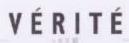
SUMMARY					
Sr.No	Item Description	Unit	Self Redevelopment	Redevelopment with Builder	Remarks
1	Additional FSI to Society				
	Residential	%age	49%	49%	
	Commercial	%age	35%	35%	(4)
2	Salable Area	Sft	159120	159120	
3	Development Cost/ft2 on Sale Area	Rs.	46079	47723	
4	Surplus / Corpus to Society	Rs. (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





## 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.

