

B. H. Wadhwa & Co.

• ARCHITECTS • ENGINEERS • SURVEYOURS
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A-1, WADHWA BUNGLOW,
C.T.S. NO. 1210, OFF 10TH
ROAD, BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI - 400 071.

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Sr.No	Details	Option 1	Option 2	Option 3	Option 4
1	Plot Area as per Total station Survey	9410.88	9410.88	9410.88	9410.88
2	Proposed BUA	30173.65	30173.65	30173.65	30173.65
3	Permissible Carpet Area	25650.00	25650.00	25650.00	25650.00
4	Existing Carpet Area (Sq.mt)	8472.40	8472.40	8472.40	8472.40
5	Additional Carpet for Members (%)	50.00%	60.00%	70.00%	75.00%
6	New Carpet area proposed for members	12709.00	13556.00	14403.00	14826
7	Carpet Area available for sale (Sq.mt)	12941.00	12094.00	11247.00	10824.00
8	Rate (Carpet Area) (Rs.)	28,000.00	28,000.00	28,000.00	28,000.00
9	Construction Area (Sq.mt)	42244.00	42244.00	42244.00	42244.00
10	Construction Cost (Rs.)	131,72,93,300	131,72,93,300	131,72,93,300	131,72,93,300
11	BMC Premiums /TDR/FSI cost (Rs.)	136,74,64,500	136,74,64,500	136,74,64,500	136,74,64,500
12	Charges towards Professional Fees.	10,53,83,500	10,53,83,500	10,53,83,500	10,53,83,500
13	Provision for interest	20,00,00,000	20,00,00,000	20,00,00,000	20,00,00,000
14	Total Estimated Expenses	299,01,41,300	299,01,41,300	299,01,41,300	299,01,41,300
15	Contingencies(5%)	14,95,07,065	14,95,07,065	14,95,07,065	14,95,07,065
16	Total Estimated Project Cost	313,96,48,365	313,96,48,365	313,96,48,365	313,96,48,365
17	Total Estimated Sale Value	390,03,13,872	364,50,348,48	338,97,55,824	326,22,67,008
18	Total Estimated Profit	76,06,65,507	50,53,86,483	25,01,07,459	12,26,18,643

Note : - Attempt will be made to eliminate "INTEREST AMOUNT" as we intend to develop entire project without Shifting any member from their respective premises.