

**PROPOSED PROJECT REPORT OF NEEL SHOBHA CHS LTD, ANDHERI ( EAST). MUMBAI**

A		SQ MT	SQ FT	DETAIL OF SOCIETY	OPTION2
1	PLOT AREA AS PER PHYSICAL SURVEY ( AREA CONSIDERED WHICHEVER IS MINIMUM)	1,260.00	13,562.64	<b>RESIDENTIAL TO COMMERCIAL</b>	
2	ANY RESERVATIONS	-	-	RR RATE / SMT	85,780.00
3	ANY ROAD SET BACK	-	-	RESIDENTIAL FLATS AS PER APPROVAL (22)	22.00
4	TOTAL DEDUCTIONS	-	-	RESIDENTIAL FLATS AS PER SOCIETY RECORD	22.00
5	NET PLOT AREA AFTER DEDUCTIONS	1,260.00	13,562.64	COMMERCIAL SHOPS AS PER SOCIETY RECORD	2.00
6	LESS AMENITIES OPEN SPACE	-	-	TOTAL NO OF MEMBERS	24.00
7	BALANCE AREA OF PLOT	1,260.00	13,562.64	MOFA CARPET AREA OF RESIDENTIAL UNITS IN SFT	13,591.70
8	ADD PREMIUM 50% OF NET PLOT AREA (GOV. F.S.I.)	630.00	6,781.32	MOFA CARPET AREA OF COMMERCIAL UNITS IN SFT	1,181.14
9	F.S.I. 10SMT/MEMBER FOR 22 NO RESIDENTIAL FLATS AS PER 33/7B	220.00	2,368.08	BUILT UP AREA AS PER LAST APPROVED PLAN IN SMT	1,527.09
10	ADD T.D.R. 100% OF PLOT AREA LESS BENEFIT OF 10SMT/MEMBER	1,040.00	11,194.56	PROTECTED F.S.I. IN SMT	267.09
11	ADDITIONAL AREA AS PER 20-B ( 1.5FSI)	1,890.00	20,343.96		
12	<b>NET BUILT UP AREA EXCLUDING FUNGIBLE AREA</b>	<b>5,040.00</b>	<b>54,250.56</b>	<b>4.00</b>	<b>1.33</b>
<b>B CARPET AREA CALCULATIONS</b>					
		SQ MT	SQ FT	ADDITIONAL AREA	
1	EXISTING MEMBERS COMMERCIAL CARPET AREA	109.73	1,181.14	35.00	
2	EXISTING MEMBERS RESIDENTIAL CARPET AREA AS PER MOFA	1,262.70	13,591.70	35.00	
3	EXISTING MEMBERS RESIDENTIAL CARPET AREA AS PER MOFA	-	-	35.00	
4	EXISTING MEMBER CARPET AREA	1,372.43	14,772.84		
5	PROPOSED CARPET AREA FOR COMMERCIAL MEMBERS @ 35% ADDITIONAL AREA	148.14	1,594.54		
6	PROPOSED CARPET AREA FOR RESIDENTIAL MEMBERS @ 35% ADDITIONAL AREA	1,704.64	18,348.80		
		-	-		
7	<b>TOTAL CARPET AREA TO BE GIVEN TO EXISTING MEMBERS</b>	<b>1,852.78</b>	<b>19,943.33</b>		
<b>C BUILT UP AREA CALCULATIONS</b>					
		SQ MT	SQ FT		
1	PROPOSED BUILT UP AREA OF EXISTING SHOPS	167.39	1,801.83		
2	FUNGIBLE AREA UTILIZED FOR SHOPS	43.40	467.14		
3	<b>F.S.I. UTILIZED FOR COMMERCIAL AREA- A</b>	<b>124.00</b>	<b>1,334.69</b>		
4	PROPOSED BUILT AREA OF EXST. RESIDENTIAL UNITS- 13% RATIO	1,926.25	20,734.14		
5	FUNGIBLE AREA UTILIZED FOR EXST. RESI. FLATS	499.40	5,375.52		
6	<b>F.S.I. UTILIZED FOR EXST. RESI FLATS- B</b>	<b>1,426.85</b>	<b>15,358.62</b>		
7	<b>TOTAL FSI UTILIZED FOR EXST MEMBERS= A+B</b>	<b>1,550.85</b>	<b>16,693.31</b>		
8	<b>BALANCE BUILT UP AREA AVAILABLE FOR SALE</b>	3,489.15	37,557.25	FREE FUNGIBLE IN SMT	534.48
9	<b>EXISTING BUILT UP AREA TO BE RETAINED INCLUDING FUNGIBLE NET BUA FOR SALE AFTER DEDECTION OF EXISTNG BUA</b>	1,275.75	13,732.17	EXISTING FUNGIBLE TO BE RETAINED	446.51
9	<b>COMMERCIAL BUILT UP AREA FOR SALE- A</b>	200.00	2,152.80	FUNGIBLE BY PAYING PREMIUM IN SMT	1,229.52
10	<b>ADD 35% FUNGIBLE AREA- A*35%</b>	70.00	753.48	RESIDENTIAL FUNGIBLE BY PAYING PREMIUM IN SMT	1,159.52
11	<b>BALANCE RESIDENTIAL BUILT UP AREA FOR SALE- B</b>	2,344.15	25,232.47	COMMERCIAL FUNGIBLE BY PAYING PREMIUM IN SMT	70.00
12	<b>ADD 35% FUNGIBLE AREA- B*35%</b>	820.45	8,831.36	<b>TOTAL FUNGIBLE IN SMT</b>	<b>1,764.00</b>
13	<b>TOTAL SALE BUILT UP AREA INCL FUNGIBLE AREA</b>	3,434.61	36,970.12		
14	<b>TOTAL PERMISSIBLE BUILT UP AREA ON SITE</b>	<b>6,804.00</b>	<b>73,238.26</b>		
<b>D CARPET AREA SUMMERY</b>					
		SQ MT	SQ FT	AREA SHARING IN %	
1	<b>TOTAL PERMISSIBLE BUA ON SITE INCL. FUNG. AREA</b>	<b>6804.00</b>	<b>73238.26</b>	<b>5.45FSI</b>	
2	<b>TOTAL PERM. CARPET AREA ON SITE ( 13%)</b>	<b>6021.24</b>	<b>64812.62</b>	<b>100</b>	
3	<b>PROPOSED CARPET AREA TO BE GIVEN TO EXT MEMBERS</b>	<b>1852.78</b>	<b>19943.33</b>		
4	<b>BALANCE CARPET AREA FOR SALE</b>	<b>3039.48</b>	<b>32716.92</b>		
5	<b>EXISTING CARPET AREA TO BE RETAINED</b>	<b>1128.98</b>	<b>12152.37</b>		

E COSTING					SHEET- 2	
		SQ FT / NUMBERS	IN RS	AMOUNT IN RS	PEAK FINANCE FOR 24 MONTHS IN RS	
<b>F MCGM CHARGES</b>						
1	SCRUTINY FEE RS200/SMT	1,12,523.30	18.58	20,90,733.84	20,90,733.84	
2	IOD DEPOSIT	73,238.26	1.00	73,238.26	73,238.26	
3	DEBRIS DEPOSIT MAX RS 45000	73,238.26	2.00	1,46,476.51	1,46,476.51	
4	LABOUR CESSED CHARGES -1%OF BUILT UP AREA( RR.CONST. 30250/SMT)	73,238.26	2,810.29	20,58,210.00	20,58,210.00	
5	DEVELOPMENT CESSED CHARGES ON ADDITIONAL AREA -	-	-	-	-	
6	DEVELOPMENT CHARGES FOR PLOT AREA- LAND COMPONENT ( 1% )	13,562.64	7,969.16	10,80,828.00	10,80,828.00	
7	DEVELOPMENT CHARGES FOR COMMERCIAL AREA ( 8% )	2,906.28	7,969.16	18,52,848.00	18,52,848.00	
8	DEVELOPMENT CHARGES FOR BALANCE RESIDENTIAL AREA ( 4% )	70,331.98	7,969.16	2,24,19,460.80	2,24,19,460.80	
9	T.D.R UTILISATION CHARGES- 5%	8,319.60	2,810.29	11,69,026.38	11,69,026.38	
10	LAND UNDER CONSTRUCTION ( LUC CHARGES)			1,72,90,545.93	57,63,515.31	
11	STAIRCASE ,LIFT PREMIUM CHARGES FOR RESIDENTIAL AREA	14,647.65	7,969.16	2,91,82,356.00	29,18,235.60	
12	STAIRCASE ,LIFT PREMIUM CHARGES FOR COMMERCIAL AREA ( DIFFER PAYMENT)	290.63	7,969.16	11,58,030.00	11,58,030.00	
13	CIVIL AVIATION NOC			2,00,000.00	2,00,000.00	
14	WATER CHARGES RS 285/SMT	73,238.26	26.48	4,84,785.00	2,42,392.50	
15	PCO CHARGES RS 18/SMT	73,238.26	1.67	30,618.00	15,309.00	
16	OPEN SPACE DEFICIENCY CHARGES			2,62,64,120.40	-	
17	PREMIUM ON FUNGIBLE F.S.I. FOR SALE ( RESIDENTIAL)- 50%	12,481.06	3,984.58	4,97,31,748.47	-	
18	PREMIUM ON FUNGIBLE F.S.I. FOR SALE ( COMMERCIAL)- 60%	753.48	4,781.49	36,02,760.00	36,02,760.00	
19	PREMIUM FOR 50% GOV FSI - 50% OF RR RATE	6,781.32	3,984.58	2,70,20,700.00	-	
20	INTEREST ON MCGM PAYMENT @ 8.5% ( DIFFER PAYMENT SCHEME)			-	-	
21	<b>TOTAL</b>			<b>18,58,56,485.58</b>	<b>4,47,91,064.19</b>	
<b>G COST FOR SOCIETY</b>						
1	SLUM TDR- 20%	1,663.92	7,172.24	1,19,34,039.56	1,19,34,039.56	
2	GENERAL TDR- 80%	6,655.68	6,375.33	4,24,32,140.67	-	
3	CORPUS FOR RESIDENTIAL MEMBERS- 50% BEFORE VACATION	13,591.70	1,500.00	2,03,87,550.00	1,01,93,775.00	
4	CORPUS FOR COMMERCIAL MEMBERS- 50% BEFORE VACATION	1,181.14	1,500.00	17,71,710.00	8,85,855.00	
5	AVG.RENT FOR RESIDENTIAL MEMBERS ( 30+2=32MONTHS)	13,591.70	90.00	3,91,44,096.00	46,97,291.52	
6	RENT FOR COMMERCIAL MEMBERS FOR 32 MONTHS	1,181.14	150.00	56,69,472.00	13,60,673.28	
7	SHIFTING	24.00	20,000.00	4,80,000.00	2,40,000.00	
8	SECURITY DEPOSIT TILL THE COMPLETION OF THE PROJECT	-		-	50,00,000.00	
9	BANK GUARANTEE FOR COST FOR PROPOSED AREA OF MEMBERS			-	-	
10	COMPENSATION FOR GARAGES ( AS PER MARKET TREND)	-	-	-	-	
10	DEV.AGR.& ADD.AREA FOR MEM. STAMPDUTY REGISTRATION CHARGES			95,84,133.52	95,84,133.52	
11	<b>TOTAL</b>			<b>13,14,03,141.76</b>	<b>4,38,95,767.88</b>	
<b>H CONSULTANT COST</b>						
1	DESIGN ARCHITECT	1,12,523.30	45.00	50,63,548.28	15,19,064.48	
2	LIASONING ARCHITECT	1,12,523.30	45.00	50,63,548.28	15,19,064.48	
3	MEP,MOEF, LANDSCAPING	1,12,523.30	10.00	11,25,232.95	3,37,569.89	
4	R.C.C. CONSULTANT	1,12,523.30	10.00	11,25,232.95	3,37,569.89	
5	LEGAL ADVISER	1,12,523.30	4.00	4,50,093.18	1,35,027.95	
6	PREOPERATIVE EXPENSES TO SOCIETY	1,12,523.30	90.00	1,01,27,096.56	30,38,128.97	
7	<b>TOTAL</b>		<b>204.00</b>	<b>2,29,54,752.21</b>	<b>68,86,425.66</b>	
<b>I PROJECT COST</b>						
1	PENDING COMPLIANCES , AREA CORRECTION			25,00,000.00	25,00,000.00	
2	CONSTRUCTION COST FOR F.S.I.,LIFT LOBBY,ENT LOBBY STAIRCASE- 35 % LOADING ON F.S.I.	77,900.74	3,000.00	23,37,02,228.42	3,50,55,334.26	
3	CONSTRUCTION COST FOR COMMAN AREA,PODIUM,BASEMENT,DUCT ECT-60% OF F.S.I.	34,622.55	2,000.00	6,92,45,104.72	-	
4	ADMIN & MARKETING CHARGES - 1%	30,29,47,333.13	1.00	30,29,473.33	15,14,736.67	
5	BROKERAGE CHARGES- 5%	1,11,30,80,394.15	3.00	3,33,92,411.82		
6	GST ON CONSTRUCTION COST -18%	30,29,47,333.13	18.00	5,45,30,519.96		
7	GST ON CONSULTANT COST	2,29,54,752.21	18.00	41,31,855.40		
8	GST ON EXISTING MEMBERS PROPOSED RESIDENTIAL AREA- 5%	13,591.70	15,000.00	1,01,93,775.00		
9	GST ON EXISTING MEMBERS PROPOSED COMMERCIAL AREA- 12%	1,594.54	25,000.00	47,83,617.00		
10	MIS 2% ( APPROX)			2,22,61,607.88	1,11,30,803.94	
11	<b>TOTAL</b>			<b>43,77,70,593.53</b>	<b>5,02,00,874.87</b>	
<b>J TOTAL (F+G+H+I)</b>						
				<b>77,79,84,973.08</b>	<b>14,57,74,132.61</b>	
<b>K INT @ 15% ON PEAK FIN FOR 3 YEARS</b>						
		<b>14,57,74,132.61</b>	<b>15.00</b>	<b>6,55,98,359.67</b>		
<b>L TOTAL EXPENSES</b>						
				<b>84,35,83,332.75</b>		

<b>M RECOVERY</b>					
<b>CARPET AREA BIFURCATION</b>				<b>MOFA AREA IN SFT</b>	<b>RERA AREA IN SFT</b>
1	TOTAL CARPET AVAILABLE FOR SALE ( MOFA)	-		<b>32,716.92</b>	-
2	RESIDENTIAL AREA	-	-	<b>30,144.99</b>	<b>31,049.34</b>
3	COMMERCIAL AREA	-		<b>2,571.93</b>	<b>2,571.93</b>
<b>N</b>	<b>TOTAL SALE</b>			<b>32,716.92</b>	<b>33,621.27</b>
<b>O RESIDENTIAL AREA</b>					
		<b>SQ FT</b>	<b>RATE IN RS</b>	<b>AMOUNT IN RS</b>	
1	BOOKING 25 %	7,762.33	30,000.00	23,28,70,026.42	
2	UNDER CONSTRUCTION 25 %	7,762.33	31,000.00	24,06,32,360.63	
3	ON FINISHINF 25 %	7,762.33	32,000.00	24,83,94,694.85	
4	READY 25 %	7,762.33	33,000.00	25,61,57,029.06	
		-	-	-	
<b>P</b>	<b>TOTAL RESIDENTIAL SALE</b>	<b>31,049.34</b>	<b>31,500.00</b>	<b>97,80,54,110.97</b>	
<b>Q COMMERCIAL AREA</b>					
		<b>SQ FT</b>	<b>RATE IN RS</b>	<b>AMOUNT IN RS</b>	
1	COMMERCIAL AREA AT GROUND FLOOR	257.19	75,000.00	1,92,89,469.03	
1	COMMERCIAL AREA AT 1ST FLOOR	2,314.74	50,000.00	11,57,36,814.16	
2	COMMERCIAL AREA AT BASEMENT AREA	-	-	-	
<b>R</b>	<b>TOTAL COMMERCIAL SALE</b>	<b>2,571.93</b>	<b>-</b>	<b>13,50,26,283.19</b>	
<b>S RECOVERY</b>					
<b>T</b>	<b>PARKING CHARGES.</b>	<b>67</b>	<b>7,50,000.00</b>	<b>5,04,31,899.09</b>	
<b>U</b>	<b>TOTAL RECOVERY</b>			<b>1,16,35,12,293.24</b>	
<b>V</b>	<b>TOTAL PROFIT</b>			<b>31,99,28,960.49</b>	<b>37.92</b>