



ASHAR

PROMISES DELIVERED

W E L C O M E



PROPOSED REDEVELOPMENT
FOR KUM. JETHI T. SIPAHIMALANI
CHS LTD, MAHIM



Area Offered by Ashar Ventures

Area offered exactly as per Chart 7 of page 13 of Tender Kit issued by SOC & PMC.

- Carpet Area within flats – 1,80,807.08 sft
- $1,80,807.08 \times 1.81 = 3,27,372.27$ (81% increment)
- Approx MOFA Carpet Area @ 15%- 3,27,372.27 sft
- As the chart does not specifically identify any areas of terrace as in case of some members, kindly provide clarification via official channels and we shall be happy to address the respective concerns of area of the 3 members towards a mutually favorable solution.

7. SUMMARY OF RESIDENTIAL MEMBERS FOR ALL BUILDINGS

Table 2: Summary of Residential Members for all buildings (Areas in Sq. Ft.)

Building Nos.	Carpet Area within the flats	Area considered by MHADA	Total Carpet Area incl. 20% Incentive	Total Carpet Area incl. 35% Pungible	Approx. MOFA Carpet Area @ 15%
Building-1	5677.69	6098.31	7317.97	11855.11	10308.80
Building-2	5677.69	6098.31	7317.97	11855.11	10308.80
Building-3	5677.69	6098.31	7317.97	11855.11	10308.80
Building-4	5677.69	6098.31	7317.97	11855.11	10308.80
Building-5	5677.69	6098.31	7317.97	11855.11	10308.80
Building-6 (Wing A + Wing B)	11661.73	12432.11	14918.53	24168.02	21015.67
Building-7	6685.49	7106.10	8527.33	13814.27	12012.41
Building-8	6682.56	7044.77	8453.72	13695.02	11908.72
Building-9 (Wing A + Wing B)	11001.68	11786.09	14143.31	22912.16	19923.62
Building-10 (Wing A + Wing B)	11001.68	11786.09	14143.31	22912.16	19923.62
Building-11 (Wing A + Wing B)	9513.28	10297.69	12357.23	20018.73	17407.58
Building-12 (Wing A + Wing B)	11845.89	12630.30	15156.36	24553.30	21350.69
Building-13 (Wing A + Wing B)	11817.00	12601.41	15121.69	24497.13	21301.85
Building-14 (Wing A + Wing B)	9594.80	10423.27	12387.93	20068.44	17450.82
Building-15 (Wing A + Wing B)	9457.93	10186.33	12223.39	19802.22	17219.32
Building-16 (Wing A + Wing B)	11124.90	12373.06	14847.60	24953.12	20915.75
Building-17	4359.42	4647.79	5577.35	9635.30	7836.78
Building-18	9537.60	10237.55	12285.06	19901.79	17305.91
Building-19 (Wing A + Wing B)	9338.61	10423.02	12147.63	19679.15	17112.31
Building-20 (Wing A + Wing B)	18810.11	19594.5	23513.42	38091.74	33123.25
Total (Building No.1 - 20)	180807.08	193661.38	232393.89	376478.11	327372.27
Total Commercial Area	3009.50	4021.46	4021.46	6514.76	5665.01
Krishna Mandir	1363.93	1522.46	1522.46	2466.39	2144.68
Library Hall	1081.46	1081.46	1081.46	1751.96	1523.45



OUR OFFER

Residential Carpet Area	1,80,807
Carpet Area Per MHADA	1,93,661
Total Carpet Area Incl. 20% Incentive	2,32,394
Total BUA Incl. 35% Fungible	3,76,478
Approx MOFA Carpet Area At 15%	3,27,372

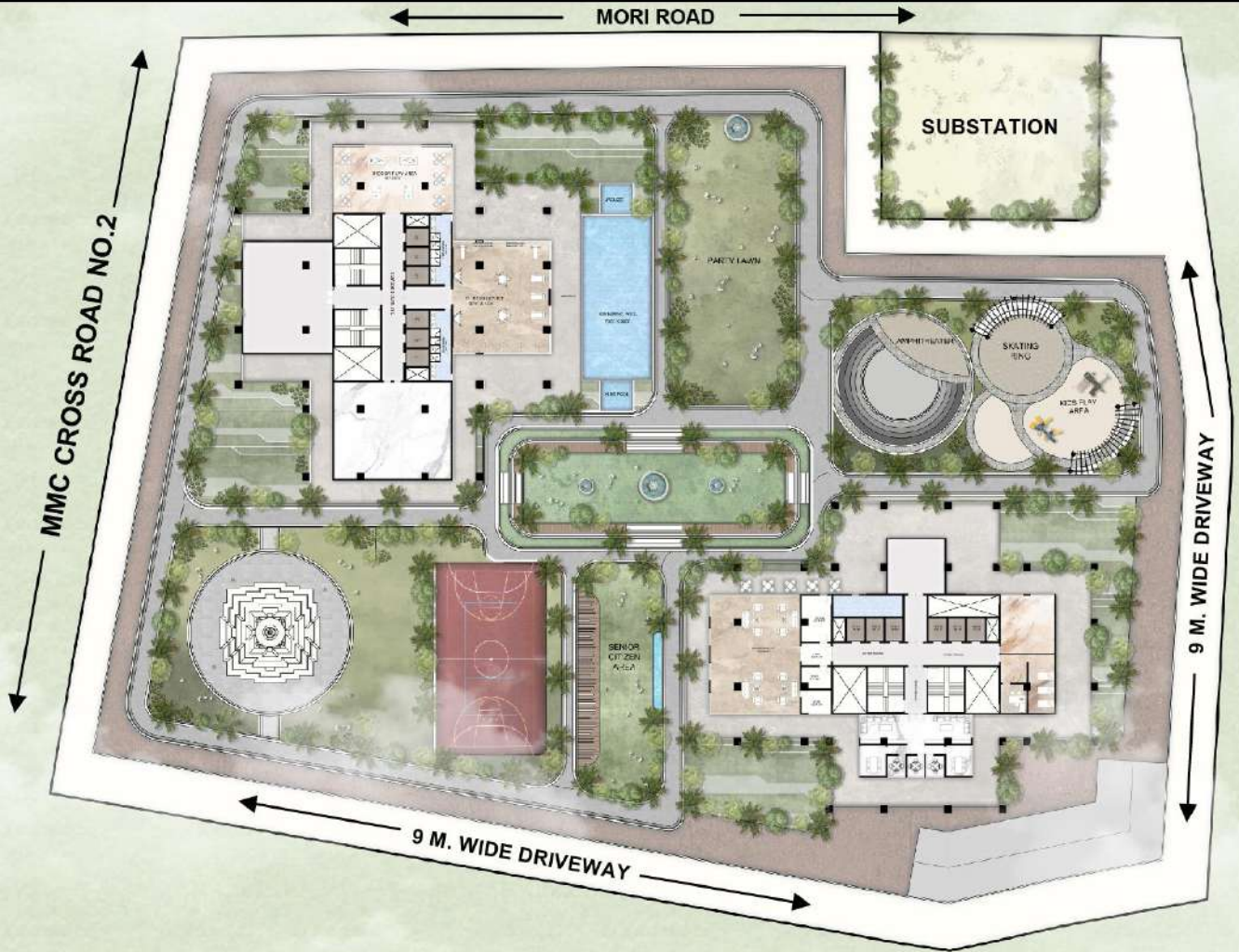
81% FROM EXISTING CARPET AREA

- Corpus **Rs. 4,000** psf of existing carpet area
- Rent **Rs. 180** psf of existing carpet area
- Shifting **Rs. 75,000** to and fro
- Rental Escalations: 5% after every 12 month period

SALIENT FEATURES OF THE OFFER BY ASHAR VENTURES

- **5 Cr EMD issued** along with the Tender Bid on 15th June 2023.
- Scheme is planned under **cluster development** and the **IOD shall be obtained before the vacating** the members.
- **Security guarantee as lien to tune of 150 cr agreed** to as per tender conditions.
- Bank Guarantee not provided as area under lien is already provided to the society as per Tender conditions.
- **2 parking** per residential member flat is committed
- With our given construction experience and delivery commitments, we can assure a timely **completion of 42 months** from the CC with a 9-month grace period for the possession of flats to the members.

MASTER LAYOUT



MORI ROAD

SUBSTATION

MMC CROSS ROAD NO.2

9 M. WIDE DRIVEWAY

9 M. WIDE DRIVEWAY



NORTH

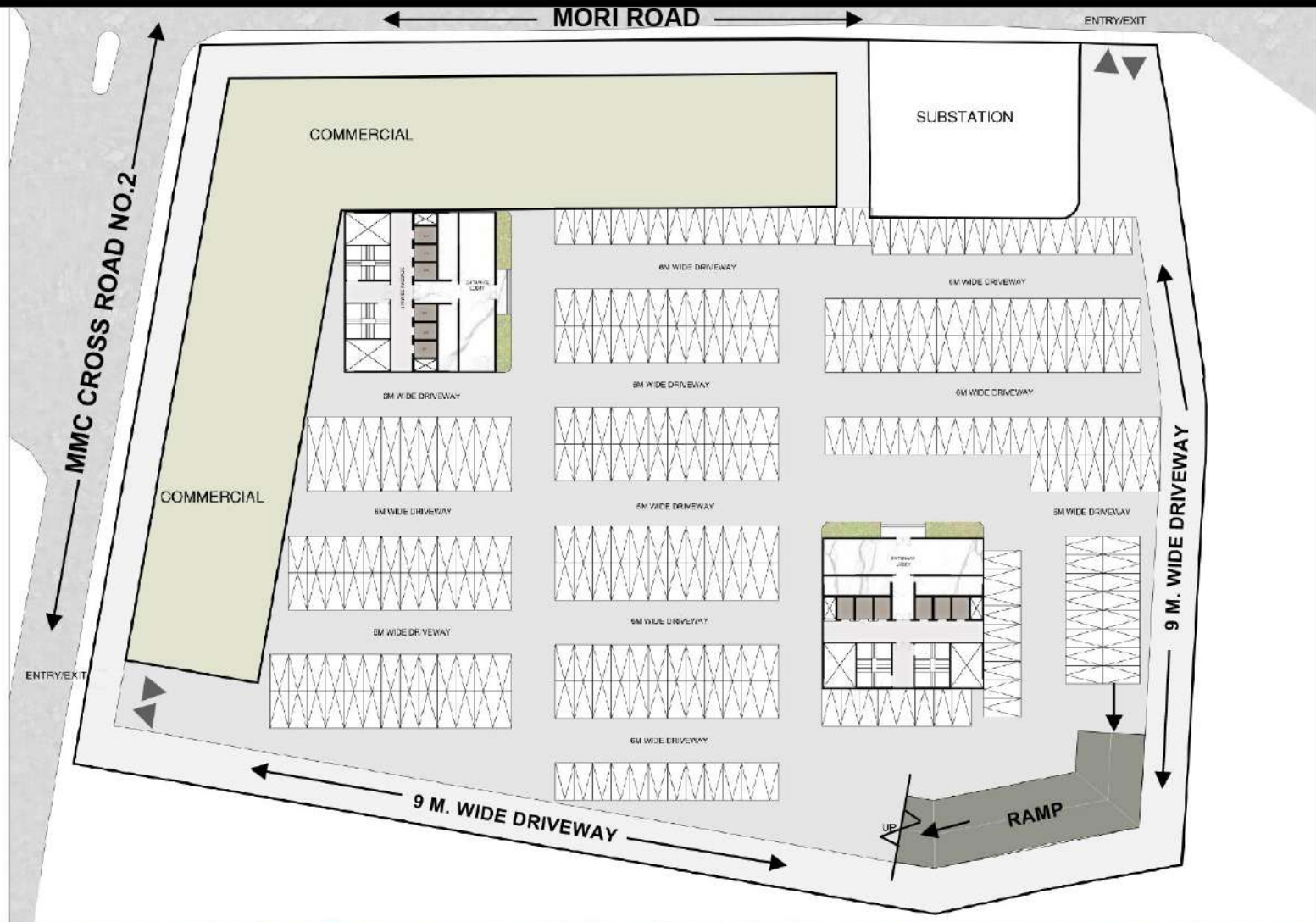
PLANNING AND DESIGN CONCEPTS

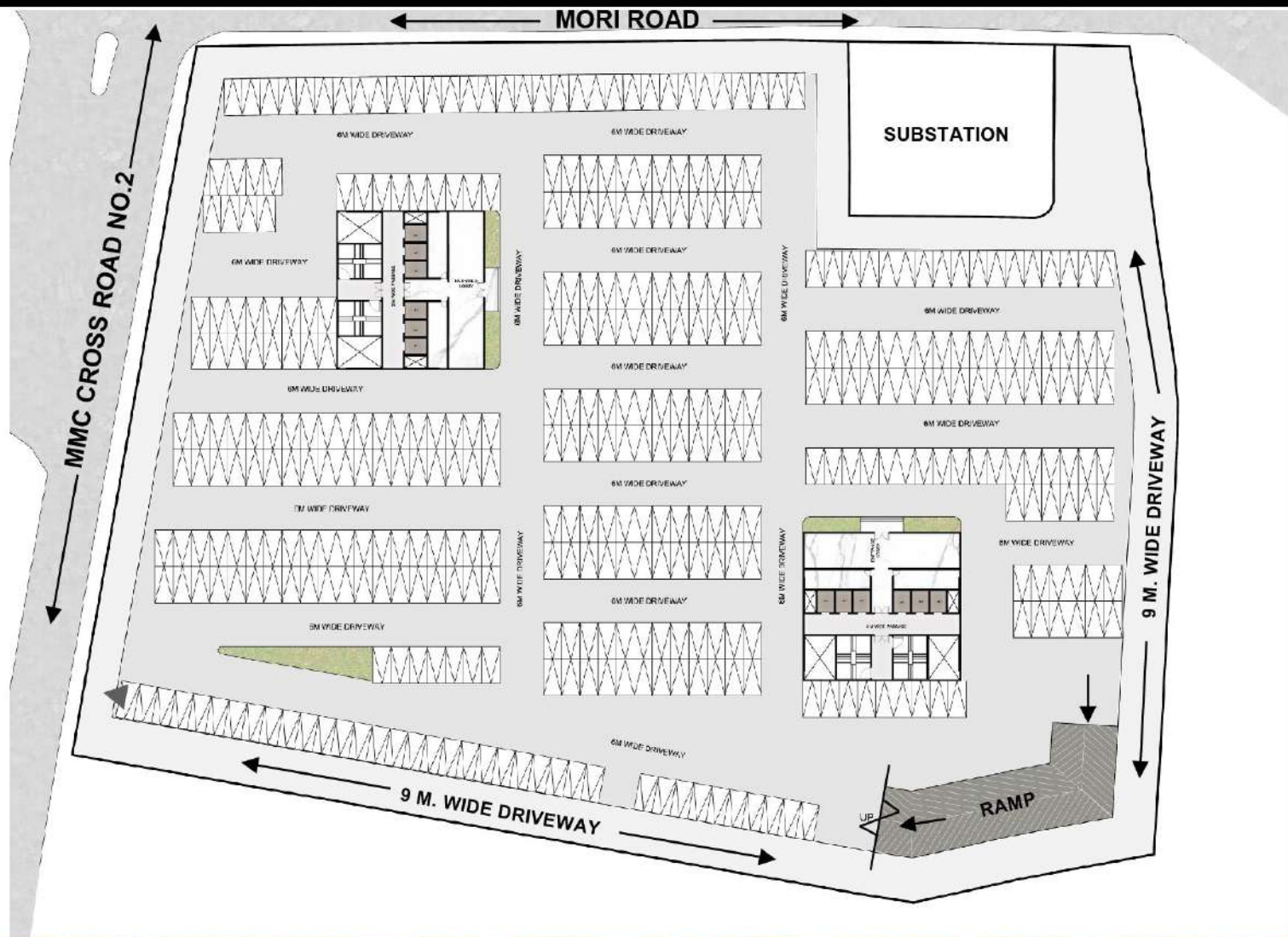
- We, at Ashar Ventures envision the redevelopment of your esteemed society to be in the **Luxury Segment**.
- Master layout planned keeping minimum to two towers to allow for **maximum open space** to be enjoyed for all members.
- Plus-shaped towers to ensure **maximum light and ventilation**, optimizing **open space and cross ventilation** and ensuring that each arm enjoys **three side open space**.
- Flats / units to enjoy both **inward podium facing and outward facing orientation**
- We have planned for two towers which will have **co-existence of both members and new sale flats**.

PLANNING AND DESIGN CONCEPTS

- **All the amenities** between the two towers **shall be the same** and will be **commonly shared and enjoyed equally** by both the existing members as well as new members joining the community.
- **Green Building Project Certification** will be looked into incorporating water recycling and management, rain water harvesting etc.
- The Layout shall be planned keeping in mind all prevalent regulations laid down by the authorities from time to time particularly the **open space margins, fire requirements**, driveways and accesses, and all **related safety regulations**.
- As a part of our inherent design criteria, we shall be providing **stretcher / Utility / service lift for each tower** to handle any emergencies and / or for material movement.

DRIVEWAYS & PARKING





CIRCULATION AND PARKING

- **Ramp based** traffic circulation movement.
- Maximizing comfortable **surface parking** across podiums with less than 25 % of mechanical parking system
- Integrated **EV Charging System** for Automobiles

INTERNAL FLAT LAYOUT AND CONFIGURATIONS

- While we have expressed earlier that in our experience; redevelopment project is a journey of working together, understanding each others personal needs and requirements.
- Having said that, portraying a typical floor plan does not bring forth the right knowledge as it is incomplete without knowing members personal lifestyle, additional area requirements, typologies, allocations, opportunities to add owner flats together at same floor/ level etc.
- A typical floor plan whether 2 bhk, 3 bhk or 4 bhk will only be true to show once members express their desire to add more area to their existing entitlements, whether they wish to have their flats split into two, whether they want flats to be combined like a jodi flat etc. Before this communication, any floor plan will just be a feel-good factor without any practicality associated with it.
- We look forward to providing the internal layouts once we together move forward in our redevelopment project journey.

INTERNAL FLAT LAYOUT AND CONFIGURATIONS

- However, as we envision this redevelopment as one of Luxury projects we have envisioned to provide:
 - **10'6" clear** internal flat height
 - **Vaastu Compliant** entry to all flats
 - **Fully furnished toilets** with CP and Sanitary Fittings
 - **Modular** Kitchens
 - **Servants' toilets** at midlanding upon approval from Regulating authorities.

AMENITY ZONES



1. Ramp up to podium
2. Kids play area
3. Skating ring
4. Open area theatre
5. Party lawn
6. Swimming pool
7. Kids pool
8. Senior citizen area
9. Multipurpose court
10. Reflexology pathway
11. Gym
12. Indoor games
13. Multipurpose hall
14. Jogging track



NORTH

AMENITIES

FITNESS ZONE

- Multipurpose court
 - Gym
 - Jogging track
 - Yoga and meditation
 - Swimming pool
-

COMMUNITY & ENTERTAINMENT ZONE

- Party lawn
- Indoor play area
- Amphitheater
- Multipurpose hall
- Café

KIDS ZONE

- Kids pool
 - Kids play area
 - Indoor games for toddlers
 - Skating ring
-

SENIOR CITIZEN ZONE

- Senior citizen seating
- Reflexology pathway

While this is a minimum list – we will enhance this further to benefit member and sale lifestyle.

FITNESS ZONE

YOGA AND MEDITATION

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MULTIPURPOSE COURT

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SWIMMING POOL

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INDOOR PLAY AREA

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FITNESS CENTER

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COMMUNITY AREAS

PARTY LAWN WITH AMPHITHEATER

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MULTIPURPOSE HALL

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CAFÉ

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ENTERTAINMENT

AMPHITHEATER

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KIDS ZONE

INDOOR GAMES FOR TODDLERS



KIDS PLAY AREA



SKATING RING



SENIOR CITIZEN AREA

SENIOR CITIZEN SEATING



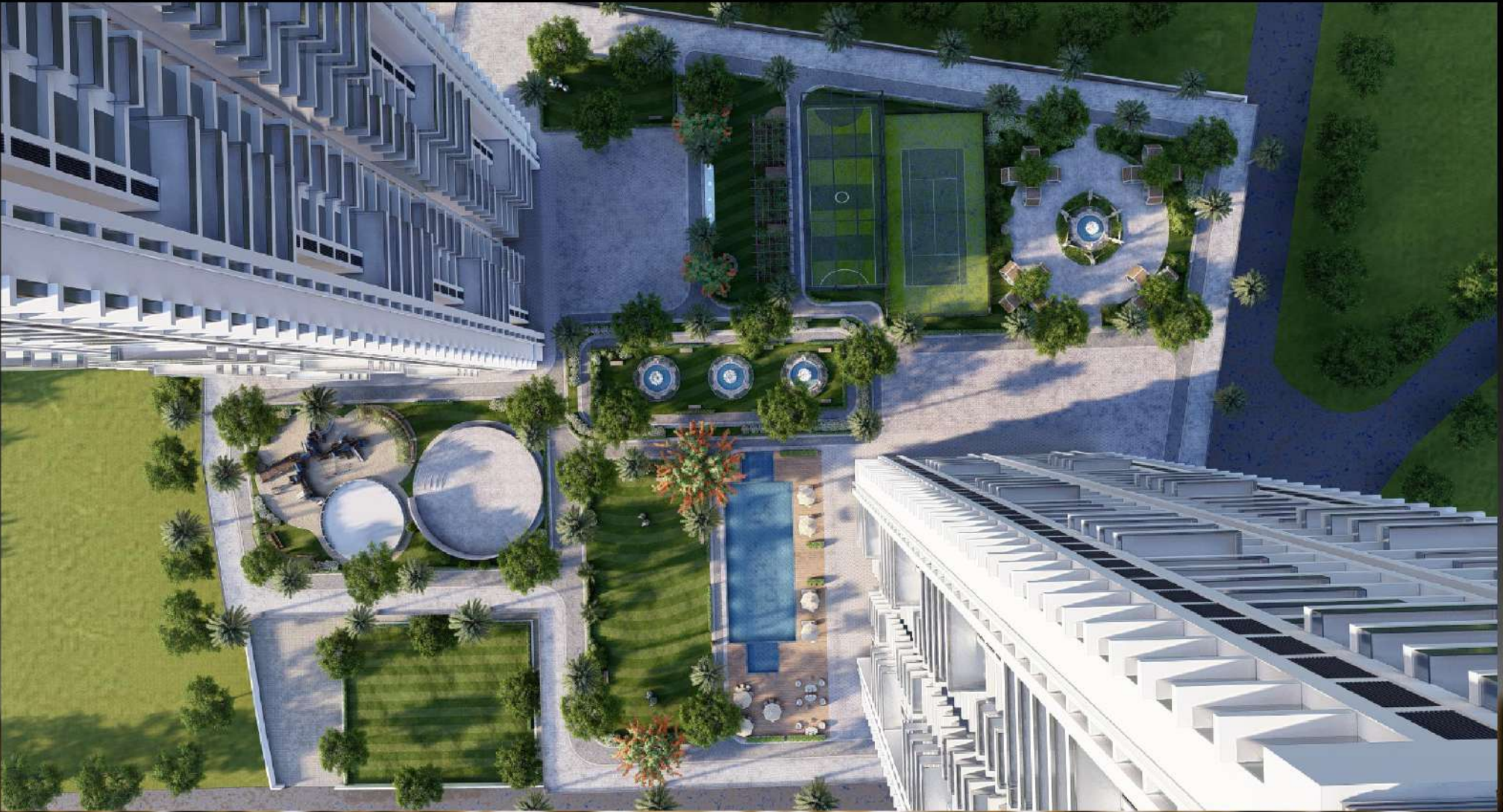
REFLEXOLOGY PATHWAY













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THANK YOU

In case of any further queries or clarifications, please
feel free to reach out to us.

Regards,
Ashar Team