

COMPENSATION CALCULATION

As On : 06.07.2020

1. Compensation Due to Delay in Possession :

Rate of interest : SBI prime lending rate + 2% =13.2%(as on 01.01.2020)+2% =15.2%

Amount on which the interest is payable = Rs 44,00,000/-

Monthly compensation = Rs4400000 x 15.2 x1/12x 1/100=Rs 55733/-

Compensation payable 01.01.2020 to 24.03.2020 & June 20 : Rs 55733 x 3.75 =
Rs208999.

2. Compensation due to thinner exterior wall :

Required thickness of exterior wall : 200mm

Actual thickness of exterior wall : 150 mm

So wall constructed is 25 % lesser in dimension and this construction cost should be refunded

Assuming 25 % cost of Flat towards construction cost of walls total cost of wall =25% of Rs 44 lakh = Rs 11,00,000/-

25% of Rs 11,00,000/- = Rs 2,75,000/- should be refunded on account of wall thickness not as per approved plan.

3. Compensation due to low ceiling height :

Height of ceiling as per advertisement : 9.5 feet = 114 inches

Actual height of ceiling = 9 feet 1 inch = 109 inch

So 4.4 % cost of construction has been saved by DTC which should be refunded.

Assuming 25 % cost of Flat as the cost of construction

Saving on Low ceiling height = Rs 4400000 x 0.25 x 4.4% = Rs 48,400/-

This amount of Rs 48,400/- should be refunded.

4. Compensation Due to increased carpet area due to thinner wall:

Super build up Area of Flat = 1260 Sq. Feet

Minimum Perimeter of wall enclosing this super buildup area = 4x 35.5 Feet=142 feet

Increase in carpet area due to 2 inch less thick well = 2/12 x 142 Sq Feet =23.7 Sq Feet.

Cost of this area= Rs 3460 x 23.7 = Rs 82,002/-

This amount of Rs 82,002/- should be refunded.

5. Compensation due to less Balcony area :

Balcony area as per Plan 2925 x1000 Sq MM & 2775 X 950 Sq MM = 59 Sq Feet

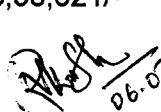
Measured Balcony area 2775 x 900 Sq MM & 2775 X 840 Sq MM = 52 Sq Feet

Thus shortfall in Balcony area = 7 Sq Feet

Cost of This area = Rs 3460 x 7 = Rs 24220/-

This amount of Rs 24,220/- should be refunded.

Total Compensation = Rs (2,08,999 +2,75,000+ 48,400 + 82,002 + 24,220)= Rs 6,38,621/-


06.07.2020
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