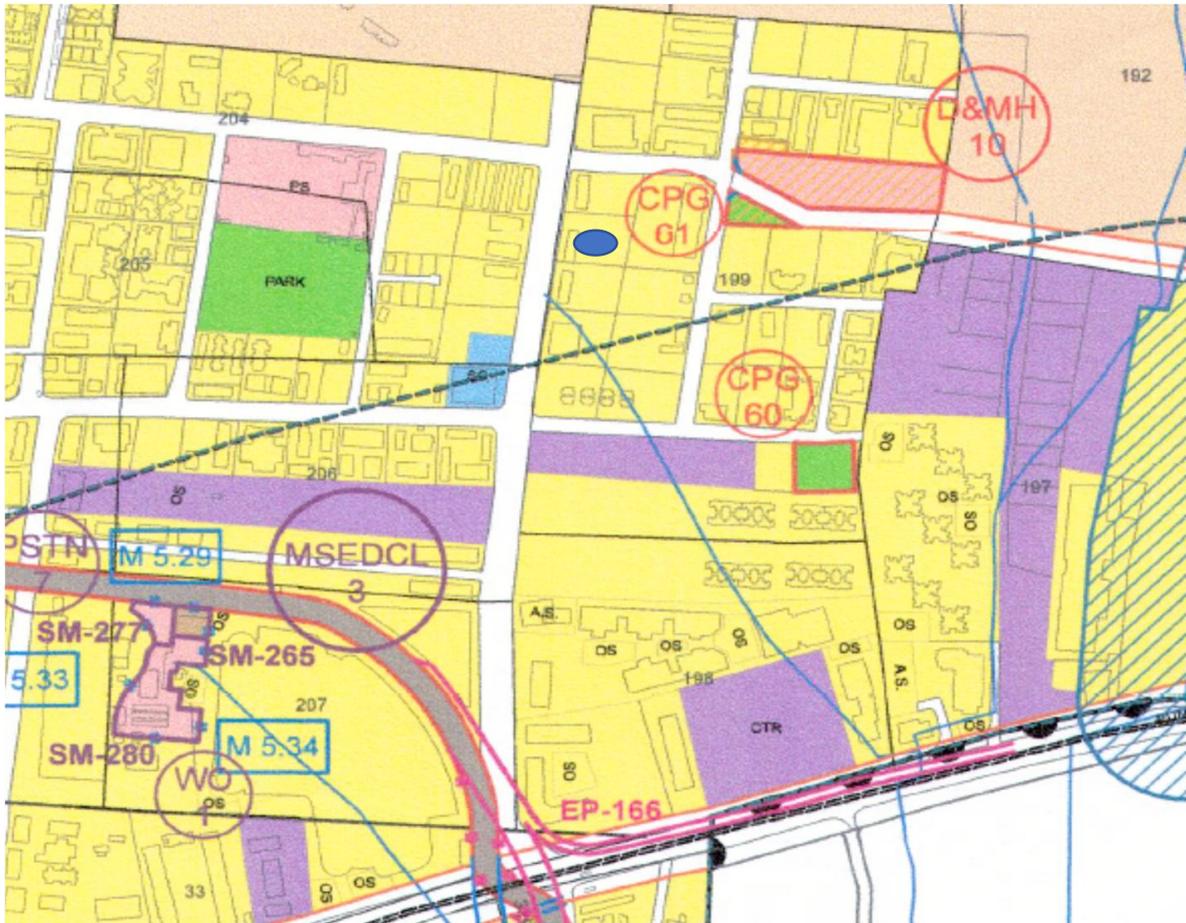


A REDEVELOPMENT OF "SHREEMA" CHS, VIMANNAGAR, PUNE SUMMARY REPORT-R1 dt. 29.05.2024			
1	Name of Society	"SHREEMA" CHS	Remarks
2	Address	S.No. 199,205,206 AND 209/1, Plot nos. 5 and 6, Vimannagar, Lohegaon, Pune 411014	
3	Plot area		
a	As per conveyance deed	<b>4780.32</b>	SQM.
b	As per previously approved plans		
	<b>plot no. 5</b>	<b>2359.20</b>	Avl-Sheet No. 1/3, 2/3,3/3 -CC No. 083 dt. 09.10.1985 -Renewal-CC No. 5226 dt. 30.01.1990 -Renewal-CC No. 2960 dt. 18.02.1991
	<b>plot no. 6</b>	<b>NA</b>	Avl-Sheet No. 2/3, 3/3 Sheet No. 1/3 layout dwg. Not available -CC No. 082 dt. 09.10.1985 -Renewal-CC No. 5225 dt. 30.01.1990 -Renewal-CC No. 2961 dt. 18.02.1991
c	As per PRC	<b>NA</b>	not available
d	As per 7/12 extract	<b>NA</b>	not available
e	As per demarcation	<b>NA</b>	not available
f	As per total station survey	<b>NA</b>	not available
	AREA CONSIDERED FOR CALCULATIONS	<b>4780.32</b>	SQM.
		<b>51455.36</b>	sft
4	EXISTING FSI		
4a	for PLOT NO. 5	<b>21701.95</b>	sft
		<b>2016.16</b>	SQM.
4b	for PLOT NO. 6	<b>21701.95</b>	sft
		<b>2016.16</b>	SQM.
4c	TOTAL FOR PLOTS 5& 6	<b>43403.89</b>	sft
		<b>4032.32</b>	SQM.
5	No. of existing units/members	<b>64</b>	
6	Existing building	4 nos. Gr+3 floors	
7	RR rate for <b>2024-25</b>		
a	Open land	<b>31700</b>	Rs/sqm
b	Residential tenement	<b>84860</b>	Rs/sqm
c	Commercial office	<b>97590</b>	Rs/sqm
d	Commercial shop	<b>137250</b>	Rs/sqm

8	Redevelopment brief	To offer plot to prospective developer for collective redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
9	Plot area considered for redevelopment	<b>4780.32</b>	sqm
		<b>51455.36</b>	sft
10	Width of exist. access RD.	<b>30m</b>	
11	Width of road as per latest approved DP 2017	unchanged	
12	ULC Status	ULC Section 21 scheme	
13	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- UDCPR (Dec 2020) and TOD policy The PLOT under consideration IS NOT UNDER TOD ZONE	For plot fronting on <b>=/&gt; 30 m road</b> Basic FSI= 1.1, Total FSI potential=3.0,	
		Under UDCPR All habitable builtup areas are accounted towards FSI	
		for buildings more than 30yrs old, incentive FSI (of existing FSI) for redevelopment, not exceeding max. FSI potential based on roadwidth	
		Additional 60% Ancillary FSI for residential on payment of Premium OUTSIDE TOD ZONE, TOD provisions are not applicable	
14	SPECIFIC ISSUES IF ANY	<p><b>1) THE PLOT IS IN CLOSE PROXIMITY OF AIRFORCE BOUNDARY. ACCORDINGLY THERE WILL BE A HEIGHT RESTRICTION BASED ON CCZM GUIDELINES AND DEFENCE SECURITY SURVEILLANCE STANDARDS. BASED ON PRECEDENT OF AVIATION NOC GRANTED TO NEIGHBORING HOUSING SOCIETY "RAJYOG CHS" IT IS GUESSTIMATED THAT MAX. HEIGHT OF 45.0M +/- (UPTO HIGHEST POINT), CORRESPONDING HEIGHT UPTO TERRACE LEVEL=42.0M, COULD BE PERMISSIBLE</b></p> <p><b>THIS HOWEVER IS SUBJECT TO FINAL DEFENCE NOC REQUIRED</b></p>	
	SPECIFIC ISSUES IF ANY	<p><b>2) IT IS UNDERSTOOD THAT THE BUILDING DOES NOT HAVE OCCUPANCY CERTIFICATE. SO, EVEN THOUGH THE BUILDING MAY BE MORE THAN 30 YRS OLD, DUE TO LACK OF "OC" THERE IS "NO SUBSTANTIAL PROOF" FOR VALIDATION OF MORE THAN 30 YRS OLD BUILDING. IF SUCH SUBSTANTIAL PROOF OF MORE THAN 30 YRS OLD BUILDING CAN BE PRESENTED, IT MAY BE POSSIBLE TO CLAIM INCENTIVE FSI, WHICH ALLTHOUGH IS PART OF PERMISSIBLE POTENTIAL, HOWEVER IT REDUCES THE REQUIREMENT OF TDR AND PREMIUM FSI AND CORRESPONDINGLY THE FSI/PROJECT COST FOR A REDEVELOPER. HENCE WE HAVE CALCULATED 2 SCENARIOS ACCORDINGLY DEPENDING ON WHETHER INCENTIVE FSI CAN BE AVAILED OF OR NOT.</b></p>	
	SPECIFIC ISSUES IF ANY	<p><b>3) IT IS PERTINENT TO NOTE THAT BOTH PLOTS 5 AND 6 ARE FRONTING ON 30M+ WIDE EXISTING ROAD WITH 6.8M FRONTAGE EACH, CONSEQUENTLY THE "AMALGAMATED" PLOTS WILL COLLECTIVELY FRONT ONTO THE THE 30M+WIDE ROAD TO THE EXTENT OF 6.8M+6.8M= 13.6M. AS SUCH THE PROPOSED DEVELOPMENT SHOULD TECHNICALLY QUALIFY FOR DEVELOPMENT POTENTIAL OF "3.0" SINCE THE PLOT IS ACCESSED BY 30M AND ABOVE ROAD. THE CURRENT FEASIBILITY IS BEING BASED ON THIS TECHNICAL ASSUMPTION. HOWEVER THE HEIGHT LIMITATION AS PER AVIATION RESTRICTIONS IS BOUND TO CURTAIL THE FEASIBILITY OF OPTIMUM POTENTIAL REALISATION.</b></p>	
	SPECIFIC ISSUES IF ANY	<p><b>PMC APPROVED LAYOUT OF SUBPLOTS AND LAYOUT OF SUBDIVISION AS WELL AS THE CITY SURVEY "ALEKH" SHEET NOT AVAILABLE FOR REVIEW</b></p>	

15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCSS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	Carpet area statement as per information received from society/primary redevelopment consultant		As per enclosed herewith
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET (RERA CARPET)	<b>SCENARIO 01- With incentive FSI</b> <b>65.00</b> TO <b>74.80</b>	<b>SCENARIO 02 - Without incentive FSI</b> <b>57.90</b> TO <b>68.00</b>	in % Detail working as per Calculations, based on assumptions,
17	<b>ANTICIPATED</b> NATURE OF REDEVELOPMENT BUILDING	Stilt parking floor with upto 6/7 floors of residential flats above stilt. This scenario, may vary as per other design and financial considerations of the developer, which please note.		
18	GENERAL DEFINITIONS OF TERMS	<p>“Premium/Paid FSI” means the FSI that may be available on payment of premium @ 35% of RR open land rate</p> <p>“Ancillary FSI” means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from PMC @ 15% of RR open land rate</p> <p>“Security deposit” which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest. 50% after completion of the project and 50% after defects liability period which is generally 2 years.</p> <p>“Bank guarantee” is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.</p> <p>“Corpus fund” is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses</p>		

SITE LOCATION IN DP 2017



GOOGLE EARTH LOCATION



RR 2023-24



Department of Registration and Stamp नोंदणी व मुद्रांक विभाग  
Government of Maharashtra महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
28/423 - विमाननगर	31700	84860	97590	137250	0	चौ. मीटर	सि.टी.एस. नंबर
28/437-उर्वरित ना विकास विभाग (वाढीव हदद)	5200	0	0	0	0	चौ. मीटर	सर्वेक्षण नंबर

*Chitanya Peshave*

Ar. Chaitanya Peshave  
M.Arch, AIIA

**PESHAVE AND ASSOCIATES**  
ARCH. C.P.PESHAVE  
Registration No. CA/96/20100

B		EXISTING CARPET AREA STATEMENT					
PRE-RERA (as per info provided)				RERA (tentative extrapolation)			
Building No	Unit Nos.	Total Carpet area with Balcony		Approx. factor assumed for conversion of Pre-Rera to RERA <b>1.04</b>	Total		
		sqm	sft		sqm	sft	
BUILDING "A"	A-001	41.81	450.00	<b>1.04</b>	43.48	468.04	
	A-002	41.81	450.00		43.48	468.04	
	A-003	41.81	450.00		43.48	468.04	
	A-004	41.81	450.00		43.48	468.04	
	A-101	41.81	450.00		43.48	468.04	
	A-102	41.81	450.00		43.48	468.04	
	A-103	41.81	450.00		43.48	468.04	
	A-104	41.81	450.00		43.48	468.04	
	A-201	41.81	450.00		43.48	468.04	
	A-202	41.81	450.00		43.48	468.04	
	A-203	41.81	450.00		43.48	468.04	
	A-204	41.81	450.00		43.48	468.04	
	A-301	41.81	450.00		43.48	468.04	
	A-302	41.81	450.00		43.48	468.04	
	A-303	41.81	450.00		43.48	468.04	
	A-304	41.81	450.00		43.48	468.04	
		<b>668.96</b>	<b>7200.00</b>			<b>695.72</b>	<b>7488.64</b>

BUILDING "D"	D-001	41.81	450.00	<b>1.04</b>	43.48	468.04
	D-002	41.81	450.00		43.48	468.04
	D-003	41.81	450.00		43.48	468.04
	D-004	41.81	450.00		43.48	468.04
	D-101	41.81	450.00		43.48	468.04
	D-102	41.81	450.00		43.48	468.04
	D-103	41.81	450.00		43.48	468.04
	D-104	41.81	450.00		43.48	468.04
	D-201	41.81	450.00		43.48	468.04
	D-202	41.81	450.00		43.48	468.04
	D-203	41.81	450.00		43.48	468.04
	D-204	41.81	450.00		43.48	468.04
	D-301	41.81	450.00		43.48	468.04
	D-302	41.81	450.00		43.48	468.04
	D-303	41.81	450.00		43.48	468.04
	D-304	41.81	450.00		43.48	468.04
		<b>668.96</b>	<b>7200.00</b>			<b>695.72</b>

<b>BUILDING "B"</b>	B-001	79.9	860.00	<b>1.04</b>	83.10	894.45
	B-002	79.9	860.00		83.10	894.45
	B-003	79.9	860.00		83.10	894.45
	B-004	79.9	860.00		83.10	894.45
	B-101	79.9	860.00		83.10	894.45
	B-102	79.9	860.00		83.10	894.45
	B-103	79.9	860.00		83.10	894.45
	B-104	79.9	860.00		83.10	894.45
	B-201	79.9	860.00		83.10	894.45
	B-202	79.9	860.00		83.10	894.45
	B-203	79.9	860.00		83.10	894.45
	B-204	79.9	860.00		83.10	894.45
	B-301	79.9	860.00		83.10	894.45
	B-302	79.9	860.00		83.10	894.45
	B-303	79.9	860.00		83.10	894.45
	B-304	79.9	860.00		83.10	894.45
	<b>1278.40</b>	<b>13760.00</b>		<b>1329.54</b>	<b>14311.20</b>	

<b>BUILDING "C"</b>	C-001	79.9	860.00	<b>1.04</b>	83.10	894.45
	C-002	79.9	860.00		83.10	894.45
	C-003	79.9	860.00		83.10	894.45
	C-004	79.9	860.00		83.10	894.45
	C-101	79.9	860.00		83.10	894.45
	C-102	79.9	860.00		83.10	894.45
	C-103	79.9	860.00		83.10	894.45
	C-104	79.9	860.00		83.10	894.45
	C-201	79.9	860.00		83.10	894.45
	C-202	79.9	860.00		83.10	894.45
	C-203	79.9	860.00		83.10	894.45
	C-204	79.9	860.00		83.10	894.45
	C-301	79.9	860.00		83.10	894.45
	C-302	79.9	860.00		83.10	894.45
	C-303	79.9	860.00		83.10	894.45
	C-304	79.9	860.00		83.10	894.45
	<b>1278.40</b>	<b>13760.00</b>		<b>1329.54</b>	<b>14311.20</b>	

<b>TOTAL</b>		<b>3894.72</b>	<b>41920.00</b>		<b>4050.51</b>	<b>43599.68</b>
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<b>C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS</b>			
1	GROSS PLOT AREA		
2	GROSS PLOT AREA CONSIDERED	<b>4780.32</b>	sqm
3	Gross plot area considered for calculations	<b>4780.32</b>	=2)
4	Road widening		existing road unchanged
a	Previously acquired	0.00	NIL
b	New RW as per DP 2017	0.00	NIL
5	DP reservations	0.00	
6	Balance plot	4780.32	3)-4b)-5)
7	Amenity space	0.00	
8	Open space	0.00	it is informed that plot is part of previously approved layout of subdivision, hence it is assumed that OS provision already made in the plotted layout. Copy of said approved layout is however not available for review and inspection.
9	Net plot	<b>4780.32</b>	6)-7)
10	Max. FSI Potential	<b>3.00</b>	<b>14340.96</b> As per UDCPR Tab 6G
11	Additional Ancillary	<b>0.60</b>	<b>8604.58</b> As per UDCPR applicability
12	MAX. TOTAL FSI POTENTIAL		<b>22945.54</b> 10)+11)
13	APPROX. FEASIBLE TOTAL FSI	<b>20772.00</b>	as per footprint analysis, 2 nos stilt+12 residential floors, building height from ground upto terrace level restricted to 42.0m based on guesstimated aviation /defence height restriction
	FSI	<b>12982.50</b>	
	ANCILLARY	<b>7789.50</b>	
	<b>COMPONENTS</b>		
		<b>SCENARIO 01- With incentive FSI</b>	<b>SCENARIO 02- Without incentive FSI</b>
16	Basic FSI	5258.35	5258.35 basic FSI @ 1.1
17	Incentive FSI for redevelopment	1209.70	0.00 30% of existing FSI for which 30 yrs completed or 15 sqm per tenement, whichever more. Subject to validation of more than 30 years building based on Occupancy certificate/ other documents
20	Premium FSI (max @ 0.5 x plot area)	1714.33	2032.67
21	Max. TDR= 1.4 x plot area, (to be purchased), (slum TDR @ min. of 30% of total proposed TDR)	4800.12	5691.48
22	Total FSI	12982.50	12982.50
23	Add 60% ancillary	7789.50	7789.50
24	Total FSI including Ancillary	<b>20772.00</b>	<b>20772.00</b>
25a	Gross SBUA feasible	<b>22,433.76</b>	<b>22,433.76</b> approx. 1.08 x FSI, may vary.
25b		<b>2,41,476.99</b>	<b>2,41,476.99</b> sft
26a	Corresponding (RERA)Carpet	<b>16,617.60</b>	<b>16,617.60</b> 24a)/1.35
26b		<b>1,78,871.85</b>	<b>1,78,871.85</b> sft

D FINANCIAL FEASIBILITY CALCULATIONS						
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	5,501.00		5,659.00		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	13,283.65		13,665.18		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	25%	20%	25%	20%	as per assumption, may vary
4		3,320.91	2,656.73	3,416.30	2,733.04	lakhs of Rs
5	Min. sale value to be recovered by dev.	16,604.56	15,940.38	17,081.48	16,398.22	2)+4) lakhs of Rs
6a	Average rate of Commercial sale	NA	NA	NA	NA	
6b	Average rate of Residential sale	11,500	11,500	11,500	11,500	Rs per sft, rate is inclusive of parking extrapolated over sft rate
		pls. note: rate consideration is speculative, will vary from developer to developer				
6c	Percentage of Commercial	0.00		0.00		No commercial
6d	Percentage of Residential	100.00		100.00		100% residential
6e	Average rate of sale (Residential)	11,500	11,500	11,500	11,500	assumption
7	Min. salable stock for developer	1,44,387	1,38,612	1,48,535	1,42,593	5) x 100000/6e) sft
	<b>Balance stock for Rehabilitation</b>					
8	<b>Rehab</b> stock ( SBUA) for rehab. of existing	97,089	1,02,865	92,942	98,884	D24b)-E7) sft
9	<b>Rehab</b> stock- Effective carpet area	71,918.15	76,196.30	68,846.22	73,247.24	8)/1.35 sft
10	<b>Rehab</b> (Effective) Existing carpet area (Calculated as per RERA extrapolated from Pre-Rera carpet)	43,599.68	43,599.68	43,599.68	43,599.68	As per RERA carpet area calcs.
11	<b>Rehab</b> - Effective carpet in excess of exist.	28,318.47	32,596.62	25,246.54	29,647.56	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	65.00	74.80	57.90	68.00	percent over EXISTING CARPET CALCULATED AS PER RERA

E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)							
ASR VALUES 2024-25							
	OPEN LAND	31700	Rs				
	CON. COST	26620	/sq.m	SCENARIO 01		SCENARIO 02	
	Item	Rate Rs/sq.m	% appl.	Area sq.m	Amount in Rs	Area sq.m	Amount in Rs
E1	<b>FSI purchase costs</b>						
	Basic FSI	31700	0%	5258.35	0	5258.35	0
	Redevelopment Incentive FSI	31700	0%	1209.70	0	0.00	0
	Premium FSI	31700	35%	1714.33	1,90,20,486	2032.67	2,25,52,479
	Slum TDR (assumed @ 130% of RR, may vary as per market condition )	31700	130%	1440.04	5,93,43,915	1707.44	7,03,63,736
	Amenity TDR (assumed @ 110% of RR, may vary as per market condition )	31700	110%	3360.09	11,71,66,191	3984.03	13,89,23,274
	Ancillary FSI	31700	15%	7789.50	3,70,39,073	7789.50	3,70,39,073
				20772.00	23,25,69,664	20772.00	26,88,78,562
	Add. escalation Cost (assuming 5% escalation)				1,16,28,483		1,34,43,928
					<b>24,41,98,147</b>		<b>28,23,22,490</b>
	Approx. FSI cost per sft of SBUA			2,41,476.99	<b>1,011.27</b>	2,41,476.99	<b>1,169.15</b>
E2	<b>PMC Statutory fees</b>						
1	Land development charges	31700	0.5%	4780.32	<b>7,57,680.72</b>	4780.32	<b>7,57,680.72</b>
2	Development charges	31700	4%	20772.00	<b>2,63,38,896.00</b>	20772.00	<b>2,63,38,896.00</b>
			resi	total FSI feasible		total FSI feasible	
3	Rada-Roda	20	100%	20772.00	<b>4,15,440.00</b>	20772.00	<b>4,15,440.00</b>
4	C&D			approx. lumsun	<b>4,00,000.00</b>	approx. lumsun	<b>4,00,000.00</b>
5	Upkaar	26620	1.0%	24926.40	<b>66,35,407.68</b>	24926.40	<b>66,35,407.68</b>
6	LBT				<b>0.00</b>		<b>0.00</b>
7	Waterline development charges	3640	100%	94.8	<b>3,44,890.00</b>	94.75	<b>3,44,890.00</b>
8	Road Development charges	3459	100%	0	<b>0.00</b>	0	<b>0.00</b>
9	Fire service charges (Resi-0 to 45metres)	26620	0.25%	24926.40	<b>16,58,851.92</b>	24926.40	<b>16,58,851.92</b>

	OPEN LAND	31700	Rs				
	CON. COST	26620	/sq.m	SCENARIO 01		SCENARIO 02	
	Item	Rate Rs/sq.m	% appl.	Area sq.m	Amount in Rs	Area sq.m	Amount in Rs
10	Fire annual fees				16,588.52		16,588.52
11	TOTAL				3,65,67,754.84		3,65,67,754.84
12	5% contingency /escalation				18,28,387.74		18,28,387.74
14	AMT. with contingency /escalation				3,83,96,143		3,83,96,143
15	Approx. PMC Statutory cost per sft of SBUA			241476.99	159.00	2,41,476.99	159.00
Based on assumptions. Subject to variation							

F DEVELOPMENT COST (Tentative Estimate)						
	Open land-RR Rate for 2024-25	31700		Rs/sqm		
	Construction- RR rate for 2024-25	26620		Rs/sqm		
		2473.06		Rs/sft		
	RESIDENTIAL -RR rate for 2024-25	84860		Rs/sqm		
		7883.69		Rs/sft		
		Area		Rate in Rs per sft/nos	Amount in lacs of Rs	
					SCENARIO 01	SCENARIO 02
1a	Construction cost calculated on total salable area (including parking Builtup area and mechanical installation cost) (Rehab+freesale)	241476.99	sft	3068	7408.51	7408.51
				consideration may vary from dev. to dev.		
2A	FSI purchase Cost	As per statement			2441.98	2823.22
2B	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement			383.96	383.96
2C	Environmental Clearance cost	approx. lumsum			75.00	75.00
3	ULC Cost	NA			0.00	0.00
4	Rent and relocation charges @ agv Rs ___ PER sft for 36 months+3 months deposit	43599.68	sft	30	510.12	510.12
5	Relocation cost (@ ___ Rs per unit)	64.00	nos	30000	19.20	19.20
6	Monetary Compensation/Betterment to existing members			Not considered, if required the society should specify	0.00	0.00
7	Maintenance cost /Corpus fund @ Rs ___ lakhs per existing unit	64.00	nos	200000	128.00	128.00
8	Parking compensation			Not considered, if required the society should specify	0.00	0.00
9	Tentative valuation of GST impact					
Basic Values and assumptions						
a	Total (builtup)area of project @ carpet x 1.1	18279.36	sqm			
b	Approx. (builtup)Area allocated for Rehab ( Only For calculation purposes evaluated @ extra ___% over existing carpet)	7415.17	sqm			
c	Approx. (builtup) area for freesale	10864.19	sqm			

		Area		Rate in Rs per sft/nos	Amount in lacs of Rs	
					SCENARIO 01	SCENARIO 02
d	Assumption of Approx. (builtin) area of unsold freesale units at the time of completion	2172.84	sqm	sqm assumed 20% of total freesale		
1	Value of "non-affordable" unsold (freesale) units	1936.06	lacs of Rs.	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category		
2	Value of "affordable" unsold (freesale) units	0.00				
e	Approx. sale rate	89103.00	Rs/sqm	assuming rate of 1st freesale transaction=RR rate 2024-25 assuming escalation 5% on RR 2025-26		
f	Approx. valuation of entire project	16287.46	lacs of Rs			
9	<b>GST IMPACT</b>					
A	<b>On "transfer of development rights by society to developer"</b>					
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	15.22	lac of Rs		18%	2.74
2	Non-monetary compensation in the form of units given to existing society members					
2a	1st evaluation: @ 18% of value of unsold units at completion/1st possession	1936.06			18%	
					348.49	
2b	2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	1936.06			5%	
				96.80		
	<b>Lesser of 2a) and 2b) to be considered</b>					96.80
B	<b>Supply of "construction service" by developer to society</b>					
	5% of value of non-affordable rehab tenements	6607.14			5%	330.36
C	<b>Transactions between developer and existing member of society</b>					

	Area	Rate in Rs per sft/nos	Amount in lacs of Rs		
			SCENARIO 01	SCENARIO 02	
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	lac of Rs 18%	0.00	
2	On Individual member remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	18%	0.00	
	TOTAL APPROX. GST IMPACT			429.90	429.90
10	Bank guarantee	5,00,00,000	Rs 2%	10.00	10.00
11	<b>Tentative valuation for stamp duty</b>				
a	Construction cost of rehab as per RR	7415.17	sqm 26620.00	1973.92	
b	Rental and relocation remuneration			529.32	
c	Corpus remuneration			128.00	
				2631.23	
12	Stamp duty @		7%	184.19	184.19
13	Admin, management, marketing, consultants and other miscellaneous costs	241476.99	sft 120	289.77	289.77
				11880.63	12261.87
14	Interest cost @ 12%				
a	on 50% of items (1a) for 2 years	3704.26	lac of Rs	942.36	
b	on 50% of item 2,3,4 for 2 years	1450.47		369.00	
c	on 50% of items 4&5 for 2 years	264.66		67.33	
d	on 50% of item 12 for 2 years	92.09		23.43	
				1402.12	1402.12
	GRAND TOTAL -14)+15)		lac of Rs	13282.75	13663.99
	Rate per sft of salable area	241476.99	sft Rs/sft	5500.63	5658.51
	say		Rs/sft	5501.00	5659.00

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