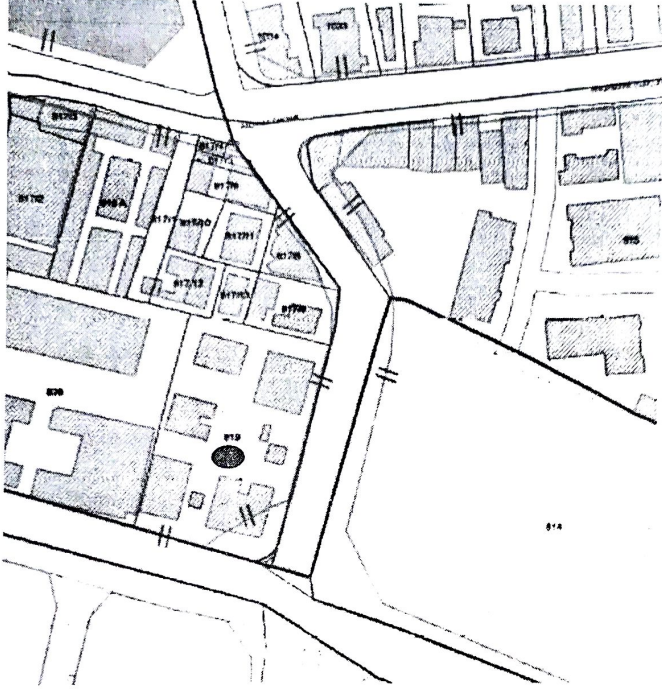


6

| REDEVELOPMENT OF SARASWATI CHS, BHAVANI PETH, PUNE SUMMARY REPORT | | | |
|--|--|--|-----------------------|
| 1 | Name of Society | SARASWATI CHS | Remarks |
| 2 | Address | CTS No. 819-A, Bhawani Peth, Pune | |
| 3 | Plot area | 3195.70 | as per PRC |
| | | NA | other |
| | AREA CONSIDERED FOR CALCULATIONS | 3195.70 | SQM. |
| | | 34398.51 | Stringent of above |
| | | | sft |
| 4 | No. of existing units/members | 56 residential units and 8 shops | |
| 5 | Existing building | 5 buildings- Gr+2 floors | |
| 5a | Existing building approval reference | CC No. 257 dated 29.08.1961 | |
| 5b | Existing FSI as per approved plans | 3068.57 | as per info available |
| 5c | Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority | YES more than 30 years old | |
| 6 | RR rate for 2023-24 | | |
| | Open land | 53600 | Rs/sqm |
| | Residential tenement | 73740 | Rs/sqm |
| | Commercial office | 92720 | Rs/sqm |
| | Commercial shop | 160260 | Rs/sqm |
| 7 | Redevelopment brief | To offer all single of the society in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders | |
| 8 | Plot area considered for redevelopment | 3195.7 | sqm |
| | | 34398.51 | sft |
| 9 | Width of existing access road | south side-Existing 18m, east side 9m | |
| 10 | Road width as per latest DP | no change in DP 2017 | |
| 11 | ULC Status | No reference available, assumed Not applicable | |
| 12 | RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES UDCPR (Dec 2020) | For plot fronting on => 15 m road Basic FSI= 1.1, Additional TDR= 0.9, Additional Premium FSI= 0.5 Ancillary FSI=60% for residential and 80% for commercial All habitable builtup areas are accounted towards FSI Plot is in "RESIDENTIAL ZONE-R2" | |
| 12 | TOD POLICY | Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations | |

| | | | |
|----|---|---|---|
| 13 | TOD POLICY in the context of proposed redevelopment of societies | The PLOT under consideration IS CURRENTLY NOT UNDER TOD ZONE | |
| 14 | SPECIFIC ISSUES IF ANY | | |
| 15 | DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY | As per enclosed herewith | |
| 16 | ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET | 65.78 | in % Detail working as per Calculations, based on assumptions, primary assumption is the provision of 3 nos of Basements for parking |
| | | TO | |
| | | 69.91 | |
| 17 | ANTICIPATED NATURE OF REDEVELOPMENT BUILDING | Highrise building of approx. 50m +/- height This scenario, may vary as per other design and financial considerations of the developer, which please note. | |
| 18 | GENERAL DEFINITIONS OF TERMS | <p>"Premium/Paid FSI" means the FSI that may be available on payment of premium @ 35% of RR open land rate</p> <p>"Ancillary FSI" means the FSI, over and above the basic FSI/TDR/Premium FSI that may be purchased from MC @ 10% of RR open land rate</p> <p>"Security deposit" which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest. 50% after completion of the project and 50% after defects liability period which is generally 2 years.</p> <p>"Bank guarantee" is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.</p> <p>"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses</p> | |

SITE LOCATION IN DP



RR 2023-24



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2023/2024 Language: English

Selected District: [Dropdown]

Select Taluka: हदती [Dropdown]

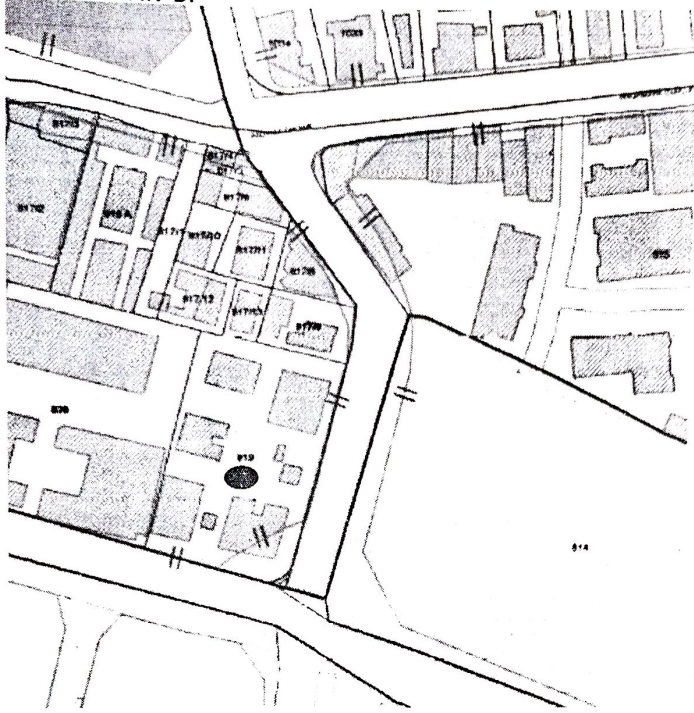
Select Village: मढाणी पेठ [Dropdown]

Search By: Survey No Location

Enter Survey No: 819 Search

| सुरवे क्र. (Survey No.) | एर (Area) | मूल्य (Value) | अन्य (Other) | जोडागळ (Addition) | वेळ (Time) | अन्य (Other) |
|---|-----------|---------------|--------------|-------------------|------------|------------------------|
| 10/1/202-मढाणी पेठे रस्तावरील सातपन्ना (मढाणी पेठ रस्ता) रामाणी मेटापानून ते पुणे कॅन्टोनमेंटच्या हद्दीपर्यंत | 83600 | 73740 | 92720 | 160260 | 0 | चौ. मीटर सि टी एस नंबर |

SITE LOCATION IN DP



RR 2023-24



Department of Registration & Stamps
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वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20232024 Language: English

Selected District: पुणे
 Select Taluka: हवेली
 Select Village: भवानी पेठ

Search By: Survey No Location

Enter Survey No: 819 Search

| उपविभाग | सुची नं. (मी.) | निवासी संदीनिका | ऑफिस इकाय | भौतिक | एकक (sq.ft) | आकार |
|---|----------------|-----------------|-----------|--------|-------------|------------------------|
| 10.1-202-महात्मा फुले रस्तावरील मालमत्ता (भवानी पेठ रस्ता) रामोमी गेटापासून ते पुणे कॅम्पेटच्या हद्दीपर्यंत | 53600 | 73740 | 92720 | 160260 | 0 | चौ. मीटर सि टी एस नंबर |

| B SARASWATI CHS- EXISTING BUILDING DETAILS | | | | | | |
|--|--------------------------------|---|------------------|---------------------------|---------|--|
| Building | BUA= ground covg. sft | Reference | No. of floors | Total BUA=FSI utilised | | |
| | | | Nos | sft | sqm | |
| Building No.1 | 2190 | Noted on plan | 3 | 6570 | 610.37 | |
| Building No.2 | 2190 | Not noted on plan, but plan is same as building No.1 | 3 | 6570 | 610.37 | |
| Building No.3 | 2250 | Noted on plan | 3 | 6750 | 627.09 | |
| Building No.4 | 2190 | Not noted on plan, but plan dimensions is same as building No.1 | 3 | 6570 | 610.37 | |
| Building No.5 | 2190 | Noted on plan | 3 | 6570 | 610.37 | |
| | | | | 33030 | 3068.57 | |

| D POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS | | | |
|---|---|----------|--|
| CTS No. CTS No. 819-A, Bhawani Peth, Pune | | | |
| 1 | GROSS PLOT AREA | | |
| a | as per previously approved plan | NA | |
| b | as per PRC/7/12 extract | 3195.70 | |
| c | as per demarcation | NA | Mo. R No. 10988/2017 dated 07.11.2017 |
| c | as per conveyance deed | 3195.70 | |
| d | as per actual site survey | NA | |
| | STRINGENT OF THE ABOVE | NA | stringent of the above |
| 2 | GROSS PLOT AREA CONSIDERED | 3195.70 | sqm |
| 3 | Gross plot area considered for calculations | 3195.70 | =2) |
| 4 | Road widening | | existing int. road unchanged |
| a | Previously acquired | nil | |
| b | New RW as per current DP | 0.00 | |
| 5 | DP reservations | 0.00 | |
| 6 | Balance plot | 3195.70 | 3)-4b)-5) |
| 7 | Amenity space | 0.00 | NA |
| 8 | Open space | 0.00 | assuming that the plot is part of approved layout wherein open space is already provided, OR, CTS phalni of plot prior to 1967 |
| 9 | Net plot | 3195.70 | 6)-7) |
| | | FSI/TDR | ANCILLARY |
| 10a | Basic FSI | 1.10 | 0.6160 |
| 10b | | 3515.27 | |
| 11a | Premium FSI potential (on gross plot) | 0.50 | |
| 11b | | 1597.85 | |
| 12a | TDR Potential (on gross plot) | 0.90 | |
| 12b | | 2876.13 | |
| 13 | TOTAL | 7989.25 | 4921.38 |
| 14 | MAX FSI POTENTIAL | 12910.63 | |
| 15 | APPROX. FSI FEASIBLE | 12910.63 | |
| | Components | FSI/TDR | ANCILLARY |
| 16 | Basic FSI | 3515.27 | |
| 17 | Incentive FSI | 920.57 | |
| 18a | TDR generated Insitu | 0.00 | |
| 18b | TDR purchased from outside (proportionate balance as required to meet feasible potential) | 2284.33 | |
| 17 | Premium FSI (proportionate balance as required to meet feasible potential) | 1269.07 | |
| 19a | | 7989.25 | 4921.38 |
| 19b | TOTAL FSI FEASIBLE | 12910.63 | |

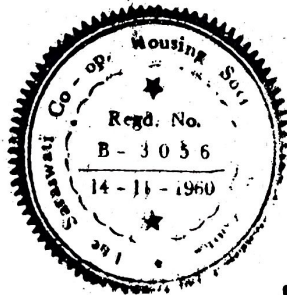
| | | | |
|-----|--|-------------|---|
| 20a | Gross SBUA feasible | 14,201.69 | may vary! Can be ascertained only after detail design |
| 20b | | 1,52,867.00 | sft |
| | Corresponding | | |
| 21a | (RERA)Carpet | 10519.77 | 20)/1.35 |
| 21b | | 113235 | sft |
| E | FINANCIAL FEASIBILITY CALCULATIONS | | |
| | All inclusive Development Cost Rate @ _ Rs per sft of | | Rs/sft (as derived in Dev. Cost sheet) |
| 1 | SBUA (tentative) | 5,094.00 | |
| 2 | Gross Development cost | 7,787.04 | lakhs of Rs |
| 3 | Gross % return on investment (development cost) expected by developer | 22.50% | 20.00% as per assumption, may vary |
| 4 | | 1,752.09 | 1,557.41 lakhs of Rs |
| 5 | Min. sale value to be recovered by dev. | 9,539.13 | 9,344.45 2)+4) lakhs of Rs |
| 6a | Average rate of Commercial retail sale | 25,000 | |
| 6b | Average rate of Commercial Office sale | 12,000 | approx. projected, will vary as per market conditions |
| 6c | Average rate of Residential sale | 10,000 | |
| | Total Commercial shops @ 8% of total feasible SBUA | 12,229.36 | |
| | Required Commercial SBUA for Rehab @ say 70% above | 4,817.34 | |
| | Balance commercial for Freesale | 7,412.02 | |
| | Total for freesale | 83,187.59 | |
| | Freesale Commercial as a % of total freesale | 8.91 | say 9% |
| 7a | Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection) | 9.00 | approx. projected, will vary as per design |
| 7b | Percentage of FREESALE Comm.office @ upper floors (tentative projection) | 0.00 | |
| 7c | Percentage of FREESALE Residential @ upper floors (tentative projection) | 91.00 | |
| 7d | Average rate of FREESALE based on 6 (a to c) and 7 (a to c) | 11,350 | |
| 7 | Min. salable stock for developer | 84,045.20 | 82,329.99 5) x 100000/7d) sft |
| | Balance stock for Rehabilitation | | |
| 8 | Rehab stock (SBUA) for rehab. of existing | 68,821.80 | 70,537.01 D20b)-E7) sft |
| 9 | Rehab stock- Effective carpet area | 50,979.11 | 52,249.64 8)/1.35 sft |
| 10 | Rehab Existing carpet area | 30,750.53 | 30,750.53 As per carpet area calcs. |
| 11 | Rehab stock- Effective carpet area in excess of existing | 20,228.58 | 21,499.11 9)-10) sft |
| 12 | Effective Rehab carpet area in excess of existing as a percentage above existing | 65.78 | 69.91 percent |

| F FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE) | | | | | | |
|--|---|---------|---------|-------------|-------------------|---------------------|
| ASR VALUES 2023-24 | | | | | | |
| OPEN LAND | | 53600 | | Rs | | |
| CON. COST | | 26620 | | /sqm | | |
| Item | Rate (Rs/unit) | Unit | % appl. | PLOT | | |
| | | | | Area (sq.m) | Amount in Rs | |
| F1 | FSI purchase costs | | | | | |
| | Basic FSI | | | | | |
| | Incentive FSI | 53600 | sqm | 0% | 3515.27 | 0 |
| | Premium FSI | 26620 | sqm | 0% | 920.57 | 0 |
| | TDR (rate subject to market volatility) | 53600 | sqm | 35% | 1269.07 | 2,38,07,840 |
| | Ancillary FSI | 53600 | sqm | 80% | 2284.33 | 9,79,52,257 |
| | | 53600 | sqm | 15% | 4921.38 | 3,95,67,879 |
| | 5% escalation and cont. | | | | 12910.63 | 16,13,27,977 |
| | | | | | | 80,66,399 |
| | | | | | | 16,93,94,375 |
| F2 | Municipal Statutory fees | | | | | |
| 1a | Land dev.charges | 53600 | sqm | 0.5% | 3195.70 | 8,56,448 |
| 1b | l to R conversion charges | 53600 | sqm | | | 0 |
| 2 | Development charges | | | | | |
| | commercial (assumed 8%) | 53600 | sqm | 4% | 1032.85 | 22,14,431 |
| | residential (assumed 92%) | 53600 | sqm | 2% | 11877.78 | 1,27,32,978 |
| 3 | Radaroda | 20 | sqm | 100% | 12910.63 | 2,58,213 |
| 4 | C&D | | | | tentative lumpsum | 7,50,000 |
| 5 | Upkaar | | | | | |
| | commercial | 26620 | sqm | 1.5% | 1032.85 | 4,12,417 |
| | residential | 26620 | sqm | 1.0% | 11877.78 | 31,61,864 |
| 6 | Basement excavation (based on single basement-tentative quantity) | 9347.42 | cum | 100% | 50.00 | 4,67,371 |
| 7 | Waterline development charges | 3640 | rm | 100% | 56.53 | 2,05,769 |
| 8 | Road Development charges | 3459 | sqm | 100% | 0.00 | 0 |
| 9a | Fire premium (0 to 24metres) | 100 | sqm | 100% | 7746 | 7,74,638 |
| 9b | Fire premium (24m to 40 metres) | 130 | sqm | 100% | 3873 | 5,03,514 |
| 9c | Fire premium (40m to 70 metres) | 330 | sqm | 100% | 1291 | 4,26,051 |
| 9d | Fire service charges (greater of Rs 430/sqm or Rs 8,50,000) | 430 | sqm | 100% | 12911 | 55,51,570 |
| 10 | TOTAL | | | | | 2,83,15,264 |
| 11 | 5% escalation and cont. | | | | | 14,15,763 |
| 12 | AMT. with escalation | | | | | 2,97,31,027 |
| 13 | Approx. cost per sft of SBUA | | | | 152867.00 | 194 |
| Based on assumptions. Subject to variation | | | | | | |

| G DEVELOPMENT COST (Tentative Estimate) | | | | | |
|---|--|-----------|-------------|--|----------------------|
| | Open land-RR Rate for 2023-24 | 53600 | | Rs/sqm | |
| | Constructor- RR rate for 2023-24 | 26620 | | Rs/sqm | |
| | | 2473.06 | | Rs/sft | |
| | RESIDENTIAL- RR rate for 2023-24 | 73740 | | Rs/sqm | |
| | | 6850.61 | | Rs/sft | |
| | | Area | | Rate in Rs per sft/nos | Amount in lacs of Rs |
| 1a | Construction cost on total salable area (including parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale) | 152867.00 | sft | 2600 | 3974.54 |
| 2a | FSI purchase Cost | | | As per statement | 1693.94 |
| 2b | Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale) | | | As per statement | 297.31 |
| 3 | U/LC Cost | | | NA | 0.00 |
| | Rent and deposit charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 30+3 months | 29648.57 | sft | | |
| | Rs 25/sft for Residential | 27549.51 | sft | 25 | 268.84 |
| 4 | Rs 60/sft for Commercial Shops | 2099.06 | sft | 60 | |
| 5 | Relocation cost (@ ___ Rs per unit) | 64.00 | nos | 20000 | 12.80 |
| 6 | Monetary Compensation/Betterment Charges to existing members | 29648.57 | sft | Not considered, if required the society should specify | 0.00 |
| 7 | Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing unit | 64.00 | nos | 200000 | 128.00 |
| 8a | Parking compensation | | | Not considered, if required the society should specify | 0.00 |
| 8b | Terrace/Garden compensation | | | Not considered, if required the society should specify | 0.00 |
| 9 | Tentative valuation of GST impact | | | | |
| | Basic Values and assumptions | | | | |
| a | Total (builtup)area of project @ Rera carpet x 1.1 | 11571.75 | sqm | | |
| b | Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated @ extra 66% over existing carpet) | 1784.57 | sqm | | |
| c | Approx. (builtup) area for freesale | 9787.18 | sqm | | |
| d | Assumption of Approx. (builtup)area of unsold freesale units at the time of completion | 1957.44 | sqm | sqm assumed 20% of total freesale | |
| 1 | Value of "non- affordable" unsold (freesale) units | 1443.41 | lacs of Rs. | value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category | |
| 2 | Value of "affordable" unsold (freesale) units | 0.00 | | | |

| | | | | | |
|----|--|-------------|-----------------|---|----------------|
| e | Approx. sale rate Considered at residential rate | 73740.00 | Rs/ sqm | assuming rate of 1st freesale transaction=RR rate | |
| f | Approx. valuation of entire project | 8533.01 | lacs of Rs | | |
| 10 | GST IMPACT | | | | |
| A | On "transfer of development rights by society to developer" | | | | |
| 1 | Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession) | 21.65 | | 18% | 3.90 |
| 2 | Non-monetary compensation in the form of units given to existing society members | | lac of Rs | | |
| 2a | 1st evaluation: @ 18% of value of unsold units at completion/1st possession | 1443.41 | | 18% | |
| | | | | 259.81 | |
| 2b | 2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession) | 1443.41 | | 5% | |
| | Lesser of 2a) and 2b) to be considered | | | 72.17 | 72.17 |
| B | Supply of "construction service" by developer to society | | | | |
| | 5% of value of non-affordable rehab tenements | 1315.94 | | 5% | 65.80 |
| C | Transactions between developer and existing member of society | | | | |
| 1 | On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability | 0.00 | lac of Rs | 18% | 0.00 |
| 2 | On Individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability | 0.00 | | 18% | 0.00 |
| | TOTAL APPROX. GST IMPACT | | | | |
| 11 | Bank guarantee | 5,00,00,000 | Rs | | 141.87 |
| 12 | Tentative valuation for stamp duty impact | | | | |
| a | Construction cost of rehab as per RR | 1784.57 | sqm | 26620.00 | 475.05 |
| b | Rental and relocation remuneration | | | | 281.64 |
| c | Corpus remuneration | | | | 128.00 |
| 13 | Stampduty @ | | | 7% | 61.93 |
| 14 | Admin, marketing, consultants and other miscellaneous costs | 152867.00 | sft | 110 | 168.15 |
| | | | | | 6757.39 |

| | | | | | |
|----|---------------------------------|-----------|-----|---------|---------|
| 15 | Interest cost @ 12% | | | | 505.56 |
| a | cn 50% of items (1) for 2 years | 1987.27 | lac | | 253.29 |
| b | cn 50% of item 2& 3 for 2 years | 995.63 | of | | 35.83 |
| c | cn 50% of items 4&5 for 2 years | 140.82 | Rs | | 7.88 |
| d | cn 50% of item 11 for 2 years | 30.96 | | | 802.55 |
| | | | | | 7559.94 |
| | GRAND TOTAL | | | | |
| | Rate per sft of salable area | 152867.00 | sft | 4945.44 | |
| | Add 3% contingency | | | 148.36 | |
| | | | | 5093.80 | |
| | | say | | 5094.00 | |



For Saraswati Co-op. Hsg. Soc. Ltd.

Madhu L. Shoran
Chairman Treasurer

D. Sarani
Secretary

