

**NEELAM APARTMENTS CO - OP. HOUSING SOCIETY LTD.**

[REG.NO. : BOM/WHW/HSG/TC/2075 OF 1986-87]  
MOUNT MARY ROAD, BANDRA – WEST, MUMBAI - 400 050

2<sup>nd</sup> April 2025

To,  
Society Members,  
Neelam Apartments Co. Op. Housing Society Ltd.,  
Mount Mary Road, Bandra – (West),  
Mumbai – 400 050

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**SUB. : RE-DEVELOPMENT PROPOSAL OF NEELAM APARTMENTS CO. OP. HOUSING SOCIETY LTD. ON PLOT BEARING C.T.S. NO. 810, 811 & 812 OF VILLAGE BANDRA – B & SITUATED AT MOUNT MARY ROAD, BANDRA – WEST, MUMBAI – 400 050**

**REF. : (1) Society General Meeting (SGM) held on 23<sup>rd</sup> March 2025 at 10 AM in the society premises for re-development proposal of the society building.**

Dear All,

We refer to the above & to the Society General Meeting held on 23<sup>rd</sup> March 2025 & as discussed in the said S.G.M. enclosed find herewith the following :

- 1) Tabulation dated 23<sup>rd</sup> March 2025 of the existing carpet areas of the flats as indicated in the registered document of the society under no. SBJ/1221 of 1987.
- 2) Draft feasibility report dated 10.02.2025 of PMC : M/s. Deodhar & Associates as presented during the Society General Meeting.

We have to request you to kindly peruse the above & confirm the carpet areas of your respective flats (Sr. No. 1), within a period of 10 days from date hereof, for adopting the above carpet areas for re-development of the society.

We also have to request for your suggestions if any, to the draft feasibility report dated 10.02.2025 of the P.M.C. of M/s. Deodhar Associates for finalization.

If no reply is received on the above within a period of 10 days from date hereof, then the above tabulation of existing carpet area & draft feasibility report will be deemed approved by the Society General Body.



**NEELAM APARTMENTS CO - OP. HOUSING SOCIETY LTD.**

[REG.NO. : BOM/WHW/HSG/TC/2075 OF 1986-87]

MOUNT MARY ROAD, BANDRA – WEST, MUMBAI - 400 050

The above letter along with tabulation of existing carpet area of flats dated 23<sup>rd</sup> March 2025 & draft feasibility report dated 10<sup>th</sup> February 2025 are being circulated to all members in the Whatsapp Group of the society & a hard copy of the above is also kept in the society office for physical perusal by any members if they so desire.

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*Thanking you,*

**FOR M/S. NEELAM APARTMENTS CO. OP. SOCIETY LTD.**



*Signature*

*Hon. Secretary*





*Signature*

*Chairman*

*Enclosures :*

- 1) Tabulation of existing carpet areas of flats*
- 2) Draft feasibility report dated 10<sup>th</sup> February 2025 of PMC*

23<sup>rd</sup> March 2025

**TABULATION OF CARPET AREAS OF FLATS FOR RE-DEVELOPMENT**

**NEELAM APARTMENTS CO. OP. SOCIETY**

*Mount Mary Road, Bandra – West, Mumbai*

*C.T.S. No. 810, 811 & 812 Of Village Bandra – B*

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No.	Description	Carpet Area of flat
1	Flat No. 101	616 Sq. Ft.
2	Flat No. 102	317 Sq. Ft.
3	Flat No. 103	725 Sq. Ft.
4	Flat No. 201	616 Sq. Ft.
5	Flat No. 202	317 Sq. Ft.
6	Flat No. 203	725 Sq. Ft.
7	Flat No. 301	616 Sq. Ft.
8	Flat No. 302	317 Sq. Ft.
9	Flat No. 303	725 Sq. Ft.
10	Flat No. 401	616 Sq. Ft.
11	Flat No. 402	317 Sq. Ft.
12	Flat No. 403	725 Sq. Ft.
13	Flat No. 501	616 Sq. Ft.
14	Flat No. 502	317 Sq. Ft.
15	Flat No. 503	725 Sq. Ft.
16	Flat No. 601	616 Sq. Ft.
17	Flat No. 602	317 Sq. Ft.
18	Flat No. 603	725 Sq. Ft.
19	Flat No. 701	616 Sq. Ft.
20	Flat No. 702	317 Sq. Ft.
21	Flat No. 703	725 Sq. Ft.
22	Flat No. 801	616 Sq. Ft.
23	Flat No. 802	317 Sq. Ft.
24	Flat No. 803	725 Sq. Ft.
25	Flat No. 901	616 Sq. Ft.
26	Flat No. 902	317 Sq. Ft.
27	Flat No. 903	725 Sq. Ft.
28	Flat No. 1001	616 Sq. Ft.
29	Flat No. 1002	317 Sq. Ft.

<b>30</b>	Flat No. 1003	725 Sq. Ft.
<b>31</b>	Flat No. 1101	616 Sq. Ft.
<b>32</b>	Flat No. 1102	317 Sq. Ft.
<b>33</b>	Flat No. 1103	725 Sq. Ft.
<b>34</b>	Flat No. 1201	475 Sq. Ft.
<b>35</b>	Flat No. 1202	503 Sq. Ft.
<b>36</b>	Flat No. 1203	905 Sq. Ft.
<b>37</b>	Flat No. 1301	665 Sq. Ft.
<b>38</b>	Flat No. 1302	564 Sq. Ft.
	<b>Total Existing Carpet Area</b>	<b>21,350 Sq. Ft.</b>

**Note :** *The above carpet areas of respective flats are as indicated in the registered document of the society under no. SBJ/1221 of 1987 & the same would be considered for onward working for the re-development proposal of the society.*

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NEELAM APARTMENT

List of the Persons having Purchase Flats in

Flat No.	Name of Party	Carpet Area in sq.ft.	Cost of Flat
101.	Mr. Suresh Agarwalla	616	1,96,000/-
102.	Mr. Deepak Agarwalla	317	92,000/-
103.	M/s. Nagpal's (Bombay)	725 ✓	2,25,000/- ✓
201.	Satvir Jain	616	1,96,000/-
202.	Dr. Vibha Jain	317	92,000/-
203.	Mrs. Siloo J. Mody	725 ✓	2,25,000/-
301.	Mrs. Hamida Begum G. Nabikhan	616	1,96,000/-
302.	Mr. Gulam Nabikhan Balooch	317	92,000/-
303.	Mr. Anwar Hussain Sherali	725 ✓	2,81,250/-
401.	Mr. Brijbihari R. Goyal	616	1,96,000/-
402.	Mr. Sandeep B. Goyal	317	92,000/-
403.	Neelam Enterprise	725 ✓	2,25,000/- ✓
501.	Mrs. Mohini V. Torani & Nimmi D. Torani	616	1,96,000/-
502.	Mr. Chellaram Viroomal HUF	317	92,000/-
503.	Mrs. Krishnadevi H. Soni	725 ✓	2,25,000/-
601.	Mrs. Jyoti H. Balwani	616	1,96,000/-
602.	Mr. Manoj H. Balwani	317	92,000/-
603.	Zulekhan Begum Baluyma Firoza Begum A. Zakar	725 ✓	2,25,000/-
701.	Mr. Nitin G. Mehta	616	5,39,000/-
802.	Mrs. Neeta N. Mehta	317	2,53,000/-
903.	Mr. Padmakar B. Prabhu & Usha P. Prabhu	725 ✓	2,25,000/-
1001.	Mr. Kamlesh J. Gandhi	616	1,96,000/-
1002.	Mrs. Jayshree K. Gandhi	317	92,000/-
1003.	M/s. Bajaj Electricals Ltd.	725 ✓	2,25,000/- ✓
1901.	Mr. Shankar B. Khandari	616	1,96,000/-
1902.	Mrs. Kokila S. Khandari	317	92,000/-
1903.	Mrs. Lachu B. Khandari & Meena L. Khandari	725 ✓	2,25,000/-
1001.	Mr. Aniz A. Kheraj & Nadia A. Kheraj	616	1,96,000/-
1002.	Mr. Aniz A. Kheraj & Nadia A. Kheraj	317	92,000/-
1003.	Mr. Mehboob I. Virani & Vasnali Isani	725 ✓	2,25,000/-
1101.	Muntaz Abdul Wahid	616	1,96,000/-
1102.	Nooran Nisha A. Khalid	317	92,000/-
1103.	Mrs. Sushila J. Rai	725 ✓	2,81,250/-
1201.	Mr. Nari G. Karamchandani	475	3,03,800/-
1202.	Mrs. Sunita N. Karamchandani	503	2,77,000/-
1203.	M/s. Vidhya Trading Co.	905 ✓	4,18,000/- ✓

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1301. Mr. Anil N. Karamchandani  
1302. M/s. Rajendra Trading Co.

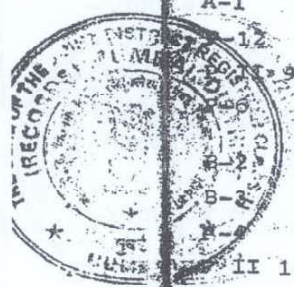
4,48,200/-  
3,93,250/-

Total Rs. 80,99,750/-

List of Persons having Purchase Garages & Car Parking Space in  
NEELAM APARTMENT.

No.	Name of Party	Amount
S-3	M/s. Nagpal's Bombay	7,000/-
S-4	Dr. Vibha Jain	15,000/-
P II 1&2	Mr. Kantilal S. Jain	6,000/-
P-10	Mrs. Siloo J. Mody	3,000/-
P-7	Mrs. Hamida Begum G. Nabikhan	3,000/-
P II 3&4	Mr. Lalit J. Jain	6,000/-
P-15	Mr. Anwar Hussain Sharali	3,000/-
B-1	Mr. Srijbihari R. Goyal	3,000/-
P II 5&6	Mr. Mulchand G. Mehta	6,000/-
P-2	Mrs. Mohini V. Torani & Nimmi D. Torani	3,000/-
P-5	Mrs. Krishnadevi H. Soni	3,000/-
P II 7&8	Mr. Kantilal M. Jain	6,000/-
A-1	Mrs. Jyoti H. Balwani	3,000/-
12	Mr. Nitin G. Mehta	3,000/-
9&10	Mr. Ramesh I. Jain	6,000/-
	Mr. Padmakar B. Prabhu & Usha P. Prabhu	3,000/-
	Mr. Kamlesh J. Gandhi	3,000/-
	M/s. Bajaj Electricals Ltd.	3,000/-
	Mr. Shankar B. Khandari	3,000/-
P II 11&12	Mr. Shashikant Jadhav	6,000/-
P-1	Mrs. Lachu B. Khandari & Meena L. Khandari	3,000/-
P-13	Mr. Aniz A. Kheraj & Nedla A. Kheraj	3,000/-
P-8	Mr. Mehboob I. Virani & Vasanali Isani	3,000/-
P-11	Mumtaz Abdul Wahid	3,000/-
P II 13&14	Mr. Suresh G. Mehta	6,000/-
P-16	Mrs. Sushila J. Rai	3,000/-
P-9	Mr. Nari G. Karamchandani	3,000/-
S-1	Mrs. Sunita N. Karamchandani	13,000/-
S-2	M/s. Vidhya Trading Co.	41,000/-
A-2	M/s. Rajendra Trading Co.	3,000/-

1,75,000/-



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**NEELAM APARTMENTCO-OPERATIVE HOUSING SOCIETY LTD.**

**Regd. No.**

**MOUNT MARY ROAD, BANDRA (WEST), MUMBAI-400 050.**

**Draft Project Feasibility Report for Re-Development**



**DEODHAR ASSOCIATES**

SALONI DEODHAR (Architect)

Kaledonia 4B/5<sup>th</sup> Floor, 504, Opp. Vijay Nagar Society,  
Sahar Road, Andheri (E) Mumbai 400069.

Tel: +91 22 49683817/49674470/49694228

E mail: office@deodharassociates.com

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# DEODHAR ASSOCIATES

ARCHITECTURE | PROJECT MANAGEMENT CONSULTANTS | INTERIOR DESIGN

ISO 9001: 2015 Certified Organization

'Kaledonia', 504/B, 5<sup>th</sup> Floor, Sahar Road, Opp. Vijay Nagar Society, Andheri (E), Mumbai – 400 069.

Tel : +91 22 49683817/49674470/49694228 email : office@deodharassociates.com | www.deodhar.in

Date: 10/02/2025

TO,  
Hon. Chairman / Secretary,  
Neelam Apt. Co-operative Housing Society Ltd.,  
Mount Mary Road,  
Bandra (West)  
Mumbai-400050.

**SUB:** Preparation of the Feasibility report for plot bearing CTS. No 810,811 & 812 of Village Bandra-B, in H/W ward, at Bandra-West, Mumbai.

Respected Sir/Madam,

Thank you for appointing us for the preparation of your society's feasibility report. As per the scope of our work we are submitting herewith the Project report considering all regulations applicable for Neelam Apartment Co-operative Housing Society Ltd., Mount Mary Road, Bandra (West) – 400050 Mumbai.

The Feasibility report is prepared under Clause 33/11 of DCPR 2034 for the redevelopment of the premises. It is suggested that an additional area of 40% as per Reg. 33(11) and Reg. 33(20)(B) above and above the current Area be given to the Residential Flat members. Hardship compensation and rent are also considered in the calculations.

This is a feasibility report which is an estimate of the technical and financial assessment of the project. The feasibility report is valid for a period of 6 months from today and is subject to any changes in any Government policy/ regulations etc.

Thanking you,

**For DEODHAR ASSOCIATES**



**Authorized Signatory**



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5. BMC RULES AND REGULATION APPLICABLE
6. BRIEF ABOUT THE PLOT.
7. PARAMETERS OF DEVELOPMENT.
8. TECHNICAL ANALYSIS OF THE SAID PROJECT.
9. SUMMARY



## **1. PREFACE**

Neelam Apartment Co-operative Housing Society Ltd. has opted for re-development of their premises situated at Mount Mary Road, Bandra Village, Bandra - West, Mumbai.

Society had appointed M/s. Deodhar Associates as the Project Management Consultant (PMC) for giving them wholesome idea regarding potential of the said plot under latest DCPR 2034 rules and regulations. The vital aspect of this appointment is to find the feasibility of the said plot under constraint of size of the plot.

Neelam Apartment Co-operative Housing Society Ltd. was advised to provide all required documents for confirmation. Society has successfully provided the documents which were available with them. The society requested the PMC to procure additional documentation that was not available with them, and the PMC has successfully procured the same.

Architect has studied necessary remarks submitted / procured by the society and procured the rest of necessary remarks which was a need of this feasibility report.

### **PRESENT SITUATION ON SITE:**

Nos. of Residential flats as per site condition and site survey = 26 Nos. and Nos. of Residential flats as per society records = 38 Nos. enclosed garages of members (Other than basement parking) = 9 Nos.

This Feasibility Report has validity subject to change in current rules and regulations of BMC applied. This feasibility report shall remain valid for the next six months, assuming no changes in applicable policies for redevelopment.



## **2. PURPOSE OF FEASIBILITY REPORT**

Redevelopment of properties of existing Co-operative Housing Societies has been a subject of great interest in recent years, both to societies and to the developers. Redevelopment proposals have 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 to be obsolete or beyond repairs. 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. With the real estate prices touching a new high, residents in old buildings now have an opportunity to unlock immense value from their property by offering it to a builder/developer for redevelopment

In any redevelopment project the society offers the land while the developer puts in the funds to complete the project. There are two important parts in a Resident/ Developer arrangement. The first being the technical assessment and the financial aspect involved in the project. The technical angle refers to the potential of the plot. There are multiple schemes within the DCPR that offer different FSI potential for the same land. There are also specific schemes that are used specifically on certain types of land. The Technical aspect of the feasibility report gives the society an idea of the potential of the plot, under the best suitable scheme of the DCPR.

A Developer usually offers to the members of the society a certain amount of cash by way of corpus, an additional area or a mix of both. He may give alternative accommodation for your temporary stay, foot your rentals or give you monthly compensation within which you have to find your temporary accommodation. The financial aspect of the feasibility report gives the members a clear idea of the costs involved in the project and the benefits they stand to gain, apart from knowing the profits that can be accrued by the developer.

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 a technically qualified entity (PMC) gives you clear idea and guidance at every stage of the process. During the feasibility study, we identify the advantages, challenges, and potential of the plot under consideration.



### **3. LIST OF DOCUMENTS PROVIDED BY SOCIETY FOR FEASIBILITY REPORT**

(a) Society has provided / procured following documents:

- Copy of C.T.S. Plan, P.R. Cards and D.P. Remarks.
- List of Society Member's.
- Table Survey plan.
- Building Approved Plan.
- Copy of Conveyance dated 1987 & Deemed conveyance order dated October 2024.
- Assessment Bill.
- Assessment Inspection Extract.
- Society Registration Certificate.

### **4. EXISTING CARPET AREA OF INDIVIDUAL MEMBERS.**

The carpet areas furnished by society as per survey = 30907.00 sq.ft.

### **5. BMC RULES AND REGULATION APPLICABLE**

\* Existing protected FSI as per DCPR 30(C)

\*If Staircase Lift & Lift Lobby Area are claimed Free of FSI by Charging Premium as Per the then Prevailing Regulation, then such Area to that Extent only will Be Granted Free of FSI Without Charging Premium.

\*The benefit of Fungible FSI can be availed by the society going for redevelopment. An additional 35% of the existing carpet area of tenements will be given as fungible FSI for the existing tenants which include flower beds, dry balconies etc., allowing the existing tenants to get the benefit of extra area.

## **6. BRIEF ABOUT THE PLOT**

- Name of Society : Neelam Apartment Co-operative Housing Society Ltd.
- Address : Mount Mary Road, Bandra (West),  
Mumbai – 400050.
- C.T.S. No. : CTS. No 810, 811 & 812 of Village Bandra-B.
- Ownership : As per Conveyance / deemed conveyance.
- Zone : R-Zone
- Access : 18.30 Mts. Wide Mount Mary Road.
- Set back : Physically merged with road but not handed over to  
MCGM.
- CRZ-II : Yes.
- Aviation : Yes
- Railway NOC : N.A.
- Transmission Line : N.A.
- No. of Tenants : Site Survey = 26 Nos. & Society record = 38 Nos.
- Existing carpet area : 30907.00 Sq. Ft. (Resi)
- Other remarks : As per A.E. Survey remarks.
- Geological Conditions : Plain Land, Existing buildings on Plot  
(Hillock, Nallas, contours)

## **7. PARAMETERS OF DEVELOPMENT**

Feasibility report for redevelopment of Neelam Apartment Co-operative Housing Society Ltd., situated at Mount Mary Road, Bandra (West), Mumbai. As per the prevailing BMC regulations.

Neelam Apartment Co-operative Housing Society Ltd. is opting for the redevelopment of their Society by demolishing the existing structure and constructing a new building to rehouse the existing tenants with additional area and selling the balance area to finance the redevelopment project.

### **Location:**

Neelam Apartment Co-operative Housing Society LTD. is situated at Mount Mary Road, Bandra (West), Mumbai.

### **Geography:**

The plot is plain and there are no nallas on or next to the plot.

### **Access:**

Neelam Apartment Co-operative Housing Society Ltd. has access from 18.30 mt. wide Mount Mary Road.

### **FSI potential:**

**As per clause 33(11) of DCPR 2034**, total FSI on plot area may be allowed to be exceeded up to 4.00 for construction of Transit Camp tenements for SRA. The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental Housing shall be as per DCPR 33(11)A, FSI distribution is Zonal FSI =1.00, PTC FSI = 1.50 and Sale FSI = 1.50 = 4.00 FSI + 35% Fungible = 5.40 FSI.

**As per clause 33(20)B of DCPR 2034** , total FSI on plot area may be allowed to be exceeded up to 4.00 for construction of Transit Camp tenements for SRA. The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental Housing shall be as per DCPR 33(11)A, FSI distribution is as per 33(7) =2.40, PTC FSI = 0.80 and Sale FSI = 0.80 = 4.00 + 35% Fungible = 5.40 FSI.



**TECHNICAL ANALYSIS OF THE SAID PROJECT, UNDER 33(11)**

NEELAM APARTMENTS CO-OP HOUSING SOCIETY LTD, MOUNT MARY ROAD, BANDRA-WEST, MUMBAI-50.					05-02-2025	
PROJECT REPORT AS PER 33(11) PTC						
STATUS OF OWNERSHIP		NEELAM APARTMENTS CO-OP HOUSING SOCIETY LTD				
NO. OF MEMBERS		26 NOS. OF RESIDENTIAL				
<b>I</b>	<b>AREA STATEMENT OF EXISTING BUILDING</b>			<i>Sq.mts.</i>	<i>Sq.mts.</i>	<i>Sq.Ft</i>
A	Existing Carpet Area as per society list.				2,871.33	30,907.00
B	Existing built-up Area as per Approved Plan.				-	-
C	35% Permissible Fungible Area for Member.		35%	-	-	-
D	Proposed Additional % Carpet Area on including balcony Area.		40%	1,148.53	4,019.86	43,269.80
E	Proposed Built-up Area for Residential Member.		14%	562.78	4,582.64	49,327.57

<b>II</b>	<b>AREA STATEMENT</b>					<b>TOTAL</b>
			<i>Sq.Mt.</i>	<i>Sq.Mt.</i>	<i>Sq.Mt.</i>	<i>Sq.Mt.</i>
A	Plot Area as per plan PRC and conveyance =1566.10 sq.mts. As per Approved plan = 1899.92 sq.mts. And as per survey = 1131.29 sq.mts.				1,566.10	1,566.10
B	Deduction for Set-back					-
C	Balance plot area ( A - B )				1,566.10	1,566.10
D	Deduction 5% Amenity Open Space		5%		-	-
E	Net plot Area ( A - D )				1,566.10	1,566.10
F	Addition for Set-back				-	-
G	Balance Plot Area for FSI				1,566.10	1,566.10
H	Total 46 nos. of PTC Tenements and 05 nos. of Amenity.					51.00
I	Permissible F.S.I.		4.00		6,264.40	6,264.40
J	Permissible Zonal F.S.I.		1.00		1,010.69	1,010.69

K	Existing protected FSI DCPR 30(C) (Existing BUA-net plot area)				-	-
L	Balance Additional FSI permissible. (I-J-K)				5,253.71	5,253.71
M	Permissible F.S.I. for PTC and Sale			P.T.C.	SALE	
				0.50	0.50	
				2,626.86	2,626.86	5,253.71
M1	Proposed F.S.I. for PTC and Sale			P.T.C.	SALE	
				2,626.86	2,626.86	5,253.71
N	Total permissible BUA including fungible Area				6,264.40	8,456.94
O	Proposed Built-up Area.					8,456.94
P	proposed BUA for Members.					4,582.64
Q	Proposed BUA For PTC Tenement.					PTC Area to be swapped
R	Balance BUA for Sale (O-P)					3,874.30
S	Proposed BUA For sale comm.	5%				
T	Proposed Carpet Area for Sale comm. (S X100/110) as per RERA					-
U	Balance Proposed BUA For sale Residential.					3,874.30
V	<b>Total Residential Carpet Area as per RERA for Sale</b>					<b>3,522.09</b>

<b>CONSTRUCTED AREA</b>					<i>Sq.Mt.</i>	<i>Sq.Mt.</i>
1	Constructed BUA for Existing and Sale Building.					6,264.40
2	Additional fungible Area for Existing and Sale Building.	35%			6,264.40	2,192.54
3	Area under Addition Lift & Staircase ETC.	20%			8,456.94	1,691.39
4	Stilt, Parking Area, Entrance lobby, service floor, society office and fitness Centre.	100%			8,456.94	8,456.94
	<b>TOTAL CONSTRUCTION AREA</b>					<b>18,605.27</b>

EXPENSES						
		A	Sq.Ft. B	Rs/- C	Sq.Mt. D	Rs/-CR B X C X D
1	Total Constructed Area for Residential and Commercial.		91,030.50	4,250.00		38.69
2	Total Constructed Area of staircase, lift, lift lobby and parking space.		1,09,236.60	3,000.00		32.77
3	Site Development (Cost of Infrastructure Development Such As Roads, Sewage, Water Main, Substation, Garden, Storm Water Drain, etc.) Gross Area of Land Development Cost Per Sq.Mt.			5,000.00	1,566.10	0.78
4	5% Contingencies (1 to 4)	5%		72.24		3.61
<b>A</b>	<b>Sub Total</b>					75.85
5	Gst on Construction cost	18%		75.85		13.65
6	Fees Up to 8% of A above Inclusive of 1) Project Consultant 2) Architect, R.C.C Consultant, legal & Other Professionals Consultant Fee.	8%		75.85		6.07
7	Corpus Fund to Residential Tenement Rs. Per Sq.Ft. on Existing Carpet Area		30,907.00	2,000.00		6.18
8	Avg. Rent to Residential Member Rs. per Sq.Ft. on existing carpet Area of Members for 36 Months.	36.00	30907.00	250.00		27.82
9	Brokerage (For 3 Months)	3.00	30907.00	250.00		2.32
10	Shifting Charges	38.00		100000.00		0.38
11	S.R.A. Maintenance Deposit	50.00		40000.00		0.20
12	Premium for 35% Fungible F.S.I. for Residential. (Fungible Area X 50% R.R. rate of 2024-25)	50%		266910.00	2,192.54	29.26
13	Stamp Duty & Registration. ( Appox. )					5.67
14	Member GST on total carpet Area of Residential					9.84
15	<b>SRA Charges</b>					
	<b>1) Scrutiny fees of LOI</b>			0.70	1,566.10	0.00011

	A) Scrutiny fees			1.50	1,566.10	0.0002
	B) Lay-out Deposit			25.00	1,566.10	0.0039
	B) Free sale (Residential)			10.00	8,456.94	0.0085
	<b>2) IOD Deposit (rehab &amp; sale)</b>			1.00	91,030.50	0.0091
	<b>3) Stair-case Premium (sale)</b>	10%		66727.50	1,691.39	1.13
	<b>4) Development Charges</b>					
	A) Land component	1%		266910.00	1,566.10	0.42
	B) Construction component	4%		266910.00	8,456.94	9.03
	<b>5) Infrastructure Charges</b>	2%		266910.00	6,264.40	3.34
	<b>6) Labor Cess.</b>	1%		30250.00	18,605.27	0.56
	<b>7) legal charges</b>					0.025
	<b>8) open space deficiency (Approximate)</b>	10%		66727.50	8,456.94	5.64
	<b>9) Parking deficiency (Approximate)</b>	10%		66727.50	-	-
16	Interest On Capital 18 Months	14%		75.85		15.93
17	CFO NOC			154.00	18,605.27	0.29
20	MOEF					-
21	CRZ NOC					0.50
22	Extra water charges.			510.00	18,605.27	0.95
23	Civil Aviation NOC					0.60
24	Parking NOC from Consultant					0.15
25	C.C. Compliance charges.					0.50
26	LUC for 3 years.	1.63%		2,66,910.00	1,566.10	2.04
27	3% Marketing cost.	3%		392.32		11.77
28	Out Of Pocket			12500.00	7,093.44	8.87
29	Cost for PTC			225000.00	2,627.20	59.11
30	Clubbing Charges	40%		106764.00	2,627.20	11.22
	<b>Total Expenses</b>					<b>309.36</b>
	<b>RECOVERY</b>					
			<i>Sq.Ft.</i>	<i>Rs/-</i>		<i>Rs/-</i>
1	Sale For Residential on Carpet.		37,911.75	100000.00		379.12
2	Recovery from Parking	88.00		1500000.00		13.20
	<b>Total Recovery</b>					<b>392.32</b>
	<b>NET PROFIT</b>					
	Sale ( - ) Total Expenses					<b>82.96</b>
	%Profit on Investment					<b>26.82</b>

The Technical and Financial Project Feasibility is prepared to the best of our knowledge, abiding by the current rules and regulations. This report is an estimate and is subject to change in Government regulations/ cost of raw material etc. The DESIGN feasibility MUST BE CHECKED in order to ascertain if the total FSI can be consumed on the plot.

<b>NET PROFIT FOR MEMBERS</b>						
		<i>Rs/-</i>			<b>Sq.Ft</b>	<i>Rs/-</i>
	Value of Additional Area	100000.00			12,362.80	<b>123.63</b>
	Value of Rent + Corpus					<b>52.20</b>
	Total Benefits to members.					<b>175.83</b>

<b>Developer's Benefit</b>		<b>Member's Benefit</b>
<b>32.06%</b>		<b>67.94%</b>

**TECHNICAL ANALYSIS OF THE SAID PROJECT, UNDER 33(20)**

NEELAM APARTMENTS CO-OP HOUSING SOCIETY LTD, MOUNT MARY ROAD, BANDRA-WEST, MUMBAI-50.					11-02-2025	
<b>AS PER DCR 33(20) DEVELOPMENT SCHEME</b>						
STATUS OF OWNERSHIP			NEELAM APARTMENTS CO-OP HOUSING SOCIETY LTD,			
NO. OF MEMBERS			26 NOS. OF RESIDENTIAL			
<b>I</b>	<b>AREA STATEMENT OF EXISTING BUILDING</b>			<i>Sq.mts.</i>	<i>Sq.mts.</i>	<i>Sq.Ft</i>
A	Existing Carpet Area as per society list.				2,871.33	30,907.00
B	Existing built-up Area as per Approved Plan.					-
C	35% Permissible Fungible Area for Member. ( B X 35% )			35%	-	-
D	Proposed Additional % Carpet Area for Residential members.			40%	1,148.53	43,269.80
E	Proposed Built-up Area for Residential Members.			14%	562.78	49,327.57

<b>II</b>	<b>AREA STATEMENT</b>			<i>Sq.mts.</i>	<i>Sq.mts.</i>	<i>Sq.Ft</i>
1A	Plot Area as per plan PRC and conveyance =1566.10 sq.mts. As per Approved plan = 1899.92 sq.mts. And as per survey = 1131.29 sq.mts.				1,566.10	16,857.50
2	Deduction for					-
	<b>A) For Reservation/Road Area</b>					
	a) Road set-back area to be handed over (100%) Reg. No. 16 Already Merged.					-
	b) Proposed D.P. road to be handed over (100%) Reg. No. 16					
	c) (i) Reservation area to be handed over (100%) Reg. No. 17					-
	(ii) Reservation area to be handed over as per AR (Reg. No. 17)					
	<b>B) For Amenity area</b>					

	a) Area of amenity plot/plots to be handed over as per [Reg. No. 14(A) ]		5%		-	-
	b) Area of amenity plot/plots to be handed over as per [Reg. No. 14(B) ]					
	c) Area of amenity plot/plots to be handed over as per [Reg. No. 35 ] abeyance.					
	<b>C) Land component of unbuildable plot</b>					-
3	<b>Total deduction [2(A)+2(B)+2C]</b>				-	-
4	Balance Plot Area as per P.R. Cards. ( 1 - 3 )				1,566.10	16,857.50
5	Plot Area under development after area to be handed over to MCGM as per Sr. No. 4 above				1,566.10	16,857.50
6	Zonal FSI				1.00	
7	Permissible BUA as per Zonal FSI ( 5X6 )				1,566.10	16,857.50
8	Built-up equal area of land handed over as per 2(A) and 2(B) with in cap of "Admissible TDR"					-
9	Existing protected FSI (Existing BUA-net plot area)					
10	Built up Area in lieu of cost of construction of built-up amenity to be handed over to MCGM				-	-
11	Additional FSI on Premium		50%	1,566.10	783.05	8,428.75
12	Admissible TDR/1.00 (Plots fronting on road width 18.00 to 27.00 mts.)		90%	1,566.10	1,409.49	15,171.75
12 A	Additional FSI (2 time of the area of Set-back land, subject to condition that over and above FSI does not exceed 1.25 time )				-	-
12B	Permissible FSI as per 33(7)B				3,758.64	
13	Permissible FSI as per DCPR 33(20) is beyond permissible FSI as per Table No. 12 of Regulation No. 30(A)1.		4.00	1,566.10	6,264.40	67,430.00
13 A	Additional permissible FSI as per DCPR 33(20)				2,505.76	
14	Proposed BUA for PTC (50% of 2505.76 sq.mts.)		50%		1,252.88	13,486.00

15	Total 27 Nos of PTC Tenements and 5 nos. of Amenity.					32.00
16	Sale Component		50%		1,252.88	13,486.00
17	Permissible BUA (12B+14+16)				6,264.40	67,430.00
18	Proposed BUA for Residential excluding fungible			1,188.09	3,394.55	36,538.94
20	Balance proposed BUA for Sale Residential excluding fungible				2,869.85	30,891.06
21	Proposed BUA for Sale Residential including fungible		35%	1,004.45	3,874.30	41,702.93
22	Total permissible RERA carpet for Sale Residential. 24 (100/110)				3,522.09	37,911.75

III	CONSTRUCTED AREA			Sq.mts.	Sq.mts.	Sq.Ft
A	Constructed BUA for existing and Sale Building.				6,264.40	67,430.00
B	Additional % fungible F.S.I for Residential		35%	6,264.40	2,192.54	23,600.50
C	Additional lift & stair-case ect. % on permissible BUA		20%	8,456.94	1,691.39	18,206.10
D	Additional parking & Entrance lobby ect. % on permissible BUA		100%	8,456.94	8,456.94	91,030.50
	<b>TOTAL CONSTRUCTION AREA</b>				<b>18,605.27</b>	<b>2,00,267.10</b>

IV	EXPENSES					
		Rs/-		Sq.mts.	Sq.Ft	Rs/-CR
		A	B	C	D	AXBXCXD
1	Total Constructed Area for Residential.	4,250.00			91,030.50	38.69
2	Total Constructed Area of staircase, lift, Stilt and Basement.	3,000.00			1,09,236.60	32.77
3	Site Development (Cost Of Infrastructure Development Such As Roads, Sewage, Water Main, Substation, Garden, Storm Water Drain, etc.) Gross Area Of Land Development Cost Per Sq.Mt .	5,000.00		1,566.10		0.78
4	5% Contingencies (1 to 3 )	72.24	5%			3.61
<b>A</b>	<b>Sub Total</b>					<b>75.85</b>

5	Gst on Construction cost	75.85	18%			13.65
6	Fees Upto 8% of A above Inclusive including GST 1) Project Consultant 2) Architect, R.C.C Consultant, legal & Other Professionals Consultant Fee.	75.85	8%			6.07
7	Corpus Fund Per Sq.Ft. on Existing Carpet Area for Residential.	2,000.00			30,907.00	6.18
8	Rent to Residential Tenement Rs. per Sq.Ft. on existing carpet Area of tenements for 36 Months.	250.00	36.00		30,907.00	27.82
9	Brokerage(For 2 Months)					2.32
10	Shifting Charges	100000.00	38.00			0.38
11	S.R.A. Maintenance Deposit deposite	40000.00	31.00			0.12
12	Additional 0.50 FSI	266910.00	50%	783.05		10.45
13	Admissible TDR/0.90 to be Purchase from market	253564.50		1,409.49		35.74
14	MCGM Charges			6,264.40		75.65
15	Stamp Duty & Registration. ( Appox. )					5.67
16	Member 5% GST on total Carpet Area of Residential					9.84
17	Interest On Capital for 18 Months	75.85	14.0 %			15.93
18	Out Of Pocket	5000.00			6,264.40	3.13
19	3% Marketing cost.	392.32	3.0%			11.77
20	Cost for PTC	225000.00		1,252.88		28.19
21	Clubbing Charges	106764.00	40%	1,252.88		5.35
	<b>TOTAL EXPENSES</b>					<b>334.12</b>

<b>RECOVERY.</b>						
		<b>Rs/-</b>			<b>Sq.Ft</b>	<b>Rs/-</b>
1	Sale For Residential (RERA Carpet.)	100000.00			37,911.75	379.12
2	Recovery from Parking	1500000.00	88			13.20
	<b>Total Recovery</b>					392.32
<b>NET PROFIT</b>						
	Sale ( - ) Total Expenses					58.20
	Profit in %					17.42
<b>MEMBERS' BENEFITS</b>						
		<b>Rs/-</b>			<b>Sq.Ft</b>	<b>Rs/-</b>
1	Value of Additional area	100000.00			12,362.80	123.63
2	Rent, Corpus, Brokerage and other monetary compensations					52.20
	<b>Total Benefit of Member</b>					175.83

<b>Developer's Benefit</b>		<b>Member's Benefit</b>
24.87%		75.13%

**EXISTING AND PROPOSED CARPET AREA STATEMENTS.**

<b>NEELAM APARTMENTS CO-OP HOUSING SOCIETY LTD,</b>						
<b>CARPET AREA AS PER SOCIETY LIST</b>						
<b>Sr. No.</b>	<b>Flat No.</b>	<b>Floor</b>	<b>Existing Carpet Area.</b>	<b>Additional Carpet Area</b>	<b>Total Proposed Carpet Area</b>	<b>Hardship Compensation</b>
			<b>A</b>	<b>AX40%=B</b>	<b>A + B</b>	<b>2000/- per sq.ft.</b>
			sq.ft.	sq.ft.	sq.ft	Rs/-
	101-102	First	1325.00	530.00	1855.00	2650000.00
	103	First	1083.00	433.20	1516.20	2166000.00
	201-202	Second	1325.00	530.00	1855.00	2650000.00
	203	Second	1083.00	433.20	1516.20	2166000.00
	301-302	Third	1325.00	530.00	1855.00	2650000.00
	303	Third	1083.00	433.20	1516.20	2166000.00
	401-402	Fourth	1325.00	530.00	1855.00	2650000.00
	403	Fourth	1083.00	433.20	1516.20	2166000.00
	501-502	Fifth	1325.00	530.00	1855.00	2650000.00
	503	Fifth	1083.00	433.20	1516.20	2166000.00
	601-602	Sixth	1325.00	530.00	1855.00	2650000.00
	603	Sixth	1083.00	433.20	1516.20	2166000.00
	701-702	Seventh	1325.00	530.00	1855.00	2650000.00
	703	Seventh	1083.00	433.20	1516.20	2166000.00
	801-802	Eight	1325.00	530.00	1855.00	2650000.00
	803	Eight	1083.00	433.20	1516.20	2166000.00
	901-902	Nineth	1325.00	530.00	1855.00	2650000.00
	903	Nineth	1083.00	433.20	1516.20	2166000.00
	1001-1002	Tenth	1325.00	530.00	1855.00	2650000.00
	1003	Tenth	1083.00	433.20	1516.20	2166000.00
	1101-1102	Eleventh	1325.00	530.00	1855.00	2650000.00
	1103	Eleventh	1083.00	433.20	1516.20	2166000.00
	1201-1202	Twelve	1388.00	555.20	1943.20	2776000.00
	1203	Twelve	1285.00	514.00	1799.00	2570000.00
	1301	Thirteen	944.00	377.60	1321.60	1888000.00
	1302	Thirteen	802.00	320.80	1122.80	1604000.00
			<b>30907.00</b>	<b>12362.80</b>	<b>43269.80</b>	<b>61814000.00</b>

**Please Note: The members current occupied areas in 30907 vs agreement area 21350 thus the (%) of additional propose CA area on the current occupied area as consider as 40% which is equivalent to 110% as per their agreement.**

## **SUMMARY**

- Better planned houses.
- Extra carpet area for existing residential tenements
- Amenities like the society office, gymnasium etc.
- Corpus funds for the maintenance of new apartments and as an incentive for redevelopment.
- Rent for stipulated time of construction as mentioned by developer.
- Brokerage.
- Shifting charges.
- Covered parking as per MCGM norms.
- Enhancement of sustainable environment by providing Rainwater Harvesting Systems and Solar Lighting and Heating.

## **SEQUENCE OF EVENTS - REDEVELOPMENT PROJECTS:**

In order to implement the redevelopment project, the following sequence of operations are to be followed:

1. Conducting Joint Meetings with the short-listed Builders/Developers along with the owner as well as Committee Members and finalizing the most suitable developers.
2. Issuing letter of intent based on terms negotiated with the selected developer.
3. Listing down the requirements of each member and preparing tentative drawings.
4. Carrying out detailed planning and getting approval for same from society members
5. Completing agreement formalities between the society and builders/developers and also between the society members and builders/developers.
6. Finalizing the plans as per the member's requirement.
7. Carrying out Soil Exploration and Investigation
8. Layout approval from Corporation.
9. Obtaining approvals on the Finalized Plan
10. Obtaining necessary approvals from other competent authorities
11. Obtaining IOD (Intimation of disapproval)
12. Shifting to temporary accommodations and then demolition of existing structure



13. Obtaining CC (Commencement certificate)
  14. Construction of new buildings.
  15. Construction of infrastructure such as roads/ recreation ground, etc.
  16. Compound wall with gate, pavement, and watchman cabin, etc.
  17. Obtaining O.C (occupation certificate)
  18. Obtaining permanent MCGM water supply connection with water meter.
  19. Obtaining Building Completion Certificate.
  20. Handing over possession to the existing members after confirming the carpet areas of newly constructed flats.
- 

THANK YOU



Anil Thacker <avthacker.archrealty@gmail.com>

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## PROJECT - RE-DEVELOPMENT OF NEELAM APARTMENTS, MOUNT MARY ROAD, BANDRA - WEST : S.G.M. MEETING DATED 23RD MARCH 2025

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Anil Thacker <avthacker.archrealty@gmail.com>

Sat, Apr 5, 2025 at 2:46 PM

To: neelam apts chs ltd <neelamapts@gmail.com>

Cc: Sunil Verliani <sunilverliani@gmail.com>, jatinder <j.nagpal@dsignerworld.com>, Anil Thacker <avthacker.archrealty@gmail.com>, Rishikesh Thacker <rathacker.archrealty@gmail.com>

### **SUB. : RE-DEVELOPMENT OF NEELAM APARTMENTS, MOUNT MARY ROAD, BANDRA - WEST : S.G.M. MEETING DATED 23RD MARCH 2025 :**

Dear Mr. Prabhu,

As required, enclosed is the draft of email to be sent to the society members for the above.

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**To,**  
**Society Members,**  
**Neelam Apartments Co. Op. Housing Society Ltd.,**  
Mount Mary Road, Bandra – (West),  
Mumbai – 400 050

### **RE-DEVELOPMENT PROPOSAL OF NEELAM APARTMENTS CO. OP. HOUSING SOCIETY LTD. ON PLOT BEARING C.T.S. NO. 810, 811 & 812 OF VILLAGE BANDRA – B & SITUATED AT MOUNT MARY ROAD, BANDRA – WEST, MUMBAI – 400 050**

Dear All Members,

Referring to the above, enclosed are the Minutes Of the Society General Meeting dated 23rd March 2025 along with the covering letter for circulation of the feasibility report for re-development dated 10.02.2025 & tabulation of existing carpet area of flats.

We have to request you to kindly peruse the above & confirm the carpet areas of your respective flats (Sr. No. 1), within a period of 10 days from date hereof, for adopting the above carpet areas for re-development of the society.

We also have to request for your suggestions if any, to the draft feasibility report dated 10.02.2025 of the P.M.C. of M/s. Deodhar Associates for finalization.

If no reply is received on the above within a period of 10 days from date hereof, then the above tabulation of existing carpet area & draft feasibility report will be deemed approved by the Society General Body.

The above letter along with tabulation of existing carpet area of flats dated 23<sup>rd</sup> March 2025 & draft feasibility report dated 10<sup>th</sup> February 2025 are being circulated to all members in this email & the Whatsapp Group of the society & a hard copy of the above is also kept in the society office for physical perusal by any members if they so desire.

--

Thanking you,

From,

Hon. ' Secretary

----- Forwarded message -----

From: **neelam apts chs ltd** <neelamapts@gmail.com>

Date: Sat, Apr 5, 2025 at 1:17 PM

Subject: sgm minutes, re-development proposal pmc report and area sheet

To: Anil Thacker <avthacker.archrealty@gmail.com>

Cc: Sunil Verliani <sunilverliani@gmail.com>, j.nagpal <j.nagpal@dsignerworld.com>

Sir,

Kindly prepare covering points and send them to me.

regards,

prabhu

[Quoted text hidden]

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#### 4 attachments



**Neelam Apartments\_Mount Mary Road\_Bandra\_SGM 23rd March 2025\_Minutes.pdf**

399K



**Neelam Apartments\_Bandra\_Signed Covering letter\_02.04.2025.pdf**

188K



**DA\_Project Feasibility Report\_Neelam chs\_10022025 (1).pdf**

563K






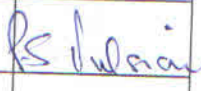









**Neelam Apartments\_Bandra\_Tabulation Of Existing Carpet Areas\_23.03.2025.pdf**

314K

ACKNOWLEDGMENT SGM MINUTES, RE-DEVELOPMENT  
PROPOSAL, PMC REPORT AND AREA SHEET

FLATNO	NAME OF THE MEMBERS	SIGNATURE
101	MYANK JATINDER NAGPAL	Yank
102	NISCHAY NARINDER NAGPAL	}
103	M/S. NAGPALS (BOMBAY)	
201	MRS. HEENA CHAND RANGWANI	}
202	MR. CHAND BHAGWAN RANGWANI	
203	MISS. DEVI S. TULSIANI	Devi S. Tulsiani
301	MRS. RIMA MUKESH TULSIANI	}
302	MRS. RIMA MUKESH TULSIANI	
303	MR. ANWAR HUSSAIN SHERALI	
401	MRS.Z.S. PANJWANI MR.S.R. PANJWANI	}
402	MRS G.M. PANJWANI MR. M.A. PANJWANI	
403	MR. SUDHIR RAMLAL ANAND	Munna
503	MRS. ZARINE PATEL	Zarine Patel
601	MRS. RASHMI M. KHETWANI	}
602	MR. MANOHAR KHETWANI	
603	MR. SHHAKTI BAJRANG PRASAD AGGARWAL	
701	MR. NANDALAL I. TALREJA	}
702	MRS. DEEPA N. TALREJA	
703	MR. TAHIR ISANI	
801	M/S. KEVALYA SECURITIES PVT LTD	}
802	M/S KEVALYA SECURITIES PVT LTD	
803	MR. RAJENDRA S. CHANDRACHUD	Rajendra S. Chandrachud

**ACKNOWLEDGMENT SGM MINUTES, RE-DEVELOPMENT  
PROPOSAL, PMC REPORT AND AREA SHEET**

FLATNO	NAME OF THE MEMBERS	SIGNATURE
101	MYANK JATINDER NAGPAL	
102	NISCHAY NARINDER NAGPAL	
103	M/S. NAGPALS (BOMBAY)	
201	MRS. HEENA CHAND RANGWANI	
202	MR. CHAND BHAGWAN RANGWANI	
203	MISS. DEVI S. TULSIANI	
301	MRS. RIMA MUKESH TULSIANI	
302	MRS. RIMA MUKESH TULSIANI	
303	MR. ANWAR HUSSAIN SHERALI	
401	MRS.Z.S. PANJWANI MR.S.R. PANJWANI	
402	MRS G.M. PANJWANI MR. M.A. PANJWANI	
403	MR. SUDHIR RAMLAL ANAND	
503	MRS. ZARINE PATEL	
601	MRS. RASHMI M. KHETWANI	
602	MR. MANOHAR KHETWANI	
603	MR. SHHAKTI BAJRANG PRASAD AGGARWAL	
701	MR. NANDALAL I. TALREJA	
702	MRS. DEEPA N. TALREJA	
703	MR. TAHIR ISANI	
801	M/S. KEVALYA SECURITIES PVT LTD	
802	M/S KEVALYA SECURITIES PVT LTD	
803	MR. RAJENDRA S. CHANDRACHUD	

901	MRS. NEETA NITIN MEHTA	}	Neeta Mehta
902	MRS. NEETA NITIN MEHTA		
903	MRS. NEETA NITIN MEHTA		
501	MRS. NEETA NITIN MEHTA		
502	MRS. NEETA NITIN MEHTA		
1001	SUNIL GHANSHYAMDAS VERLIANI	}	S
1002	SUNIL GHANSHYAMDAS VERLIANI		
1003	MRS. NASEEM A. SURANI		BY Email
1101	MR. AMIN S. GILANI	}	<del>AMIN</del> 5/4/25
1102	MRS. NOORJAHAN A. GILANI		
1103	MR. SAJID A KARMALI		Karmali
1201	MR. RAJESH N. KARAMCHANDANI	}	Rajesh
1202	MR. RAJESH N. KARAMCHANDANI		
1301	MR. RAJESH NARI KARAMCHANDANI		
1203	M/S. VIDHYA TRADING CO.	}	Rajesh
1302	M/S. RAJENDRA TRADING CO.		