

## **TEV QUERY REPLY**

**1. Project Report/ DPR prepared if any.**

Detailed Project Report has already been submitted to your good self via mail.

**2. Financial Model of the Project in excel with proper assumptions & Projections.**

Financial Model has already been submitted to your good self via mail.

**3. Brief Description about the project.**

Detailed Project Report already consists of brief description about the project.

**4. Information regarding the Current Physical Status of the project.**

- All of the tenants already vacated and shifted to alternate houses.
- The old building structure already demolished.
- Borrowers already took over possession over the said project land.
- All statutory approvals including RERA and Plan approvals etc. have been obtained.
- Builders have already started the construction of the project & construction is going on in full swing.
- Good demand & enquiries to buy units in the project has been reported.
- The project location is very prominent.

**5. Write-up of the details of the promoters (Name, Age, Qualification, Experience in the subject Industry)**

Brief write-up about the promoters have already been shared in Detailed Project Report.

**6. Write-up of the Business Plan/Model.**

Business Plan/Model has already been shared in Detailed Project Report.

**7. Total capacity along with expected occupancy rate/ projected capacity utilisation.**

As per Detailed Project Report already submitted to your good self.

**8. Pricing per unit proposed by the company**

Sales Price of the similar type of Projects running/upcoming near our project varies from Rs. 55000.00 per Sq. Ft. to Rs. 60000.00 per Sq. Ft. In spite of the best quality; Our average sale price is Rs. 44933 approx which is lower than our competitors and that is the main reason for receiving enormous inquiries from buyers and we are very positive that we will be receiving huge bookings immediately upon launch of bookings. Bookings are likely to be launched shortly.

**9. List of the expected customer-line.**

Customer-line expected is of middle & upper class.

**10. Details of the manufacturing facility/Infrastructures:**

A. Land:

- a. Total Area of the land used for the project – 3953.10 sq. mt.

- b. Layout Plan - Layout Plans of the project is already approved.
- c. Land is purchased or on lease – Land is neither purchased nor on lease. We have obtained re-development rights from the society itself.
- d. Current status/utilization of the land:- After vacating of premises; the old structures demolished and builders took over the possession over the said land.
- e. Address of the Unit - C. S. No.: 2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, F/South Ward, Mumbai, Maharashtra – 400012
- f. Google coordinates of the location.  
Attached herewith
- g. Attach sale deed – Development agreement has been enclosed herewith for your kind perusal (has been sent via whatsapp due to large file size)

**B. Building:**

- a. Total Area proposed for the Building.:- As per plan proposed area chart are as below:-

Sale Wing	Rehab Wing
Built- Up area (in Sq. Ft.)	Built- Up area (in Sq. Ft.)
Would be submitted shortly	

- b. Layout/ Site plan:- Approved
- c. Site Map Approval/Sanctioned:- Approved
- d. Details of the contractor/consultant engaged – We are constructing builders our own selves and we have great expertise in doing so. We have full team to implement our plan. We have already given brief profile & write-up of our structural engineer & architect in Detailed Project Report.
- e. Attach agreement with contractor.  
Not Applicable

**C. Equipment & Machinery:**

In Real Estate there are no such major Equipment & Machinery which needs to be used.

**11. Total proposed project cost with break-up and Means of financing thereof.**

The same has already been submitted to your good-self in Detailed Project Report.

**12. List of statutory approvals required to be obtained with its status**

Particulars	Authority	Registration No.	Status with Date
PAN No.	Department of Income Tax	AAPFR1174D	
GST No.	Department of Indirect Taxes	27AAPFR1174D2Z4	
LLP NO.	Ministry of Corporate Affairs	ABZ-0470	
MAHA RERA No.	Maharashtra Real Estate Regulatory Authority	P51900055528	Obtained on 02.04.2024
Intimation of Disapproval	Municipal Corporation of Greater Mumbai	P-12547/2022/(2/71)/F/South /PARELSEWERI/IOD/1/New	Obtained on 25.11.2022
MAHADA NOC	Mumbai Building Repairs & Reconstruction Unit	R/NOC/F-2214/9352	Obtained on 03.11.2021
Environment Clearance	State Environment Impact Assessment Authority	EC23B038MH179800	Obtained on 01.11.2023
Solid Waste Management NOC	Municipal Corporation of Greater Mumbai	No./0/2022/F/S/CTY	Obtained on 23.11.2022
Monorail NOC	Mumbai Metropolitan Region Development Authority	MRTS/MONORAIL/NOC/78/955	Obtained on 08.03.2011
TREE NOC	Brihanmumbai Municipal Corporation Tree Authority	MDG/6513	Obtained on 19.07.2023
Tax Clearance Certificate	Brihanmumbai Mahanagarpalika	No. AAC/FS/TCC/3566/2022-23	Obtained on 22.12.2022
Pollution Control NOC	Maharashtra Pollution Control Board	Format1.0/CC/UAN No.0000171107/CE/2307000766	Obtained on 13.07.2023

There are various other statutory approvals, majority of them is enclosed herewith as per this table.

**13. Any market study performed at your end during the planning period.**

The company has performed a detailed analysis of market conditions before launching of the project. The market conditions and the area is best suitable. As mentioned above also, the per Sq. Ft. price in the adjoining building is Rs.60,000 per Sq. Ft. We have already received enormous amount of enquires for purchase & we are highly confident that we will receive advances upon launching of bookings.

**14. Number of towers along with height and number of residential spaces with measurement also provide the amenities proposed.**

The project consists of 3 towers. Tower A & B is Rehab wing which will be given back to the existing tenants. Tower C is Sales Wing. Rest can be taken as per plan already submitted to your good self.

**15. Detailed List of workforce planned (skilled, semi-skilled, and Unskilled).**

There will be fluctuating work-force as per the need of the time. However, average number of unskilled workers would be around 200.

Skilled workers will be around 10.

Semi-Skilled workers would be around 25.

**16. Completion schedule of the Project (List down high level milestones and to be achieved date, COD)**

Please find implementation schedule enclosed herewith –

Activity	Status		
Redevelopment Agreement	Already Completed		
Possession of Land	Already Completed		
Vacating Site & Shifting of existing tenants	Already Completed		
Demolition of Old Buildings	Already Completed		
Development of land	Already Completed		
Compound Wall	Already Completed		
Construction Works	Already Started in full swing		
	Date of Commencement	Date of Completion	
	Both Wings	Rehab Wing	Sale Wing
Plinth Area	Already Started	Aug, 2024	Aug, 2024
RCC work	July, 2024	April, 2025	Sep, 2025
Brick Masonry Work	Sept, 2024	July, 2025	Dec, 2025
Inside Plaster	Dec, 2024	Nov, 2025	March, 2026
Exterior Plaster	Feb, 2025	Dec, 2025	March, 2026
Flooring	May, 2025	Dec, 2025	April, 2026
Internal passage flooring work	June, 2025	Dec, 2025	May, 2026
Electrical work	July, 2025	Jan, 2026	June, 2026
Plumbing/ Sanitation work	Aug, 2025	Jan, 2026	July, 2026
Arrangement of Power & Electrification	Dec, 2025	March, 2026	August, 2026
Door & Windows installation	Jan, 2026	March, 2026	Sept, 2026
Water & Drainage	Jan, 2026	March, 2026	Oct, 2026
Inside Painting	Dec, 2025	March, 2026	Oct., 2026
Outside Paint	Jan, 2026	May, 2026	Dec, 2026
Common Development	March, 2026	May, 2026	Feb, 2027
Elevation & Finishing work	March, 2026	May, 2026	April ,2027
Completion of Project	--	June, 2026	May-June, 27