

DRAFT OF MEMBER'S SUMMARY , FOR REDEVELOPMENT AT TALMAKI WADI

1. Each Residential member will get 1.55 times the existing Carpet area as the new carpet area which means a flat 300 sq.ft x 1.55 = 465 sq.ft carpet.

Each Shop or Commercial Member will get 1.35 times the existing carpet area hence a shop of 100 sq.ft will get $100 \times 1.35 = 135$ sq.ft carpet area.

2. Further we strategise an extended area of 1 Bedroom and toilet per residential member at a cost of 20 lakhs inclusive of all expenses and taxes. Eg. A 300 sq.ft flat which gets 465 sq.ft carpet (1 BHK) will convert to a 615 sq. ft carpet(2 BHK Flat) (This is a Voluntary scheme factored in financial allocation to give maximum benefit of area to members.)
3. Salient Features :

- a) Project to be Completed with minimum shifting of members out of THS Society. Only 32/33 flats to be shifted.
- b) Profit and corpus of more than RUPEES 200 Cr. which will be utilized as maintenance fund or as desired.
- c) An array of amenities, best of all features, lab-tested finishing materials and enhanced-modern lifestyle planning.
- d) Entire project will be completed in 4 to 4.5 years.
- e) Existing sq.ft society members to be given Rs 21,342/sq.ft on successful completion of project per existing area before taxes in the form of corpus or any other benefit/ Sinking fund/or otherwise decided by the society.
- f) Stilt parking under podium is avoided and basement is avoided for members buildings to speed up construction preserve Natural Habitat and Greenery also thereby increasing Height of first habitable flat shall start from 12 to 14 floor onwards.
- g) Common Amenities like lounge, club House etc shall be created in a modern Thematic style along with Datta Mandir and Temple Precinct Area.
- h) Separate Parking and drop off and entry points for Sale-Residential and Commercial Block.
- i) Dust proofing and Noise Control to be initiated in construction stage, all Materials.

4. Maintenance outgoings shall be 15 to 20 Rupees per square foot and taxation of Rs. 50,000 (to be verified) PA depending upon the size of allotted flat.

5. The open Area to be used for members Parking shall be utilised as such for the entire life cycle of the Project and will be commissioned as a garden on project completion and in the pockets of the space between buildings.

One Parking per member shall be provided for the existing residents in ramp accesible platforms.

6. The buffer in Financial working by not shifting the residents ensures
- No unlimited lifecycle where Developer stops paying rent which invariably happens, or, Society under financial strain, which will be minimized
 - Buffer ensures less burden and the viability of the Financial Working.
 - Society is able to absorb cost of Capital cost of delay or any other unforeseen circumstance like material cost Fluctuations.
 - Society by controlling the outflow is able to realize the vision of pioneering a Self-Redevelopment Venture.

**Comparative analysis of 4 blocks of Medium High Rise
Vs 2 Blocks of High Rise Residential towers
as included in our proposal.**

	Medium High Rise		High Rise Tower	
No. Of Floors	13 + 15 = 28 Floors		8 + 38 = 46 Floors	
Completion time/Shifting of 1 to 2 blocks	24 months		49 months	
Completion Schedule of all Residents (1st Phase)	36 months Including shifting back into new flats of all residents.		52 months For all residents to shift into 2 towers.	
Cost of Rehab. Construction(not including premiums, Operationals, Contingencies)	@ Rs. 4500/sqft for 2.55 lakh sq.ft = 115 Cr.		@ Rs 5500/ sqft. for 2.55 lakh sqft. = 140 Cr	
Cost Implications in sale terms	Area(sq.ft)	Income(Cr.)	Area(sq.ft)	Income(Cr.)
	Residential	60000 300	7000	35
	Commercial	--- ----	15000	75
Total	300 Cr.		110 Cr.	

Note: Income projections do not factor proceeds from internal sale to members, Construction in lieu of areas, etc. And are meant to indicatively evaluate a comparison only.

Our Role as Development Managers:

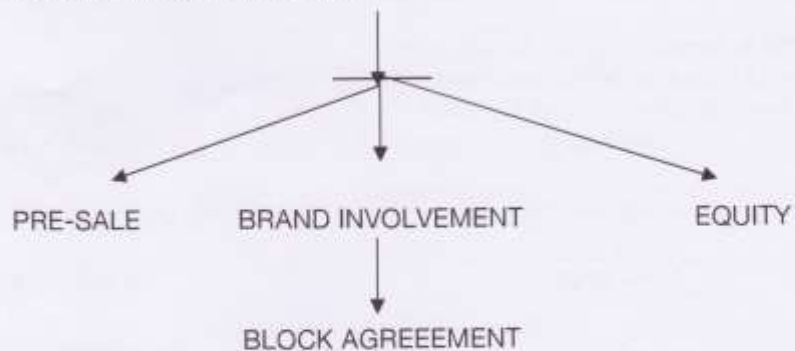
1. To provide the society a feasible development alternative as "self redevelopment".
2. To execute the said plan in the role of "Development Manager" (D.M.) and fulfill the requisite targets, set by us along with society's Office Bearers / Representatives.

Our commitment :

1. To hereby fulfill the comprehensive program to the Best of our ability.
 2. To convey the maximum advantage to the society in terms of extra carpet area at most reasonable terms.
 3. To find the most complicit and Risk ; Averse financial / funding options.
 4. Maintaining proactive regulation of the project to seek successful completion.
 5. We hereby agree to work within Ethical consideration, any financial alternatives, after due deliberations with the society members.
 6. In the event of our services, being limited, only to Feasibility and projections will accrue charges to the society only as per consultancy and no D. M. profit.
-
- 1) Preparing detailed projections and Plans.
 - 2) Holding joint conclusion meetings with "Financing Agencies / Institutions" along with the society members.
 - 3) Bringing all Legal Documents / Papers to order, and thereof commencement of Plan passing from the Statutory Authorities (MCGM).
 - 4) As the plan gets more or less approved / frozen and initiating for "RERA" process.
 - 5) Engagement of society members raising Equity or investment contribution to add further area, in the form of "Spot Booking" under the set conditions.
 - 6) Summary Assessment of balance area and Agreement with one or more "Independent Realtors" (only for commercial / shopping area).
 - 7) Engagement of a "Constructor" in the "Barter ; Formula" on agreed terms and starting the process of I.O.D. application to the B.M.C.
 - 8) The construction phase in which, the D.M. performs the role of B.M.C. and represents the society, also maintains record of bookings and follow-up with members and in turn provide Financing / Banking / Legal Support at a pre-determined Fee component.
 - 9) Conclusion and handover process along with D.M. and the society profit.\

FIGURES IN DETAILED FINANCIAL WORKING :

- 10) We need to incentivise a future area balance form society's working to create confidence all around.



Thanking you in anticipation and looking forward to be accepted as a creative and resourceful participant affording our services to the best of our ability and satisfaction of completing a successful project for "The Talmaki Wadi society and the chitrapur Saraswat Community as a whole" .

PERTINENT QUESTIONS RELATED TO FEASIBILITY REPORT

Sr.	Particulars	Feedback
1	Number of buildings proposed	8 nos. (wings as building nos. incl.)
2	Number of floors / building	4 wings res (29 floors) + 1 new res. & Comm. tower (45 floors) + 1 Hall (4 floors)+ 1 Club (3 floors) + 1 School (7 floors) (inclusive ground/stilt)
3	Number of car parking / building	1 per resident, rest variable
4	Approx number of saleable flat	90 to 100
5	Total of Members + Saleable flats	370
6	Are we eligible for 33/11	Not advisable to club with any SRA, due to unforeseen charges, additional time and no benefit except saving procedure, cost of 33(9) cluster 'location approval
7	Bifurcation of areas for TCHS/KSA/BVES	will fill
8	Size of Commercial area – Proposed	1,40,000 sft.
9	FSI eligibility for KSA / BVES (as no right of way is available independently)	1.35 times the existing user config.
10	Surplus available for TCHS	60,000 sft. Res, 4000 sft. Comm. subject to planning
11	Out going Maintenance after redevelopment	15 to 20 Rs. per sft. PM , includes property tax , security, etc.

PROJECT SUMMARY OF TALMAKI WADI, KSA HALL, JUNI CHAWL, SCHOOL ON PLOT 1A/312,311 , 1/312 , TARDEO DIVISION, MUMBAI

INTRODUCTION:

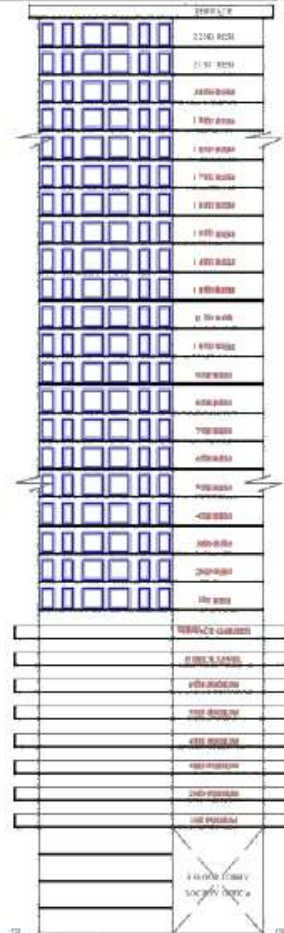
Our consortium of Architects, along with a Realtor as Development Managers are hereby pleased to present the Redevelopment Scheme to the Members of Talmaki Wadi and KSA Hall, School and Juni Chawl as a 'Cluster Development'

Our Scheme:

1.Each Residential member will get 1.55 times the existing Carpet area as the new carpet area which means a flat 300 sq.ft x 1.55 = 465 sq.ft carpet.

Each Shop or Commercial Member will get 1.35 times the existing carpet area hence a shop of 100 sq.ft will get $100 \times 1.35 = 135$ sq.ft carpet area.

2.Further we strategise an extended area of 1 Bedroom and toilet per residential member at a cost of 20 lakhs inclusive of all expenses and taxes. Eg. A 300 sq.ft flat which gets 465 sq.ft carpet (1 BHK) will convert to a 615 sq. ft carpet(2 BHK Flat) (This is a Voluntary scheme factored in financial allocation to give maximum benefit of area to members.)



SCHEMATIC OF PROPOSED BUILDING
FOR TCM, KSA RESIDENTS

3.Salient Features :

- a)Project to be Completed with minimum shifting of members out of THS Society.Only 32/33 flats to be shifted.
- b)Profit and corpus of more than RUPEES 200 Cr. which will be utilized as maintenance fund or as desired.
- c)An array of amenities, best of all features, lab-tested finishing materials and enhanced-modern lifestyle planning.
- d)Entire project will be completed in 4 to 4.5 years.
- e)Existing sq.ft society members to be given Rs 21,342/sq.ft on successful completion of project per existing area before taxes in the form of corpus or any other benefit/ Sinking fund/or otherwise decided by the society.
- f)Stilt parking under podium is avoided and basement is avoided for members buildings to speed up construction preserve Natural Habitat and Greenery also thereby increasing Height of first habitable flat shall start from 12 to 14 floor onwards.
- g)Common Amenities like lounge,club House etc shall be created in a modern Thematic style along with Datta Mandir and Temple Precinct Area.
- h)Separate Parking and drop off and entry points for Sale-Residential and Commercial Block.
- i)Dust proofing and Noise Control to be initiated in construction stage,all Materials.

ALL FLATS SHALL FACE WEST AND SOUTH, TO GET AMPLE VIEW FROM 12TH FLOOR ONWARDS.

4.Maintenance outgoings shall be 15 to 20 Rupees per square foot and taxation of Rs. 50,000 (to be verified) PA depending upon the size of allotted flat.

5.One Parking per member shall be provided for the existing residents in ramp accesible PODIUM

6. The buffer in Financial working by not shifting the residents ensures
- No unlimited lifecycle where Developer stops paying rent which invariably happens, or, Society under financial strain, which will be minimized
 - Buffer ensures less burden and the viability of the Financial Working.
 - Society is able to absorb cost of Capital cost of delay or any other unforeseen circumstance like material cost Fluctuations.
 - Society by controlling the outflow is able to realize the vision of **pioneering a Self-Redevelopment Venture.**

**Comparative analysis of 4 blocks of Medium High Rise
Vs 2 Blocks of High Rise Residential towers
as included in our proposal.**

	Medium High Rise		High Rise Tower	
No. Of Floors	13 + 15 = 28 Floors		8 + 38 = 46 Floors	
Completion time/Shifting of 1 to 2 blocks	24 months		49 months	
Completion Schedule of all Residents (1st Phase)	36 months Including shifting back into new flats of all residents.		52 months For all residents to shift into 2 towers.	
Cost of Rehab. Construction(not including premiums, Operationals, Contingencies)	@ Rs. 4500/sqft for 2.55 lakh sq.ft =115 Cr.		@ Rs 5500/ sqft. for 2.55 lakh sqft. = 140 Cr	
Cost Implications in sale terms	Area(sq.ft)	Income(Cr.)	Area(sq.ft)	Income(Cr.)
	Residential	60000 300	7000 35	
Commercial	---	---	15000 75	
Total	300 Cr.		110 Cr.	

Note: Income projections do not factor proceeds from internal sale to members, Construction in lieu of areas, etc. And are meant to indicatively evaluate a comparison only.

Our Profile and Role as Development Managers:

Profile of important works done:

- Completed various projects of Karia, RNA, Wescon from 60,000 to 3L Sft., total more than 20L sft. in large projects
- Birla Century tower 1.25 L sft.
- Corporate Center for Krishna Developers 1.25L sft.
- Mall, Shopping at Bhopal, Chattisgarh, etc.
- Birla Arora Corp. Center at Worli 2L Sft.
- Landscape projects for TMC, over 28 Acres
- Our commitment :

- 1.To hereby fulfill the comprehensive program to the Best of our ability.
- 2.To convey the maximum advantage to the society in terms of extra carpet area at most reasonable terms.
- 3.To find the most complicit and Risk ; Averse financial / funding options.
- 4.Maintaining proactive regulation of the project to seek successful completion.
- 5.We hereby agree to work within Ethical consideration, any financial alternatives, after due deliberations with the society members.
- 6.In the event of our services, being limited, only to Feasibility and projections will accrue charges to the society only as per consultancy and no D. M. profit.

- 1)Preparing detailed projections and Plans.
 - 2)Holding joint conclusion meetings with "Financing Agencies / Institutions" along with the society members.
 - 3)Bringing all Legal Documents / Papers to order, and thereof commencement of Plan passing from the Statutory Authorities (MCGM).
 - 4)As the plan gets more or less approved / frozen and initiating for "RERA" process.
 - 5)Engagement of society members raising Equity or investment contribution to add further area, in the form of "Spot Booking" under the set conditions.
- THANK YOU**

PHASES OF CONSTRUCTION

PHASES OF CONSTRUCTION

OL001001 OL001002 OL001003 OL001004 OL001005 OL001006 OL001007 OL001008 OL001009

TUNNEL FORM TOWER

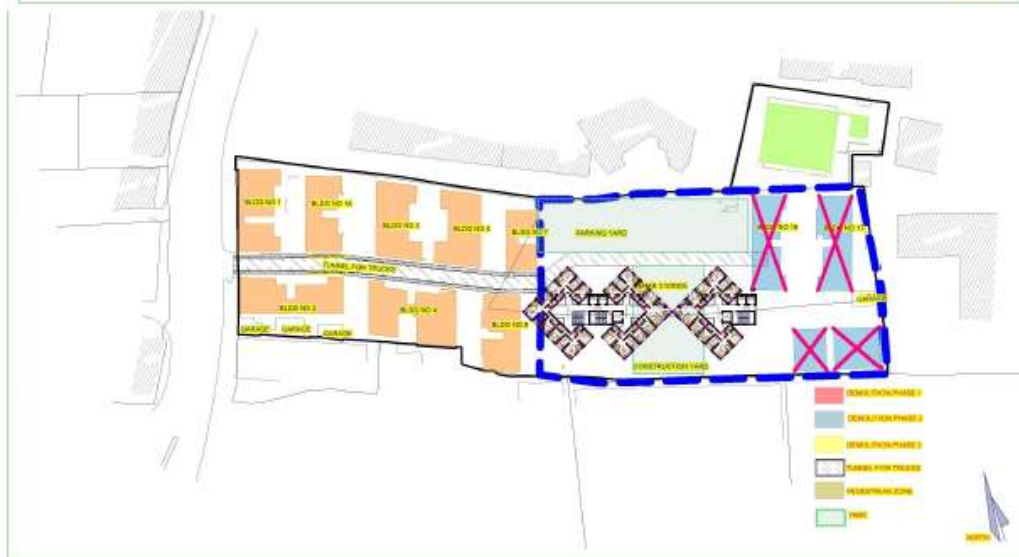
ROAD

LEGEND:

- STRUCTURAL FRAME PHASE 1
- STRUCTURAL FRAME PHASE 2
- STRUCTURAL FRAME PHASE 3
- TUNNEL FORM TOWER
- OTHER

- Area freed by first phase of demolition which involves shifting of only 32 members from buildings of KSA, B9 and 3 bldgs. of J. Chawl. Timeline for Commencement is after 7 to 8 months of approval.
- 3 months for shifting, putting up dustproofing barriers and tunnel, pathways, Site and safety office (2months after 7 months)
- Demolition of buildings marked in red in diagram

- 3 out of 4 wings of existing residents of TCHS, Juni Chawl , Residents above KSA Hall.
- Demolition of building nos. 15, 17 and Chawl , after members are shifted in new premises.
- (21 months total)



PHASES OF CONSTRUCTION (CONTD.)

The site plan illustrates the construction phases for a school project. The existing school building is shown in green. The new school building is outlined in red. The construction phases are color-coded: Phase 1 (red), Phase 2 (blue), and Phase 3 (yellow). A grey area indicates the temporary construction zone. A green area indicates the road. The plan also shows the location of the new school building, the existing school building, and the temporary construction zone. A legend in the bottom right corner defines the color coding: Construction Phase 1 (red), Construction Phase 2 (blue), Construction Phase 3 (yellow), Temporary Construction Zone (grey), and Road (green).

- Finishing of all 4 wings of residential construction, which will take 8 months.
- Demolition of Building nos. 1, 1A, 3, 5, 7, 2, 4 and 8.
- Accommodation of all Residents of TCHS, within 6 months.
- Shifting of tunnel and road to free up commercial area.
- Construction of basement upto plinth of Commercial and KSA Hall/Clubhouse.
- Core of Sale Residential tower. (8months finishing plus 8months basement and shifting)

- Construction of school at alternate location.
- Front Roadworks and handover.
- Sale Residential Tower.
- Commercial tower construction, sale and financier's exit.
- Demolition of existing school, landscaping and yard finishing, front plaza finishing.
- (20 months)