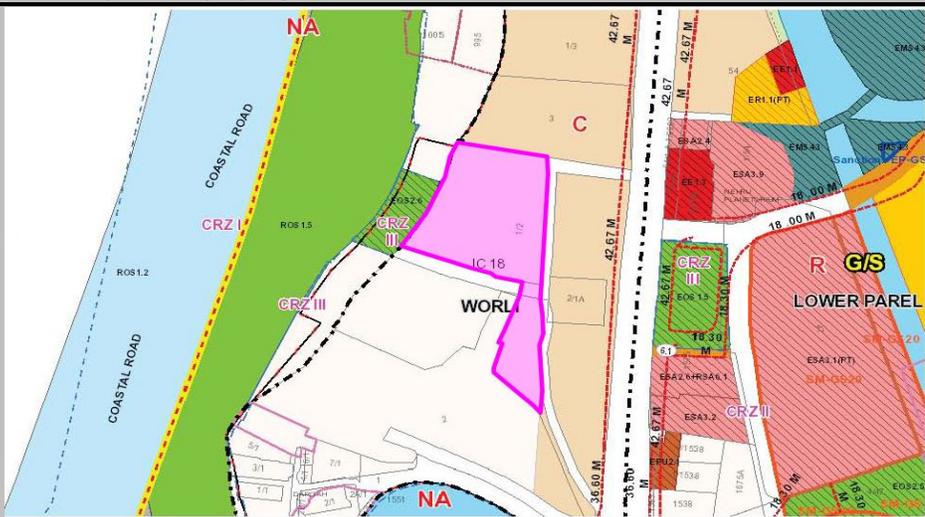


<p><b>Prepared BY : B.N. Shah &amp; Associates</b></p> <p>301, Satya House , Ram tekdi road , Sewree, Mumbai</p>	 <p>BNSA+YMSCL+Studio C</p>
<b>Client / Project - Poonam Apartments CHS - Worli</b>	<b>Reg.12(B) PAP</b>
<b>19.12.2025</b>	

**Proposed Redevelopment of property of C.S.No. 1/2 of Worli Division, situated at G/S Ward, Mumbai**



<b>A</b>	<b>SPECIAL NOTES</b>			
1	DCRP 14 -AMENITY TO GOVT	APPLICABLE		
2	DCPR 15- IH	APPLICABLE		
3	DCPR 27	APPLICABLE	Basic 25% as per Reg 27	
4	DCPR 28		Substation required	
5	Existing Building details -	Cs no 1/2 – Poonam Apartments CHS, 4 Building out of which A-Wing consisting of G + 9 Floors, B-Wing consisting of G + 7 Floors, C-Wing consisting of G + 7 Floors, D-Wing consisting of G + 6 Floors.		
6	Plot	A) 11815.93SQ.M AS PER SURVEY DATA PROVIDED BY CLIENT. B) 13782.48SQ.M AS PER PRC PROVIDED BY CLIENT. C) 14726.18 SQ.M AS PER APPROVED PLANS PROVIDED BY CLIENT.		
7	Reservation	NIL		
8	ROAD SET BACK	Existing 12.20M means of access connecting to annie basant road, Subject to Demarcation		
9	SPECIAL PERMISSION FROM UD FOR RELIGIOUS STRUCTURES	NOT APPLICABLE		
10	HEIGHT RESITRCTION AS PER AAI	197 less AGL		
11	SITE DESCRIPTION	Title needs to be checked 16.77% share to private owner & rest 83.33% share is with society		
12	OTHER DESCRIPTION	<p><b>i) As per approved plans &amp; Court orders means of access is common for both I.e. to society &amp; madhuli. Hence not in ownership of Poonam CHS. However working is done considering access in ownership of Society &amp; further 9.20m to be widened to 12.20m DP road</b></p> <p><b>i) Plot Falls under CRZ, hence notifications post 2019 for FSI not applicable. As the plot is towards seaward side in CRZ zone, the proposed building has to be within the existing plinth line towards sea side.</b></p> <p><b>ii) Tenants details shall be as per approved plans.</b></p>		
12				

Ratio		6.96			
Land RR		221210		Year-25-26	
Construction Rate		31763		Year-25-26	
Premium Rate					
Commercial (RR Rate x 1.33 x 25% x 2)		147104.65	0.00		
Residential (RR Rate x 1.33 x 25% x 1)		73552.33	0.00		
<b>Sr.no</b>	<b>Existing Tenaments</b>	<b>BUA ( Excludign Balcony)</b>		<b>Remarks</b>	
<b>FOR CO-OPERATIVE SOCIETY - REG 33(7)(B)</b>					
1	Poonam Apartments CHS - H2 Plot	13,264.50	<b>Balcony &amp; Staircase area is not included in FSI working.</b>		
	Poonam Apartments CHS - H3 Plot	3,337.08			
2	<b>Total Existing Protected BUA without Balcony Area &amp; Staircase area</b>	<b>16,601.58</b>	35% Free Fungible on this area		
3	<b>Total Number of Tenants</b>	<b>240.00</b>	<b>Assumed as per Survey.Not Verified with society records</b>		
4	<b>Incentive as per 33(7)B</b>	<b>2,400.00</b>	<b>2,490.24</b>	Whichever is more	
<b>PROFORMA - FSI CALCULATIONS</b>					
SR.NO	DESCRIPTION		Non Cess Plot Reg.30 - Area in sq,mts	Reg.33(12)B - Area in sq,mts	Total - Area in sq,mts
1	AREA OF PLOT- AS PER CLIENT SURVEY (Excluding access road)		11,815.93	11,815.93	
a	As per PR Card		13,782.48	13,782.48	
b	Road Set Back – Proposed/Existing (Setback already handed over)	-			
c	Amenity Existing /reservation as per DCPR Reg. 14 (A)	-	681.59	681.59	
d	Net plot - for planning	-	11,134.34	11,134.34	
e	Deduction for planning				
f	LOS as per DCPR Reg.27	-	2,783.58		
h	Net plot for balance planning	-	8,350.75	8,350.75	
i	Plot for Fsi	-	11,134.34	11,134.34	
2	FSI permissible as per road width 12.20 m ABOVE		2.40	4.00FSI LESS REG.30 FSI	
3	Zonal Basic FSI	1.33	15,008.70		
5	Less FSI to be purchased for Existing Protected area exceeding Basic FSI		0.00		
6	TDR from set back 2.5 times x set back area - over and above	-			
7	TDR from Add incentive under 33(7)B - Applicable On Non Cess Plot	0.22	2,490.24		
8	TDR Slum (min 20% - max 50% )	0.00	14.99		
4	TDR general	0.23	2,505.23		
9	Add. FSI to be purchased from Govt.	0.62	6,903.29		
10	Permissible BUA		26,922.44	17,614.91	<b>44,537.35</b>
11	Nos of PAP tenaments that can be proposed	-	-	351.01	

12	a) Existing Protected Area & BUA for 351 PAP tenements		16,601.58	11,743.06	<b>28,344.64</b>
	b) INCENTIVE BUA under 33(12) in lieu of 351 PAP tenements 50%			5,871.53	<b>5,871.53</b>
13	PERMISSIBLE BUILT-UP AREA		26,922.44	17,614.58	<b>44,537.02</b>
14	<b>SUMMARY OF BUA SHARE</b>	-	<b>26,922.44</b>	<b>17,614.58</b>	<b>44,537.02</b>
	A) REHAB		16,601.58		<b>16,601.58</b>
	B) MHADA	-	-	-	-
	C) PAP			11,743.06	<b>11,743.06</b>
	D) DEVELOPER - From 30 & 33(12) SALE FSI	-	10,320.86	17,614.58	<b>27,935.44</b>
	i) 0% considered NR sale BUA Proposed	-	-		-
	ii) 100% considered R sale BUA Proposed	-	10,320.86	17,614.58	<b>27,935.44</b>
15	<b>FUNGBILE SUMMARY</b>				
A	FREE FUNGBILE FOR REHAB	-	5,810.55	4,110.07	<b>9,920.62</b>
C	FUNGBILE SALE - RESIDENTIAL @ 35% - 100% sale FSI is R assumed proposed	-	3,612.30	2,055.03	<b>5,667.34</b>
D	FUNGBILE SALE NR @ 35% - 0% NR sale proposed	-	-	-	-
	<b>TOTAL FUNGBILE PERMISSIBLE</b>	-	9,422.85	6,165.10	<b>15,587.96</b>
16	<b>TOTAL BUA PERMISSIBLE - ( 14 + 15 )</b>	-	<b>36,345.30</b>	<b>23,779.69</b>	<b>60,124.98</b>
17	AREA GIVEN TO SOCIETY SHARE WITH FUNGBILE	-	22,412.13		<b>22,412.13</b>
18	MHADA SHARE WITH FUNGBILE	-	-	-	-
19	PAP SHARE WITH FUNGBILE			15,853.13	<b>15,853.13</b>
21	SALE SHARE WITH FUNGBILE R and NR	-	13,933.16	23,779.69	<b>37,712.85</b>
22	SALE RERA CARPET AREA 8% LESS	-	12,901.08	22,018.23	<b>34,919.31</b>
23	TOTAL CONSTRUCTION AREA APPROX - includes BUA , staircase lift passage , parking stilit , terrace area approx.	-	72,690.59	47,559.38	<b>1,20,249.97</b>

INVENTORY CALCULATION -PART C		Non Cess Plot Reg.30 - Area in sq,mts		Reg.33(12)B - Area in sq,mts		Total	Remarks
		Area	Amount in Rs /-	Area	Amount in Rs /-	Amount in Rs /-	
<b>BMC PREMIUMS - COST PAYABLE TO BMC</b>							
1	<b>Scrutiny Fees</b>						
	Commercial - Construction Area x 279	-	-	-	-	-	
	Residential - Construction Area x 141	72,690.59	1,02,49,373.21	47,559.38	60,87,600.23	1,63,36,973.44	
	<b>Scrutiny Fees - For Amendments</b>						
	Commercial -Construction Area x 70	-	-	-	-	-	
	Residential -Construction Area x 34	72,690.59	24,71,480.07	47,559.38	16,17,018.81	40,88,498.88	
2	<b>Labour Welfare Cess</b>						
	Construction area x Construction Cost(31763) x 1%	72,690.59	2,30,88,712.15	47,559.38	1,51,06,284.85	3,81,94,997.01	Before CC plinth
3	<b>IOD Deposit</b>						
	BUA x 10.764 x 1	36,345.30	3,91,220.76	23,779.69	2,55,964.57	6,47,185.32	
	<b>Debris Deposit</b>						
	BUA x 10.764 x 2 (Maximum 45000/-)	36,345.30	45,000.00	23,779.69		45,000.00	
4	<b>CFO Capitation Fees</b>						
	<b>Service fees (Fire)</b>						
	Construction Area x 159	72,690.59	1,15,57,803.84	47,559.38	75,61,940.91	1,91,19,744.75	CFO NOC Issue
	<b>Scrutiny fees (Fire)</b>						
	Construction Area x 159 x 10%	72,690.59	11,55,780.38	47,559.38	7,56,194.09	19,11,974.47	
5	<b>Development Charges</b>						
5a	<b>On Land</b>						
	<b>Commercial</b>						
	Plot area x RR Rate x 2%	-	-	-	-	-	50% plinth CC and 50% further CC
	<b>Residential</b>						
	Plot area x RR Rate x 1%	11,134.34	3,27,58,254.95	-	-	3,27,58,254.95	
5b	<b>On Building Component</b>						
	<b>Commercial</b>						
	(Proposed BUA-Existng Rehab Area) x Ready Reckoner Rate x 8%	-	-	-	-	-	50% plinth CC and 50% further CC
	<b>Residential</b>						
	(Proposed BUA-Existng Rehab Area) x Ready Reckoner Rate x 4%	36,345.30	32,15,97,708.99	23,779.69	21,04,12,194.84	53,20,09,903.82	
6	<b>Additional Development Cess</b>						
6a	<b>Commercial</b>						
	(Permissible BUA Excl. Fungible - Rehab BUA Excl. Fungible) x RR Rate x 8%	-	-	-	-	-	20% IOD /20% plinth CC /30% Full CC /30% OC
6b	<b>Residential</b>						
	(Permissible BUA Excl. Fungible - Rehab BUA Excl. Fungible) x 5000	10,320.86	9,13,23,104.70	5,871.53	-	9,13,23,104.70	20% IOD /20% plinth CC /30% Full CC /30% OC
7	<b>Cost of additional FSI @ 50%</b>	6903.29	76,35,38,273.21			76,35,38,273.21	
8	<b>Cost of TDR otherwise linked to 100% of RR, however for working taken at 70% of RR</b>	2520.21	39,02,47,677.91			39,02,47,677.91	
9	<b>Fungible Premium</b>						
9a	<b>Residential</b>						
	Sale Fungible BUA x RR Rate x 50%	9,422.85	1,04,22,14,797.64	6,165.10	68,18,91,372.16	1,72,41,06,169.80	
9b	<b>Commercial</b>						
	Sale Fungible BUA x RR Rate x 60%	-	-	-	-	-	
10	<b>Staircase Premium (25% of Permissible BUA)</b>						
10a	Staircase lift premium for sale	9,086.32		5,944.92		-	
10b	Staircase Lift Lobby area/Consumed FSI x ASR x 25% [For 30 & 33(12)]	9,086.32	66,83,20,238.99	5,944.92	10,96,11,602.75	77,79,31,841.73	
11	<b>Open Space Deficiency</b>						
11a	Additional FSI : Deficient Area / Consumed FSI x Premium Rate x 100% x Telescopic Rate	6,903.29	66,00,78,837.19			66,00,78,837.19	
11b	Slum TDR : Deficient Area / Consumed FSI x Premium Rate x 10% x Telescopic Rate	14.99	1,21,270.92			1,21,270.92	
11c	TDR From 33(7)B: Deficient Area / Consumed FSI x Premium Rate x 75% x Telescopic Rate	2,490.24	17,85,83,653.12			17,85,83,653.12	

11d	Fungible BUA : Deficient Area / Consumed FSI x Premium Rate x 25% x Telescopic Rate	9422.85	22,52,48,673.14	2055.03	3,69,35,782.66	26,21,84,455.80	
11e	Total BUA : Deficient Area / Consumed FSI x (ASR x 1.33 x 25%) x Telescopic Rate	17513.93	1,67,46,46,973.68	11743.06	8,44,24,646.08	1,75,90,71,619.76	
11f	Sale BUA 33(12) : Deficient Area / Consumed FSI x (ASR x 1.33 x 25%) x Telescopic Rate			5871.53	42,21,23,230.39	42,21,23,230.39	
11g	Fungible BUA for 33(7) : Deficient Area / Consumed FSI x (ASR x 1.33 x 25%) x 10% x 25% x Telescopic Rate			4110.07	73,87,156.53	73,87,156.53	
10	Layout Scrutiny fee and deposit	11,815.93	1,27,18,667.05			1,27,18,667.05	IOD /Layout approval stage
12	EWC /Sc charges @ 580/-	72,690.59	4,21,60,542.29	47,559.38	2,75,84,438.54	6,97,44,980.84	Before CC plinth
13	PCO @ 41/- x 4 years	72,690.59	1,19,21,256.79	47,559.38	77,99,737.80	1,97,20,994.58	Before CC plinth
14	LUC TAX - plot area x 1.33 FSI x RR x 1.689%	13,782.48	34,24,39,158.82			34,24,39,158.82	
15	MISC NOC charges	72,690.59	7,82,44,151.25	47,559.38	5,11,92,913.19	12,94,37,064.44	
16	<b>Total OF MCGM Premiums</b>		<b>6,58,51,22,611.04</b>		<b>1,67,07,48,078.39</b>	<b>8,25,58,70,689.43</b>	
17	<b>18% GST On Premiums</b>		<b>1,18,53,22,069.99</b>		<b>30,07,34,654.11</b>	<b>1,48,60,56,724.10</b>	<b>can be applicable</b>
<b>TOTAL EXPENSES</b>							
1	TOTAL COST OF CONSTRUCTION for Rehab and sale Wing along with MCGM Share - @6500/- per sq.ft	72,690.59	5,08,58,69,831.13	47,559.38	3,32,75,39,357.19	8,41,34,09,188.32	Sr no 25 in sqft (10.764) x 6500/-
2	GST 18% AVG ON CC ABOVE WITHOUT ITC		-		-	-	
3	Cost Of 351 PAP @ 75Lacs per PAP Approx				2,63,25,00,000.00	2,63,25,00,000.00	
4	COST INVENTORY OF RENT FOR members ECA x 300/- x 60 Months + 3 months Brokerage	17,297.59	3,51,90,14,790.56			3,51,90,14,790.56	
6	Shifting /reshifting 250000/-		6,00,00,000.00			6,00,00,000.00	
7	CORPUS FUND for members @ 5000/- on ECA	17,297.59	93,09,56,293.80			93,09,56,293.80	
8	Total OF MCGM Premiums (From above)		6,58,51,22,611.04		1,67,07,48,078.39	8,25,58,70,689.43	
9	18% GST on Premiums (From above)		1,18,53,22,069.99		30,07,34,654.11	1,48,60,56,724.10	
10	Misc Expenses (Out of Pocket) As per Annexure B , MCGM/Estate /Annexure II		15,64,88,302.50		10,23,85,826.38	25,88,74,128.87	
11	<b>TOTAL COST TO BMC &amp; CONSTRUCTION</b>		<b>17,52,27,73,899.02</b>		<b>8,03,39,07,916.07</b>	<b>25,55,66,81,815.09</b>	
12	Admin Cost including PMC (Arch, RCC, LP, Legal, other consultants) - 5% of Construction Cost + 4% marketing cost approx		45,77,28,284.80		29,94,78,542.15	75,72,06,826.95	
13	Rehab GST @ 5% of Avg. Sale Rate	18,676.78	90,46,65,748.55			90,46,65,748.55	
14	Stamp Duty Registration @ 6% of Avg. Sale Rate	18,676.78	1,08,55,98,898.25			1,08,55,98,898.25	
15	Land Cost					-	To be Settled
16	<b>TOTAL EXPENSES without interest consideration</b>		<b>19,97,07,66,830.62</b>		<b>8,33,33,86,458.21</b>	<b>28,30,41,53,288.84</b>	
17	<b>COST with interest 15% on 50% inventory for 2 years</b>		<b>22,96,63,81,855.22</b>		<b>9,58,33,94,426.95</b>	<b>32,54,97,76,282.16</b>	
	<b>COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND WITHOUT PARKING VALUE</b>	1,38,867.18	1,65,383.80	2,37,004.23	40,435.54	86,598.17	