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FEASIBILITY REPORT

Feasibility Report on Redevelopment of

“ARCHANA NAGAR” CO-OP HOUSING SOCIETY

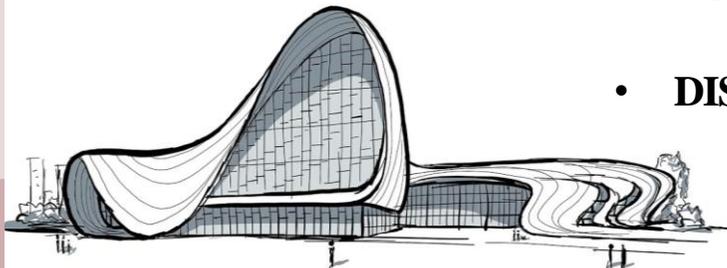
CTS NO.-943, S.NO. 39/2/2,
ERANDWANE ,PUNE-411038.

Submitted to : Hon. Chairman /Secretary

Date: 23.01.2024

**TECHNO-ECONOMICAL SERVICES
FOR
REDEVELOPMENT OF CO-OPERATIVE HOUSING SOCIETIES**

- INTRODUCTION
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To,
The Hon.Chairman/Secretary
ARCHANA NAGAR CO-OP HOUSING SOCIETY CTS NO.-943, S.NO.41/2/2,ERANDWANE, PUNE-38.

SUB: - Our Report on Redevelopment of your Society Building by utilizing the Plot Potential, Basic F.S.I, Paid F.S.I, TDR F.S.I & Ancillary FSI

Dear Sir,

We on the onset express our sincere THANKS to all the committee members of your society building for giving us an opportunity for providing architectural services for your Society's Redevelopment Work.

We have studied the various documents given to us by the committee members and have worked out the feasibility of the said redevelopment project under reference.

We are enclosing herewith our Feasibility Report for the proposed redevelopment of your society Buildings.

Kindly go through the same please feel free to call us for any clarification required from your end.

Thanking you

Yours faithfully

Architect Devendra Dhere, Pune.

Reg.no. CA/2004/34694 (Council of Architecture Delhi).

Architect & Urban Planner

Panel Architect for ISKCON

Panel Architect for Reliance Industries Pvt. Ltd. ,Navi Mumbai.

Panel Architect for Podar International School

Sustainable Architecture

MAHARERA consultant

Green Building Consultant

(Specialist in Redevelopment work, Mumbai ,Thane & Pune

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Society name : **ARCHANA NAGAR CO-OP HOUSING SOCIETY, CTS NO.-943, S.NO.-41/1/2, ERANDWANE, PUNE-38.**

Plot area : 7271.74 SQ.M as per Plot Survey + 364 SQ.M Open Space
7734.87 SQ M as per Previous Sanction Plan
12500 SQ M as per Property Card
6569.75 SQ M as per NA Order

Abutting roads : 18 m wide D.P road on South side
7.5 m wide D.P. road on East side

No of members : **123-RESIDENTIAL**
11-SHOPS
TOTAL-134 MEMBERS

- The property is currently owned by ARCHANA NAGAR CO-OP HOUSING SOCIETY and we have inspected the property for the purpose of this report.
- Society plot does **Not fall** in **TOD* zone** as per **UDCPR 2020** i.e. within 500m radius of nearest metro station.
- Further the property under reference is well connected to Municipal Sewer line and Municipal Water supply line through the Road.

Purpose of Feasibility

This report submitted to the society /Condominium to have an overview regarding plot potential, tentative cost calculation and project viability so that the society /condominium members can get idea about the authenticity in the Developer's offers. Quoted percentage in this particular report is on the basis of the construction cost, locality prices, TDR costs & Paid FSI from PMC, all values studied by **DD ARCHITECTS PVT.LTD., PUNE.**



***PLEASE NOTE THAT DEVELOPER'S OFFER MAY VARY**

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FEASIBILITY REPORT.

- As per the Sanction plan of layout by Pune municipal council the area of the property is mentioned below:

NET PLOT AREA OF THE PLOT: -

7734.87 SQ M as per Previous Sanction Plan

RERA CARPET AREA OF SOCIETY :-

76398 SQ. FT. RESIDENTIAL

2188 SQ. FT. COMMERCIAL

TOTAL RERA CARPET- 78586 SQ FT

- The necessary verification from the city survey office will be done at the time of actual development.

ZONE: -

- As per the D.P. Remarks submitted by the society the plot under reference is in Residential zone.

F.S.I. AND TDR PERMISSIBLE

As per the UDCPR 2020

- The Basic F.S.I. is 1.10
- Paid FSI is 0.50
- TDR FSI is 0.90
- Maximum building potential on plot is 2.50.



Note- In addition to above ,Ancillary Area FSI to the Extent of 60% for Residential & 80% for Commercial of the proposed FSI including basic FSI

ARCHANA NAGAR CO-OP HOUSING SOCIETY
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FEASIBILITY REPORT.

Need Of The Redevelopment Projects:

Keeping pace with the changing time and benefitting towards adapting to certain trends and necessity for modern day living is must. A house is a basic necessity and it has been of prime concern to allow change in cultural context and incorporate modifications in our modern day living.

Space in the city limit has remained same but the context has changed, thus we need to introspect and work out a systematic approach in bringing the thought of adaptation and redevelopment. Our house/property purchased a few years ago has given us all the necessary support we intended from it. Now with progression of time need of transforming our lifestyle would not only benefit the existing owner but will also is a value added asset to the future generation.

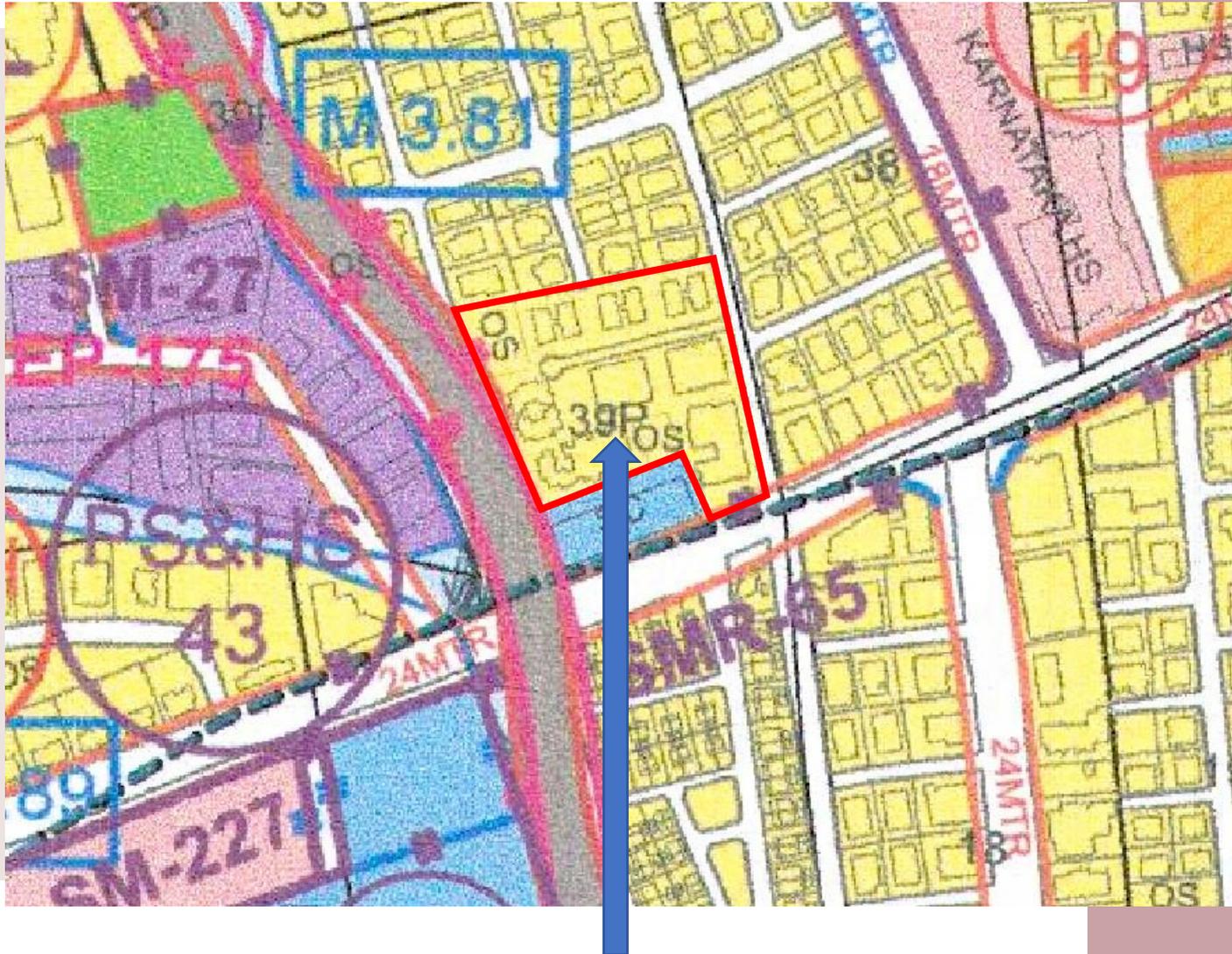




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FEASIBILITY REPORT.

Location Pune Development Plan:



ARCHANA NAGAR CO-OP HOUSING SOCIETY
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FEASIBILITY REPORT.

Note:

| | | | |
|--------|-------|---|--|
| EP-166 | HCMTR | Road Alignment shifted towards East in PMC limit as shown on plan | The earlier HCMTR alignment sanctioned in 1987 Development Plan is changed in some locations subject to Geographical conditions. These changes are proposed to be incorporated along with earlier sanction alignment of HCMTR as shown on Plan. Excluding these changes the remaining alignment is sanctioned. The changes in alignment only is republished for objections and suggestions. The land release from the HCMTR alignment is included in adjoining Zone. |
|--------|-------|---|--|

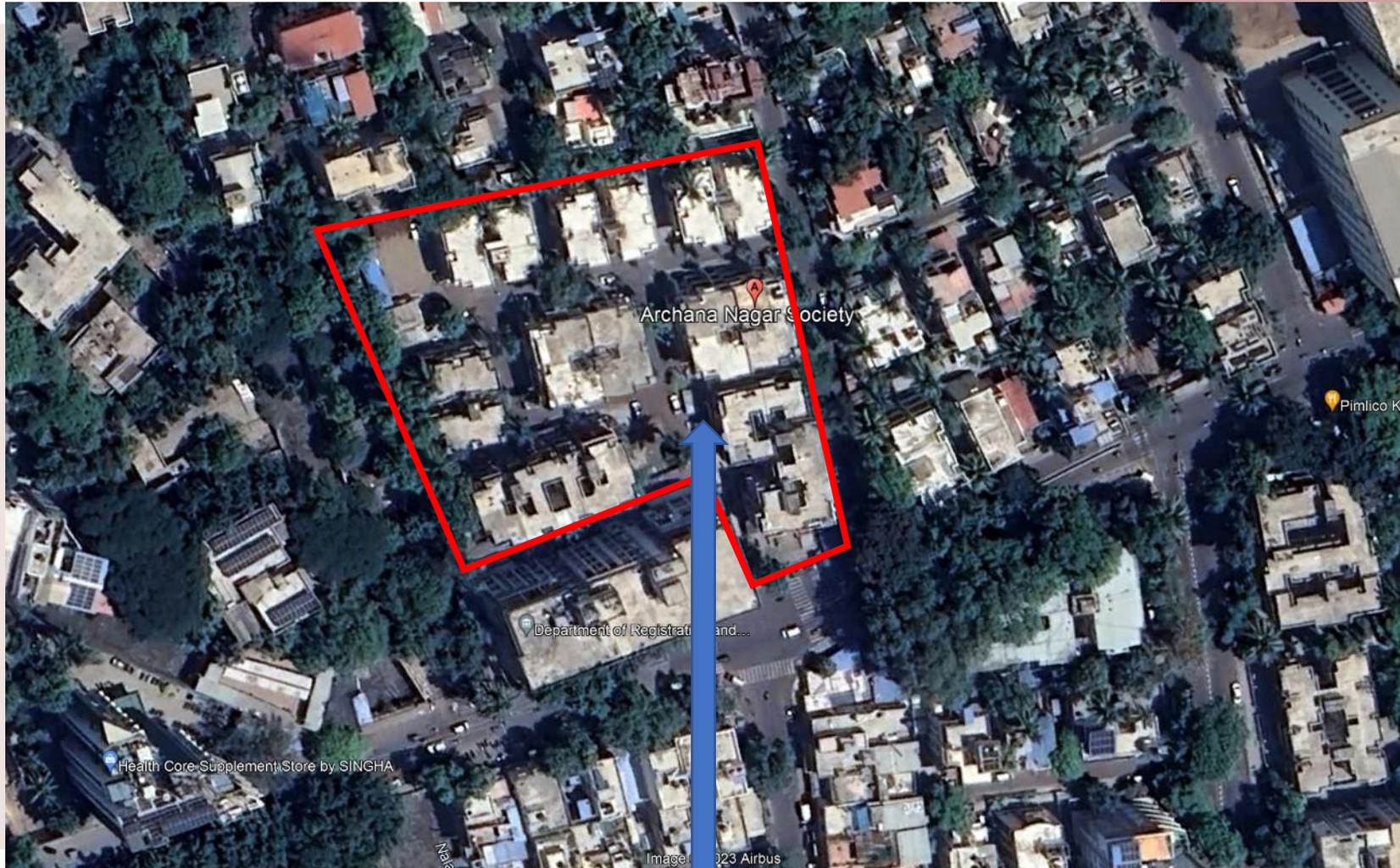


ARCHANA NAGAR CO-OP HOUSING SOCIETY
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FEASIBILITY REPORT.

LATITUDE: 18°30'5.46"N LONGITUDE: 73°49'31.08"E

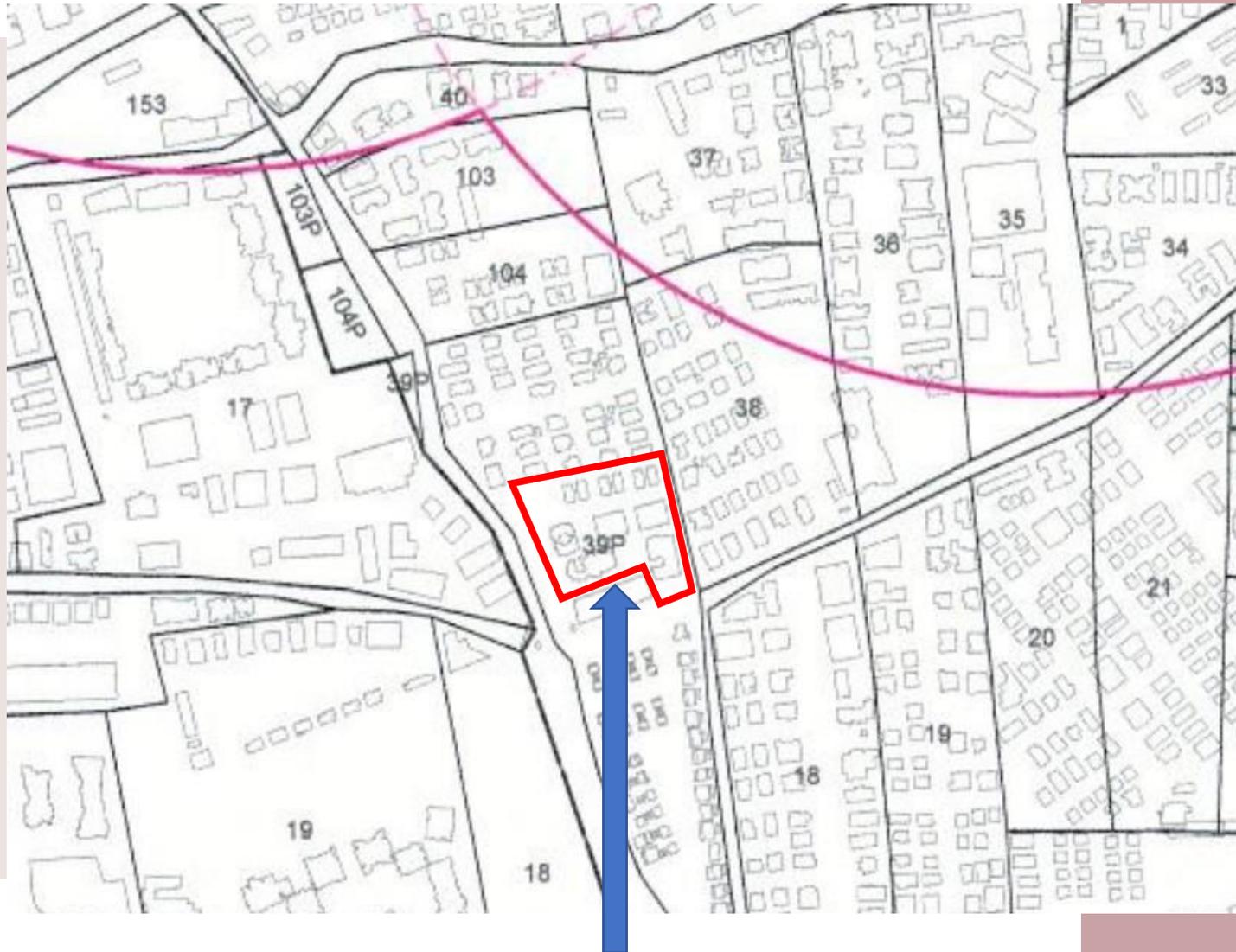
Google Map Location:



ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

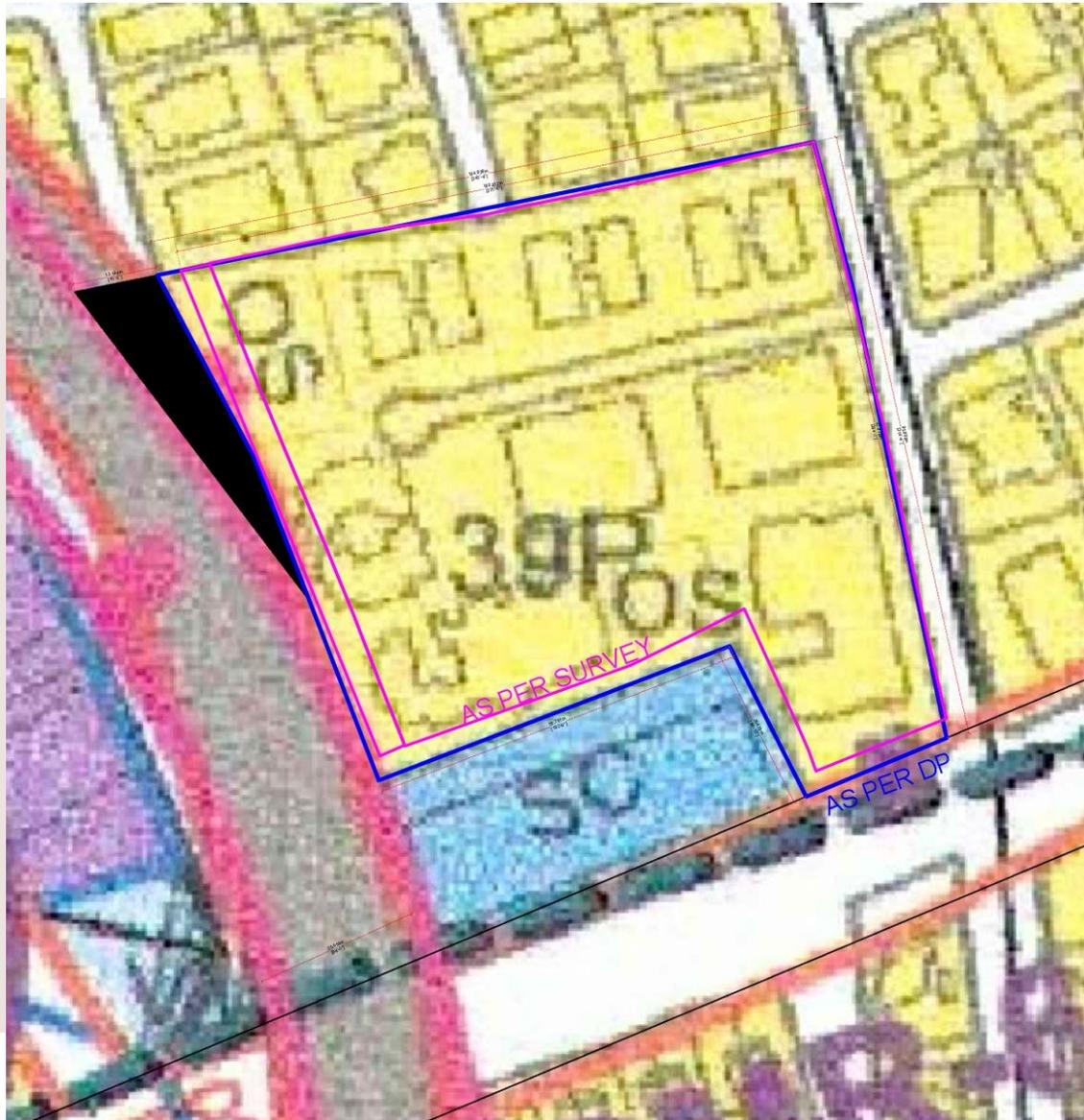
NOTE-DOES NOT FALL IN TOD ZONE (500 M DIAMETER FROM NEAREST METRO STATION)



ARCHANA NAGAR CO-OP HOUSING SOCIETY
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FEASIBILITY REPORT.

Changing Alignment of HCMTR:



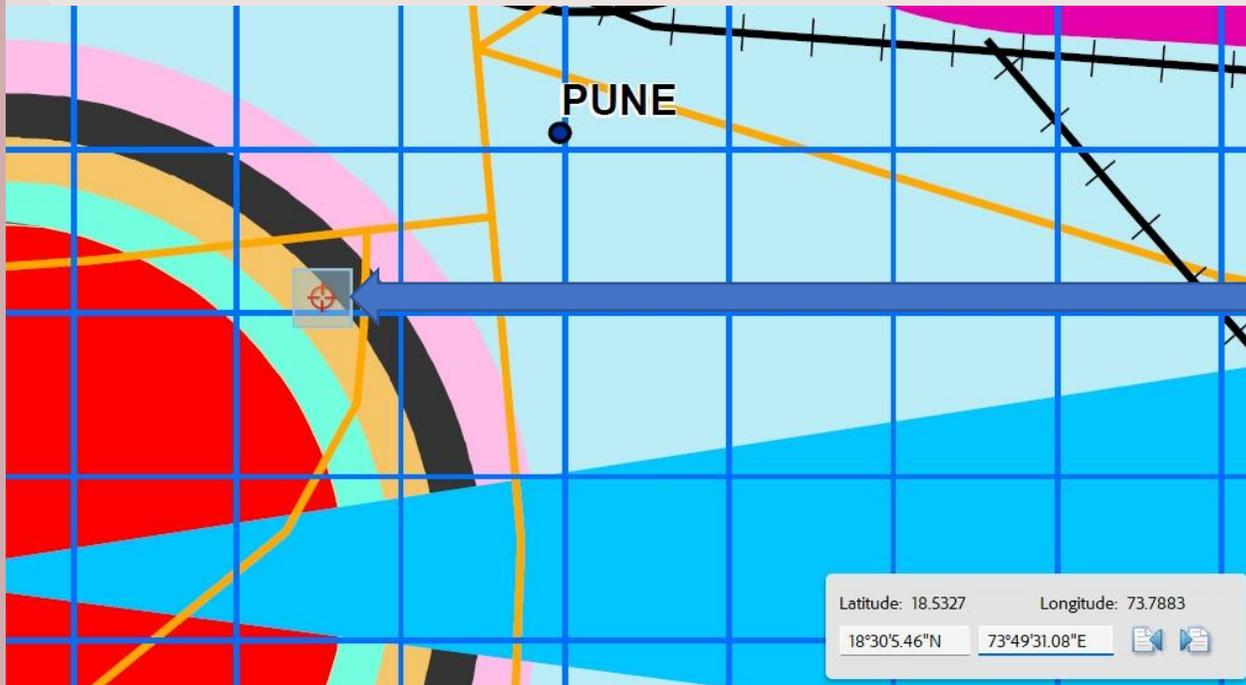
Approx Area:
376.58 sq. m.

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Note:

(c) If the proposed building/structure is falling under N3 zone (4501 M – 5000 M) then for buildings/structures with top elevation higher than 657 Meters AMSL, applications for NOC are to be filed with IAF.



Existing plot elevation:
593 Mtrs. Higher side
AMSL.

FSI Statement as per UDCPR 2020:

Table 6 G

| Sr. No. | Road width in meters | Basic FSI | For all Municipal Corporations | | | For remaining authorities/areas | | |
|---------|---------------------------------|-----------|--------------------------------|---------------------------------|--|---------------------------------|---------------------------------|--|
| | | | FSI on payment of premium | Maximum permissible TDR loading | Maximum building potential on plot including in-situ FSI | FSI on payment of premium | Maximum permissible TDR loading | Maximum building potential on plot including in-situ FSI |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 1 | Below 9 m. | 1.10 | -- | -- | 1.10 | -- | -- | 1.10 |
| 2 | 9 m. and above but below 12 m. | 1.10 | 0.50 | 0.40 | 2.00 | 0.30 | 0.30 | 1.70 |
| 3 | 12 m. and above but below 15 m. | 1.10 | 0.50 | 0.65 | 2.25 | 0.30 | 0.60 | 2.00 |
| 4 | 15 m. and above but below 24 m. | 1.10 | 0.50 | 0.90 | 2.50 | 0.30 | 0.70 | 2.10 |
| 5 | 24 and above but below 30 m. | 1.10 | 0.50 | 1.15 | 2.75 | 0.30 | 0.90 | 2.30 |
| 6 | 30 and above | 1.10 | 0.50 | 1.40 | 3.00 | 0.30 | 1.10 | 2.50 |



MAX. POTENTIAL AS PER UDCPR 2020



Purpose of Feasibility Report:

A word builder or developer is self-descriptive. A recent redevelopment boom in PUNE, ERANDWANE area has forced the common people to link the word redevelopment of any plot to another word called builder or developer. There are various types to status of land of which common people are ignorant. There are various Town planning schemes and development schemes proposed by the government which common people do not know. There are many rules and regulation applicable to such developments about which general public is totally unaware.

Redevelopment of properties of existing Co-Operative Housing Societies has been a subject of great interest in recent years, both to the societies and to the developers. Redevelopments has become quite popular in Co-Operative Housing Societies since it is a most practical, economical and long term solution in a scenario where old structures are proving uneconomical or obsolete, beyond repairs. Whereas for the developer it is a cost effective way to construct residential/Commercial premises by utilizing the unused potential i.e. the floor space Index – Transferable Development Rights with gradual capital investment, in times of heavy land prices and in a situation of unavailability of land in good locations. With the real estate prices touching a new high, residents in old buildings are now discovering that they have an opportunity to unlock immense value from their property by offering it to a builder/developer for redevelopment.

There are two important things in a Resident/ Developer arrangement. One is from the commercial angle and another is from the technical angle. A Developer usually assures a certain amount of cash by way of corpus, an additional area or a mix of both. He may give an alternative accommodation for your temporary stay, foot your rentals or give you a monthly compensation within which you have to find your temporary accommodation.

Purpose of Feasibility Report:

The technical angle refers to the finished good. Does it match the quality and terms and conditions assured by the builder. The main parties involved in any redevelopment project are society and Developer. Committee Members dealing on behalf of cooperative housing society are mostly non-technical. Therefore it is very important that same technical person gives you clear idea and guidance at every stage of the process.

Last many years such redevelopments have saturated Pune city. Many genuine individuals/companies have done their job successfully. But there are few who have converted a divine profession of Real Estate in wrong practice due to which people's belief in name builder is shaken up. Considering the property of so many residents is at stake, it makes sense to seek the help of professionals in getting a clear picture about the dealing that the owner is entering into.

Residence is one of the basic requirements of a human being. Considering the cost factor behind purpose of flat no one would take a chance of being cheated by builder. Thus people with vigilance opt for a feasibility report from an expert which can give them an exact idea of the type of land they possess, type of new development they can think about, area and other benefits they will get, all rules and regulations that are applicable for their plot.



Option-1

Feasibility as per today's Ready Reckoner Rate i.e. (2023-2024)

ARCHANA NAGAR CO-OP HOUSING SOCIETY
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FEASIBILITY REPORT.

Area statement as per UDCPR 2020:

| ARCHANANAGAR CO.OP.HSG.SOCIETY | | AREA STATEMENT | | | 23.01.2024 |
|--------------------------------|--------------------------------------|---|-----------------------------|-------------|-------------|
| No. | Item | Description | | Sq.mtr | Sq.ft |
| 1 | Gross plot area of the Society land | PLOT AREA TOBE CONSIDERED | (6287.37 + 773.49 + 674.01) | 7734.87 | 83258.21 |
| 2 | Plot area | (EXCLUDING ROAD WIDENING) (1 - 3) | | 7734.87 | 83258.21 |
| 3 | Road widening | Road widening as per DP 2007-2028 (No Road widening) | | 0.00 | 0.00 |
| 3.1 | | TOTAL ROAD WIDENING | | 0.00 | 0.00 |
| 4 | Net gross plot area | (1-3.1) | | 7734.87 | 83258.21 |
| | Plot available on site | AS PER PRIVATE DEMARCATION (after road widening) | | 7734.87 | 83258.21 |
| 5 | Amenity space | (4*5%) (Not applicable) | 0.00% | 0.00 | 0.00 |
| 6 | Open space | (4*10%) | 10.00% | 773.49 | 8325.81 |
| 7 | Net plot area | (4 - 5) | | 7734.87 | 83258.21 |
| 8 | Basic FSI | (7*1.1) | 1.1 | 8508.36 | 91583.95 |
| 9 | PAID FSI | (1 *0.5) | 0.5 | 3867.44 | 41629.07 |
| 9.1 | INCENTIVE FSI | since the society is 30 years old ,only for project cost calculation purpose (total builtup area at the time of completion is 6659.75 sq.m) | 30% of 6659.75 | 1997.93 | 21505.66 |
| 9.2 | NEW ROAD WIDENING | (3.1*2 times) only for project cost calculation purpose | | 0.00 | 0.00 |
| 9.3 | amenity space | (5*2) | | 0.00 | 0.00 |
| 9.4 | GREEN BUILDING FSI | (IGBC Platinum Ranking) (8*7%) | 7.00% | 595.58 | 6410.88 |
| 10 | TDR PERMISSIBLE | (1*0.9) | 0.9 | 6961.38 | 74932.33 |
| 11 | Total built Up Area | Basic FSI + PAID FSI + GREEN BUILDING FSI + TDR (8+9+9.4+10) | 2.5+5% | 19932.76 | 214556.23 |
| 12 | MAX. POTENTIAL FSI area | | | 19932.76 | 214556.23 |
| 13 | PROPOSED 10% COMMERCIAL | (12*10%) | | 1993.28 | 21455.62 |
| 13.1 | COMM. ANCILLARY | 80% ON PROPOSED commercial area | 80% OF 13 | 1594.62 | 17164.50 |
| 13.2 | TOTAL COMMERCIAL BUILT UP | (13+13.1) | | 3587.90 | 38620.12 |
| 14 | PROPOSED 90% RESIDENTIAL | (12*90%) | | 17939.48 | 193100.61 |
| 14.1 | ANCILLARY AREA FSI | 60% ON PROPOSED residential area | 60% OF 14 | 10763.69 | 115860.36 |
| 14.2 | TOTAL RESIDENTIAL BUILT UP | (14+14.1) | | 28703.17 | 308960.97 |
| 15 | TOTAL COMM. + RESI. BUILT UP AREA | (13.2 + 14.2) | | 32291.07 | 347581.09 |
| 16 | Approximate Commercial Saleble Area | (13.2*1.14) | | 4090.20 | 44026.94 |
| 17 | Approximate Residential Saleble Area | (14.2*1.12) | | 32147.56 | 346036.29 |
| 18 | TOTAL SALEBLE AREA | (16+17) | | 36237.76 | 390063.22 |
| 19 | CONSTRUCTION AREA | (17 * 1.20) (THIS WE HAVE KEPT BUFFER) | SQ.MTRS. | 43485.31 | 468075.87 |
| NOTE | | | | | |

AS PER UDCPR 2020 WITH SUBSEQUENT MODIFICATIONS TILL FEB.2022

SINCE IN UDCPR 2020 ALL FLOORS, BALCONIES, TERRACES, LIFT SHAFTS, LOBBIES, ETC. TO BE INCLUDED IN FSI. SITE DEVELOPMENT, BASMENT PARKING, PODIUM PARKING, PODIUM GARDEN, RECREATIONAL FLOOR, ROOF TOP AMENITIES, ETC. ARE FREE OF FSI. HENCE, CONSTRUCTION COST OF DEVELOPER INCREASES ALSO THIS FEASIBILITY REPORT SHOULD BE VALID TILL NINE (9) MONTHS AHEAD

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Pune

Select Taluka: Haveli

Select Village: Erandavana

Search By: Survey No. Location

Enter Survey No: 943 Search

| उपविभाग | खुली जमीन | निवासी सदनिका | ऑफीसदुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|--|-----------|---------------|------------|----------|------------|---------------------------|
| 17/300 - मेहंदळे गॅरेज रोड सि.स.न. | 38320 | 125790 | 144660 | 204040 | 0 | चौ. मीटर अंतीम प्लॉट नंबर |
| 17/302 - पटवर्धन बाग, लक्ष्मीनारायण नगर, इंदिरानगर, स्वप्न मंदिर सोसायटी व भरतकुंज सोसायटी व त्या आजुबाजुचा परिसर (टी.पी.स्कीम नं.1 एरंडवणा | 42510 | 119300 | 137200 | 176960 | 0 | चौ. मीटर सि.टी.एस. नंबर |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-
38.

FEASIBILITY REPORT

Project Cost Calculation:

| ARCHANANAGAR CO.OP.HSG.SOCIETY | | | | PROJECT COST CALCULATIONS | | | | |
|---|---|---|-------------------|---------------------------|---------------|----------------------|----------------------------|----------------------------|
| | | | | 23.01.2024 | | | | |
| | | | Area (sq.ft) | Rate -(Rs/sq.ft) | | Nos | Cost (Rs) | |
| | | | | Min | Max | | Min | Max |
| A | BUILDING CONSTRUCTION COST | | | | | | | |
| 1 | Construction cost(HIGH RISE) | On Construction area | 468075.87 | 2750 | 3000 | | ₹ 1,28,72,08,637.46 | ₹ 1,40,42,27,604.50 |
| 2 | Parking floor cost | INDEPENDENT LVL. PARKING (TOTAL 350 FOUR WHEELER'S PARKING IS CONSIDERED) | 150 sq.ft Each | 150000 | 200000 | 350 | ₹ 5,25,00,000.00 | ₹ 7,00,00,000.00 |
| 3 | Development of surrounding | (considering 50% of plot) | 41,629.07 | 300 | 400 | | ₹ 1,24,88,721.10 | ₹ 1,66,51,628.14 |
| 4 | (Project COST) | 1+2+3 | | | | | ₹ 1,35,21,97,358.56 | ₹ 1,49,08,79,232.63 |
| 5 | Developer's Consultant's fees (Architect's, Structural Engineers, MEP Consultants, Municipal Liasoners) | 3% Of 4 | | | | | ₹ 4,05,65,920.76 | ₹ 4,47,26,376.98 |
| 6 | Sub total | 4+5 | | | | | ₹ 1,39,27,63,279.32 | ₹ 1,53,56,05,609.61 |
| B | (PUNE MUNICIPAL CORPORATION) CHARGES | | | | | | | |
| 7 | PMC charges on total b/up | On b/up area | 3,47,581.09 | 300 | 310 | | ₹ 10,42,74,327.07 | ₹ 10,77,50,137.97 |
| 8 | sub total | 6+7 | | | | | ₹ 1,49,70,37,606.38 | ₹ 1,64,33,55,747.58 |
| 9 | Contingencies (2% on 8) | | | | | | ₹ 2,99,40,752.13 | ₹ 3,28,67,114.95 |
| 10 | | 8+9 | | | | | ₹ 1,52,69,78,358.51 | ₹ 1,67,62,22,862.53 |
| 11 | PAID FSI cost(35% RR) (PAID FSI - INCENTIVE FSI) | 42510 | 20123.41 | 1382.246377 | | | ₹ 2,78,15,504.54 | ₹ 2,78,15,504.54 |
| 12 | TDR cost(can vary) | | 74932.33 | 3949.275362 | | | ₹ 29,59,28,391.33 | ₹ 29,59,28,391.33 |
| 12.1 | ANCILLARY FSI COST (15% of RR) | | 133024.86 | 592.3913043 | | | ₹ 7,88,02,771.33 | ₹ 7,88,02,771.33 |
| 12.2 | TOTAL MUNICIPAL CHARGES | | | | | | ₹ 50,68,20,994.26 | |
| C | Expenditure on Society Members | | | Rent per Month | | | | |
| 13 | Transit accommodation (Rent per Month) | Flat type | | Min | Max | Months | Min | Max |
| | | TOTAL CARPET RESIDENTIAL | 76398 | ₹ 45.00 | ₹ 50.00 | 36 | ₹ 12,37,64,760.00 | ₹ 13,75,16,400.00 |
| | | TOTAL CARPET SHOPS | 2188 | ₹ 200.00 | ₹ 250.00 | 36 | ₹ 1,57,53,600.00 | ₹ 1,96,92,000.00 |
| | | TOTAL CARPET BASEMENT | | ₹ 125.00 | ₹ 150.00 | 36 | ₹ 0.00 | ₹ 0.00 |
| | | | | | | NO.Of Members | | |
| 14 | Shifting charges | Per Member | | ₹ 20,000.00 | ₹ 30,000.00 | 134 | ₹ 26,80,000.00 | ₹ 40,20,000.00 |
| 15 | Min Corpus Fund | Per member | | ₹ 2,00,000.00 | ₹ 2,00,000.00 | 134 | ₹ 2,68,00,000.00 | ₹ 2,68,00,000.00 |
| 16 | Inconvenience Money / Betterment Charges | Per member | | ₹ 2,00,000.00 | ₹ 2,00,000.00 | 134 | ₹ 2,68,00,000.00 | ₹ 2,68,00,000.00 |
| 16.1 | ReDevelopment process fee | Total 15,00,000/- | | | | | ₹ 15,00,000.00 | ₹ 15,00,000.00 |
| 16.2 | Stamp duty | 7% OF SALE VALUE | | ₹ 5,60,000.00 | ₹ 7,00,000.00 | 134 | ₹ 7,50,40,000.00 | ₹ 9,38,00,000.00 |
| 16.3 | GST | 5% OF SALE VALUE | | ₹ 4,00,000.00 | ₹ 5,00,000.00 | 134 | ₹ 5,36,00,000.00 | ₹ 6,70,00,000.00 |
| 16.4 | Registration charges | 30,000/- per member | | ₹ 30,000.00 | ₹ 30,000.00 | 134 | ₹ 40,20,000.00 | ₹ 40,20,000.00 |
| 17 | | Interest on Investment | | | | | | |
| 17.1 | Details | Min | Max | Percentage (Annually) | Tenure yrs) | | | |
| 17.2 | Construction cost -40% of total construction cost(1) | ₹ 51,48,83,454.98 | ₹ 61,42,42,243.85 | 12% | 1.5 | | ₹ 9,26,79,021.90 | ₹ 11,05,63,603.89 |
| 17.3 | Bank gaurantee 20% of 6 | ₹ 27,85,52,655.86 | ₹ 33,52,44,572.51 | 12% | 1.5 | | ₹ 5,01,39,478.06 | ₹ 6,03,44,023.05 |
| 17.4 | Transit accommodation | ₹ 0.00 | ₹ 0.00 | 12% | 1.5 | | ₹ 0.00 | ₹ 0.00 |
| 17.5 | Security Deposit 2% of 6 | ₹ 2,78,55,265.59 | ₹ 3,07,12,112.19 | 12% | 1.5 | | ₹ 50,13,947.81 | ₹ 55,28,180.19 |
| 17.6 | Total Interest | | | | | | ₹ 14,78,32,447.76 | ₹ 17,64,35,807.14 |
| | GRAND TOTAL | ADDITION OF 1 TO 17 | | | | | ₹ 2,40,73,15,833.46 | ₹ 2,63,63,53,736.86 |
| Note : Ready Reckoner rate : Rs. 42510/- per sq.mtrs for open land. For the year (2023-2024) | | | | | | | MIN | MAX |
| Note :- Construction cost on saleble area | | | | | | | ₹ 3,570.61 | ₹ 3,936.81 |
| Note :- Project cost on saleble area | | | | | | | ₹ 6,171.60 | ₹ 6,758.79 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

The nearby Project Venkatesh Erandwane Central , the sale cost is Rs.16583 per sq.ft.

| VENKATESH ERANDWANE CENTRAL | | | | | | | | | | | | | |
|-----------------------------|----------|---------------------|------------------|------------------|-------|-----------|-------------------------------------|-------------------------|------------|--------------|-----------------|-----------------|------------|
| Wing "B1" PHASE - 2 | | | | | | | RERA REGISTRATION No. P 52100032631 | | | | | | |
| FLAT TYPE | AREA | UNITS NOS | RERA CARPET AREA | ENCLOSED BALCONY | DECK | P. OFFICE | TOTAL CARPET AREA | LUMP SUM AGREEMENT COST | STAMP DUTY | REGISTRATION | C.G.S.T. @2.50% | S.G.S.T. @2.50% | TOTAL COST |
| 2 BHK | SQ. MTR. | 102/202/302/602/802 | 48.08 | 20.48 | 5.76 | 0.00 | 74.32 | 17910000 | 0 | 0 | 447750 | 447750 | 18805500 |
| | SQ.FT. | 1202/1302/105/205 | 518 | 220 | 62 | 0 | 800 | | | | | | |
| 3 BHK | SQ. MTR. | 203/204/1704 | 59.49 | 23.83 | 7.92 | 0.00 | 91.24 | 23805000 | 0 | 0 | 595125 | 595125 | 24995250 |
| | SQ.FT. | | 640 | 257 | 85 | 0 | 982 | | | | | | |
| 3 BHK | SQ. MTR. | 103/904/1003/1004 | 101.14 | 0.00 | 0.00 | 0.00 | 101.14 | 26615000 | 0 | 0 | 665375 | 665375 | 27945750 |
| | SQ.FT. | | 1089 | 0 | 0 | 0 | 1089 | | | | | | |
| 2 BHK + P. OFFICE | SQ. MTR. | 101/401/1001/1301 | 56.01 | 25.10 | 11.91 | 23.72 | 116.74 | 28115000 | 0 | 0 | 702875 | 702875 | 29520750 |
| | SQ.FT. | 1601/2001/2301/2401 | 603 | 270 | 128 | 255 | 1257 | | | | | | |
| 2 BHK + P. OFFICE | SQ. MTR. | 206/306/406/506 | 56.01 | 25.10 | 11.91 | 23.72 | 116.74 | 30025000 | 0 | 0 | 750625 | 750625 | 31526250 |
| | SQ.FT. | | 603 | 270 | 128 | 255 | 1257 | | | | | | |

| CONTACT | |
|-----------------|-------------|
| DIPAK BHAVE | 86055 11666 |
| MANOJ JOSHI | 89568 45458 |
| VAIBHAV BALGUDE | 86055 11333 |

Terms & Conditions :-

- 1) Booking Amount of 10% in the favour of "SHREE VENKATESH BUILDCON PVT. LTD.
- 2) Prior to the agreement the customer should submit the loan sanction letter from the finance institute if availing Loan facility
- 3) Agreement to be registered within 15 days from the date of Booking.
- 4) Sale of Apartment is on the " RERA CARPET AREA" as per "MAHA RERA "(Sq.mtr.)
- 5) Taxes & Duties are calculated as per Govt. rate and subject to change whenever applicable.
- 6) This quotation/offer is valid for 15 Days only
- 7) 1% TDS to be paid by the purchaser on the Agreement Value.

Note - At the time of Possession

- A) "Maintenance Contingency Fund" - Rs. 5,000 per Sq.mtrs. on total usable carpet area of the flat
- B) "Advance Maintenance" - Rs. 125 per month per Sq.mtrs. for 36 Months of total usable carpet area + GST as applicable from time to time

Considering Sale rate 15000/Sq. Ft.

| CONSIDERING SALE RATE RS. 15000/- SQ.FT | | | | | |
|--|--|------------------------|---------------|--------------------|--------------------|
| ARCHANANAGAR CO.OP.HSG.SOCIETY | | | | 23.01.2024 | |
| PROJECT FEASIBILITY THROUGH REDEVELOPMENT | | | | Sq.mtr | |
| | | | Area (sq.ft) | Rate -(Rs/sq.ft) | |
| No. | ITEM | PARTICULARS | | Min | Max |
| 1 | MARKET SALE RATE | | | 15000 | 15000 |
| 2 | PROFIT FOR DEVELOPER | CONSIDERING PROFIT 20% | | 3000 | 3000 |
| 3 | SALEBLE AREA TO MEET CONSTRUCTION COST | TOTAL C.C./12000 | | 200609.6528 | 219696.1447 |
| 4 | TOTAL SALEBLE AREA (SQ.FT.) | 390063.22 | | | |
| 5 | REMAINING SALEBLE AREA FOR MEMBERS | | | 189453.5707 | 170367.0787 |
| 6 | CARPET AREA FOR MEMBERS | 35 % LESS | | 140335.9783 | 126197.8361 |
| 7 | EXISTING CARPET AREA WITH MEMBERS | 78586 | | 78586 | 78586 |
| 8 | EXTRA CARPET AREA TO MEMBERS | | | 61749.97828 | 47611.8361 |
| 9 | PERCENTAGE INCREASE IN CARPET AREA | | | 178.5763091 | 160.5856464 |
| Conclusion: | | | | | |
| Feasibility varies between 61.00% to 79.00% . | | | | | |

Considering Sale rate 15000/Sq. Ft.

Society members can get Min **61% to **79%**
Extra area of Existing Rera Carpet Area for
Mixed Used Redevelopment**

DEVELOPMENT CHARGES

| | | | | | |
|-------------------------|------------------------------|--------------|---------------------|--------------|--------------------|
| READY RECONER 2022-2023 | | 42510 | 39930 | | |
| PAGE NO 1 OF 6 | | | CONSTRUCTION | RESI | |
| | | | AREA | COMM. | AMOUNT |
| SR.NO | DETAILS | | RESI. | RATE | |
| 1 | BUILDING DEVLOPMENT | 4% | 18161.65 | 1700.40 | 30882069.66 |
| 2 | HERITAGE CON.FUND Comm. | 0% | 3587.90 | 34.01 | 122017.30 |
| | HERITAGE CON.FUND RESI. | 0% | 14537.74 | 17.00 | 247199.73 |
| 3 | LIFT MACHINE ROOM | 60% | 108.00 | 25506.00 | 2754648.00 |
| 4 | LIFT | 60% | 100.00 | 25506.00 | 2550600.00 |
| 5 | UPKAR | 1% | 18161.65 | 399.30 | 7251946.85 |
| 6 | Ancillary Primium | | 7059.78 | 6376.50 | 45016687.17 |
| 7 | RADARODA | 1 | 18161.65 | 20.00 | 363233.00 |
| 8 | EXCATION (COLUMN) | | 300.00 | 250.00 | 75000.00 |
| 9 | LAND DEVLOPMENT CHARGE | 2% | 7734.87 | 850.20 | 6576186.47 |
| 10 | WATER LINE DEVLOPMENT CHARGE | | 100.00 | 3640.00 | 364000.00 |
| | | | | TOTAL | 96203588.18 |

Calculation for basic f.s.i(1.10%)

| | | | | | |
|-------------------------|----------------------|--------------|----------------|-----------------|---------------------|
| READY RECONER 2022-2023 | | 42510 | 26620 | | |
| PAGE NO 1 OF 6 | | PER. | CONSTRUCTION | RESI | AMOUNT |
| SR.NO | DETAILS | | AREA | COMM. | |
| | | RESI. | RATE | | |
| 1 | BUILDING DEVLOPMENT | 4% | 11138.21 | 1700.40 | 18939412.28 |
| 2 | INFRASTRUCTURE DEV. | | 0.00 | 1367.43 | 0.00 |
| 3 | T.D.R. PURCHASE RATE | | 6961.38 | 42510.00 | 295928263.80 |
| 4 | LIFT MACHINE ROOM | 60% | 0 | 25506.00 | 0.00 |
| 5 | HERITAGE CON.FUND | 4% | 11138.21 | 1700.40 | 18939412.28 |
| 6 | UPKAR | 1% | 11138.21 | 266.20 | 2964991.50 |
| 7 | T.D.R. UTILAZATION | | 6961.38 | 35.00 | 243648.30 |
| 8 | RADARODA | 1 | 11138.21 | 10.00 | 111382.10 |
| 9 | Ancillary Primium | | 4176.83 | 6376.50 | 26633556.50 |
| | | | | TOTAL | 363760666.77 |

Calculation for T.D.R. f.s.i(0.9%)

| | | | | | |
|-------------------------|---------------------------------|--------------|---------------------|-----------------|--------------------|
| READY RECONER 2022-2023 | | 42510 | 26620 | | |
| PAGE NO 1 OF 6 | | PER. | CONSTRUCTION | RESI | AMOUNT |
| SR.NO | DETAILS | | AREA | COMM. | |
| | | | RESI. | RATE | |
| 1 | BUILDING DEVLOPMENT | 4% | 2991.22 | 1700.40 | 5086270.49 |
| 2 | INFRASTRUCTURE DEV. | 60% | 0.00 | 0.00 | 0.00 |
| 3 | LIFT MACHINE ROOM | 60% | 0.00 | 0.00 | 0.00 |
| 4 | HERITAGE CON.FUND | 4% | 2991.22 | 1700.40 | 5086270.49 |
| 5 | UPKAR | 1% | 2991.22 | 266.20 | 796262.76 |
| 6 | PAID F.S.I PRIMIMUM(35%) | | 1869.51 | 14878.50 | 27815504.54 |
| 7 | RADARODA | 1 | 2991.22 | 10.00 | 29912.20 |
| 8 | Ancillary Primium | | 1121.71 | 6376.50 | 7152583.82 |
| | | | | TOTAL | 45966804.29 |

Calculation for PAID. f.s.i(0.5%)

| | |
|--------------|--------------------------|
| TOTAL | ₹ 50,59,31,059.24 |
|--------------|--------------------------|

Option-2
Feasibility as per next year's
Ready Reckoner Rate i.e.
March (2024-2025)

Area statement as per UDCPR 2020:

| ARCHANANAGAR CO.OP.HSG.SOCIETY | | AREA STATEMENT | | | 23.01.2024 |
|--------------------------------|--------------------------------------|---|-----------------------------|-------------|-------------|
| No. | Item | Description | | Sq.mtr | Sq.ft |
| 1 | Gross plot area of the Society land | PLOT AREA TOBE CONSIDERED | (6287.37 + 773.49 + 674.01) | 7734.87 | 83258.21 |
| 2 | Plot area | (EXCLUDING ROAD WIDENING) (1 - 3) | | 7734.87 | 83258.21 |
| 3 | Road widening | Road widening as per DP 2007-2028 (No Road widening) | | 0.00 | 0.00 |
| 3.1 | | TOTAL ROAD WIDENING | | 0.00 | 0.00 |
| 4 | Net gross plot area | (1-3.1) | | 7734.87 | 83258.21 |
| | Plot available on site | AS PER PRIVATE DEMARCATION (after road widening) | | 7734.87 | 83258.21 |
| 5 | Amenity space | (4*5%) (Not applicable) | 0.00% | 0.00 | 0.00 |
| 6 | Open space | (4*10%) | 10.00% | 773.49 | 8325.81 |
| 7 | Net plot area | (4 - 5) | | 7734.87 | 83258.21 |
| 8 | Basic FSI | (7*1.1) | 1.1 | 8508.36 | 91583.95 |
| 9 | PAID FSI | (1 *0.5) | 0.5 | 3867.44 | 41629.07 |
| 9.1 | INCENTIVE FSI | since the society is 30 years old ,only for project cost calculation purpose (total builtup area at the time of completion is 6659.75 sq.m) | 30% of 6659.75 | 1997.93 | 21505.66 |
| 9.2 | NEW ROAD WIDENING | (3.1*2 times) only for project cost calculation purpose | | 0.00 | 0.00 |
| 9.3 | amenity space | (5*2) | | 0.00 | 0.00 |
| 9.4 | GREEN BUILDING FSI | (IGBC Platinum Ranking) (8*7%) | 7.00% | 595.58 | 6410.88 |
| 10 | TDR PERMISSIBLE | (1*0.9) | 0.9 | 6961.38 | 74932.33 |
| 11 | Total built Up Area | Basic FSI + PAID FSI + GREEN BUILDING FSI + TDR (8+9+9.4+10) | 2.5+5% | 19932.76 | 214556.23 |
| 12 | MAX. POTENTIAL FSI area | | | 19932.76 | 214556.23 |
| 13 | PROPOSED 10% COMMERCIAL | (12*10%) | | 1993.28 | 21455.62 |
| 13.1 | COMM. ANCILLARY | 80% ON PROPOSED commercial area | 80% OF 13 | 1594.62 | 17164.50 |
| 13.2 | TOTAL COMMERCIAL BUILT UP | (13+13.1) | | 3587.90 | 38620.12 |
| 14 | PROPOSED 90% RESIDENTIAL | (12*90%) | | 17939.48 | 193100.61 |
| 14.1 | ANCILLARY AREA FSI | 60% ON PROPOSED residential area | 60% OF 14 | 10763.69 | 115860.36 |
| 14.2 | TOTAL RESIDENTIAL BUILT UP | (14+14.1) | | 28703.17 | 308960.97 |
| 15 | TOTAL COMM. + RESI. BUILT UP AREA | (13.2 + 14.2) | | 32291.07 | 347581.09 |
| 16 | Approximate Commercial Saleble Area | (13.2*1.14) | | 4090.20 | 44026.94 |
| 17 | Approximate Residential Saleble Area | (14.2*1.12) | | 32147.56 | 346036.29 |
| 18 | TOTAL SALEBLE AREA | (16+17) | | 36237.76 | 390063.22 |
| 19 | CONSTRUCTION AREA | (17 * 1.20) (THIS WE HAVE KEPT BUFFER) | SQ.MTRS. | 43485.31 | 468075.87 |
| NOTE | | | | | |

AS PER UDCPR 2020 WITH SUBSEQUENT MODIFICATIONS TILL FEB.2022

SINCE IN UDCPR 2020 ALL FLOORS, BALCONIES, TERRACES, LIFT SHAFTS, LOBBIES, ETC. TO BE INCLUDED IN FSI. SITE DEVELOPMENT, BASMENT PARKING, PODIUM PARKING, PODIUM GARDEN, RECREATIONAL FLOOR, ROOF TOP AMENITIES, ETC. ARE FREE OF FSI. HENCE, CONSTRUCTION COST OF DEVELOPER INCREASES ALSO THIS FEASIBILITY REPORT SHOULD BE VALID TILL NINE (9) MONTHS AHEAD

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Project Cost Calculation:

| ARCHANANAGAR CO.OP.HSG.SOCIETY | | | | PROJECT COST CALCULATIONS | | | | |
|---|---|-----------------------------|-------------------|---------------------------|---------------|---------------|---|------------|
| 23.01.2024 | | | | | | | | |
| | | | Area (sq.ft) | Rate -(Rs/sq.ft) | | Nos | Cost (Rs) | |
| | | | | Min | Max | | Min Max | |
| A | BUILDING CONSTRUCTION COST | | | | | | | |
| 1 | Construction cost(HIGH RISE) | On Construction area | 468075.87 | 2750 | 3000 | | ₹ 1,28,72,08,637.46 ₹ 1,40,42,27,604.50 | |
| 2 | Parking floor cost | INDEPENDENT LVL. PARKING | 150 sq.ft Each | 150000 | 200000 | 350 | ₹ 5,25,00,000.00 ₹ 7,00,00,000.00 | |
| 3 | Development of surrounding | (considering 50% of plot) | 41,629.07 | 300 | 400 | | ₹ 1,24,88,721.10 ₹ 1,66,51,628.14 | |
| 4 | (Project COST) | 1+2+3 | | | | | ₹ 1,35,21,97,358.56 ₹ 1,49,08,79,232.63 | |
| 5 | Developer's Consultant's fees (Architect's, Structural Engineers, MEP Consultants, Municipal Liasoners) | 3% Of 4 | | | | | ₹ 4,05,65,920.76 ₹ 4,47,26,376.98 | |
| 6 | Sub total | 4+5 | | | | | ₹ 1,39,27,63,279.32 ₹ 1,53,56,05,609.61 | |
| B | (PUNE MUNICIPAL CORPORATION) CHARGES | | | | | | | |
| 7 | PMC charges on total b/up | On b/up area | 3,47,581.09 | 150 | 250 | | ₹ 5,21,37,163.53 ₹ 8,68,95,272.56 | |
| 8 | sub total | 6+7 | | | | | ₹ 1,44,49,00,442.85 ₹ 1,62,25,00,882.17 | |
| 9 | Contingencies (2% on 8) | | | | | | ₹ 2,88,98,008.86 ₹ 3,24,50,017.64 | |
| 10 | | 8+9 | | | | | ₹ 1,47,37,98,451.71 ₹ 1,65,49,50,899.81 | |
| 11 | PAID FSI cost(35% RR) (PAID - INCENTIVE FSI) | 46761 | 20123.41 | 1520.471014 | | | ₹ 3,05,97,054.99 ₹ 3,05,97,054.99 | |
| 12 | TDR cost(can vary) | (20% hike in TDR rate) | 74932.33 | 5213.043478 | | | ₹ 39,06,25,476.56 ₹ 39,06,25,476.56 | |
| 12.1 | ANCILLARY FSI COST (15% of RR) | | 133024.86 | 651.6304348 | | | ₹ 8,66,83,048.46 ₹ 8,66,83,048.46 | |
| 12.2 | TOTAL MUNICIPAL CHARGES | | | | | | ₹ 56,00,42,743.54 | |
| C | Expenditure on Society Members | | | Rent per Month | | | | |
| 13 | Transit accommodation (Rent per Month) | Flat type | | Min | Max | Months | Min Max | |
| | | TOTAL CARPET RESIDENTIAL | 76398 | ₹ 45.00 | ₹ 50.00 | 36 | ₹ 12,37,64,760.00 ₹ 13,75,16,400.00 | |
| | | TOTAL CARPET SHOPS | 2188 | ₹ 200.00 | ₹ 250.00 | 36 | ₹ 1,57,53,600.00 ₹ 1,96,92,000.00 | |
| | | TOTAL CARPET BASEMENT | | ₹ 125.00 | ₹ 150.00 | 36 | ₹ 0.00 ₹ 0.00 | |
| | | | | | | NO.Of Members | | |
| 14 | Shifting charges | Per Member | | ₹ 20,000.00 | ₹ 30,000.00 | 134 | ₹ 26,80,000.00 ₹ 40,20,000.00 | |
| 15 | Min Corpus Fund | Per member | | ₹ 2,00,000.00 | ₹ 2,00,000.00 | 134 | ₹ 2,68,00,000.00 ₹ 2,68,00,000.00 | |
| 16 | Inconvenience Money / Betterment Charges | Per member | | ₹ 2,00,000.00 | ₹ 2,00,000.00 | 134 | ₹ 2,68,00,000.00 ₹ 2,68,00,000.00 | |
| 16.1 | ReDevelopment process fee | Total 15,00,000/- | | | | | ₹ 15,00,000.00 ₹ 15,00,000.00 | |
| 16.2 | Stamp duty | 7% OF SALE VALUE | | ₹ 5,60,000.00 | ₹ 7,00,000.00 | 134 | ₹ 7,50,40,000.00 ₹ 9,38,00,000.00 | |
| 16.3 | GST | 5% OF SALE VALUE | | ₹ 4,00,000.00 | ₹ 5,00,000.00 | 134 | ₹ 5,36,00,000.00 ₹ 6,70,00,000.00 | |
| 16.4 | Registration charges | 30,000/- per member | | ₹ 30,000.00 | ₹ 30,000.00 | 134 | ₹ 40,20,000.00 ₹ 40,20,000.00 | |
| 17 | | Interest on Investment | | | | | | |
| 17.1 | Details | Min | Max | Percentage (Annually) | Tenure yrs) | | | |
| 17.2 | Construction cost -40% of total construction cost(1) | ₹ 51,48,83,454.98 | ₹ 61,42,42,243.85 | 12% | 1.5 | | ₹ 9,26,79,021.90 ₹ 11,05,63,603.89 | |
| 17.3 | Bank gaurantee 20% of 6 | ₹ 27,85,52,655.86 | ₹ 33,09,90,179.96 | 12% | 1.5 | | ₹ 5,01,39,478.06 ₹ 5,95,78,232.39 | |
| 17.4 | Transit accommodation | ₹ 0.00 | ₹ 0.00 | 12% | 1.5 | | ₹ 0.00 ₹ 0.00 | |
| 17.5 | Security Deposit 2% of 6 | ₹ 2,78,55,265.59 | ₹ 3,07,12,112.19 | 12% | 1.5 | | ₹ 50,13,947.81 ₹ 55,28,180.19 | |
| 17.6 | Total Interest | | | | | | ₹ 14,78,32,447.76 ₹ 17,56,70,016.48 | |
| | GRAND TOTAL | ADDITION OF 1 TO 17 | | | | | ₹ 2,45,94,94,839.47 ₹ 2,71,96,74,896.30 | |
| Note : Ready Reckoner rate : Rs. 46761/- per sq.mtrs for open land. | | | | | | | MIN | MAX |
| Note :- Construction cost on saleable area | | | | | | | ₹ 3,570.61 | ₹ 3,936.81 |
| Note :- Project cost on saleable area | | | | | | | ₹ 6,305.37 | ₹ 6,972.40 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

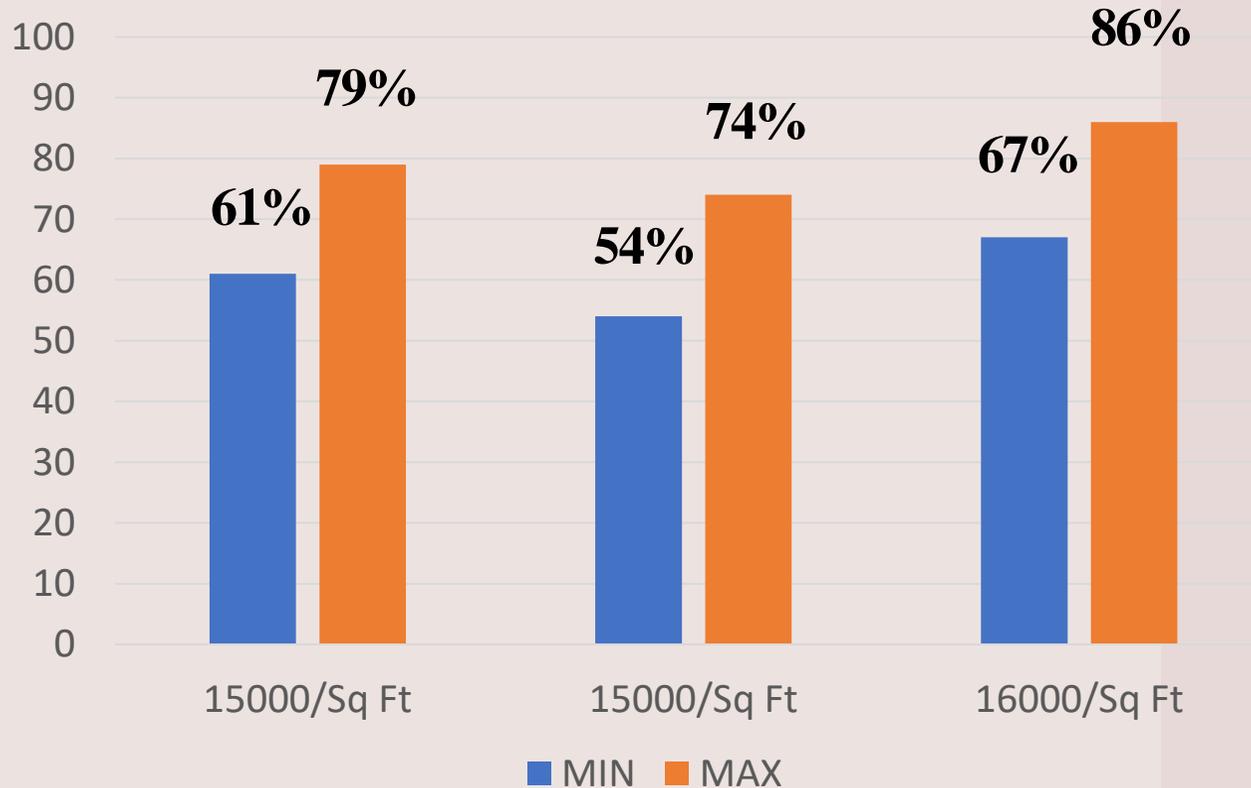
Considering Sale rate 15000/Sq. Ft.

| CONSIDERING SALE RATE RS. 15000/- SQ.FT | | | | | |
|--|---|------------------------|---------------|--------------------|--------------------|
| ARCHANANAGAR CO.OP.HSG.SOCIETY | | | | 23.01.2024 | |
| PROJECT FEASIBILITY THROUGH REDEVELOPMENT | | | | Sq.mtr | |
| | | | Area (sq.ft) | Rate -(Rs/sq.ft) | |
| No. | ITEM | PARTICULARS | | Min | Max |
| 1 | MARKET SALE RATE | | | 15000 | 15000 |
| 2 | PROFIT FOR DEVELOPER | CONSIDERING PROFIT 20% | | 3000 | 3000 |
| 3 | SALEBLE AREA TO MEET CONSTRUCTION COST | TOTAL C.C./12000 | | 204957.9033 | 226639.5747 |
| 4 | TOTAL SALEBLE AREA (SQ.FT.) | 390063.22 | | | |
| 5 | REMAINING SALEBLE AREA FOR MEMBERS | | | 185105.3202 | 163423.6488 |
| 6 | CARPET AREA FOR MEMBERS | 35 % LESS | | 137115.052 | 121054.5547 |
| 7 | EXISTING CARPET AREA WITH MEMBERS | 78586 | | 78586 | 78586 |
| 8 | EXTRA CARPET AREA TO MEMBERS | | | 58529.05199 | 42468.55465 |
| 9 | PERCENTAGE INCREASE IN CARPET AREA | | | 174.4777085 | 154.0408656 |
| Conclusion: | | | | | |
| Feasibility varies between 54.00% to 75.00% . | | | | | |

Considering Sale rate 16000/Sq. Ft.

| CONSIDERING SALE RATE RS. 16000/- SQ.FT | | | | | |
|--|--|------------------------|---------------|--------------------|--------------------|
| ARCHANANAGAR CO.OP.HSG.SOCIETY | | | | 23.01.2024 | |
| PROJECT FEASIBILITY THROUGH REDEVELOPMENT | | | | Sq.mtr | |
| | | | Area (sq.ft) | Rate -(Rs/sq.ft) | |
| No. | ITEM | PARTICULARS | | Min | Max |
| 1 | MARKET SALE RATE | | | 16000 | 16000 |
| 2 | PROFIT FOR DEVELOPER | CONSIDERING PROFIT 20% | | 3200 | 3200 |
| 3 | SALEBLE AREA TO MEET CONSTRUCTION COST | TOTAL C.C./12800 | | 192148.0343 | 212474.6013 |
| 4 | TOTAL SALEBLE AREA (SQ.FT.) | 390063.22 | | | |
| 5 | REMAINING SALEBLE AREA FOR MEMBERS | | | 197915.1891 | 177588.6222 |
| 6 | CARPET AREA FOR MEMBERS | 35 % LESS | | 146603.8438 | 131547.1276 |
| 7 | EXISTING CARPET AREA WITH MEMBERS | 78586 | | 78586 | 78586 |
| 8 | EXTRA CARPET AREA TO MEMBERS | | | 68017.84381 | 52961.12755 |
| 9 | PERCENTAGE INCREASE IN CARPET AREA | | | 186.5521134 | 167.3925732 |
| Conclusion: | | | | | |
| Feasibility varies between 67.00% to 86.00% . | | | | | |

FEASIBILITY COMPARISON FOR BOTH THE
OPTIONS



Existing Building Structure:



ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2, ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Existing Building Structure:



ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Existing Building Structure:



ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Existing Building Structure:



ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

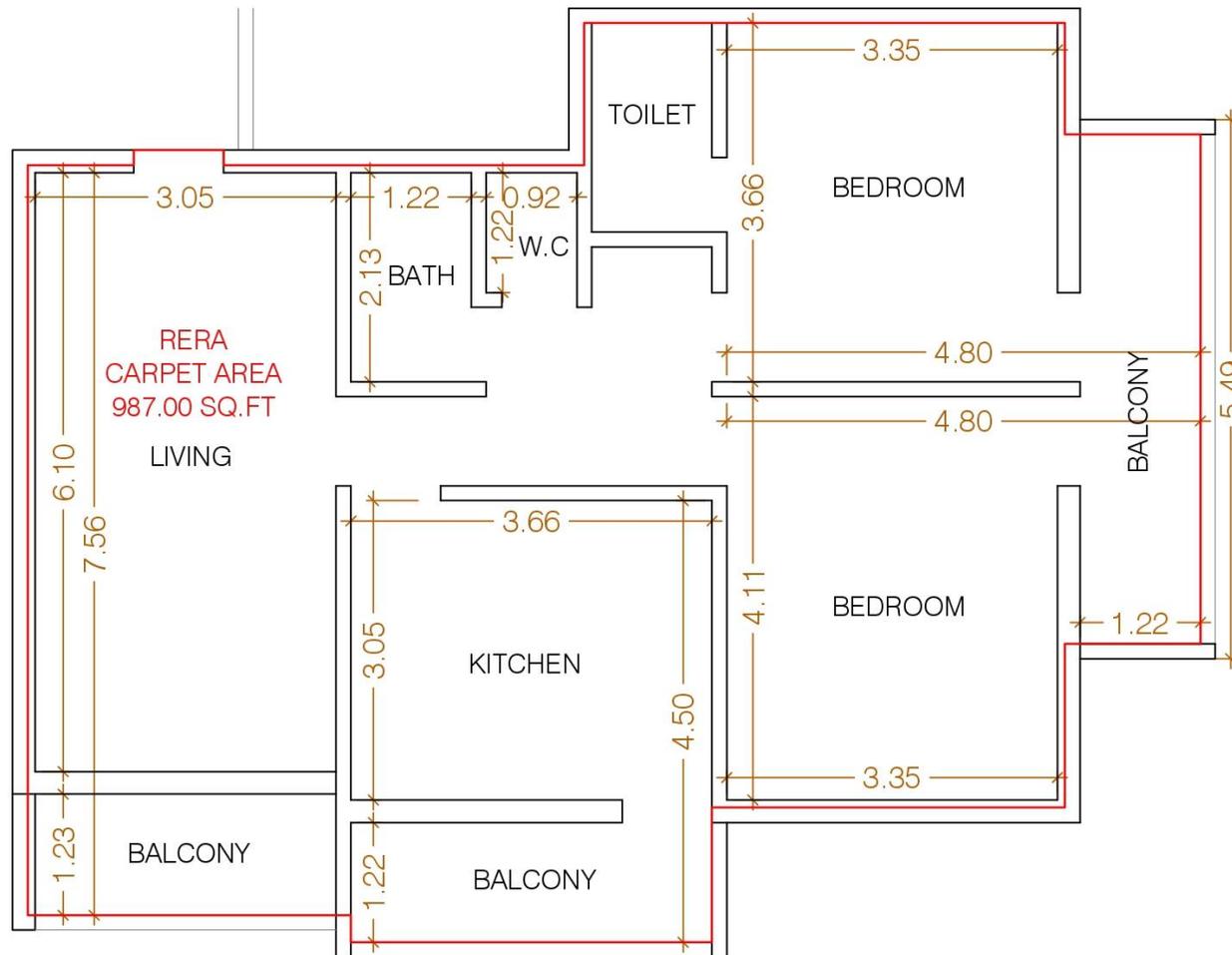
Existing Compound Wall:



ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Existing Building Plan:

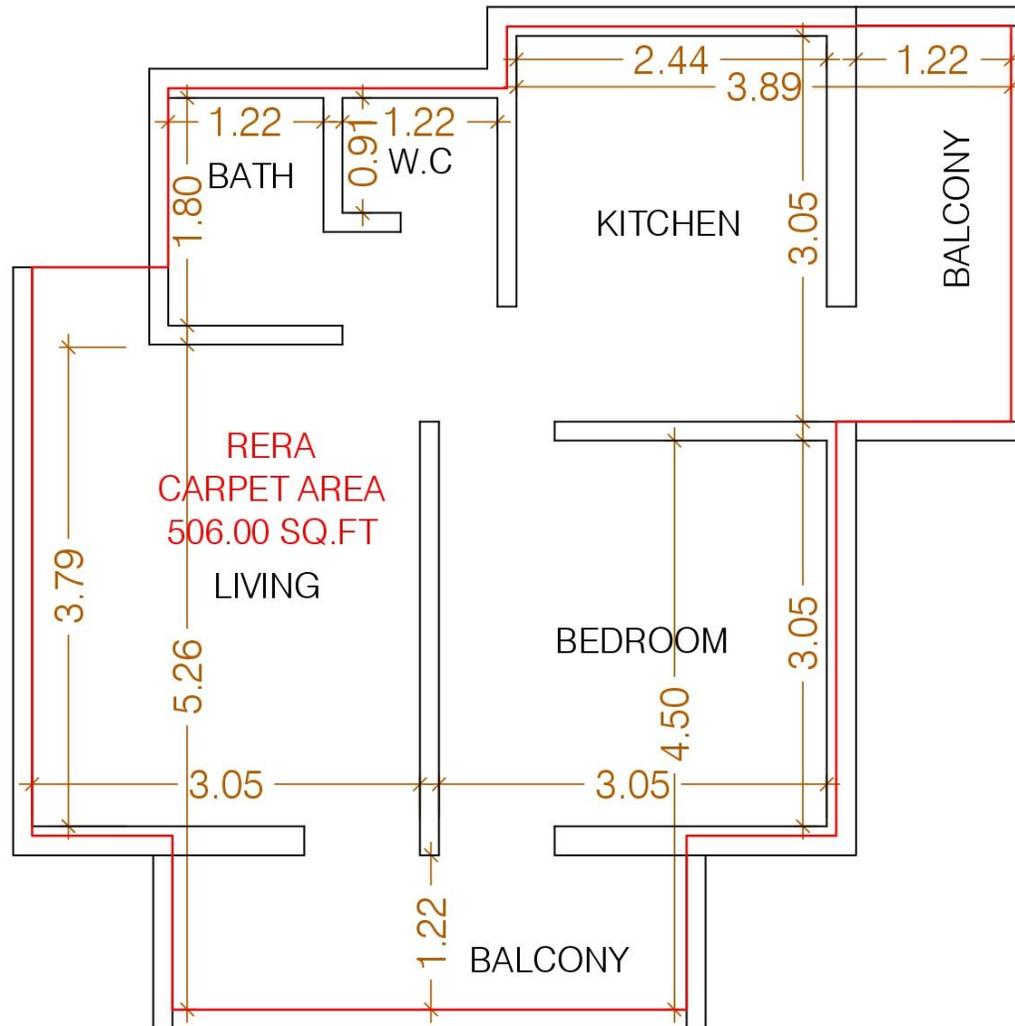


Typical 1 & 2 Building Plan:

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Existing Building Plan:

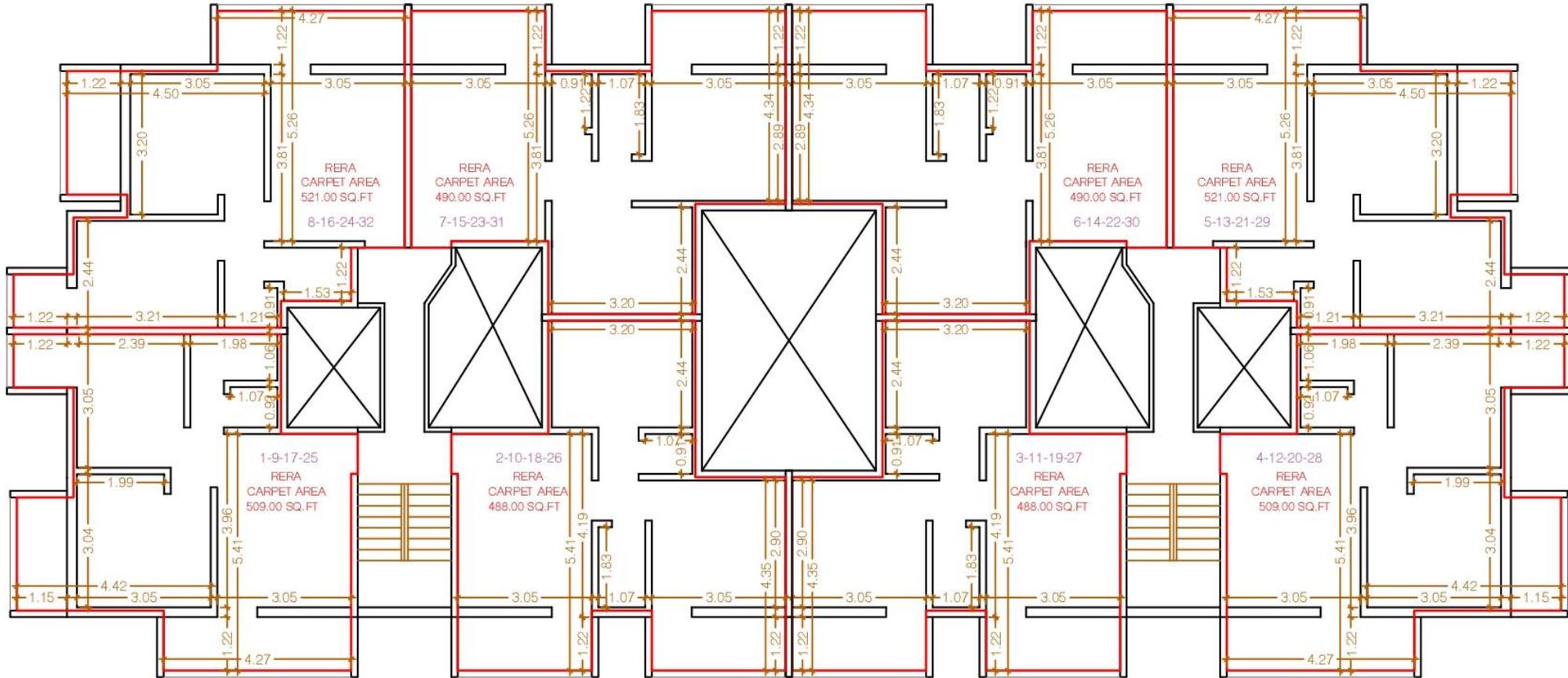


Typical 3,4,5 & 6 Building Plan:

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Existing Building Plan:

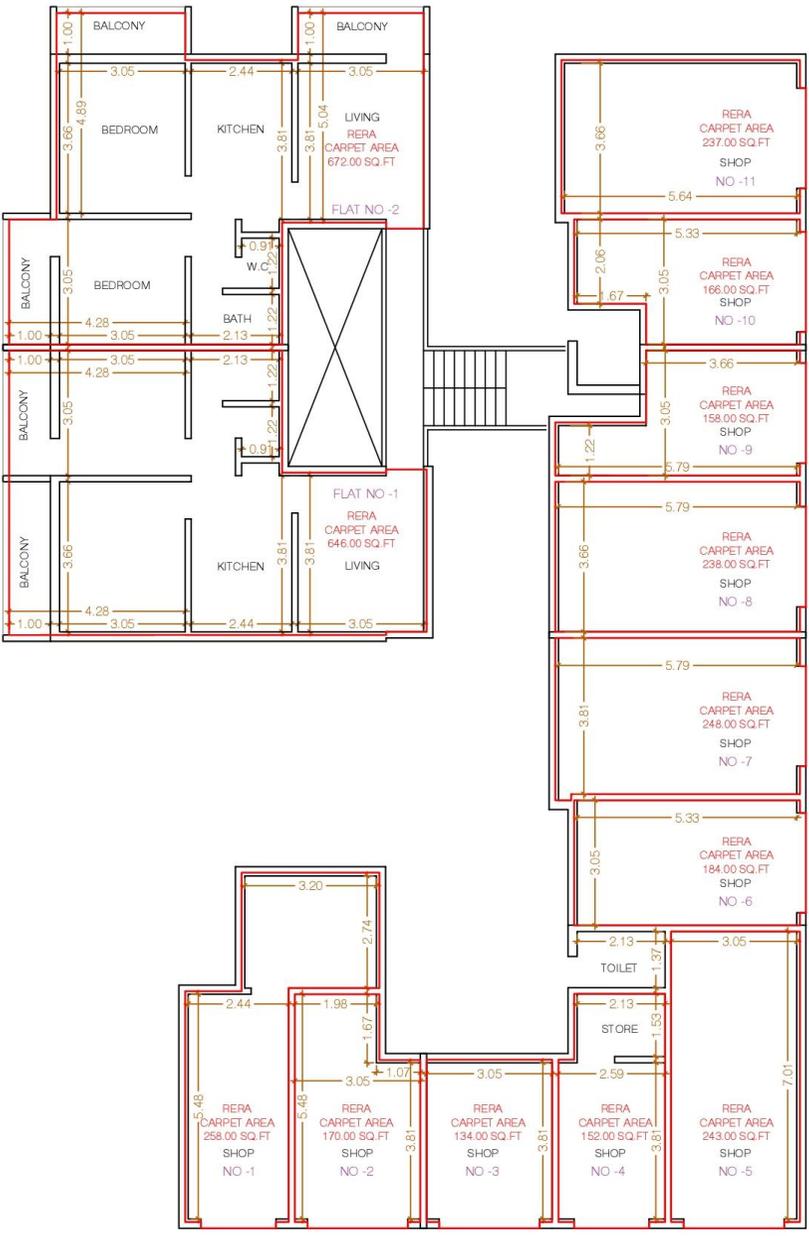


Typical C1 & C2 Building Plan:

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

Existing Building Plan:

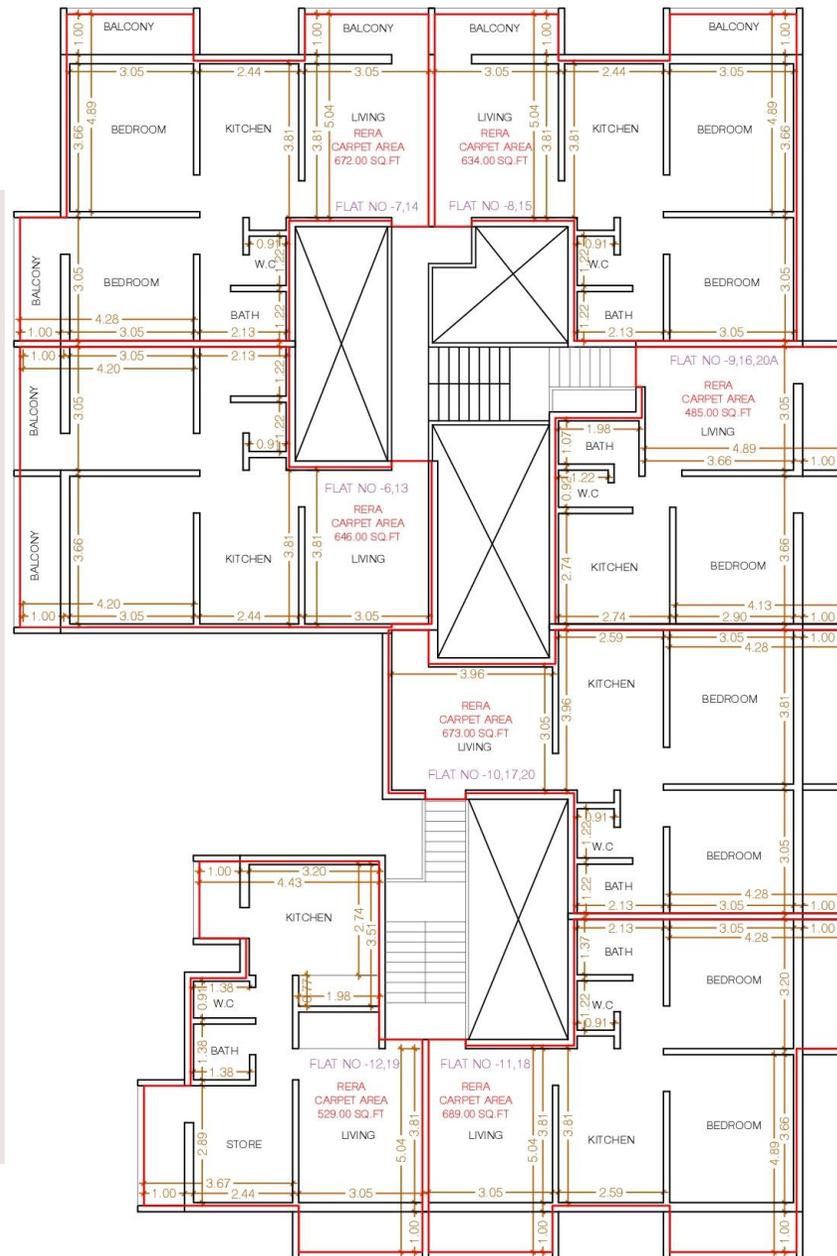


Ground Floor
D Building Plan:

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

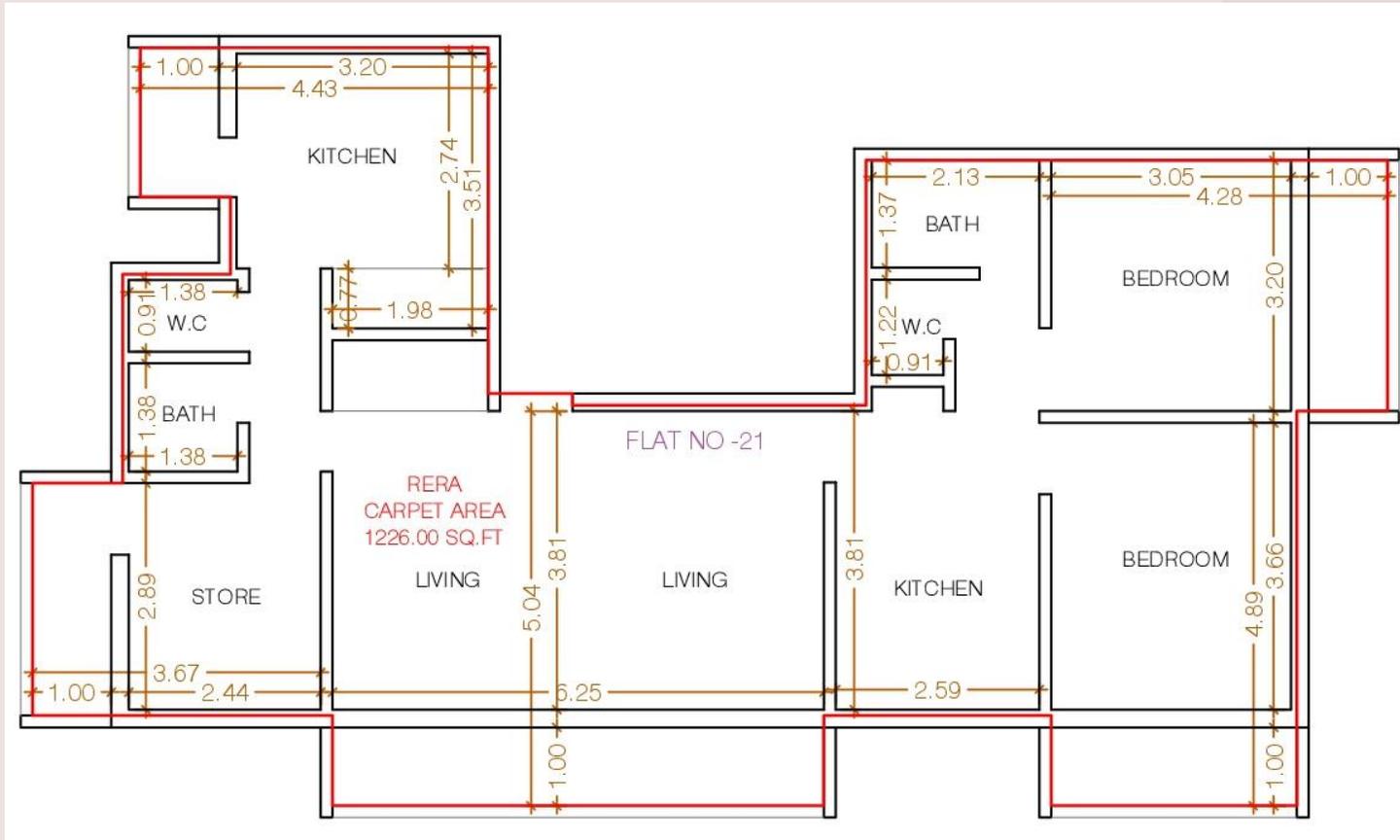
Existing Building Plan:



Typical Floor D Building Plan:

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.



Third Floor

D Building Plan:

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

| ARCHANA NAGAR CO OP HOUSING SOCIETY | | | |
|--|--|--------------------------------------|----------------------------|
| CTS NO.-943, S.NO. 39/2/2, ERANDWANE ,PUNE-411038. | | | |
| BUILDING 1 | | | |
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | वाघ प्रताप केशव | 900 | 987 |
| 2 | बोधनी किशोर श्रीकृष्ण, बोधनी स्मिता किशोर बोधनी सौरभ किशोर | 900 | 987 |
| 3 | कुलकर्णी वृषाली विलास | 900 | 987 |
| 4 | देवधर सुरेश महादेव | 900 | 987 |
| 5 | वैद्य प्रसाद रत्नाकर वैद्य सीमा प्रसाद | 900 | 987 |
| 6 | आमटे प्रकाश गंगाधर | 900 | 987 |
| 7 | आंबेकर हेमंत चिंतामण | 900 | 987 |
| 8 | जतकर श्रीकांत रामराव जतकर पद्मा श्रीकांत | 900 | 987 |
| 9 | खाडिलकर मेधा राजेंद्र | 900 | 987 |
| 10 | हेमगड्डी वसंत मारुतंड हेमगड्डी आनंद मारुतंड | 900 | 987 |
| 11 | डेग्वेकर शैलजा चंद्रशेखर आदित्य चंद्रशेखर डेग्वेकर | 900 | 987 |
| 12 | पाटील कांचनगौडा मुदगौडा पाटील अमित कांचनगौडा | 900 | 987 |
| TOTAL | | 10800 | 11844 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

| BUILDING 2 | | | |
|-------------------|---|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | हळबे सुजाता चंद्रशेखर चंद्रशेखर राजाराम हळबे | 856.38 | 987 |
| 2 | पंचभाई आनंद भानुदास | 900 | 987 |
| 3 | कचरे मनोज माधव | 900 | 987 |
| 4 | पंडित देवयानी | 900 | 987 |
| 5 | कदम गोविंद बाबाराव | 900 | 987 |
| 6 | महाजन नेहा सतीश | 900 | 987 |
| 7 | ढापरे सुनिता जयंत | 900 | 987 |
| 8 | बोडस शिरीष | 900 | 987 |
| 9 | शिंदे प्रदीप कृष्णराव | 900 | 987 |
| 10 | देशपांडे वैजयंती देविदास | 900 | 987 |
| 11 | भंडारी अनिल पदमचंद | 900 | 987 |
| 12 | वैद्य सुभाष लक्षमन | 900 | 987 |
| | TOTAL | 10756.38 | 11844 |

| BUILDING 3 | | | |
|-------------------|---|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | नाईकदेसाई विजय नारायण | 480 | 506 |
| 2 | भट रजनी रामचंद्र | 480 | 506 |
| 3 | लोढा सुमतिलाल लोढा | 480 | 506 |
| 4 | कुंभोजकर दिलीप शामराव | 480 | 506 |
| 5 | घोडके प्रदीप मनोहर | 480 | 506 |
| 6 | काळे माया पद्माकर काळे पद्माकर शंकर | 480 | 506 |
| 7 | साठे आरती गोपाल शिंत्रे दिपाली मकरंद | 480 | 506 |
| 8 | मुथा सार्थक दिनेश | 480 | 506 |
| 9 | भोसले प्रशांत हनुमंत | 480 | 506 |
| 10 | भोसले राहुल हनुमंत | 480 | 506 |
| 11 | केळकर विनायक विष्णू | 480 | 506 |
| 12 | कुलकर्णी शीला सुधाकर देशपांडे मंजुषा सुनील मोहनाळकर मधुरा सुहास | 480 | 506 |
| | TOTAL | 5760 | 6072 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

| BUILDING 4 | | | |
|-------------------|---|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | गद्रे वैजयंती विनायक | 480 | 506 |
| 2 | थत्ते माणिक पद्माकर | 480 | 506 |
| 3 | घोले राजश्री सुरेंद्र | 480 | 506 |
| 4 | गोसावी अनिता अरुण | 480 | 506 |
| 5 | सावजी रसिका किशोर सावजी किशोर बाळकृष्ण | 480 | 506 |
| 6 | भोळे अशोक वसंतराव | 480 | 506 |
| 7 | मोरे रवींद्र विठ्ठलराव मोरे रेखा रवींद्र मोरे स्वानंद रवींद्र | 480 | 506 |
| 8 | मोरे रेखा रवींद्र | 480 | 506 |
| 9 | पुंडे दत्तात्रय दिनकर | 480 | 506 |
| 10 | पागे शैलजा नितीन | 480 | 506 |
| 11 | जोशी अनघा अरविंद | 480 | 506 |
| 12 | कुलकर्णी आशिष रामकृष्ण कुलकर्णी मृणाल आशिष | 480 | 506 |
| TOTAL | | 5760 | 6072 |

| BUILDING 5 | | | |
|-------------------|--|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | जावडेकर आशुतोष विकास | 480 | 506 |
| 2 | भोंडवे शामल शांताराम | 480 | 506 |
| 3 | खडकभावी जयश्री प्रभाकर | 480 | 506 |
| 4 | कुलकर्णी चंद्रकांत श्रीधर | 480 | 506 |
| 5 | फणसळकर मकरंद चंद्रकांत | 480 | 506 |
| 6 | फणसळकर मीना मकरंद | 480 | 506 |
| 7 | पाटणकर सुधा श्रीनिवास | 480 | 506 |
| 8 | जोशी उषा अरुण | 480 | 506 |
| 9 | साने दीपक काशिनाथ | 480 | 506 |
| 10 | राजे नंदिनी चंद्रकांत | 480 | 506 |
| 11 | रानडे धनंजय बाळकृष्ण मेघना बाळकृष्ण रानडे | 480 | 506 |
| 12 | रानडे मेघना धनंजय | 480 | 506 |
| | TOTAL | 5760 | 6072 |

| BUILDING 6 | | | |
|-------------------|--|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | माडीवाले प्रभाकर गंगाधर माडीवाले साधना प्रभाकर | 480 | 506 |
| 2 | कामत मोरेश्वर दिगंबर | 480 | 506 |
| 3 | उपाध्ये ज्योती सुनील उपाध्ये सुनील पांडुरंग | 480 | 506 |
| 4 | खिवंसरा स्मिता विनोद | 480 | 506 |
| 5 | बांदिवडेकर प्रसन्ना पद्माकर | 480 | 506 |
| 6 | देशपांडे सुधाकर त्रीमल | 480 | 506 |
| 7 | चव्हाण प्रतिभा प्रतापराव चव्हाण सुहास प्रतापराव चव्हाण राजीव प्रतापराव | 480 | 506 |
| 8 | शेनोय नरशिंह अनंत | 480 | 506 |
| 9 | सुर्वे रामदास खंडेराव | 480 | 506 |
| 10 | मुतालिक दिलीप श्रीनिवास मुतालिक भावना दिलीप | 480 | 506 |
| 11 | क्षीरसागर माधुरी दिलीप | 480 | 506 |
| 12 | बक्षी सीमा सतीश | 480 | 506 |
| | TOTAL | 5760 | 6072 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

| BUILDING C1 | | | |
|--------------------|--|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | लोकरे प्रमिला उद्धव लोकरे राम उद्धव | 540 | 509 |
| 2 | चव्हाण राजोव प्रतापराव | | 488 |
| 7 | मणेर हसीना रमजान | | 490 |
| 8 | राजे अरुण प्रभाकर | | 521 |
| 9 | बाठे मुकुंद शंकर | | 509 |
| 10 | ब्रम्हे सुरेश नागेश | | 488 |
| 15 | गोसावी शिवाजी भास्कर | | 490 |
| 16 | पवार सुरेखा हनुमंत | | 521 |
| 17 | खिवंसरा विनोद चांदमल | | 509 |
| 18 | भोसरेकर मधुकर रामराव | | 488 |
| 23 | लोकरे रामचंद्र उद्धव लोकरे साधना रामचंद्र | | 490 |
| 24 | पाटणकर श्यामकांत माधव | | 521 |
| 25 | ठोसर विनिता विद्याधर | | 509 |
| 26 | ठोसर विद्याधर मधुकर | | 488 |
| 31 | गोखले सुनील वसंत | | 490 |
| 32 | डोंगरे विलास अनंत डोंगरे अंजली विलास | 540 | 521 |
| | TOTAL | | 8032 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

| BUILDING C2 | | | |
|--------------------|---|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 3 | कुलकणी मानसी उदय | 540 | 488 |
| 4 | पुणे गृहनिर्माण व क्षेत्रविकास मंडळ | | 509 |
| 5 | शेद्रे प्रभाकर कल्याण | | 521 |
| 6 | वकील नरेंद्र रघुनाथ | 540 | 490 |
| 11 | घोडके अंजली दीपक | | 488 |
| 12 | घोडके मनोहर रामचंद्र | | 509 |
| 13 | खिवंसरा मीनल विलास खिवंसरा विलास चांदमल | 540 | 521 |
| 14 | शुक्ल जुलेखा विकास शुक्ला अनुपम विकास शुक्ल विकास बळवंत | 540 | 490 |
| 19 | ढापरे जयंत वसंत | | 488 |
| 20 | पाटील शशिकांत जयराम | 540 | 509 |
| 21 | इनामदार मनाली कल्याण | 540 | 521 |
| 22 | वकील अभिजित वसंत | | 490 |
| 27 | नारखेडे दीपक | 498 | 488 |
| 28 | दुधभाते सुरेखा अनंत | 540 | 509 |
| 29 | वाघ प्रताप केशव | | 521 |
| 30 | शुक्ल विकास बळवंत | 520 | 490 |
| | TOTAL | | 8032 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

| BUILDING D1 | | | |
|--------------------|---------------------------|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | देशमुख मोहन बाबुराव | | 646 |
| 2 | जोशी रुपाली पुरषोत्तम | 780 | 672 |
| 6 | सांगवीकर पराग | | 646 |
| 7 | दातार विनया विद्याधर | 750 | 672 |
| 8 | कुलकर्णी अपर्णा महेशचंद्र | | 634 |
| 9 | आवटे भीमराव बाबुराव | 750 | 485 |
| 13 | ठकार प्रमोद गर्णेश | 750 | 646 |
| 14 | सदिस्तप प्रमोद | 750 | 672 |
| 15 | राजहंस अर्चना अरुण | | 634 |
| 16 | सदिस्तप प्रमोद | 540 | 485 |
| 20A | जोशी दीपक केशव | 580 | 485 |
| | TOTAL | | 6677 |

| BUILDING D2 | | | |
|--------------------|-----------------------------|--------------------------------------|----------------------------|
| FLAT NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 10 | रावराणे अशोककुमार दत्तात्रय | 750 | 673 |
| 11 | संत राजीव श्रीपाद | | 689 |
| 12 | देशपांडे अनिल प्रभाकर | 530 | 529 |
| 17 | कुलकर्णी माधव दत्तात्रय | 750 | 673 |
| 18 | बापट श्रीपाद मधुसूदन | 780 | 689 |
| 19 | हेमगड्डी वसंत मारुतंड | | 529 |
| 20 | सोमण शुभदा श्रीनिवास | 720 | 673 |
| 21 | देवकर सुमन दिलीप | 1050 | 1226 |
| | TOTAL | | 5681 |

| D BUILDING SHOPS | | | |
|-------------------------|--------------------------|--------------------------------------|----------------------------|
| SHOP NO. | MEMBERS NAME | AS PER DOCUMENTS AREA (SQ FT) | RERA CARPET (SQ FT) |
| 1 | ढापरे सुनिता जयंत | | 258 |
| 2 | गोखले मानसी मंगेश | | 170 |
| 3 | चौधरी वैशाली मांगीलाल | 125 | 134 |
| 4 | चौधरी मंगाराम देवाजी | 170 | 152 |
| 5 | चौधरी रामलाल हेमाजी | | 243 |
| 6 | कुलकर्णी इंदिराबाई गजानन | | 184 |
| 7 | जाधव मीनाताई मोहन | | 248 |
| 8 | भूतकर सुरुची अरविंद | | 238 |
| 9 | अग्रवाल सुनील ईश्वरलाल | | 158 |
| 10 | अग्रवाल सुनील ईश्वरलाल | | 166 |
| 11 | वाघ प्रताप केशव | | 237 |
| | TOTAL | | 2188 |

RERA Carpet with 70 % offer:

ARCHANA NAGAR CO OP HOUSING SOCIETY

CTS NO.-943, S.NO. 39/2/2, ERANDWANE ,PUNE-411038.

BUILDING 1

| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
|--------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| 1 | वाघ प्रताप केशव | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 2 | बोधनी किशोर श्रीकृष्ण, बोधनी स्मिता किशोर बोधनी सौरभ किशोर | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 3 | कुलकर्णी वृषाली विलास | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 4 | देवधर सुरेश महादेव | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 5 | वैद्य प्रसाद रत्नाकर वैद्य सीमा प्रसाद | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 6 | आमटे प्रकाश गंगाधर | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 7 | आंबेकर हेमंत चिंतामण | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 8 | जतकर श्रीकांत रामराव जतकर पद्मा श्रीकांत | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 9 | खाडिलकर मेधा राजेंद्र | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 10 | हेमगड्डी वसंत मार्टेड हेमगड्डी आनंद मार्टेड | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 11 | डेग्वेकर शैलजा चंद्रशेखर आदित्य चंद्रशेखर डेग्वेकर | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 12 | पाटील कांचनगौडा मुदगौडा पाटील अमित कांचनगौडा | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| TOTAL | | 10800.00 | 11844.00 | 8290.80 | 20134.80 | 27181.98 | ₹ 40,77,29,700.00 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY

CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

RERA Carpet with 70 % offer:

| BUILDING 2 | | | | | | | |
|------------|---|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | हळबे सुजाता चंद्रशेखर चंद्रशेखर राजाराम हळबे | 856.38 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 2 | पंचभाई आनंद भानुदास | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 3 | कचरे मनोज माधव | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 4 | पंडित देवयानी | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 5 | कदम गोविंद बाबाराव | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 6 | महाजन नेहा सतीश | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 7 | ढापरे सुनिता जयंत | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 8 | बोडस शिरीष | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 9 | शिंदे प्रदीप कृष्णराव | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 10 | देशपांडे वैजयंती देविदास | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 11 | भंडारी अनिल पदमचंद | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| 12 | वैद्य सुभाष लक्षमन | 900.00 | 987.00 | 690.90 | 1677.90 | 2265.17 | ₹ 3,39,77,475.00 |
| | TOTAL | 10756.38 | 11844.00 | 8290.80 | 20134.80 | 27181.98 | ₹ 40,77,29,700.00 |

RERA Carpet with 70 % offer:

| BUILDING 3 | | | | | | | |
|--------------|---|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | नाईकदेसाई विजय नारायण | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 2 | भट रजनी रामचंद्र | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 3 | लोढा सुमतिलाल लोढा | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 4 | कुंभोजकर दिलीप शामराव | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 5 | घोडके प्रदीप मनोहर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 6 | काळे माया पद्माकर काळे पद्माकर शंकर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 7 | साठे आरती गोपाल शिंत्रे दिपाली मकरंद | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 8 | मुथा सार्थक दिनेश | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 9 | भोसले प्रशांत हनुमंत | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 10 | भोसले राहुल हनुमंत | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 11 | केळकर विनायक विष्णू | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 12 | कुलकर्णी शीला सुधाकर देशपांडे मंजुषा सुनील मोहनाळकर मधुरा सुहास | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| TOTAL | | 5760.00 | 6072.00 | 4250.40 | 10322.40 | 13935.24 | ₹ 20,90,28,600.00 |

RERA Carpet with 70 % offer:

| BUILDING 4 | | | | | | | |
|--------------|---|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | गद्रे वैजयंती विनायक | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 2 | थत्ते माणिक पद्माकर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 3 | घोले राजश्री सुरेंद्र | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 4 | गोसावी अनिता अरुण | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 5 | सावजी रसिका किशोर सावजी किशोर बाळकृष्ण | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 6 | भोळे अशोक वसंतराव | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 7 | मोरे रवींद्र विठ्ठलराव मोरे रेखा रवींद्र मोरे स्वानंद रवींद्र | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 8 | मोरे रेखा रवींद्र | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 9 | पुंडे दत्तात्रय दिनकर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 10 | पागे शैलजा नितीन | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 11 | जोशी अनघा अरविंद | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 12 | कुलकर्णी आशिष रामकृष्ण कुलकर्णी मृणाल आशिष | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| TOTAL | | 5760.00 | 6072.00 | 4250.40 | 10322.40 | 13935.24 | ₹ 20,90,28,600.00 |

RERA Carpet with 70 % offer:

| BUILDING 5 | | | | | | | |
|------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | जावडेकर आशुतोष विकास | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 2 | भोंडवे शामल शांताराम | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 3 | खडकभावी जयश्री प्रभाकर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 4 | कुलकर्णी चंद्रकांत श्रीधर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 5 | फणसळकर मकरंद चंद्रकांत | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 6 | फणसळकर मीना मकरंद | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 7 | पाटणकर सुधा श्रीनिवास | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 8 | जोशी उषा अरुण | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 9 | साने दीपक काशिनाथ | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 10 | राजे नंदिनी चंद्रकांत | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 11 | रानडे धनंजय बाळकृष्ण मेघना बाळकृष्ण रानडे | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 12 | रानडे मेघना धनंजय | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| | TOTAL | 5760.00 | 6072.00 | 4250.40 | 10322.40 | 13935.24 | ₹ 20,90,28,600.00 |

RERA Carpet with 70 % offer:

| BUILDING 6 | | | | | | | |
|------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | माडीवाले प्रभाकर गंगाधर माडीवाले साधना प्रभाकर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 2 | कामत मोरेश्वर दिगंबर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 3 | उपाध्ये ज्योती सुनील उपाध्ये सुनील पांडुरंग | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 4 | खिवंसरा स्मिता विनोद | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 5 | बांदिवडेकर प्रसन्ना पद्माकर | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 6 | देशपांडे सुधाकर त्रीमल | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 7 | चव्हाण प्रतिभा प्रतापराव चव्हाण सुहास प्रतापराव चव्हाण राजीव प्रतापराव | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 8 | शेनोय नरशिंह अनंत | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 9 | सुर्वे रामदास खंडेराव | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 10 | मुतालिक दिलीप श्रीनिवास मुतालिक भावना दिलीप | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 11 | क्षीरसागर माधुरी दिलीप | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| 12 | बक्षी सीमा सतीश | 480.00 | 506.00 | 354.20 | 860.20 | 1161.27 | ₹ 1,74,19,050.00 |
| | TOTAL | 5760.00 | 6072.00 | 4250.40 | 10322.40 | 13935.24 | ₹ 20,90,28,600.00 |

RERA Carpet with 70 % offer:

| BUILDING C1 | | | | | | | |
|--------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | लोकरे प्रमिला उद्धव लोकरे राम उद्धव | 540.00 | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 2 | चव्हाण राजीव प्रतापराव | | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 7 | मणेर हसीना रमजान | | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| 8 | राजे अरुण प्रभाकर | | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| 9 | बाठे मुकुंद शंकर | | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 10 | ब्रह्मे सुरेश नागेश | | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 15 | गोसावी शिवाजी भास्कर | | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| 16 | पवार सुरेखा हनुमंत | | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| 17 | खिवंसरा विनोद चांदमल | | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 18 | भोसरेकर मधुकर रामराव | | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 23 | लोकरे रामचंद्र उद्धव लोकरे साधना रामचंद्र | | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| 24 | पाटणकर श्यामकांत माधव | | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| 25 | ठोसर विनिता विद्याधर | | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 26 | ठोसर विद्याधर मधुकर | | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 31 | गोखले सुनील वसंत | | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| 32 | डोंगरे विलास अनंत डोंगरे अंजली विलास | 540.00 | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| TOTAL | | | 8032.00 | 5622.40 | 13654.40 | 18433.44 | ₹ 27,65,01,600.00 |

RERA Carpet with 70 % offer:

| BUILDING C2 | | | | | | | |
|-------------|---|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 3 | कुलकर्णी मानसी उदय | 540.00 | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 4 | पुणे गृहनिर्माण व क्षेत्रविकास मंडळ | | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 5 | शेद्रे प्रभाकर कल्याण | | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| 6 | वकील नरेंद्र रघुनाथ | 540.00 | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| 11 | घोडके अंजली दीपक | | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 12 | घोडके मनोहर रामचंद्र | | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 13 | खिवंसरा मीनल विलास खिवंसरा विलास चांदमल | 540.00 | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| 14 | शुक्ल जुलेखा विकास शुक्ला अनुपम विकास शुक्ल विकास बळवंत | 540.00 | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| 19 | ढापरे जयंत वसंत | | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 20 | पाटील शशिकांत जयराम | 540.00 | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 21 | इनामदार मनाली कल्याण | 540.00 | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| 22 | वकील अभिजित वसंत | | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| 27 | नारखेडे दीपक | 498.00 | 488.00 | 341.60 | 829.60 | 1119.96 | ₹ 1,67,99,400.00 |
| 28 | दुधभाते सुरेखा अनंत | 540.00 | 509.00 | 356.30 | 865.30 | 1168.16 | ₹ 1,75,22,325.00 |
| 29 | वाघ प्रताप केशव | | 521.00 | 364.70 | 885.70 | 1195.70 | ₹ 1,79,35,425.00 |
| 30 | शुक्ल विकास बळवंत | 520.00 | 490.00 | 343.00 | 833.00 | 1124.55 | ₹ 1,68,68,250.00 |
| | TOTAL | | 8032.00 | 5622.40 | 13654.40 | 18433.44 | ₹ 27,65,01,600.00 |

RERA Carpet with 70 % offer:

| BUILDING D1 | | | | | | | |
|-------------|---------------------------|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | देशमुख मोहन बाबुराव | | 646.00 | 452.20 | 1098.20 | 1482.57 | ₹ 2,22,38,550.00 |
| 2 | जोशी रुपाली पुरषोत्तम | 780.00 | 672.00 | 470.40 | 1142.40 | 1542.24 | ₹ 2,31,33,600.00 |
| 6 | सांगवीकर पराग | | 646.00 | 452.20 | 1098.20 | 1482.57 | ₹ 2,22,38,550.00 |
| 7 | दातार विनया विद्याधर | 750.00 | 672.00 | 470.40 | 1142.40 | 1542.24 | ₹ 2,31,33,600.00 |
| 8 | कुलकर्णी अपर्णा महेशचंद्र | | 634.00 | 443.80 | 1077.80 | 1455.03 | ₹ 2,18,25,450.00 |
| 9 | आवटे भीमराव बाबुराव | 750.00 | 485.00 | 339.50 | 824.50 | 1113.08 | ₹ 1,66,96,125.00 |
| 13 | ठकार प्रमोद गर्णेश | 750.00 | 646.00 | 452.20 | 1098.20 | 1482.57 | ₹ 2,22,38,550.00 |
| 14 | सदिस्तप प्रमोद | 750.00 | 672.00 | 470.40 | 1142.40 | 1542.24 | ₹ 2,31,33,600.00 |
| 15 | राजहंस अर्चना अरुण | | 634.00 | 443.80 | 1077.80 | 1455.03 | ₹ 2,18,25,450.00 |
| 16 | सदिस्तप प्रमोद | 540.00 | 485.00 | 339.50 | 824.50 | 1113.08 | ₹ 1,66,96,125.00 |
| 20A | जोशी दीपक केशव | 580.00 | 485.00 | 339.50 | 824.50 | 1113.08 | ₹ 1,66,96,125.00 |
| | TOTAL | | 6677.00 | 4673.90 | 11350.90 | 15323.72 | ₹ 22,98,55,725.00 |

RERA Carpet with 70 % offer:

| BUILDING D2 | | | | | | | |
|-------------|-----------------------------|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 10 | रावराणे अशोककुमार दत्तात्रय | 750.00 | 673.00 | 471.10 | 1144.10 | 1544.54 | ₹ 2,31,68,025.00 |
| 11 | संत राजीव श्रीपाद | | 689.00 | 482.30 | 1171.30 | 1581.26 | ₹ 2,37,18,825.00 |
| 12 | देशपांडे अनिल प्रभाकर | 530.00 | 529.00 | 370.30 | 899.30 | 1214.06 | ₹ 1,82,10,825.00 |
| 17 | कुलकर्णी माधव दत्तात्रय | 750.00 | 673.00 | 471.10 | 1144.10 | 1544.54 | ₹ 2,31,68,025.00 |
| 18 | बापट श्रीपाद मधुसूदन | 780.00 | 689.00 | 482.30 | 1171.30 | 1581.26 | ₹ 2,37,18,825.00 |
| 19 | हेमगड्डी वसंत मारुतंड | | 529.00 | 370.30 | 899.30 | 1214.06 | ₹ 1,82,10,825.00 |
| 20 | सोमण शुभदा श्रीनिवास | 720.00 | 673.00 | 471.10 | 1144.10 | 1544.54 | ₹ 2,31,68,025.00 |
| 21 | देवकर सुमन दिलीप | 1050.00 | 1226.00 | 858.20 | 2084.20 | 2813.67 | ₹ 4,22,05,050.00 |
| | TOTAL | | 5681.00 | 3976.70 | 9657.70 | 13037.90 | ₹ 19,55,68,425.00 |

RERA Carpet with 70 % offer:

| D BUILDING SHOPS | | | | | | | |
|------------------|--------------------------|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| SHOP NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (50% LOADING) | PROPOSED VALUATION OF FLAT @RS.15,000/- SQ.FT |
| 1 | ढापरे सुनिता जयंत | | 258.00 | 180.60 | 438.60 | 657.90 | ₹ 98,68,500.00 |
| 2 | गोखले मानसी मंगेश | | 170.00 | 119.00 | 289.00 | 433.50 | ₹ 65,02,500.00 |
| 3 | चौधरी वैशाली मांगीलाल | 125.00 | 134.00 | 93.80 | 227.80 | 341.70 | ₹ 51,25,500.00 |
| 4 | चौधरी मंगाराम देवाजी | 170.00 | 152.00 | 106.40 | 258.40 | 387.60 | ₹ 58,14,000.00 |
| 5 | चौधरी रामलाल हेमाजी | | 243.00 | 170.10 | 413.10 | 619.65 | ₹ 92,94,750.00 |
| 6 | कुलकर्णी इंदिराबाई गजानन | | 184.00 | 128.80 | 312.80 | 469.20 | ₹ 70,38,000.00 |
| 7 | जाधव मीनाताई मोहन | | 248.00 | 173.60 | 421.60 | 632.40 | ₹ 94,86,000.00 |
| 8 | भूतकर सुरुची अरविंद | | 238.00 | 166.60 | 404.60 | 606.90 | ₹ 91,03,500.00 |
| 9 | अग्रवाल सुनील ईश्वरलाल | | 158.00 | 110.60 | 268.60 | 402.90 | ₹ 60,43,500.00 |
| 10 | अग्रवाल सुनील ईश्वरलाल | | 166.00 | 116.20 | 282.20 | 423.30 | ₹ 63,49,500.00 |
| 11 | वाघ प्रताप केशव | | 237.00 | 165.90 | 402.90 | 604.35 | ₹ 90,65,250.00 |
| | TOTAL | | 2188.00 | 1531.60 | 3719.60 | 5579.40 | ₹ 8,36,91,000.00 |

RERA Carpet with 70 % offer:

| D BUILDING SHOPS | | | | | | | |
|------------------|--------------------------|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| SHOP NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 70% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (50% LOADING) | PROPOSED VALUATION OF FLAT @RS.30,000/- SQ.FT |
| 1 | ढापरे सुनिता जयंत | | 258.00 | 180.60 | 438.60 | 657.90 | ₹ 1,97,37,000.00 |
| 2 | गोखले मानसी मंगेश | | 170.00 | 119.00 | 289.00 | 433.50 | ₹ 1,30,05,000.00 |
| 3 | चौधरी वैशाली मांगीलाल | 125.00 | 134.00 | 93.80 | 227.80 | 341.70 | ₹ 1,02,51,000.00 |
| 4 | चौधरी मंगाराम देवाजी | 170.00 | 152.00 | 106.40 | 258.40 | 387.60 | ₹ 1,16,28,000.00 |
| 5 | चौधरी रामलाल हेमाजी | | 243.00 | 170.10 | 413.10 | 619.65 | ₹ 1,85,89,500.00 |
| 6 | कुलकर्णी इंदिराबाई गजानन | | 184.00 | 128.80 | 312.80 | 469.20 | ₹ 1,40,76,000.00 |
| 7 | जाधव मीनाताई मोहन | | 248.00 | 173.60 | 421.60 | 632.40 | ₹ 1,89,72,000.00 |
| 8 | भूतकर सुरुची अरविंद | | 238.00 | 166.60 | 404.60 | 606.90 | ₹ 1,82,07,000.00 |
| 9 | अग्रवाल सुनील ईश्वरलाल | | 158.00 | 110.60 | 268.60 | 402.90 | ₹ 1,20,87,000.00 |
| 10 | अग्रवाल सुनील ईश्वरलाल | | 166.00 | 116.20 | 282.20 | 423.30 | ₹ 1,26,99,000.00 |
| 11 | वाघ प्रताप केशव | | 237.00 | 165.90 | 402.90 | 604.35 | ₹ 1,81,30,500.00 |
| | TOTAL | | 2188.00 | 1531.60 | 3719.60 | 5579.40 | ₹ 16,73,82,000.00 |

RERA Carpet with 86 % offer:

| ARCHANA NAGAR CO OP HOUSING SOCIETY | | | | | | | |
|--|--|-----------------------------|-------------------------------------|---------------------------|--|--|--|
| CTS NO.-943, S.NO. 39/2/2, ERANDWANE ,PUNE-411038. | | | | | | | |
| BUILDING 1 | | | | | | | |
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | वाघ प्रताप केशव | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 2 | बोधनी किशोर श्रीकृष्ण, बोधनी स्मिता किशोर बोधनी सौरभ किशोर | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 3 | कुलकर्णी वृषाली विलास | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 4 | देवधर सुरेश महादेव | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 5 | वैद्य प्रसाद रत्नाकर वैद्य सीमा प्रसाद | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 6 | आमटे प्रकाश गंगाधर | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 7 | आंबेकर हेमंत चिंतामण | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 8 | जतकर श्रीकांत रामराव जतकर पद्मा श्रीकांत | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 9 | खाडिलकर मेधा राजेंद्र | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 10 | हेमगड्डी वसंत मार्टंड हेमगड्डी आनंद मार्टंड | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 11 | डेग्वेकर शैलजा चंद्रशेखर आदित्य चंद्रशेखर डेग्वेकर | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 12 | पाटील कांचनगौडा मुदगौडा पाटील अमित कांचनगौडा | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| TOTAL | | 10800.00 | 11844.00 | 10185.84 | 22029.84 | 29740.28 | ₹ 47,58,44,544.00 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

RERA Carpet with 86 % offer:

| BUILDING 2 | | | | | | | |
|------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | हळबे सुजाता चंद्रशेखर चंद्रशेखर राजाराम हळबे | 856.38 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 2 | पंचभाई आनंद भानुदास | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 3 | कचरे मनोज माधव | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 4 | पंडित देवयानी | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 5 | कदम गोविंद बाबाराव | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 6 | महाजन नेहा सतीश | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 7 | ढापरे सुनिता जयंत | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 8 | बोडस शिरीष | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 9 | शिंदे प्रदीप कृष्णराव | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 10 | देशपांडे वैजयंती देविदास | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 11 | भंडारी अनिल पदमचंद | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| 12 | वैद्य सुभाष लक्ष्मन | 900.00 | 987.00 | 848.82 | 1835.82 | 2478.36 | ₹ 3,96,53,712.00 |
| | TOTAL | 10756.38 | 11844.00 | 10185.84 | 22029.84 | 29740.28 | ₹ 47,58,44,544.00 |

RERA Carpet with 86 % offer:

| BUILDING 3 | | | | | | | |
|--------------|---|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | नाईकदेसाई विजय नारायण | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 2 | भट रजनी रामचंद्र | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 3 | लोढा सुमतिलाल | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 4 | कुंभोजकर दिलीप शामराव | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 5 | घोडके प्रदीप मनोहर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 6 | काळे माया पद्माकर काळे पद्माकर शंकर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 7 | साठे आरती गोपाल शिंत्रे दिपाली मकरंद | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 8 | मुथा सार्थक दिनेश | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 9 | भोसले प्रशांत हनुमंत | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 10 | भोसले राहुल हनुमंत | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 11 | केळकर विनायक विष्णू | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 12 | कुलकर्णी शीला सुधाकर देशपांडे मंजुषा सुनील मोहनाळकर मधुरा सुहास | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| TOTAL | | 5760.00 | 6072.00 | 5221.92 | 11293.92 | 15246.79 | ₹ 24,39,48,672.00 |

RERA Carpet with 86 % offer:

| BUILDING 4 | | | | | | | |
|------------|---|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | गद्रे वैजयंती विनायक | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 2 | थत्ते माणिक पद्माकर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 3 | घोले राजश्री सुरेंद्र | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 4 | गोसावी अनिता अरुण | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 5 | सावजी रसिका किशोर सावजी किशोर बाळकृष्ण | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 6 | भोळे अशोक वसंतराव | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 7 | मोरे रवींद्र विठ्ठलराव मोरे रेखा रवींद्र मोरे स्वानंद रवींद्र | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 8 | मोरे रेखा रवींद्र | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 9 | पुंडे दत्तात्रय दिनकर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 10 | पागे नितीन पागे शैलजा नितीन | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 11 | जोशी अनघा अरविंद | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 12 | कुलकर्णी आशिष रामकृष्ण कुलकर्णी मृणाल आशिष | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| | TOTAL | 5760.00 | 6072.00 | 5221.92 | 11293.92 | 15246.79 | ₹ 24,39,48,672.00 |

RERA Carpet with 86 % offer:

| BUILDING 5 | | | | | | | |
|------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | जावडेकर आशुतोष विकास | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 2 | भोंडवे शामल शांताराम | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 3 | खडकभावी जयश्री प्रभाकर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 4 | कुलकर्णी चंद्रकांत श्रीधर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 5 | फणसळकर मकरंद चंद्रकांत | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 6 | फणसळकर मीना मकरंद | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 7 | पाटणकर सुधा श्रीनिवास | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 8 | जोशी उषा अरुण | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 9 | साने दीपक काशिनाथ | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 10 | राजे नंदिनी चंद्रकांत | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 11 | रानडे धनंजय बाळकृष्ण मेघना बाळकृष्ण रानडे | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 12 | रानडे मेघना धनंजय | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| | TOTAL | 5760.00 | 6072.00 | 5221.92 | 11293.92 | 15246.79 | ₹ 24,39,48,672.00 |

RERA Carpet with 86 % offer:

| BUILDING 6 | | | | | | | |
|------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | माडीवाले प्रभाकर गंगाधर माडीवाले साधना प्रभाकर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 2 | कामत मोरेश्वर दिगंबर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 3 | उपाध्ये ज्योती सुनील उपाध्ये सुनील पांडुरंग | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 4 | खिवंसरा स्मिता विनोद | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 5 | बांदिवडेकर प्रसन्ना पद्माकर | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 6 | देशपांडे सुधाकर त्रीमल | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 7 | चव्हाण प्रतिभा प्रतापराव चव्हाण सुहास प्रतापराव चव्हाण राजीव प्रतापराव | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 8 | शेनोय नरशिंह अनंत | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 9 | सुर्वे रामदास खंडेराव | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 10 | मुतालिक दिलीप श्रीनिवास मुतालिक भावना दिलीप | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 11 | क्षीरसागर माधुरी दिलीप | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| 12 | बक्षी सीमा सतीश | 480.00 | 506.00 | 435.16 | 941.16 | 1270.57 | ₹ 2,03,29,056.00 |
| | TOTAL | 5760.00 | 6072.00 | 5221.92 | 11293.92 | 15246.79 | ₹ 24,39,48,672.00 |

RERA Carpet with 86 % offer:

| BUILDING C1 | | | | | | | |
|--------------|--|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | लोकरे प्रमिला उद्धव लोकरे राम उद्धव | 540.00 | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 2 | चव्हाण राजीव प्रतापराव | | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 7 | मणेर हसीना रमजान | | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| 8 | राजे अरुण प्रभाकर | | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| 9 | बाठे मुकुंद शंकर | | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 10 | ब्रह्मे सुरेश नागेश | | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 15 | गोसावी शिवाजी भास्कर | | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| 16 | पवार सुरेखा हनुमंत | | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| 17 | खिवंसरा विनोद चांदमल | | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 18 | भोसरेकर मधुकर रामराव | | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 23 | लोकरे रामचंद्र उद्धव लोकरे साधना रामचंद्र | | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| 24 | पाटणकर श्यामकांत माधव | | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| 25 | ठोसर विनिता विद्याधर | | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 26 | ठोसर विद्याधर मधुकर | | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 31 | गोखले सुनील वसंत | | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| 32 | डोंगरे विलास अनंत डोंगरे अंजली विलास | 540.00 | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| TOTAL | | | 8032.00 | 6907.52 | 14939.52 | 20168.35 | ₹ 32,26,93,632.00 |

ARCHANA NAGAR CO-OP HOUSING SOCIETY
CTS NO.-943, S.NO.39/2/2,ERANDWANE, PUNE-38.

FEASIBILITY REPORT.

RERA Carpet with 86% offer:

| BUILDING C2 | | | | | | | |
|-------------|---|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 3 | कुलकर्णी मानसी उदय | 540.00 | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 4 | पुणे गृहनिर्माण व क्षेत्रविकास मंडळ | | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 5 | शेद्रे प्रभाकर कल्याण | | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| 6 | वकील नरेंद्र रघुनाथ | 540.00 | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| 11 | घोडके अंजली दीपक | | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 12 | घोडके मनोहर रामचंद्र | | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 13 | खिवंसरा मीनल विलास खिवंसरा विलास चांदमल | 540.00 | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| 14 | शुक्ल जुलेखा विकास शुक्ला अनुपम विकास शुक्ल विकास बळवंत | 540.00 | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| 19 | ढापरें जयंत वसंत | | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 20 | पाटील शशिकांत जयराम | 540.00 | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 21 | इनामदार मनाली कल्याण | 540.00 | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| 22 | वकील अभिजित वसंत | | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| 27 | नारखेडे दीपक | 498.00 | 488.00 | 419.68 | 907.68 | 1225.37 | ₹ 1,96,05,888.00 |
| 28 | दुधभाते सुरेखा अनंत | 540.00 | 509.00 | 437.74 | 946.74 | 1278.10 | ₹ 2,04,49,584.00 |
| 29 | वाघ प्रताप केशव | | 521.00 | 448.06 | 969.06 | 1308.23 | ₹ 2,09,31,696.00 |
| 30 | शुक्ल विकास बळवंत | 520.00 | 490.00 | 421.40 | 911.40 | 1230.39 | ₹ 1,96,86,240.00 |
| | TOTAL | | 8032.00 | 6907.52 | 14939.52 | 20168.35 | ₹ 32,26,93,632.00 |

RERA Carpet with 86 % offer:

| BUILDING D1 | | | | | | | |
|-------------|---------------------------|-------------------------|------------------------------------|-----------------------|---|---|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 1 | देशमुख मोहन बाबुराव | | 646.00 | 555.56 | 1201.56 | 1622.11 | ₹ 2,59,53,696.00 |
| 2 | जोशी रुपाली पुरषोत्तम | 780.00 | 672.00 | 577.92 | 1249.92 | 1687.39 | ₹ 2,69,98,272.00 |
| 6 | सांगवीकर पराग | | 646.00 | 555.56 | 1201.56 | 1622.11 | ₹ 2,59,53,696.00 |
| 7 | दातार विनया विद्याधर | 750.00 | 672.00 | 577.92 | 1249.92 | 1687.39 | ₹ 2,69,98,272.00 |
| 8 | कुलकर्णी अपर्णा महेशचंद्र | | 634.00 | 545.24 | 1179.24 | 1591.97 | ₹ 2,54,71,584.00 |
| 9 | आवटे भीमराव बाबुराव | 750.00 | 485.00 | 417.10 | 902.10 | 1217.84 | ₹ 1,94,85,360.00 |
| 13 | ठकार प्रमोद गर्णेश | 750.00 | 646.00 | 555.56 | 1201.56 | 1622.11 | ₹ 2,59,53,696.00 |
| 14 | सदिस्तप प्रमोद | 750.00 | 672.00 | 577.92 | 1249.92 | 1687.39 | ₹ 2,69,98,272.00 |
| 15 | राजहंस अर्चना अरुण | | 634.00 | 545.24 | 1179.24 | 1591.97 | ₹ 2,54,71,584.00 |
| 16 | सदिस्तप प्रमोद | 540.00 | 485.00 | 417.10 | 902.10 | 1217.84 | ₹ 1,94,85,360.00 |
| 20A | जोशी दीपक केशव | 580.00 | 485.00 | 417.10 | 902.10 | 1217.84 | ₹ 1,94,85,360.00 |
| | TOTAL | | 6677.00 | 5742.22 | 12419.22 | 16765.95 | ₹ 26,82,55,152.00 |

RERA Carpet with 86 % offer:

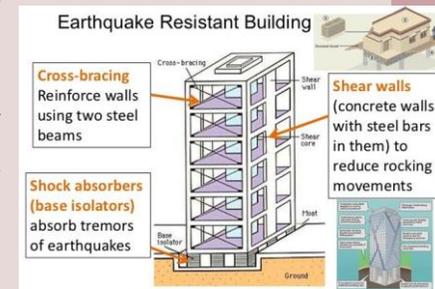
| BUILDING D2 | | | | | | | |
|-------------|-----------------------------|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| FLAT NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (35% LOADING) | PROPOSED VALUATION OF FLAT @RS.16,000/- SQ.FT |
| 10 | रावराणे अशोककुमार दत्तात्रय | 750.00 | 673.00 | 578.78 | 1251.78 | 1689.90 | ₹ 2,70,38,448.00 |
| 11 | संत राजीव श्रीपाद | | 689.00 | 592.54 | 1281.54 | 1730.08 | ₹ 2,76,81,264.00 |
| 12 | देशपांडे अनिल प्रभाकर | 530.00 | 529.00 | 454.94 | 983.94 | 1328.32 | ₹ 2,12,53,104.00 |
| 17 | कुलकर्णी माधव दत्तात्रय | 750.00 | 673.00 | 578.78 | 1251.78 | 1689.90 | ₹ 2,70,38,448.00 |
| 18 | बापट श्रीपाद मधुसूदन | 780.00 | 689.00 | 592.54 | 1281.54 | 1730.08 | ₹ 2,76,81,264.00 |
| 19 | हेमगड्डी वसंत मारुतंड | | 529.00 | 454.94 | 983.94 | 1328.32 | ₹ 2,12,53,104.00 |
| 20B | सोमण शुभदा श्रीनिवास | 720.00 | 673.00 | 578.78 | 1251.78 | 1689.90 | ₹ 2,70,38,448.00 |
| 21 | देवकर सुमन दिलीप | 1050.00 | 1226.00 | 1054.36 | 2280.36 | 3078.49 | ₹ 4,92,55,776.00 |
| | TOTAL | | 5681.00 | 4885.66 | 10566.66 | 14264.99 | ₹ 22,82,39,856.00 |

RERA Carpet with 86 % offer:

| D BUILDING SHOPS | | | | | | | |
|------------------|--------------------------|----------------------|------------------------------|--------------------|---|-------------------------------------|---|
| SHOP NO. | MEMBERS NAME | BUILTUP AREA (SQ FT) | EXISTING RERA CARPET (SQ FT) | OFFERED CARPET 86% | NEW PROPOSED RERA CARPET AREA (EXIS. RERA + OFFERED AREA) | PROPOSED SALEBLE AREA (50% LOADING) | PROPOSED VALUATION OF FLAT @RS.32,000/- SQ.FT |
| 1 | ढापरे सुनिता जयंत | | 258.00 | 221.88 | 479.88 | 719.82 | ₹ 2,30,34,240.00 |
| 2 | गोखले मानसी मंगेश | | 170.00 | 146.20 | 316.20 | 474.30 | ₹ 1,51,77,600.00 |
| 3 | चौधरी वैशाली मांगीलाल | 125.00 | 134.00 | 115.24 | 249.24 | 373.86 | ₹ 1,19,63,520.00 |
| 4 | चौधरी मंगाराम देवाजी | 170.00 | 152.00 | 130.72 | 282.72 | 424.08 | ₹ 1,35,70,560.00 |
| 5 | चौधरी रामलाल हेमाजी | | 243.00 | 208.98 | 451.98 | 677.97 | ₹ 2,16,95,040.00 |
| 6 | कुलकर्णी इंदिराबाई गजानन | | 184.00 | 158.24 | 342.24 | 513.36 | ₹ 1,64,27,520.00 |
| 7 | जाधव मीनाताई मोहन | | 248.00 | 213.28 | 461.28 | 691.92 | ₹ 2,21,41,440.00 |
| 8 | भूतकर सुरुची अरविंद | | 238.00 | 204.68 | 442.68 | 664.02 | ₹ 2,12,48,640.00 |
| 9 | अग्रवाल सुनील ईश्वरलाल | | 158.00 | 135.88 | 293.88 | 440.82 | ₹ 1,41,06,240.00 |
| 10 | अग्रवाल सुनील ईश्वरलाल | | 166.00 | 142.76 | 308.76 | 463.14 | ₹ 1,48,20,480.00 |
| 11 | वाघ प्रताप केशव | | 237.00 | 203.82 | 440.82 | 661.23 | ₹ 2,11,59,360.00 |
| | TOTAL | | 2188.00 | 1881.68 | 4069.68 | 6104.52 | ₹ 19,53,44,640.00 |

If the Redevelopment proposal is implemented then the following advantages could be derived by the society:-

1. The members will be provided new flats free of cost thus indirectly an earning of **Rs. 16000/-** (Sixteen Thousand five hundred) per square feet
2. The members will be provided or will be **compensated for alternate accommodation** during the course of construction after demolition of the buildings.
3. The newly constructed buildings will be **Earthquake resistant** as well will be designed to take care the wind load. Hence more durable against the natural calamity.
4. New buildings **will be planned** to suit the **modern living style**.
5. New buildings will be constructed with **modern Elevation features** to give beautiful attractive and sober look. Which will indirectly amount to the price appreciation of the whole property.
6. **Latest and modern amenities** will be provided in the newly constructed building.
7. New buildings will be constructed keeping in mind the latest IS quality standards & hence will not require maintenance or major repairs for next 30 to 35 years or so.



The following are the drawbacks of the said Redevelopment Proposal :

1. SHIFTING AND TEMPORARY ACCOMMODATION

In order to facilitate the construction of the new buildings the members have to shift temporarily for at least **36 months** on rental basis after demolition of the buildings.

This will indirectly lead to the following hardships:

- (a) The members have **to shift all their furniture / belonging** etc. to the newly rented premises.
- (b) There may be a possibility that the rented premises could be little far from the school/colleges or their business places leading to further inconvenience.
- (c) There may be a possibility that in few cases that the members may have to search for another rental premises after the expiry of 11 months.
- (d) There may be a possibility that the rented premises may be little away from the railway station or bus station or away from main road; making the routine travelling little inconvenient.

All the above will definitely disturb the normal life of the members to some extent since members who have been staying in this building will require some time period to get adapted to the new locality, new environment and new neighbors



The following are the drawbacks of the said Redevelopment Proposal :

2. INCREASE IN MAINTENANCE CHARGES

The maintenance charges in the newly constructed building will increase due to the following :-

- (a) The newly constructed buildings will be assessed as per present ratable value and hence there will be increase in property taxes to be paid to the corporation.
- (b) The additional facility like lift, landscaping, club house, sports room, swimming pool will lead to more consumption of electricity and water thereby will increase the general Maintenance cost.
- (c) The society has to depute additional permanent staff such as gardeners, sweepers and security people to efficiently manage the day to day society affairs.

3. INCREASE IN NUMBER OF MEMBERS

Since the project is feasible only if T.D.R. & PAID FSI is availed and additional flats which are constructed are sold in open market there will be increase in the number of members after both the buildings are constructed and this will further lead to increase in number of vehicles which would require more parking space.



Sequence of the operations :

| SEQUENCE OF OPERATIONS : | | |
|--------------------------|--|-------------|
| | In order to implement the Redevelopment project the following sequence of operations has to be followed: | Days |
| 1 | Finalization of the list of amenities. | 10 |
| 2 | Preparation of draft tender documents, discussing with the committee and finalizing draft tender | 30 |
| 3 | Inviting the tenders (Technical and Commercial) from various builders/developers, doing the technical evaluation and preparing comparison statement and short listing few developers | 60 |
| 4 | Conducting joint meetings with the short listed Builders/developers along with the committee members and finalizing the most suitable developer | 45 |
| 5 | Issuing Letter of Intent based on terms negotiated with the selected Developer | 8 |
| 6 | Ascertaining measurement of each flat and finalizing the carpet area of each member | 8 |
| 7 | Listing down the requirement of each member preparing tentative drawings | 45 |
| 8 | Carrying out detail plane table survey | 8 |
| 9 | Selecting upon Solicitors/legal consultants and Tax consultants | 20 |
| 10 | Completing agreement formalities between the society and builders/developers and also between the society members and builders/developers | 30 |
| 11 | Finalizing the layout of the entire plot. | 30 |
| 12 | Finalizing the plans as per the members requirement | 45 |
| 13 | Obtaining approvals on finalized plan and C.C | 120 |
| 14 | Shifting to a temporary accommodation | 30 |
| 15 | Demolition of the building & Bhoomi poojan | 45 |
| 16 | Carrying out soil exploration | 15 |
| 17 | Construction of new buildings | 1095 |
| 18 | Compound wall with gate and concrete pavement and watchman cabin | 45 |
| 19 | Obtaining O.C.C (Occupation Certificate) | 45 |
| 20 | Obtaining permanent water connection and water supply meter fixing | 30 |
| 21 | Cleaning site | 15 |
| 22 | Handing over possession to the members after confirming the carpet areas of newly constructed flats. | 8 |
| 23 | New Conveyance | 60 |
| TOTAL DAYS | | 1847 |



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Date : 28/07/2021

Order No: - 18/2021

No. MahaRERA / Secy / File No.27/148 /2021

Subject: Quarterly Update for Registered Projects

Whereas, as per provisions of Section 11 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 20 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017, every promoter is required to update the details of their registered projects on quarterly basis.

Accordingly, MahaRERA had made available online facility to Promoters, for providing quarterly updates of their registered projects. However, there is a need for more systematic and methodical process of quarterly updates. Therefore, the following orders are being passed with immediate effect:

- MahaRERA shall implement "Financial Quarter Based Project Progress Reporting System" for all MahaRERA registered real estate projects. Promoters shall file Quarterly Progress Reports (QPR) as per Financial Quarters within 7 days of the Quarter End (Due Dates will be every 7th day of July, October, January and April respectively).
- The first financial quarter based QPR will be due to be filled by 15th August, 2021 for all registered projects (for April May June Quarter) irrespective of the date of their last QPR filled.
- Promoter shall provide Quarterly updates on the following:
 - Increment Changes in various building plan approvals.
 - Status of the Project: Physical and Financial Progress of the Project along with Form 1, Form 2, Form 2A and Form 3 for the quarter.
 - Form 5 shall be submitted in the concerned quarter i.e Quarter II.
 - Form 4 to be uploaded, if applicable.
 - Present status of Booking of Plots/Apartments/Units
 - Present status of Booking of Garages, Cover Parking.
 - Changes in Project Professionals including Architect, Engineer, Chartered Accountant, Real Estate Agents and so on.

MAHARERA HEADQUARTERS

Housefin Bhavan, Plot No. C - 21, E - Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051

Tel. No.: 022 68 111 600 • E mail : helpdesk@maharera.mahaonline.gov.in

महारेरा मुख्यालय

हाऊसफिन भवन प्लॉट नं. सी-२१ ई-ब्लॉक, बन्ड्रे- कुर्ला कॉम्प्लेक्स, बन्ड्रे (पूर्व), मुंबई - ४०० ०५१.

फोन नं.: ०२२ - ६८ १११ ६०० • ई मेल : helpdesk@maharera.mahaonline.gov.in

The MahaRera has implemented “**Financial Quarter Based Project Progress Reporting System**” for all registered real estate projects. Maharera has clarified that **stringent action** will be taken against developers for not filling the QPR . **On missing the QPR dead lines** , a web generated **notice** shall be immediately sent to the developer for its compliance within 10 days, it shall be made available for public view , the details of non compliance by the promoters, on **failure of compliance** Chief planning officer Maharera shall call Promotor for hearing to understand the reason for non –compliance and on basis of merit , put the case to Authority for determining penal action to be undertaken .The developer shall also be **restricted from availing any other service from Maharera including project extension, Correction etc, till the QPR is filled .**

PREPARING TENDERS ON FOLLOWING POINTS:

- PROJECT BACKGROUND
- EARNEST MONEY DEPOSIT (EMD)
- FINANCIAL STABILITY / BANK GUARANTEE /SECURITY DEPOSIT
- TEMPORARY ACCOMODATION
- TDR TOBE PURCHASED IN THE NAME OF THE SOCIETY
- CORPUS FUND
- TECHNICAL PROPOSAL (EXTRA CARPET AREA OFFER)
- RESTRICTION ON SALE OF COMMERCIAL PREMISES IF ANY
- ARBITRATIO CLAUSE
- LIQUIDATED DAMAGES FOR DELAY CLAUSE
- MISINTERPRETATION/FRAUD/BREACH OF TERMS AND CONDITIONS
- SCOPE OF CONTRACT
- DEFECT LIABILITY PERIOD
- DAIRY OF PROGRESS REPORT/ BAR CHART
- COMMERCIAL PROPOSAL
- CONSTRUCTION QUALITY
- INPUT FOR FINANCIAL TENDERS,VETTING & REVIEW.
- DUE COMPLIANCES OF BIDDER TOBE VERIFIED AND REVIEWED
- FINANCIAL PROJECTIONS
- CONSTRUCTION TIMELINE
- REPUTATION & HISTORY
- CASES UNDER RERA
- AMENITIES THAT DEVELOPER ARE OFFERING



PREPARING TENDERS ON FOLLOWING POINTS:

- COMPARATIVE RATES
- QUALITY ANALYSIS
- DETAILS & TECHN OF MATERIALS WITH RELEVANT I.S. CODES
- TECHNICAL SPECIFICATION WHICH SHOULD COVER DETAILS SUCH AS GENERAL CONDITION , DEMOLITION WORK,DISMANTLING WORK,EXCAVATION & PRE FILLING , ANTITERMITE TREATMENT,MASONRY & PLASTERING WORK, BRICK BAT COBA& WATER PROOFING TREATMENT, DOORS & WINDOWS, FLOORING, SANITARY , WATER SUPPLY & DRAINAGE , PAINTING , LANDSCAPING & SAFETY CODES ETC.
- QUALITY ASSURANCE PROGRAM
- REDEVELOPMENT PROPOSAL SUMMERY
- PARKING FACILITIES
- SAFETY CODES
- SOCIETY DOCUMENTS
- VALIDITY OF OFFER



Tendering Process in Construction

BID CAPACITY OF THE BIDDER = $(A*N*2)-B$,

WHERE,

A= MINIMUM TURN OVER IN THE LAST 5 YEARS(AT PREVALENT RATES)

N= PERIOD OF COMPLETION OF WORK

B=COST OF WORKS IN HAND (DURING THE PERIOD OF WORK UNDER CONSIDERATION)

AN ESCALATION OF 10% PER ANNUM MAY BE CONSIDERED WHILE CALCULATING TURNOVER AND COST OF THE WORK AT PREVALENT RATE

P.M.C- Pune Municipal Corporation

D.C.R- Development Control Regulations

B.M.C- Bombay Municipal Commission

M.C.G.M- Municipal Commission of Greater Mumbai

F.S.I- Floor Space Index

T.D.R- Transfer of Development Rights

B.U.A- Built Up Area

C.A- Carpet Area

N.A- Not Applicable

LAND R.R- Land Ready Reckoner

DP – Development Plan

CRZ – Coastal Regulation Zone

CTS No. – City Title Survey No

S. No. – Survey No.

TOD – Transit Oriented Development (Metro corridor)

UDCPR – Unified Development Control & Promotion Regulations



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25 YEARS IN REDEVELOPMENT FIELD

SPECIALIST IN REDEVELOPMENT PROJECTS MUMBAI ,THANE & PUNE

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Panel Architect of PODAR INTERNATIONAL SCHOOL, Mumbai

Panel Architect of Reliance Industries Pvt Ltd, Navi Mumbai

Panel Architect of Smart City ,Pune & Solapur

Panel Architect of Shree Aniruddha Upasana Foundation, Mumbai



THANK YOU



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