

ABC WEST CHS LTD.

(Regn. No. MUM/WP/HSG/TC/999/1999)

Apna Nagar, Malad West, Mumbai 400064

=====

RESTRUCTURING a) SINKING FUND (under bye-law 13(c)) b) REPAIR FUND (under bye-law 13(a))

Total Square feet : 373160 (As per Individual Agreement)

Flat Column No.	Tower-1 Area	Tower-2 Area	Tower-3 Area	Tower-4 Area	Total Area	Total Flats
1	1030	1015	1030	1030	82100	80
2	1030	1015	1030	1030	82100	80
3	1230	1230	1230	1230	98400	72
4	1505	1505	1505	1505	120400	80
Total Per Floor	4795	4765	4795	4795	19150	312
Total: 20 floors	95900	95300	95900	95900	383000	

NOTES: Total Gross area 3,83,000 for all Four Towers. Less Eight (8) refugee flats @ 1230 per flat = 9840 square feet (All Four towers). Hence 3,83,000 minus 9840 EQUALS to 373160 square feet (All Four towers)

COMPARISON OF: NEW & OLD “SINKING FUND” & REPAIR FUND

Flat Type	Area	OLD RATE 680/- per feet			NEW RATE 2000/- per feet		
		Sinking Fund @ 0.14 per feet	Repair Fund @ 0.42 per feet	Total Per month	Sinking Fund @ 0.42 per feet	Repair Fund @ 1.25 per feet	Total Per month
2 BHK	1015	142.10	426.30	568.40	426.30	1268.75	1695.05
2 BHK	1030	144.20	432.60	576.80	432.60	1287.50	1720.10
2 BHK	1230	172.20	516.60	688.80	516.60	1537.50	2054.10
3 BHK	1505	210.70	632.10	842.80	632.10	1881.25	2513.35

COSTING CRITERIA FOR: SINKING FUND & REPAIR FUND

OLD cost of Construction = 680/- per feet, year 1990	CURRENT cost of Construction = 2000/- per feet, year 2021
SINKING FUND @ 0.25% on 680/- = 1.70 per square feet /Per Annum (means 0.14 per square feet/Per Month)	SINKING FUND @ 0.25% on 2000/- = 5.00 per square feet /Per Annum (means 0.42 per square feet/Per Month)
REPAIR FUND @ 0.75% on 680/- = 5.10 per square feet /Per Annum (means 0.42 per square feet/Per Month)	REPAIR FUND @ 0.75% on 2000/- = 15.00 per square feet /Per Annum (means 1.25 per square feet/Per Month)

NOTE: “SINKING FUND” & “REPAIR FUND”, currently being collected at OLD Construction Cost of Rs. 680/- per sq. feet, is grossly not in consistency with the prevailing Construction Cost of Rs. 2000/- per sq. feet. Consequently, this needs to be revised.

ALL ABOVE CALCULATIONS ARE TENTATIVE AND PROJECTIVE.