

## SUMMARY

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Sr.No	Item Description	Unit	Self Redevelopment	Redevelopment with Builder	Remarks
1	Additional FSI to Society				
	Residential	%age	49%	49%	
	Commercial	%age	35%	35%	
2	Salable Area	Sft	159120	159120	
3	Development Cost/ft2 on Sale Area	Rs.	46079	47723	
4	Surplus / Corpus to Society	Rs. (In Cr.)	189.69	26.65	* For Surplus in case of Self Redevelopment Average Sale Rate Considered @ 58000 / Sft and shall increase if the Sale Rate increases. * In Case of Builder Redevelopment, a fixed corpus shall be provided to the society and the excess profit shall be taken by the builder.
5	Surplus / Corpus to Society per Sft of existing Carpet Area	Rs.	14,238	2,000	Considering Rate of 58000/Sft in Self Redevelopment

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## NOTE:

- Plot Area to be checked as per Site Survey.
- Set Back Area is calculated by digitization from D.P. Sheet. Actual Area to be verified by demarcation from MCGM
- Feasibility may change based on the actual sanctioned plans, once procured.
- Consent for the approval of redevelopment proposal will be mandatory from all the legal owners as mentioned in the property documents.
- Miscellaneous expenses have been considered on standard thumb rule and may vary during the course of the project.
- Garages considered under commercial area.
- Building No 13 KSA - Ground and first floor that are party halls are considered under commercial
- The cost of construction consists of standard amenities.
- Stamp Duty and Registration charges are approximate and shall be calculated as per the actual documentation during execution.
- Actual consumption of full FSI shall be ascertained during design stage.
- Any change in the regulations from the concerned authorities may affect the payments to MCGM considered in this report.
- Total proposed Carpet Area is subject to final planning.
- Cost of Open Space Deficiency is calculated on thumb rule basis. The final amount will depend on actual planning.
- TDR, Fungible and other costs that are calculated basis Ready Reckoner Rate, may change if there is a change in the RR Rate in future.
- Bridge Finance provision not considered in the above calculations. The same will be added if required after a discussion with the members.
- Change in market conditions with respect to the Resource cost, statutory costs and Force Majeure may have a significant impact on the feasibility.
- This report is based on the details and documents provided to VSD by the society.
- This report is made solely for the use of the recipient and not for circulation.
- This exercise is based on the premise that the subject property will be clear title in future and will be free from any encumbrances, disputes, claims, etc.. **Verite Value Homes Projects Private Limited ( Verite Self Development )**, has not made any inquiries in this regard with the relevant legal/statutory authorities.
- We understand that the advice on Construction and Residential Redevelopment is required by the recipient for internal reference purpose only.

