

OFFER BY BIDDER										
Sr. No	Description	Society's Demand as per Tender	Lodha Group (Macrotech Developers Ltd.)	Key Stone realtors LTD. (Rustomjee)	Narang Realty Pvt.Ltd.	Kolte Patil Developers Pvt.ltd	Runwal Developers Pvt.Ltd.	Wheelabrator Alloy Casting Ltd.	Purvankara LTD.	Oberoi Realty LTD.
			Deviation letter submitted			Deviation sheet submitted	Conditional declaration submitted	33(9)	Tender document not submitted	Deviation letter submitted
<b>Free additional carpet area to the existing members in addition to their base carpet areas</b>										
1	Additional area for each member 187 R - 112639 sq.ft. 5 NR - 2088 sq.ft. Garages - 2660 sq.ft. 8 Staff quarters- 2053 Sq.ft. 119440 Sq. Ft As per details provide by client No of members 215 Nos.	Min. 35% additional over MOFA carpet area	Residential:36% additional over and above existing MOFA and Non-Residential: 36% additional over and above existing MOFA(Total 192 units -residential and non-residential units) <b>No staff quarters will be provided.</b> 1 additional car park in lieu of every existing closed garage. Open terraces if any attached to individual flats will be given weightage of 30% of MOFA carpet.	35% for 183 Residential units 25% for 9 Non-Residential units. 25 % for 8 staff quarters on existing MOFA carpet area. Rs 7 Lakhs will be given to 14 garages.	50% extra MOFA carpet area over existing carpet area.	Residential-30% additional MOFA carpet , Non-Residential - 30% ,Garage- one time amount of Rs.10,00,000/- against each garage or one additional car park against each garage to the existing owners.	47% additional MOFA area over and above the 1,12,639 Sq.ft of existing area utilized by 187 existing residential and 2088 Sq.ft of existing area utilized by 5 existing non residential. NO offer to the 8 staff quarters. In lieu of existing garage 1 additional car parking will be provided.	40% of Rera carpet area over existing carpet for residential units,non-residential and staff quarters. i.e Residential -1,57,695 Sq.ft Non-Residential-2,923 Sq.ft Garages: 2660 Sq.ft ( no additional for garages) Staff Quarter :2,874 Sq.ft all the above area are RERA Carpet	33% extra MOFA carpet area over existing carpet area for members and tenants. Not mentioned about garages.	45% MOFA or 50% RERA whichever is higher for residential and Non-residential Rs 40 lakhs per Garage Rs 75 lakhs per staff quarters
<b>Hardship Compensation</b>										
2	Hardship compensation to be paid for each member	R- Min 3000/-per Sq.Ft. NR- 3500/-per Sq. Ft on existing MOFA carpet area	Residential -Min 3000/-per Sq.Ft. Non-Residential-3500/-per Sq. Ft on existing MOFA carpet area. None for staff quarters and garages.	Residential-3000/-per Sq.Ft. for 183 units Non-residential - 3500/-per Sq. Ft for 9 units. Rs 2000/- per Sq. Ft for 8 staff quarters on existing MOFA carpet area.No offer for garages.	Residential-Rs 3000/- sq.ft of existing MOFA area Non-Residential-Rs 3500/- sq.ft of existing MOFA area	Residential- Rs.3000/- per Sq.ft on the total existing residential area of 112639 Sq.ft, Non-Residential - Rs.3000/- per Sq.ft on the total existing Non-Residential area of 2088 Sq.ft.No offer for staff quarters and garages	Residential- Rs.3200/- per Sq.ft having area of 1,12,639 Sq.Ft. & Non-Residential - Rs.3700/- per Sq.ft having area of 2088 Sq.ft (i.e. on existing MOFA Carpet Area NO offer for staff quarters and garages.)	Residential - 3000/- per sq.ft. Non residential - 3500/- per sq.ft. Garages - 1500/- sq.ft. Staff quarters - 1500/- sq.ft On existing carpet areas.	Residential - 2000/- per sq. ft Non Residential - 2,500 per sq.ft. of existing MOFA.Not mentioned about garages and staff quarters.	Rs 3500 for all 192 units (Residential & Non-Residential)
			On signing of development agreement -20% Before vacating the premises - 30% On repossession- 50%	On receiving vacant possession 50% and on possession 50%	On signing of development agreement -5% Before vacating the premises - 5% On repossession- 90%	At the time of LOE - 10% 24 Months from the date of LOE - 30% On Possession - 60% (after adjustment for the refundable deposit)	On signing of development agreement - 10% On vacating premises - 40% At the time of possession of new premises to existing member - 50%		Before vacating premises 40% On repossession 60%	Not mentioned about garages and staff quarters.stages of payment;- 10%, 15% amd 70%
<b>Free Car parks Including Visitors Parking</b>										
3	Car parks covered from top in Stilts or Podium as well as motorcycle and bicycle parks	Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above.	Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above. 10% additional guest parking. 1 additional car park in lieu of every existing closed garage.	min 1 car park to each residential member for balance members as per DCPR. We endeavour to provide convential car park to all eligible members of society .however as per planning constraints the final arrangement of parking depends on design finalisation with society and approvals from competent authority.	Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above.	Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above.	1 covered car park per existing member.	Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above.	Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above.	Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above.
<b>Displacement Compensation for Each Member till Rehabilitation.</b>										

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A	Monthly compensation for First 12 months (Monthly compensation shall increase by 5% on the previous amount for every 12 months' duration thereafter). ***Note: Advance amount equivalent to the rent of 1 year for each member shall be disbursed before vacating the premises. Deposit amount (Equivalent of 12 Months' Rent) should be given to Tenants if suitable accommodation is not provided by the Developer.	R -Min Rs.125/-per Sq. Ft NR - Rs.135/-per sq.ft for on existing MOFA carpet area(room+balcony).	Residential -Min Rs.125/-per Sq. Ft Non-Residential - Rs.135/-per sq.ft on existing MOFA carpet. Deposit amount will not be provided. (Monthly compensation shall increase by 10% on the previous amount of every 12 months). 36 months or till completion of building in all aspects handing over of existing member units after the receipt of OC. The compensation of 12months shall be paid in the form of cheque before vacating current premises. The rent for next 24 months shall be paid monthly post dated annually one month in advance. Payment to be done directly to the members under intimation to Society.	Residential-Min Rs.125/-per Sq. Ft Non-Residential-Rs.135/-per sq.ft for 8 staff quarter on existing MOFA carpet area. with 5% increment in every 12 month. Rental period will be 1 month beyond repossession notice. 1 cheque for 1st 12 months PDC will be issued at every year.	Residential -Rs.125/- per sq.ft Non-Residential-Rs.135/- per sq.ft with increase in 5% each year on existing MOFA carpet area per month as a reimbursement of the cost of alternate accommodation for a period of 36 months till completion of the building in all respects and handing over of possession for newly constructed units to the members after receipt of OC from MCGM. The compensation for 12 months shall be paid in the form of consolidated cheque before vacating current premises. The rent for next 24 months shall also be paid monthly post dated cheques annually 1 month in advance.	Residential -Rs.125/- per sq.ft on total existing residential area of 1,12,639 sq.ft with escalation of 5% per annum. Non-Residential -Rs.135/- per sq.ft on total existing Non-Residential area of 2,088 sq.ft with an escalation of 5% per annum. Advance rent of 3 months at the time of LOE. Will provide monthly compensation on PDC basis. We offer a refundable deposit equivalent to two months of rent at the time of LOE and shall be adjusted from the last tranche of the corpus provided to the existing member. All the payments that shall be paid to the society and its existing members shall be the gross amount and shall attract applicable taxes as per regulatory norms.	Residential-Rs.130/-per sq. ft on 1,12,639 Sq.ft of existing area utilized by 187 existing residential units & Non Residential -Rs. 140/- on 2,088 Sq.ft of existing area utilized by 5 existing NR. The rental compensation for 12months shall be paid in the form of cheque upon vacating premises. The rental shall also be paid post dated cheques annually 1 month in advance. Payment to be done directly to the members under intimation of society. No rental for staff quarters and garages.	Residential -Rs. 125/ per sq.ft Non residential-Rs.135/ per sq. ft. Staff Quarters-Rs.125/- per sq. ft. with a increase of 5% each year on existing MOFA carpet area per month as reimbursement of the cost of alternative accommodation for a peiod of 48 months till completion of building in all respects and handing over of possession of newly constructed units to the members after OC. The compensation for 12 months shall be paid in the form of consolidated cheque before vacating current premises. The rent for 12 months shall be paid monthly post dated annually one month in advance (Payable uptil completion and handover or units.) Deposit equivalent to 3 months rent as per market pratice shall be given.	Residential - 110/ per sq.ft. Non Residential - 120/ per sq.ft. with increase of 5% on existing MOFA as reimbursement of cost of alternate accommodation for a period of 36 months till completion of building in all respects and handing over of newly constructed units to the members after receipt of OC from MCGM. The compensation of 12months shall be paid in advance on the last day of preceeding month. Payment will be done directly to society members under intimation of society.	Residential - 125/- per sq.ft. Non residential - 125/- per sq. ft with an increase of 5% after each year on existing MOFA as a reimbursement of the cost of alternative accommodation for a period of 48 months till completion of building in all respects and handing over possession of newly constructed units to the members after receipt of OC from MCGM. The compensation for 12 months shall be paid in the form of consolidated cheque before vacating current premises. The rental for next 36 months shall be paid monthly post dated cheques annually one month in advance. Payment will be done directly to members under intimation to the society.
B	Brokerage, Stamp Duty & Registration Charges for temporary accommodation	One month rent shall be paid to the existing members every two years.	Agreed	One time charges shall be paid equivalent to 1 rental respectively.	Agreed	One month rent shall be paid to the existing members every two years.	One month shall be paid	One month rent shall be paid to the existing members every two years.	Agreed	Agreed
C	Shifting charges (Amount to & fro every two years)	R- Rs40,000/-per Sq. Ft. NR- Rs.45,000/-per Sq. Ft.	Agreed but once for entire duration	One time shifting expense at R-40,000/- to each 183 units and NR 45,000/- to each 9 units. Rs 20,000/- to each 9 staff quaters	Agreed	Shifting charges (to & fro) of Rs.40,000/- per existing member for residential flats at the time of LOE and 24 months from the date of LOE . Rs.45,000/-per existing member for Non-Residential at the time of LOE	Shifting charges of Rs.40,000/- for each residential flats Rs.45,000/-for each Non-Residential shall be paid for the whole redevelopment of society. One time only.	Shifting charges of Rs.40,000/- for each residential flats Rs.45,000/-for each Non-Residential Garages-Nil Staff Quarters-Rs.20,000/- per member	Agreed	Agreed
<b>Time Frame</b>										
4	Entire project work Period -Development Agreement to building Occupation certificate		TBD on shortlisting	Within a period of 42 months from the date on which we receive the vacant possession.	36 months from CC	48 months + 6 months grace period from the date of commencement certificate	48 months plus 6 months grace period from commencement certificate	48 months from approval	36 months (plus 6 months grace) from vacation to occupation certificate.	Approx 42 months
<b>DCPR Regulation</b>										
5	DCPR2034 Regulation considered for the proposed commercial offer		33 (7) B we are open to change in regulation in line with discussion with the society /PMC	33(7) B we reserve the right to explore other suitable regulations in conjunction with the society	As per extant DCPR	No reg. mentioned	33 (11) or 33 (20) B or 33 (7) B	33 (9)	33 (7) B	33 (7) B
<b>Costs</b>										
<b>6.Other Charges &amp; Costs to be borne by the Developer:</b>										
A	Stamp Duty & Registration Charges on Development Agreement and Individual Member Agreements	Entire applicable amount	Agreed	To be borne by developer	Agreed	Agreed	To be borne by developer	Agreed	Agreed	Agreed
B	Professional fees of Architect/PMC appointed by the Society (corresponding to the Stipulated Completion Period for the Project)	2% of Construction Cost	TBD post shortlisting	TBD and finalised with society	Not mentioned	Will discuss with PMC/Society and finalise the amount.	To be discussed as amount is not known	To be discuss and mutually agreed	Agreed	To be mutually discuss with PMC and society
C	Reimbursement of miscellaneous expenses already incurred/to be incurred by the Society for the proposed redevelopment project	Entire applicable amount	Not Agreed	TBD and finalised with society	Not mentioned	Fixed amount to be mentioned	To be discussed as amount is not known	Amount as per general market practice,Can be fixed at the stage of LOI.	TBD and finalised with society based on mutual agreement	Agreed

Discounted Selling Rate for Members of Society: (If Society member wishes to buy additional area)-On priority and specifying proper payment stages.

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7	Rate/-Sq. Ft (RERA Carpet)	INR...../- Sq. Ft	to be discussed on case to case basis.	TBD and finalised with society and will be pleased to offer discounted rate to member to buy additional area. The same subject to design finalisation	TBD post shortlisting	The Existing members can purchase additional residential carpet area up to an aggregate sum of <b>10,000 sq.ft RERA carpet area.</b> We shall offer the prevailing market rate and the discount rate offered shall be as follows : a)If payment is made in installments-5% b)For one time upfront -7% the stamp duty, registration charges, GST and other taxes or <b>additional area will be borne by the members .</b>	5% area on existing carpet area to respective members at 7% discount on rate prevailing at the time of demolition of the existing building. The said area will be non-transferable. The same shall be subject to planning.	<b>Rs.60,000/-</b> per sq.ft.on carpet Cost of Parking: <b>Rs.15,00,000/</b> parking based on availability and planning.	2.5% on a launch price of project	10% discount on prevailing market are subject to min 10% of the sale area
<b>8.If any Existing Member needs Bare Flat I.e., without internal walls, Flooring, Painting &amp; other finishes. Whether the Cost of such works shall be reimbursed?</b>										
A	Reimbursement of civil & finishing works (In case of Bare Flats)		to be discussed on case to case basis.	Specific cost reduced on actual at that time shall be given compensation to such members	Reimbursement of civil and finishing work to the members. Will be determined at the time of finalisation of plans.	Will discuss with the managing committee/PMC in person	As per actual cost savings of developer	Rs 750 Per Sq. Ft	No	To be mutually discussed at planning and designing
B	Insurance project Insurance/ third party Insurance/labour Insurance to be the responsibility of the Bidder		Agreed	To be suitably captured in development agreement	Agreed	Will provide insurances as per the norms.	yes	Yes	Yes	Agreed
C	Waterproofing guarantee of minimum 10 (ten) years after obtaining O.C.	As per Tender	Agreed	To be suitably captured in development agreement	Agreed	yes	As per Tender	As per RERA	Agreed	Agreed
D	Defect Liability Period of 5 (five) years after obtaining B.C.C	As per Tender	Agreed	To be suitably captured in development agreement	Agreed	The defect Liability shall commence from the date of receipt of OC	As per Tender	As per RERA	Agreed	Agreed
<b>Performance Bank Gurantee</b>										
9	Bank Guarantee	The Developer shall give security in form of irrevocable & unconditional performance bank guarantee for an amount Rs. 150 crores (One Hundred & Fifty Crores Only)	<b>Mix of lien on flats and irrevocable and unconditional performance bank gurantee from a nationalized bank totalling, an amount equal to 20% of constr. Cost of rehab portion</b> to the society before the society hands over the vacant portion	We hereby agree to provide an irrevocable and unconditional <b>Hybrid Performance Bank gurantee</b> from a nationalized bank of <b>30 crores to society.</b> This shall remain in force through the entire construction period and till the expiry of the Defect Liability Period and shall be released progressively as mentioned in Special condition of tender	Not mentioned	Will be Discussed at later stage.	The amount of bank gurantee shall be mutually discussed with the society. The said <b>Performance Bank Gurantee</b> shall be provided before the society hands over vacant possession of premises.	for bank gurantee the entire amount is to be deposited with the bank which becomes onerous and impractical.Hence they can look at alternate way of providing security and comfort to the society.	We hereby agree to provide an irrevocable and unconditional Performance Bank Gurantee from a nationalized bank for an amount of Rs <b>100,00,00,000</b> to the society before the society hands over vacant possession of the Society's Plot. The said Bank Gurantee shall remain in force through the entire Construction Period and till the expiry of Defect Liability Period and shall be released progressively as mentioned in Special condition of tender	Performance Bank Gurantee of <b>Rs 50 crores</b> only to the society before the society hands over vacant possession of society's plot. We agree that the Bank Guantee shall remain in force through the entire construction period and till the expiry of DLP and shall be released progressively as mentioned in special conditions of tender.

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10	Other Factors		Pending litigation,if any shall be resolved by the society at its own cost. It shall be Responsibility of the society to get vacated all the premises by their respective members. Submission of Bank Gurantee,charge on sale area,security deposits,liquidated damages/penalty will be discussed and decided post shortlisting. shall provide separate tower/s or wings for sale component, including in sepratae plots as may be feasible	Liquidated damages,Security deposit,penalty if delay beyong 42 months will be discussed at later stage.	For any delay Liquidated Damages,Penalties and Security Deposit will be discussed at later stage	Liquidated damages-Will be discussed at alter stage if increase in plot potential then the <b>additional FSI</b> Shall be shared in <b>50:50</b> ratio,Society:50%-Developer :50% <b>won't be handing over</b> the existing <b>RG plot</b> that are owned by the society to the authorities in the <b>lieu of FSI</b> . if FSI benefits arises in future due to 2 RG plot ,offer <b>will be enhanced accordingly</b> .	for any delay beyond these 48 months,subjected to any extension incuding grace period and force majeure as shall be provided in development agreement ,shall pay liquidated damages at Rs.5,00,000/- per week of delay and rent for extended period.	for any delay beyond these 60 months,they shall pay liquidated damages as mutually discussed at the time of D.A per week of delay in addition to penalties levied by MhahaRERA authority and rent for the extended period. Rs.Nil/- against execution of the D.A towards security deposit as a security for for performing the terms & condition of contract which shall be retained by the society until the expiry of the defect liability Period.	<b>Signed and Stamped Tender Document not submitted.</b> Pay the sum of Rs. <b>1,00,00,000 within 60 days</b> of execution of the development agreement <b>towards security deposit</b> as a security for performing the terms & conditions of contract which shall be retained by the society until the expiry of the defect liability period.	If project is <b>not completed</b> within <b>48 months</b> from the execution of <b>D.A.</b> -will pay <b>penalty of Rs.8,00,000/- per month</b> to the society till the actual possession. For any <b>delay</b> beyond these <b>48 months</b> ,will pay <b>liquidated damages at Rs.2,00,000/-per week</b> of delay in addition to penalties <b>Security deposit shall be included in the Bank Guarantee. We agree to 10% of Bank Guarantee being retained as Security Deposit as per tender</b>
										The utilize max.FSI of or otherwise as per prevailing regulations plus "Fungible area" in construction irrespective of the availability of additional FSI .if any additional FSI is available after execution of the DA,then the benefits of the same shall be utilised/used by the society as it deems fit.- <b>To be mutually discussed</b>

Sunteck Realtors PVT. LTD.

**Residential -40%** additional carpet over existing MOFA carpet.  
**Non residential-40%** additional carpet over existing MOFA carpet.  
Garages and staff quarters to be discussed.

Accepted

On signing of development agreement - 20%      Before vacating premises-20%  
On handing over possession - 60%

Minimum as per DCR/ MCGM Regulations for project and Minimum one covered car park per existing member Whichever is more of above.

<b>Sunteck Realtors PVT. LTD.</b>
<b>Residential - 125/- per sq.ft. Non Residential - 135/- per sq. ft</b> with an increase in 5% after each year on existing MOFA carpet area as a reimbursement of the cost of alternate accomodation for a period of 60 months till completion of building in all respects and handing over of newly constructed units to the members after receipt of OC from MCGM. The compensation of 12 months shall be paid in the form consolidated cheque before vacating current premises. The rent for next 12 months shall also be paid by monthly post dated cheques annually 1 month in advance. Payment to be done directly to members under intimation of Society.
One month rent every 3 years
Agreed
<b>64 months</b> -Development Agreement to building Occupation certificate
only mentioned Yes( need confirmed answer)
Agreed
TBD and finalised with society
TBD and finalised with society

Sunteck Realtors PVT. LTD.

5% discount on launch date

TBD and finalised with society

Agreed

Agreed

Agreed

TBD and finalised with society.

<b>Sunteck Realtors PVT. LTD.</b>
<b>Liquidated damages</b> :To be discussed at later stage. <b>Delay Penalty</b> : To be discussed at later stage <b>Security Deposit</b> : To be discussed. Additional amaninites will be submitted at later stage. Reimbursement of other expenses to society stages : On signing of D.A.-50% On handing over of possession of new flats -50%