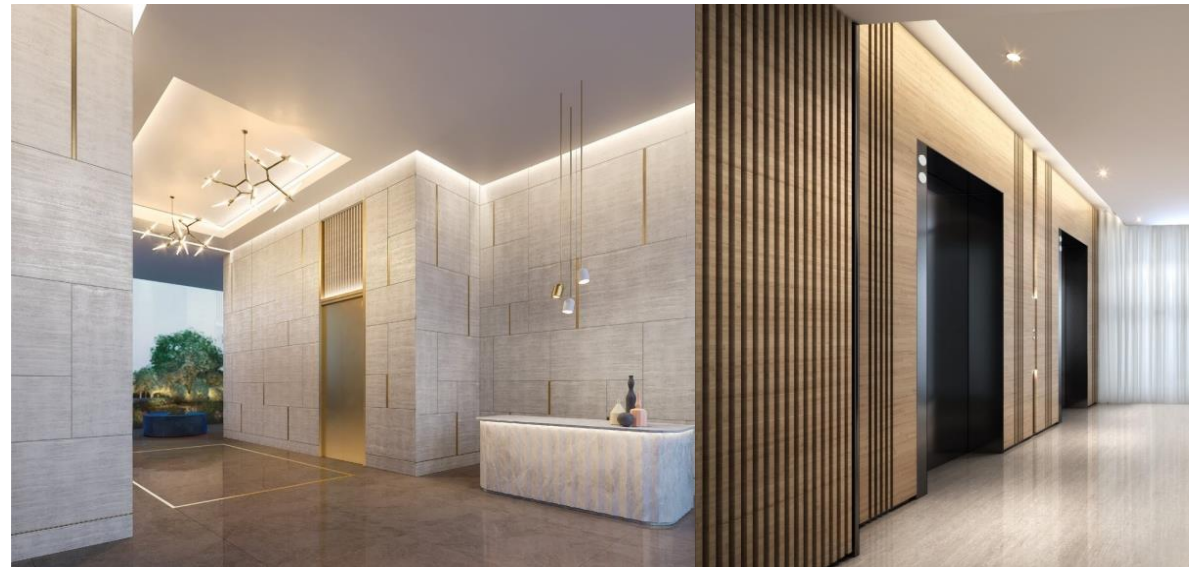
3. BEDROOMS



4. WASHROOMS



5. LIFTS



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

6. TERRACES AND GARDEN FOR ALL AGE GROUPS



7. TOWER AND VISITORS STILT PARKING.

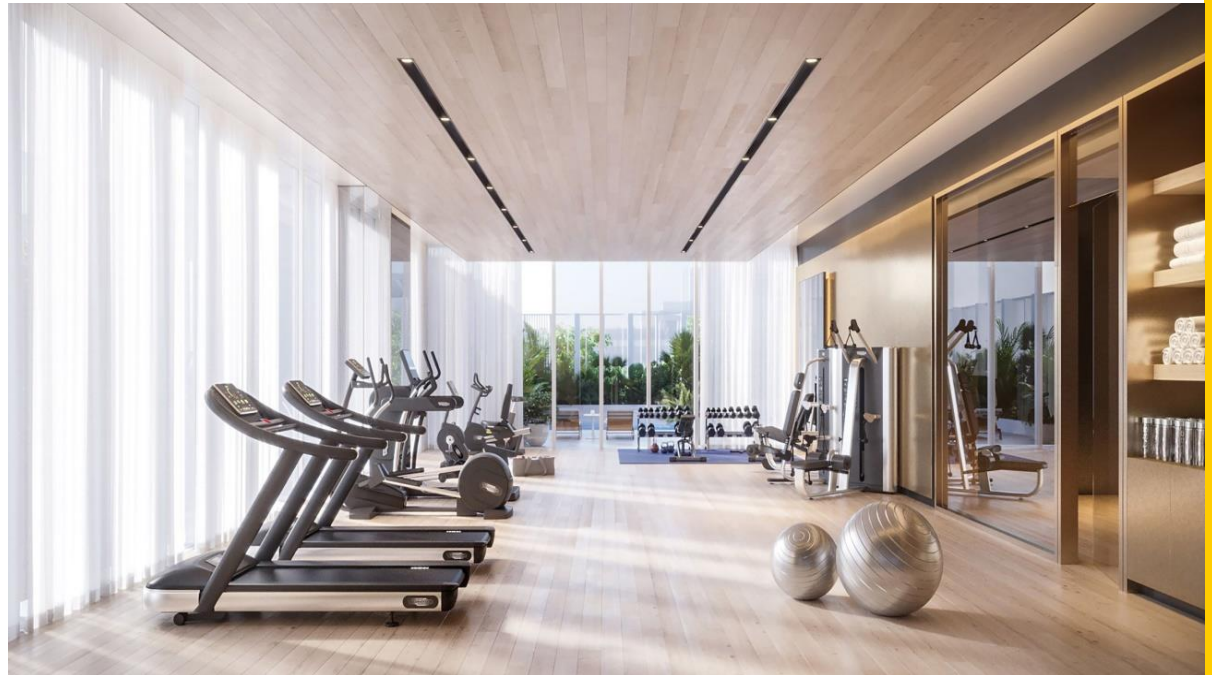


[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

8. 24 X 7 SECURITY , SURVEILLANCE AND VIDEO DOOR PHONE



9. FITNESS CENTRE / YOGALAYA



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

10. WASTE DISPOSAL



11. RAIN WATER HARVESTING AND WATER TREATMENT PLANTS



12. ALTERNATIVE FORMS OF ENERGY LIKE SOLAR AND LED LIGHTING



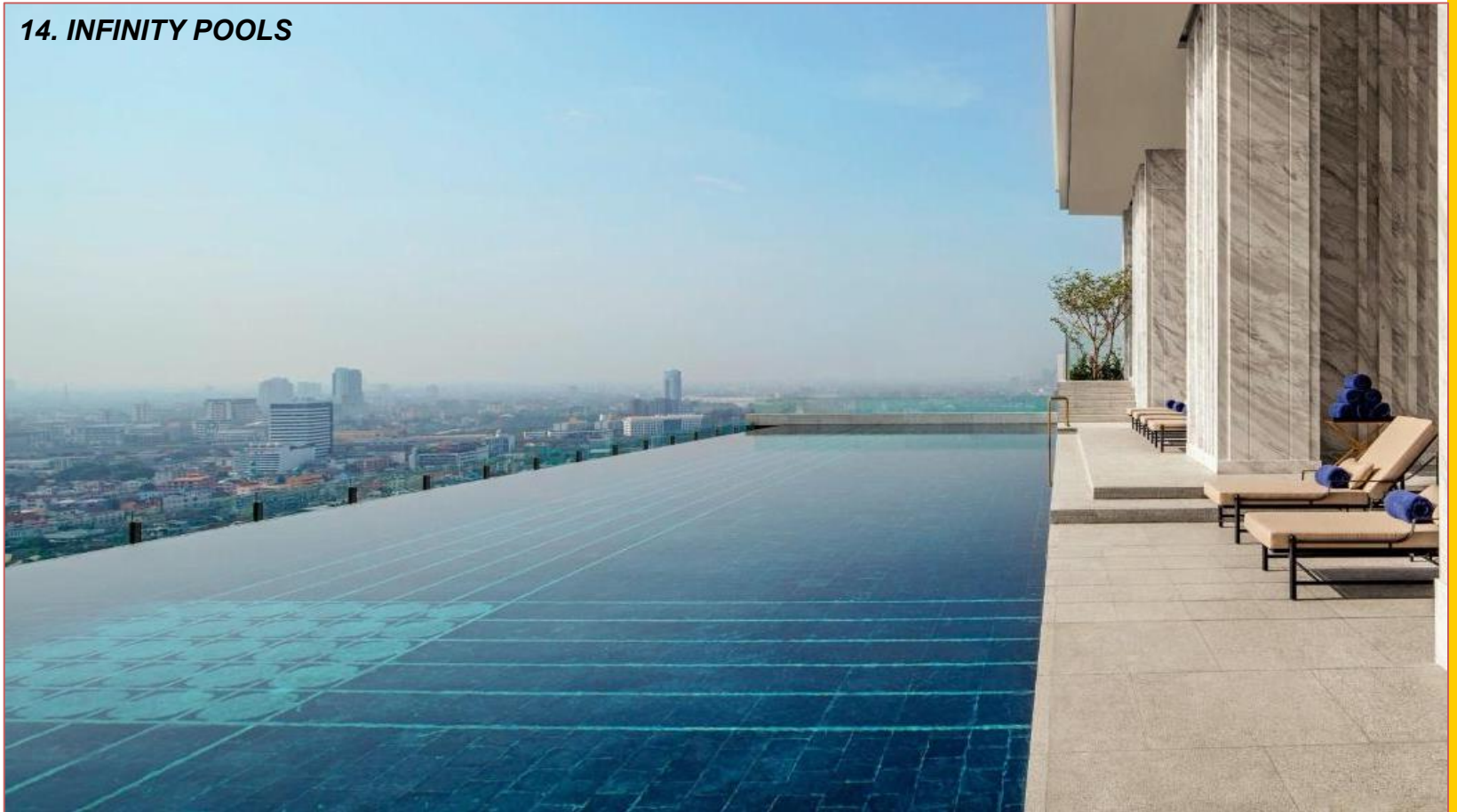
[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

13. GRAPHIC SIGNAGES



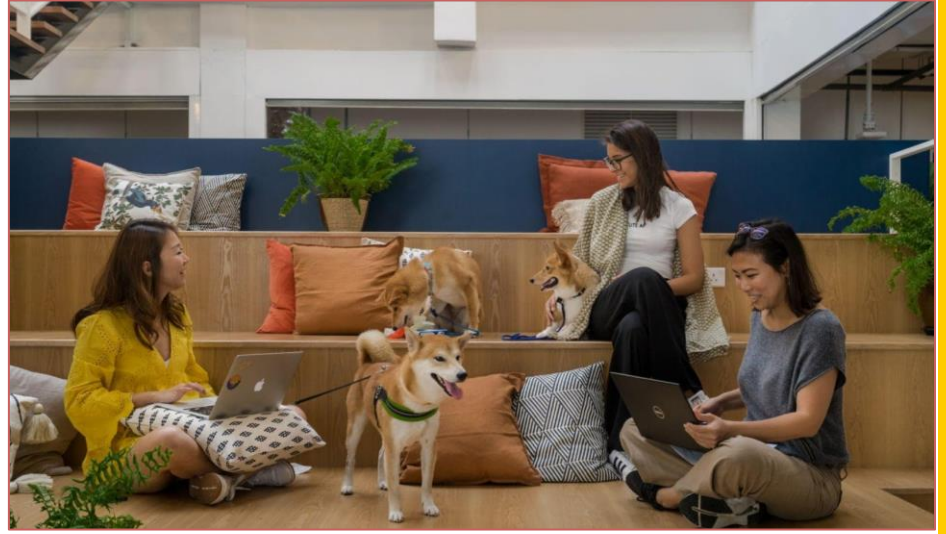
[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

14. INFINITY POOLS



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

15. HYBRID WORKSPACES



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

16. ALTERNATIVE ENERGY



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

17. SKY PROMENADES



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

18. TERRACE AMENITIES

[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]



JOGGING TRACK



TERRACE GARDEN



GAZEBO



FITNESS CENTRE



REFLEXOLOGY PATH



INDOOR GAMES



YOGA DECK

LIST OF COMMON AMENITIES ::

- ✓ Raised Land Levels + Compound Walls - Flood Proof Ground and Basements.
- ✓ Basement + Podium Parking/Guest Parking.
- ✓ Earthquake Resistant Structure.
- ✓ Vastu Orientation – to ensure cross ventilation and natural light
- ✓ Lightning and Aviation Poles on the topmost elevation.
- ✓ Minimum Usage of Glass Façade for the Buildings – These are Heat Traps and Energy Wastage Hazard.
- ✓ Sound Proof Toughened Sheet Glass Windows – Barriers for External Noise Pollution and Sound Proof Shared Common Internal Walls and Slabs.
- ✓ Automated Entrance Exit Gates.
- ✓ Proper Adequately Sized Covered Portico/Porch for all Weather Egress/Exit.
- ✓ Access Enabled Entrances and other features in the apartments as per DCPR
- ✓ Well Designed Member Name Plates.
- ✓ Security Cabins with Intercom + CCTV systems.
- ✓ AC Entrance Lobby with Security Desk with Intercom Provisions.
- ✓ Wide Staircases 2 Nos as per Fire Safety Norms for Towers above 70M
- ✓ Decent Sized Co-Working Spaces and Meeting Room Facility for Members near the Entrance Lobby.
- ✓ **Society Office / Community Centre / Banquets with well-designed Toilets.**
- ✓ CHS Staff Facilities & Members' Staff Facilities.
- ✓ Courier/Letter Pick up Area.
- ✓ Access Controlled Lobbies, with Video Door Phone.

LIST OF COMMON AMENITIES::

- ✓ Graphic Signage for All Areas.
- ✓ State of the Art Mitsubishi/Schindler Elevators sized to accommodate Stretchers.
- ✓ Utilize All Air Conditioner Systems Water Run offs - to be well connected into a Tank this Clean Chlorine Free Water has multiple uses.
- ✓ State of the Art Water Pumps and Water Softening Facility.
- ✓ Legacy Indigenous Trees to be Preserved
- ✓ Optimum Usage of Solar Energy (possible for individual Members?) - Solar Energy Generated to be supplied back to the MSEB Electricity grid
- ✓ Electrical Charging Provisions for EV Vehicles
- ✓ Diesel Generator Backups.
- ✓ Fiber optic cables
- ✓ Utilize Best Quality Electric Cable to Eliminate Overload Hazards which are the main cause of the new high-rise fires in recent times.
- ✓ Adequate Ducting for all Cables
- ✓ Piped Gas facility – Mahanagar Gas
- ✓ Well Designed Driveways + Pathways.
- ✓ Recreation Areas with attention to Design for Seniors/Differently Abled.
- ✓ Fitness Centre with all modern equipments , yoga rooms and toilet facilities
- ✓ Large Refuge Floors.
- ✓ The slope of the drive ways must end before the public footpath.

Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment

LIST OF AMENITIES IN FLATS ::

1. FLOORING, CEILING & WALL FINISHES:

- a. Living room and Bedrooms shall be provided with high quality Vitrified Tile slabs POP/Gyp finish with luster paint for walls and Ceiling. **Kajaria / RAK or equivalent**
- b. POP/Gyp finish with luster paint for walls and Ceiling.
- c. Kitchen areas shall be provided with 2'-0" X 2'-0" or suitable size as per design full body vitrified tiles for flooring and skirting. Walls shall have ceramic tile full height dado finish. Make: **Kajaria / RAK or equivalent**
- d. Kitchen platform shall be 18 MM Granite stone with suitable backing.
- e. Toilet/ Bath areas shall be provided with matt finish, anti-skid vitrified tiles for floor and with full height dado up to beam bottom in designer vitrified tiles. (All rooms and bathrooms to have false ceiling as optional)

Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment

LIST OF AMENITIES IN FLATS ::

2. KITCHEN:

- a. Good quality black granite platform with single bowl with side drain stainless steel sink (Nirali or equivalent).
- b. Sufficient Storage arrangement by providing under the platform compartment with SS Trolleys
- c. Sufficient space to accommodate side by side double door fridge.
- d. Sufficient Space and plumbing and electrical arrangements
- e. Kitchen to be provided with Dry Balcony / Utility area to be included in FSI

Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment

LIST OF AMENITIES IN FLATS ::

3. DOOR FRAME & SHUTTERS:

- a. All door frames along with simple / modern cover molding (Architrave) shall be made out of C.P. Teak with approved polish.
- b. Main door shutters be 45mm thick BWP grade solid core flush type with good quality wood veneer and melamine finish on both sides and brass hinges and good quality hardware, locks etc.
Make: Yale / Godrej/ Peg or equivalent.
- a. Rest of the door shutters shall be 35mm thick BWP grade solid core with good quality laminate finish on both sides and stainless-steel hinges and good quality hardware, locks etc.
- b. Provision for Security door for main door
- c. In case Door frames are in tile / stone, then the same to match flooring and skirting

4. WINDOW FRAME & SHUTTERS:

- a. All window frames shall be full height (with RCC lenti) & made with double layered marble slats / vitrified tiles (to match flooring and skirting) with edge molding detail.
- b. Window shutters shall be made with heavy section (R-Series) 16-gauge Aluminum Sliding window with 20-micron silver / bronze anodized / powder coated finish with 5mm tinted glass and extra panel incorporating SS mosquito net.
- c. Adequate child safety measures such as SS / MS railing bar / fall protection to be incorporated in window design system.
- d. Toilet / Bath areas will have same grade aluminum openable windows with frosted glass panel and exhaust fan arrangement.
- e. Window frames in tile / stone to match flooring and skirting tile / stone

Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment

LIST OF AMENITIES IN FLATS ::

5. TOILETS / BATHS:

- a. Full height vitrified tile dado on all walls with designer accents.
- b. Anti-skid mat finish vitrified for flooring.
- c. Branded faucets and sanitary ware with at least medium grade series. Make: **Jaquar or equivalent.**
- d. Openable Aluminum window system with exhaust fan fitted in the frame in top section.
- e. Single lever hot and cold mixer, Shower to have single lever mixer with spot and hand shower

6. SERVICE LINES FOR AIR CONDITIONERS:

- a. Copper and drain water piping + Electrical Provisions for Inverter type split Air Conditioning installation systems of appropriate capacity for Living, Dining & All Bed Rooms.
- b. All outdoor units to be located in the plumbing duct or MS Catwalks placed at suitable places so as not to hinder the Road-side elevations of the building and refrigerant piping and drainage piping should be concealed within the flat. No piping should be left exposed on the inside the flat. Drainage piping to be connected with waste water drains.

Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment

LIST OF AMENITIES IN FLATS ::

7. CABLE & WIRING:

- a. All cabling and wiring shall be concealed as well as fire retardant. Make: **Polycab/ Havells / R R Cable / Finolex Or equivalent.**
- b. All switches of modular series & accessories of approved make. Make: **Anchor / GM or Equivalent**
- c. Lightning arrestor, copper strip & pit as per IS specifications.
- d. Cable TV / Fibre Optics with junction boxes
- e. Telephone cable with junction boxes
- f. We shall provide provision for electrical supply for the purpose of car charging points. These points will be next to the car parking spaces limited to one per flat.

8. ELECTRICAL POINTS:

- a. No. & Location to be decided in consultation with the Society.
- b. All tentative electrical points and their location shall be pre-approved by Society in consultation with their PMC before execution.
- c. In addition, two ways control switches should be provided for fan at least one light point and fan point in all bed rooms with provision of bed side switch.
- d. In addition, bathrooms should be well lit with provision of 5A socket switch near vanity counter for hair dryer / electric shaver etc.
- e. All rooms to have separate electrical circuits.
- f. Video Door Phone system integrated with Intercom near entrance door of each flat. Make: **Commax / Godrej or equivalent**

Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment

21. DEVELOPER CREDIBILITY::

- a. The Technical and Financial Scrutiny of Developers is very important in Redevelopment and Offer should be one of the Criteria for shortlisting. Financial Capability of Developer and Expertise are the most important.
- b. Experience of Developer in the field of Real Estate, Redevelopment and Green field Projects
- c. Certified Net worth of Developer Rs 1500 Crs
- d. Solvency Certificate provided on letterhead of Nationalised / Scheduled Bank of Rs 1000 Crs
- e. Completed and Ongoing Projects –Contact List and RERA Project details
- f. Certified copies of income tax returns, audited balance sheet, profit & loss account for the last 3 years duly certified by the chartered accountant.
- g. Indemnity on Stamp Paper duly notarized that the Tenderer is not debarred/blacklisted by any Government Agencies / Authorities.
- h. Undertaking that there are no criminal cases under any court of laws pending against the Legal bidding entity and its Owners / Directors / Promoters / Partners.
- i. Disclosure on the defaults on any financial obligations such as loans from banks/NBFCs and about the insolvency proceedings
- j. A Declaration cum Indemnity on Stamp Paper, thereby declaring that all the declarations, representations, statements, documents and / or any information provided by the Tenderer is true and correct and in the event that such information and/ or documents found incorrect and/ or false and/or not true and having caused loss and/ or delay and/ or loss of opportunity at any Cash flow Organization/ Note for the said Redevelopment project, the Owner has the right to disqualify the Tenderer.

22. MEMBER RESPONSIBILITIES ::

- A. 51% Members Consent for Re Development**
- B. Existing Flat Rent / Lease Details duly registered to be provided to Managing Committee**
- C. Loan, Lein, Mortgage Details on existing flat to be provided to Managing Committee**
- D. Associate Member on Flat to attend Special General Body Meetings**
- E. Nomination/s on Flat for transfer of Membership**
- F. Power of Attorney to take Allotment and register new flats + Rent Agreement**
- G. Pan Card / Aadhar Card of Member for all registrations**
- H. Gift Deed Registration for transfer of Membership or creating Co Owner**
- I. Will and Probate for transfer of Flat Ownership**
- J. Rental Accommodation Registration and Details after demolition of existing buildings**

23. CONCLUSIONS & RECOMMENDATIONS::

1. **LEGAL AND REGULATORY VIABILITY** :: The Society Builder Agreements – viz Development Agreement and Power of Attorney shall mention and protect the Society interests completely including clauses for Compliance to all regulations / approvals, timely completion of project. Liquidated damages, bank guarantees, step in and Termination clauses in the interest of the Society and its members
2. **TECHNICAL VIABILITY** :: Design possibilities and amenities are described in this report. The Project shall be a premium luxury project with green building certification for construction materials , waste and water recycling. Lesser carbon footprint and alternative energy.
3. **FINANCIAL VIABILITIES** :: All Project Costs and Sales Valuations are included. The Project funds shall be analysed based on Equity and Debt structure in the Project of the Developer + the Interest on Investments shall be part of the Project Costs. Developers invest 25-30% of the Project Costs and therefore for a Project of this scale the NETWORTH OF THE DEVELOPER should be around Rs 1500 Crs and the BANK SOLVENCY should be around Rs 1000 Crs.
4. **MARKET VIABILITY** :: The Seaview + Coastal Road + Metro Connectivity + Infrastructural facilities + Education + Hospitals + Malls + Sports clubs shall add to additional demand of residential. Current valuation of the Property shall enhance by 100% in terms of Additional area + Rate appreciations
5. **RISK ANALYSIS** :: **Key risks are always covered in the Development Agreement. Selection of A-Listed Developer with NETWORTH OF THE DEVELOPER** of around Rs 1500 Crs and the BANK SOLVENCY of around Rs 1000 Crs and good track record since 2020 Covid times shall protect the Society against Developer insolvency. Step In clause / Termination and take over of the RERA Account + funds + Bank Guarantees shall help in completing the Project.

21. CONCLUSIONS & RECOMMENDATIONS::

6. BUILDER EVALUATION PROCESS :: Tender process for invitation to DEVELOPERS + Documentation from Developers with Project Lists + 3 Years IT returns & Balance Sheets + Bankers + Networth of the Developer should be around Rs 1500 Crs + Bank Solvency should be around Rs 1000 Crs + Redevelopment Offer + Design + Vision for the Project + Bank Guarantees + Loading of FSI to protect the Society Flats + Sale Area on vacation.

7. RISK MITIGATION :: RERA Registration of the Project + A water tight Development Agreement [DA] + Power of Attorney to be co terminus with the DA + Networth and Solvency of the Developers + Bank Guarantees + Project Schedules + All Designs to be part of the DA + Plans for Approvals to be approved by MC and PMC + FSI to be loaded before vacation of flats + Project Monitoring for all risks, liabilities. Construction quality and Material finishes + Ratings for the Project and Green building Certifications + Occupation Certificate + 2 Years Maintenance of the Towers by Developer + Handing Over of the Entire Project with all Guarantees , Warranties till the end of the Defects Liability Period.

8. SELF DEVELOPMENT :: *This model of Development should be avoided considering the magnitude of the Project and non availability of big funding from Banks for Societies. If Members are ready to contribute the funds alongwith 100% Consents for Self Redevelopment, then this Redevelopment Model should be explored by the Society. The society becomes the promoter in RERA and entire development / delay responsibility shall be on the society and the Managing Committee.*