

ANNEXURE-III - THE FINANCIAL BASE OF THE FEASIBILITY REPORT

Sr no.				Expenses	Income	Remarks
1	Area of Plot	6,000.00	Sq.mts			
2	Base FSI	3.000				
	Green Building FSI 5%	300.000	Sq.mts			5% of basic 1.0 original FSI - if directions as per IGBC rating not followed - penalty @ RR value * 2 times
				₹ 4,00,80,000		
3	Total BUA Permissible	18,300.000				
4	N.BUA for Commercial	300.00	Sq.mts			Commercial 5% of plot area permissible
5	Additional Ancillary FSI on Commercial BUA	240.00	Sq.mts			80% of the proposed commercial BUA (refer Sr no.4)- on payment of 10% of the RR rate as per new UDCPR
				₹ 16,03,200		
6	Total BUA of Commercial	540.00	Sq.mts			Sr no. 4+5
7	Approximate Carpet area of Commercial	5,400.00	Sq.ft			Commercial Sale rate 60,000/sqft
					₹ 32,40,00,000	
8	Balance N.BUA for Residential	18,000.00	Sq.mts			Sr no. 3-4
9	Additional Ancillary FSI on Residential BUA	10,800.00	Sq.mts			60% of the proposed residential BUA (refer Sr no.9)- on payment of 10% of the RR rate as per new UDCPR
				₹ 7,21,44,000.00		
10	Total BUA of Residential	28,800.00	Sq.mts			Sr no. 9+10
11	Approximate Carpet area of Residential	2,43,233	Sq.ft			Approximate value
12	Total Carpet area of Residential units to be handed over to 170 existing tenants and to CIDCO/NMMC	1,24,951	Sq.ft			1,21,401sq.ft for tenants with 220% increment on existing CA and 3550 sqft of CA for CIDCO Sharing
13	Balance Residential Carpet area	1,18,281.98	Sq.ft			Sr no. 11-12 For sale (35000/sqft sale for residential)
					₹ 4,13,98,69,196	

14	Approx Construction Area	5,21,774.14	Sq.ft		Approximate value
15	Cost of construction of Basement	-	Sq.ft	₹ 0	Const. cost of Basement - Rs 3000 per sqft
16	Cost of construction of Stilt	58,125.60	Sq.ft	₹ 17,43,76,800	Const. cost of Stilt - Rs 3000 per sqft
17	Cost of construction of Podium	1,16,251.20	Sq.ft	₹ 34,87,53,600	Const. cost of Stilt - Rs 3000 per sqft
18	Cost of construction of Lobby and Flats	3,47,397.34	Sq.ft	₹ 1,04,21,92,008	Const. cost of Lobby and Flats - Rs 3000 per sqft
19	GST on Construction Cost			₹ 28,17,58,033	18% GST
20	Consultant fees with GST			₹ 9,54,32,489	Approximate value
21	Miscellaneous expeses CC/ OC/ Fire			₹ 6,66,25,560	Approximate value
22	Expenses for converting Owners Association to Co-op Hsg Society.			₹ 0	Approximate value - Already CHSL
23	Expenses for CIDCO NOC - for additonal FSI			₹ 2,40,00,000	Approximate value
24	Expenses for Dilapidated structrue and Approval from NMMC of the same			₹ 93,75,000	Approximate value - [IF APPLICABLE]
25	Expenses for Approvals from NMMC-DD amounts			₹ 18,59,69,443	Approximate value
26	Rental Expenses for 4 years + deposit(lump sum)			₹ 30,14,20,541	90rs per sqft on exisitng CA per tenant with 10% increament per year and deposit per tenant (5 months rent)
27	Brokerage for Rental Flats			₹ 1,98,65,586	Four months Brokerage
28	Shifting and Reinstating Charges			₹ 21,00,000	30,000/- per tenenat
29	Corpus (yet not confirmed by NMMC) - Hardship compensation			₹ 1,65,54,655	Corpus- 300 rs on exisiting CA per tenant
30	Bank guarantee			₹ 20,00,00,000	20% of Construction Cost of Rehab Area lum sum

31	Section 79A - process			₹ 5,60,000		Approximate value
32	Stamp duty on Development Agreement			₹ 4,00,00,000		Approximate value
33	Tower parking - 0			₹ 0		Cost per car - 6,00,000/-
34	Puzzle parking - 0			₹ 0		Cost per car - 3,50,000/-
35	Revenue from sale of parking - 161 Cars				₹ 16,10,00,000	Total Car parking - 359nos 194 for tenants+4 for Cidco and 161 for sale
36	EC Clearance			₹ 1,93,89,600		Approximate value - construction area above 20,000 sqmt
37	Bank Interest			₹ 33,80,00,000		13% per annum for 4 years on 65 crore Initial investment upto CC inclusive of 1year rent, 100% of Bank Gaurantee, half amount of mobilisation.
38	GST Liability			₹ 10,47,36,705		5% GST on RR Rate on offered CA - full CA offered
39	Administration and Marketing			₹ 13,39,16,076		3% on sale price of sale units
40	Bank guarantee interest			₹ 10,40,00,000		13% per annum for 4 years
41	Bank guarantee refund				₹ 20,00,00,000	
42	Rent deposit interest			₹ 1,29,12,631		13% per annum for 4 years
43	Rent deposit refund				₹ 2,48,31,983	
44	Mobilisation			₹ 6,00,00,000		lum sum expense
45	Total Expenses/Income			₹ 3,69,57,65,928	₹ 4,84,97,01,179	
46	Net profit				₹ 1,15,39,35,251	
						ARCHITECT/PMC
SHARAYU CHS, Plot-5, Sector-29, Vashi, Navi Mumbai.						RAJESH.R.C ARCHITECT 1-13, MAHAVIR CENTER, SECTOR-17, VASHI, NAVI MUMBAI. TEL-27892625/29 EMAIL-rajeshchanda@chandagroup.com