

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

A		SQ MT	SQ FT	DETAIL OF SOCIETY	OPTION1
1	PLOT AREA AS PERPHYSICAL 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	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	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
<b>11</b>	<b>NET BUILT UP AREA EXCLUDING FUNGIBLE AREA</b>	<b>3,150.00</b>	<b>33,906.60</b>	<b>2.50</b>	<b>1.33</b>
<b>B CARPET AREA CALCULATIONS</b>					
		SQ MT	SQ FT	ADDITIONAL AREA	
1	EXSISTING MEMBERS COMMERCIAL CARPET AREA	109.73	1,181.14	<b>25.00</b>	
2	EXSISTING MEMBERS RESIDENTIAL CARPET AREA AS PER MOFA	1,262.70	13,591.70	<b>25.00</b>	
3	EXSISTING MEMBERS RESIDENTIAL CARPET AREA AS PER MOFA	-	-	<b>25.00</b>	
4	EXSISTING TENANT CARPET AREA	1,372.43	14,772.84		
5	PROPOSED CARPET AREA FOR COMMERCIAL MEMBERS @ 25% ADDITIONAL AREA	137.16	1,476.43		
6	PROPOSED CARPET AREA FOR RESIDENTIAL MEMBERS @ 25% ADDITIONAL AREA	1,578.37	16,989.63		
		-	-		-
<b>7</b>	<b>TOTAL CARPET AREA TO BE GIVEN TO EXISTING MEMBERS</b>	<b>1,715.54</b>	<b>18,466.05</b>		
<b>C BUILT UP AREA CALCULATIONS</b>					
		SQ MT	SQ FT		
1	PROPOSED BUILT UP AREA OF EXISTING SHOPS	154.99	1,668.36		
2	FUNGIBLE AREA UTILIZED FOR SHOPS	40.18	432.54		
3	<b>F.S.I. UTILIZED FOR COMMERCIAL AREA- A</b>	<b>114.81</b>	<b>1,235.82</b>		
4	PROPOSED BUILT AREA OF EXST.RESIDENTIAL UNITS- 13% RATIO	1,783.56	19,198.28		
5	FUNGIBLE AREA UTILIZED FOR EXST. RESI.FLATS	462.41	4,977.33		
6	<b>F.S.I. UTILIZED FOR EXST.RESI FLATS- B</b>	<b>1,321.16</b>	<b>14,220.95</b>		
<b>7</b>	<b>TOTAL FSI UTILIZED FOR EXST MEMBERS= A+B</b>	<b>1,435.97</b>	<b>15,456.77</b>		
8	<b>BALANCE BUILT UP AREA AVAILABLE FOR SALE</b>	1,714.03	18,449.83	FREE FUNGIBLE IN SMT	534.48
9	<b>EXISTING BUILT UP AREA TO BE RETAINED</b>	-	-	EXISTING FUNGIBLE TO BE RETAINED	-
	<b>NET BUA FOR SALE AFTER DEDECTION OF EXISTNG BUA</b>	1,714.03	18,449.83		
9	<b>COMMERCIAL BUILT UP AREA FOR SALE- A</b>	200.00	2,152.80	FUNGIBLE BY PAYING PREMIUM IN SMT	568.02
10	<b>ADD 35% FUNGIBLE AREA- A*35%</b>	70.00	753.48	RESIDENTIAL FUNGIBLE BY PAYING PREMIUM IN SMT	498.02
11	<b>BALANCE RESIDENTIAL BUILT UP AREA FOR SALE- B</b>	1,514.03	16,297.03	COMMERCIAL FUNGIBLE BY PAYING PREMIUM IN SMT	70.00
12	<b>ADD 35% FUNGIBLE AREA- B*35%</b>	529.91	5,703.96	<b>TOTAL FUNGIBLE IN SMT</b>	<b>1,102.50</b>
13	<b>TOTAL SALE BUILT UP AREA INCL FUNGIBLE AREA</b>	2,313.94	24,907.27		
<b>14</b>	<b>TOTAL PERMISSIBLE BUILT UP AREA ON SITE</b>	<b>4,252.50</b>	<b>45,773.91</b>		
<b>D CARPET AREA SUMMERY</b>					
		SQ MT	SQ FT	AREA SHARING IN %	
<b>1</b>	<b>TOTAL PERMISSIBLE BUA ON SITE INCL. FUNG. AREA</b>	<b>4252.50</b>	<b>45773.91</b>	<b>3.375FSI</b>	
<b>2</b>	<b>TOTAL PERM.CARPET AREA ON SITE ( 13%)</b>	<b>3763.27</b>	<b>40507.88</b>	<b>100</b>	
<b>3</b>	<b>PROPOSED CARPET AREA TO BE GIVEN TO EXT MEMBERS</b>	<b>1715.54</b>	<b>18466.05</b>	<b>45.59</b>	
<b>4</b>	<b>BALANCE CARPET AREA FOR SALE</b>	<b>2047.74</b>	<b>22041.83</b>	<b>54.41</b>	
<b>5</b>	<b>EXISTING CARPETAREA TO BE RETAINED</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

E COSTING		SHEET- 2			
		SQ FT / NUMBERS	IN RS	AMOUNT IN RS	PEAK FINANCE FOR 24 MONTHS IN RS
<b>F</b>	<b>MCGM CHARGES</b>				
1	SCRUTINY FEE RS200/SMT	86,005.82	18.58	15,98,027.16	15,98,027.16
2	IOD DEPOSITE	45,773.91	1.00	45,773.91	45,773.91
3	DEBRIS DEPOSITE MAX RS 45000	45,773.91	2.00	91,547.82	91,547.82
4	LABOUR CESSSED CHARGES -1%OF BUILT UP AREA( RR.CONST. 30250/SMT)	45,773.91	2,810.29	12,86,381.25	12,86,381.25
5	DEVELOPMENT CESSSED CHARGES ON ADDITIONAL AREA -	-	-	-	-
6	DEVELOPMENT CHARGES FOR PLOT AREA- LAND COMPONANT ( 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% )	42,867.63	7,969.16	1,36,64,754.00	1,36,64,754.00
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)			1,08,06,591.21	36,02,197.07
11	STAIRCASE ,LIFT PREMIUM CHARGES FOR RESIDENTIAL AREA	9,154.78	7,969.16	1,82,38,972.50	18,23,897.25
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	45,773.91	26.48	3,02,990.63	1,51,495.31
15	PCO CHARGES RS 18/SMT	45,773.91	1.67	19,136.25	9,568.13
16	OPEN SPACE DEFICIENCY CHARGES			1,64,15,075.25	-
17	PREMIUM ON FUNGIBLE F.S.I. FOR SALE ( RESIDENTIAL)- 50%	5,360.67	3,984.58	2,13,60,013.47	-
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>11,99,13,455.82</b>	<b>3,13,37,134.28</b>
<b>G</b>	<b>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	1,000.00	1,35,91,700.00	67,95,850.00
4	CORPUS FOR COMMERCIAL MEMBERS- 50% BEFORE VACATION	1,181.14	1,000.00	11,81,140.00	5,90,570.00
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			79,88,666.80	79,88,666.80
11	<b>TOTAL</b>			<b>12,24,21,255.04</b>	<b>3,86,07,091.16</b>
<b>H</b>	<b>CONSULTANT COST</b>				
1	DESIGN ARCHITECT	86,005.82	45.00	38,70,261.99	11,61,078.60
2	LIASONING ARCHITECT	86,005.82	45.00	38,70,261.99	11,61,078.60
3	MEP,MOEF, LANDSCAPING	86,005.82	10.00	8,60,058.22	2,58,017.47
4	R.C.C. CONSULTANT	86,005.82	10.00	8,60,058.22	2,58,017.47
5	LEGAL ADVISER	86,005.82	4.00	3,44,023.29	1,03,206.99
6	PREOPERATIVE EXPENSES TO SOCIETY	86,005.82	90.00	77,40,523.98	23,22,157.19
7	<b>TOTAL</b>		<b>204.00</b>	<b>1,75,45,187.69</b>	<b>52,63,556.31</b>
<b>I</b>	<b>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.	59,542.49	3,000.00	17,86,27,476.49	2,67,94,121.47
3	CONSTRUCTION COST FOR COMMAN AREA,PODIUM,BASEMENT,DUCT ECT-60% OF F.S.I.	26,463.33	2,000.00	5,29,26,659.70	-
4	ADMIN & MARKETING CHARGES - 1%	23,15,54,136.19	1.00	23,15,541.36	11,57,770.68
5	BROKERAGE CHARGES- 5%	76,67,27,375.32	3.00	2,30,01,821.26	
6	GST ON CONSTRUCTION COST -18%	23,15,54,136.19	18.00	4,16,79,744.51	
7	GST ON CONSULTANT COST	1,75,45,187.69	18.00	31,58,133.78	
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%	1,476.43	25,000.00	44,29,275.00	
10	MIS 2% ( APPROX)			1,53,34,547.51	76,67,273.75
11	<b>TOTAL</b>			<b>33,41,66,974.61</b>	<b>3,81,19,165.91</b>
<b>J</b>	<b>TOTAL (F+G+H+I)</b>			<b>59,40,46,873.16</b>	<b>11,33,26,947.65</b>
<b>K</b>	<b>INT @ 15% ON PEAK FIN FOR 3 YEARS</b>	<b>11,33,26,947.65</b>	<b>15.00</b>	<b>5,09,97,126.44</b>	
<b>L</b>	<b>TOTAL EXPENSES</b>			<b>64,50,43,999.60</b>	

M	RECOVERY			MOFA AREA IN SFT	RERA AREA IN SFT
	CARPET AREA BIFURCATION				
1	TOTAL CARPET AVAILABLE FOR SALE ( MOFA)	-	-	22,041.83	-
2	RESIDENTIAL AREA	-	-	19,469.91	20,054.00
3	COMMERCIAL AREA	-	-	2,571.93	2,571.93
N	TOTAL SALE			22,041.83	22,625.93
O	RESIDENTIAL AREA	SQ FT	RATE IN RS	AMOUNT IN RS	
1	BOOKING 25 %	5,013.50	30,000.00	15,04,05,021.94	
2	UNDER CONSTRUCTION 25 %	5,013.50	31,000.00	15,54,18,522.67	
3	ON FINISHINF 25 %	5,013.50	32,000.00	16,04,32,023.40	
4	READY 25 %	5,013.50	33,000.00	16,54,45,524.13	
		-	-	-	
P	TOTAL RESIDENTIAL SALE	20,054.00	31,500.00	63,17,01,092.13	
Q	COMMERCIAL AREA	SQ FT	RATE IN RS	AMOUNT IN RS	
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	-	-	-	
R	TOTAL COMMERCIAL SALE	2,571.93	-	13,50,26,283.19	
S	RECOVERY			76,67,27,375.32	
T	PARKING CHARGES.	45	7,50,000.00	3,39,38,898.19	
U	TOTAL RECOVERY			80,06,66,273.51	
V	TOTAL PROFIT			15,56,22,273.91	24.13