Sr. No.	Particulars		SUPREME SKY VENTURES LLP	SUGEE DEVELOPERS	BIRLA ESTATES PVT LTD
1	Regulation Offered under		33(9) as per 2021 circular	33(9) Scenario B(considering plot in non CRZ)	33(9)Scenario B
2	Additional Area offered	MOFA	Assumed-60%	65%-Resi 40%-Comm	60%-resi 40%-comm
		RERA	65%	Assumed: 70%-Resi 45%-Comm	Assumed:65%-resi 45%-comm
3	Mode of rent payment Months 1–36: Full compensation to be paid in advance, at the time of vacating, by one Pay Order. Months 37–48 (Grace Period): Compensation to be paid through one Postdated Cheque, handed over at the time of vacating. Post 48 months: Compensation to be paid annually, through Quarterly Postdated Cheques. Escrow: All Postdated Cheques for periods beyond 48 months shall be placed in escrow with the Society’s Solicitor and released one month prior to the due period only if OC is not received and possession is not offered.		Rent paid on monthly basis and handover of all the PDC's for same at time 100% site vacation. *Displacement Compensation for the 37th to 48th month to be paid by way of post-dated cheque to be handed over to the Member simultaneously with vacating of their existing flats.	Rent will be paid annually	Shall pay rent year on year basis with 5% escalation every year
4	(per sq.ft per month) Displacement Compensation for the 1st to 36th month to be paid entirely in advance in DD/PO at the time of vacating. 2. Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase. 3. Escalated displacement compensation for period beyond grace period until handover of possession of flats		1. Rs 300-resi Rs 500-shops 2. Rs 345-resi Rs 500-shops 3. Nil	1. Rs 315-resi Rs 450-shops 2. Rs 350-resi Rs 500-shop 3.Escalation of 10% after 48 months (Rs 385-resi Rs 550-comm)	1.1st to 12th months - Rs 300-resi Rs 500-shops 13th to 24th months-Rs 315-resi Rs 525-shops 25th to 36th months-Rs 331-resi Rs 551-shops 2. Rs 348-resi Rs 579-shops 3. 5% escalation of previous year rental value
5	Shifting Charges(to and from)		Rs 1,00,000	Rs 2,00,000	Rs 2,00,000 one time
6	Brokerage charges equivalent to one month displacement compensation to be paid to each Member **and Shop Owner** at the time of each Member/Shop Owner vacating their respective flat/shop, for the first 3 years.		1 month's rent only(paid at time of vacation)	Rs 315/sqft	Rs 500/sqft-comm Rs 300/sqft-resi one time
7	Brokerage charges equivalent to one month displacement compensation to be paid to each Member and Shop Owner for the Grace Period (4th Year). Brokerage for every year after the 4th year (extended period) shall be paid to each Member and Shop Owner as per the prevailing rent.		1 month's rent only(paid at time of vacation)	Rs 450/sqft	N.A

Sr. No.	Particulars		SUPREME SKY VENTURES LLP	SUGEE DEVELOPERS	BIRLA ESTATES PVT LTD
8a	Corpus		Rs 7000/sqft	Rs 7500/sqft	**Rs 7000/sqft**
8b	Mode of Corpus Payment	At DA		25%	
		At Vacating	20% 18 months from 100% site vacation-40%	25%	25%
		On posession of new premises	40%	50%	75%
9	Bank Guarantee	Amt in Cr	To be mutually agreed at appropriate stage of developer selection	Rs 100 Cr-released in stage wise manner linked to construction milestone	TBD
10	Security Premises(min 8000 sqft RERA Carpet Area Lien on reducing basis)		To be mutually agreed at appropriate stage of developer selection	1500 sqft - released in stage wise manner linked to construction milestone	TBD
11	Security deposit(Rs 10 Cr only)(inclusive of EMD)upto acceptance of bid within 5 days of receipt of LOI		TBD		TBD
12	i)No. of Parkings(No. of bedrooms-1) ii)Additional visitor car parking spaces, ensure that requisite% of total parking spaces in project are rese		As per DCPR 2034 norms and subject to design fitment	MCGM Norms	i)3 bhk-2 4 bhk-3 >4 bhk-4 ii)as per morms
13	Type of car parking proposed.		TBD at apropriate stage of design finalization	Ramp car parking	Non mechanical -subject to design
14	One of car parking spaces fitted with an EV charging point		Accepted		Accepted as per norms
15	Terraces occupied by flat no. 202,204,205 and 208 is as follows: i)Area against existing terrace to be included with flat terrace area ii) Temporary displacement compensation iii) Hardship compensation		33% area of existing terrace area will be added in new flats of such members	Same as current area % of terrace area ii)Rs 150/sqft iii)Rs NIL sqft of terrace area	TBD on one-on one basis with respective member

Sr. No.	Particulars	SUPREME SKY VENTURES LLP	SUGEE DEVELOPERS	BIRLA ESTATES PVT LTD
16	**Compensation to members desiring to sell their existing flats on out right basis to the developer. i)Maximum CA existing in sqft which developer is ready to buy**	TBD at appropriate stage of developer selection and finalization	Don't intent to purchase flats, can assist in selling	TBD on one-on one basis with respective member
17	**Compensation to members on account of shortfall of CA is reduced by more than 1% due to a planning constraint upto 2%**		Rs 1,00,000/sqft	As per RERA
18	**Maximum deduction of 2% permissible by payment of compensation to members**	Agreed	Agreed	As per RERA
19	**Proposed floor to floor height for members min 3.65 mts. The height for members new flats and developers flats shall be uniform.**	Agreed, subject to design fitment	3.65 m subject to planning	3.65 m
20	**Time Frame for Project Completion: a.From appointment of Developer under Development Agreement till IOD b.From Vacating by Society till CC c.From CC till OC and handover of Members premises. d.From Full Occupation Certificate till completion of handover to Society all common areas and amenities**	48 months+6 months(grace)	a. 9 months+3 months(grace) b. 6 months c. 48 months+6 months d. 3 months	48+6 months
21	**Terms/ Conditions/ Deviations**		Offer given considering plot is in non-CRZ zone. Developer requires irrevocable POA at time of DA. Society draft will be binding only after mutual discussion.	
			Developer will try to convert leasehold to freehold in 60 days; LOI not cancelled if delayed. Security deposit released on possession + ₹1 Cr; balance held till DLP.	
			No termination clause after possession. Amalgamation allowed only if mutually beneficial and approved by society.	
			Members must vacate within 1 month of notice. Plinth CC will be obtained within 3 months from vacating. Parking as per MCGM norms; 1 extra parking for existing garage holders. Displacement compensation as per developer's financial offer. Brokerage charges payable after members vacate.	

Sr. No.	Particulars	SUPREME SKY VENTURES LLP	SUGEE DEVELOPERS	BIRLA ESTATES PVT LTD
			Developer does not agree to termination clause; willing to mutually discuss delay penalty. Developer allowed signboards even after OC. Developer considering commercial sale in the project.	
22	**Freehold conversion**			
a.	Willingness to bear the entire cost of converting land to freehold (statutory fees, liasoning, etc.)?	AGREED (Regularization / Penalty on members' flats shall be mutually agreed at appropriate stage.)	We agree to bear the cost incurred for converting the leasehold portion of land in to freehold and its up dation on PRC. Rest any statutory dues will be borne by the Society.	YES
b.	Additionally, the Developer shall ensure that upon completion of the freehold conversion, the Property Registration Card (PRC) is duly updated to reflect the Society's name as the beneficial owner.			
c.	In case the Development Agreement (DA) is not finalized before the deadline set for the freehold conversion payment, then what would be your proposed approach to ensure the conversion is completed within time?	Society to issue a letter requesting the Developer to make the payment to the collector on their behalf. The broad terms of the DA shall be agreed so that the interest of society and developer is taken care of. The lawyers of society and developer can preliminarily agree on the broad DA draft and clauses.	Will get a legal Solution	TBD
d.	How do you intend to protect both the Society's and your own interest in such a scenario where the DA is pending but the freehold conversion deadline is approaching?		Will get a legal Solution	TBD
e.	What kind of interim or enabling legal documentation would you be willing to enter into before the execution of the DA, to facilitate the freehold conversion or related statutory compliances?	We can sign an MOU.	Will get a legal Solution	TBD

Sr. No.	Particulars		SHRI LOTUS DEVELOPERS AND REALTY LTD.		MAN INFRACONSTRUCTION LTD.	OBEROI REALTY
1	Regulation Offered under		33(9)(Scenario A)	33(9)(Scenario B)	33(9)(Scenario B)	33(9)(Scenario B)
2	Additional Area offered	MOFA	30%	55%	65%	62%-resi 42%-shops
		RERA	Assumed: 35%	Assumed: 60%	Assumed: 70%	Assumed: 67%-resi 47%-shops
3	Mode of rent payment Months 1–36: Full compensation to be paid in advance, at the time of vacating, by one Pay Order. Months 37–48 (Grace Period): Compensation to be paid through one Postdated Cheque, handed over at the time of vacating. Post 48 months: Compensation to be paid annually, through Quarterly Postdated Cheques. Escrow: All Postdated Cheques for periods beyond 48 months shall be placed in escrow with the Society's Solicitor and released one month prior to the due period only if OC is not received and possession is not offered.		Accepted	Accepted	Accepted	Accepted Displacement compensation for 37th to 48th month by way of one PDC will be paid in 33rd month from vacation
4	(per sq.ft per month) Displacement Compensation for the 1st to 36th month to be paid entirely in advance in DD/PO at the time of vacating. 2. Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase. 3. Escalated displacement compensation for period beyond grace period until handover of possession of flats		1. Rs 250-resi Rs 300-shops 2. Rs 290-resi Rs 345-shops 3. Rs 300-resi Rs 350-shops	1. Rs 300-resi Rs 450-shops 2. Rs 345-resi Rs 518-shops 3. Rs 350-resi Rs 520-shops	1. 1st to 12th month :Rs 250-resi Rs 300-shops 13th to 24th month : Rs 263-resi Rs 315-shops 25th to 36th month:Rs 276-resi Rs 331-shops 2. Rs 289-resi Rs 347-shops 3. Rs 303 -resi Rs 364-shops	1. Rs 300-resi Rs 450-shops 2. Rs 330-resi Rs 495-shops 3. Rs 360-resi Rs 540-shops
5	Shifting Charges(to and from)		Rs 2,00,000	Rs 2,00,000	Rs 1,00,000	Rs 2,00,000
6	Brokerage charges equivalent to one month displacement compensation to be paid to each Member **and Shop Owner** at the time of each Member/Shop Owner vacating their respective flat/shop, for the first 3 years.		1 month's rent only	1 month's rent only	Rs 250/sqft-resi Rs 300/sqft-shops	1 month's rent
7	Brokerage charges equivalent to one month displacement compensation to be paid to each Member and Shop Owner for the Grace Period (4th Year). Brokerage for every year after the 4th year (extended period) shall be paid to each Member and Shop Owner as per the prevailing rent.				Rs 289/sqft-resi Rs 347/sqft-shops	1 month's rent for grace period (4th year) For every year after 4th year, TBD at DA.
8a	Corpus		Rs 2000/sqft	Rs 5000/sqft	Rs 5000/sqft	Rs 8500/sqft
8b	Mode of Corpus Payment	At DA	25%	25%	10%	25%
		At Vacating	25%	25%	15%	25%
		On posession of new premises	50%	50%		50%

Sr. No.	Particulars		SHRI LOTUS DEVELOPERS AND REALTY LTD.		MAN INFRACONSTRUCTION LTD.	OBEROI REALTY
9	**Bank Guarantee**	**Amt in Cr**	Yes, can be discussed	Yes, can be discussed	Rs 20 Cr	Rs 100 Cr
10	**Security Premises(min 8000 sqft RERA Carpet Area Lien on reducing basis)**		10,000 sqft	10,000 sqft	15,000 sqft	They don't provide security over premises and confirm that no mortgage will be created on project, member's area, or sale area
11	**Security deposit(Rs 10 Cr only)(inclusive of EMD)upto acceptance of bid within 5 days of receipt of LOI**		Accepted	Accepted	Accepted	Agree to provide a bank guarantee to this effect
12	**i)No. of Parkings(No. of bedrooms-1) ii)Additional visitor car parking spaces, ensure that requisite% of total parking spaces in project are rese**		i)3 bhk-2, 4 bhk-3, >4bhk-3 ii)To be evaluated after providing car park for every member.	i)3 bhk-2, 4 bhk-3, >4bhk-3 ii)To be evaluated after providing car park for every member.	1 surface car parking to member having new flat MOFA CA upto 999 sqft and 2 surface car parking to member having new flat MOFA CA above 999 sqft ii)10% of total parking spaces	Agreed
13	**Type of car parking proposed.**		Can be evaluated closer to time	Can be evaluated closer to time	Ramp with surface and tandem parking	Agreed
14	**One of car parking spaces fitted with an EV charging point**		Accepted	Accepted	Accepted EV points as per electric supplier MCGM Norms	EV charging points to be provided based on statutory regulations
15	**Terraces occupied by flat no. 202,204,205 and 208 is as follows: i)Area against existing terrace to be included with flat terrace area ii) Temporary displacement compensation iii) Hardship compensation**		i)1/3rd of existing area will be provided and no incremental area on 1/3rd of existing area ii)Nil iii)Nil	i)1/3rd of existing area will be provided and no incremental area on 1/3rd of existing area ii)Nil iii)Nil	i)20% in lieu of terrace area	TBD with individual members who own terraces
16	**Compensation to members desiring to sell their existing flats on out right basis to the developer. i)Maximum CA existing in sqft which developer is ready to buy**		Rs 70,000/sqft i)TBD	Rs 70,000/sqft i)TBD	Rs 65000/sqft(to be provided on later stage)	Rs 70000/sqft upto 10% to 15% of existing carpet area
17	**Compensation to members on account of shortfall of CA is reduced by more than 1% due to a planning constraint upto 2%**		Rs 1,20,000/sqft	Rs 1,20,000/sqft	to be provided on later stage	Rs 1,00,000/sqft for deviation beyond 3%
18	**Maximum deduction of 2% permissible by payment of compensation to members**		Agreed	Agreed	Agreed	NA
19	**Proposed floor to floor height for members min 3.65 mts. The height for members new flats and developers flats shall be uniform.**		3.65 m	3.65 m	3.65 m, member premises	3.65 m

Sr. No.	Particulars	SHRI LOTUS DEVELOPERS AND REALTY LTD.	MAN INFRACONSTRUCTION LTD.	OBEROI REALTY
20	**Time Frame for Project Completion:** **a.From appointment of Developer under Development Agreement till IOD** **b.From Vacating by Society till CC** **c.From CC till OC and handover of Members premises.** **d.From Full Occupation Certificate till completion of handover to Society all common areas and amenities**	a.15 months b. 6 months c. 36 months+12 months(grace) d. 6 months	a. 6+9 months from registration of DA b. 2 to 4 months c. 36 months+12 months(grace) d. 2 to 4 months	a. 12 to 15 months b. 3 to 4 months from vacation c. 48 months d. 3 to 4 months (subject to force majeure and reasonable grace periods as finalized during DA)
21	**Terms/ Conditions/ Deviations**			
22	**Freehold conversion**			
a.	Willingness to bear the entire cost of converting land to freehold (statutory fees, liasoning, etc.)?	YES		We have considered 10% Premium towards conversion of Lease Hold land to Free Hold Land.
b.	Additionally, the Developer shall ensure that upon completion of the freehold conversion, the Property Registration Card (PRC) is duly updated to reflect the Society's name as the beneficial owner.			Ownership Update (PRC): They will transfer the Property Card in the name of the Society upon conversion, and the Society shall provide all the documents as required by the concerned authority from time to time.
c.	In case the Development Agreement (DA) is not finalized before the deadline set for the freehold conversion payment, then what would be your proposed approach to ensure the conversion is completed within time?	we can execute a/w MOAT	They reference their experience with two projects (Mount Mary and Bandra Kurla Complex - "BKC") where they obtained orders for land conversion into freehold within a period of less than 15 days. They state they require a clear mindset and transparency, and shall "execute all binding documents, as advised by Legal Advocate, in order to meet the deadlines	
d.	How do you intend to protect both the Society's and your own interest in such a scenario where the DA is pending but the freehold conversion deadline is approaching?	we can execute a/w MOAT	As mentioned herein above	
e.	What kind of interim or enabling legal documentation would you be willing to enter into before the execution of the DA, to facilitate the freehold conversion or related statutory compliances?	we can execute a/w MOAT	As mentioned herein above	

Sr. No.	Particulars		SHODEN DEVELOPERS PRIVATE LTD	PURAVANKARA	KEYSTONE REALTORS PVT LTD	SHREE NAMAN GROUP	HIGHEST
1	Regulation Offered under		33(9)Scenario B	33(9)Scenario B	33(9)(Scenario B)	33(9)(Scenario B)	
2	Additional Area offered	MOFA	60%-Resi 40%-shops	53%-Resi 35%-Comm	70%	60%-Resi 35%-shops	Keystone Realtors Pvt Ltd
		RERA	Assumed: 65%-resi 45%-shops	Assumed: 58%-resi 40%-comm	Assumed: 75%	Assumed: 65%-Resi 40%-shops	
3	Mode of rent payment Months 1–36: Full compensation to be paid in advance, at the time of vacating, by one Pay Order. Months 37–48 (Grace Period): Compensation to be paid through one Postdated Cheque, handed over at the time of vacating. Post 48 months: Compensation to be paid annually, through Quarterly Postdated Cheques. Escrow: All Postdated Cheques for periods beyond 48 months shall be placed in escrow with the Society's Solicitor and released one month prior to the due period only if OC is not received and possession is not offered.		Displacement Compensation (paid per square foot per month on Existing Area) for the total period of 36 months plus a 12-month grace period. Initial Advance: Compensation for the first 12 months to be paid in advance, on the date the entire building is 100% vacated. Subsequent Payments: Compensation for all periods thereafter is issued on an annual basis by way of monthly postdated cheques.	1st to 36th month-The rent compensation shall be paid every month in advance on last day of previous month. Developer shall pay rent compensation every month by NEFT	Accepted	Accepted	
4	(per sq.ft per month) Displacement Compensation for the 1st to 36th month to be paid entirely in advance in DD/PO at the time of vacating. 2. Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase. 3. Escalated displacement compensation for period beyond grace period until handover of possession of flats		Agreed 1st to 12th month : Rs 300-resi Rs 400-shops 13th to 24th month : Rs 315-resi Rs 420-shops 25th to 36th month: Rs 331-resi Rs 441-shops 3. Rs 347-resi Rs 463-shops	1. Rs 260-resi Rs 400-shops 2. Rs 300-resi Rs 460-shops 3. Rs 330-resi Rs 506-shops	1. Rs 350-resi Rs 500-shops 2. Rs 402-resi Rs 575-shops 3. TBD-resi TBD-shops	1.(1-12 months) Rs 275-resi(with 5% increase in rent thereafter) Rs 450-shops(with 5% increase in rent thereafter) (13 -24 months) -Rs 289-resi Rs 472-shops (25-36 months) -Rs 303-resi Rs 496-shops 2. Shall discuss at later stage 3. Shall discuss at later stage	Keystone Realtors Pvt Ltd
5	Shifting Charges(to and from)		Rs 2,00,000	Rs 1,00,000 (50,000*2)	Rs 2,00,000	Rs 1,00,000	
6	Brokerage charges equivalent to one month displacement compensation to be paid to each Member **and Shop Owner** at the time of each Member/Shop Owner vacating their respective flat/shop, for the first 3 years.		Accepted, equivalent to one month's displacement compensation to be paid per residential and per shop unit at time of 100% site vacation (paid one time only)	Rs 260/sqft(member) Rs 400/sqft(shop owner)	One Month's rent at time of vacation	One Month's rent only	Birla Estates
7	Brokerage charges equivalent to one month displacement compensation to be paid to each Member and Shop Owner for the Grace Period (4th Year). Brokerage for every year after the 4th year (extended period) shall be paid to each Member and Shop Owner as per the prevailing rent.		NIL NIL		One Month's displacement Accepted	NIL	Sugee
8a	Corpus			Rs 5,000/sqft	Rs 10,000/sqft	Rs 6,000/sqft	Keystone Realtors Pvt Ltd
8b	Mode of Corpus Payment	At DA		50%	50%	20%	Keystone Realtors Pvt Ltd
		At Vacating	50%		50%	30%	
		On posession of new premises	50%	50%		50%	
9	Bank Guarantee	Amt in Cr	Rs 125 Cr	Rs 50 Cr	Rs 100 Cr	TBD at appropriate stage of developer selection and finalization	HoH
10	Security Premises(min 8000 sqft RERA Carpet Area Lien on reducing basis)		RERA: 15000 sqft	5000 sqft	15000 sqft	10,000 sqft of RERA carpet area to be lien and to be released in 3 stages	Keystone Realtors Pvt Ltd, HoH, MICL

Sr. No.	Particulars	SHODEN DEVELOPERS PRIVATE LTD	PURAVANKARA	KEYSTONE REALTORS PVT LTD	SHREE NAMAN GROUP	HIGHEST
11	**Security deposit(Rs 10 Cr only)(inclusive of EMD)upto acceptance of bid within 5 days of receipt of LOI**	Accepted		Accepted -Yes	Discuss at later stage	
12	**i)No. of Parkings(No. of bedrooms-1) ii)Additional visitor car parking spaces, ensure that requisite% of total parking spaces in project are rese**	i)Agreed ii)as per DCPR 2034	N-1 Parking+ 10% visitor	Subject to design finalization and regulatory norms		To be ascertained with plans
13	**Type of car parking proposed.**	Agreed	TBD based on design fitment	Subject to design finalization	As per MCGM Norms	To be ascertained with plans
14	**One of car parking spaces fitted with an EV charging point**	To be provided by developer to society during DA finalization stage basis EV consultant suggestions	Common for members EV charging points will be provided	Accepted-to be provided as per regulatory norms	As per MCGM Norms	
15	**Terraces occupied by flat no. 202,204,205 and 208 is as follows: i)Area against existing terrace to be included with flat terrace area ii) Temporary displacement compensation iii) Hardship compensation**	To be finalized between developer and respective resi unit owner during DA finalization stage.	TBD	i)33% of existing terrace area	We shall discuss at later stage	To be ascertained with plans
16	**Compensation to members desiring to sell their existing flats on out right basis to the developer. i)Maximum CA existing in sqft which developer is ready to buy**	To be finalized between developer and respective resi unit owner during DA finalization stage. i)To be provided by developer to society during DA finalization stage	TBD	TBD i)TBD	TBD at appropriate stage of developer selection and finalization	
17	**Compensation to members on account of shortfall of CA is reduced by more than 1% due to a planning constraint upto 2%**	To be provided by developer to society during DA finalization stage	TBD	TBD	TBD at appropriate stage of developer selection and finalization	
18	**Maximum deduction of 2% permissible by payment of compensation to members**	To be finalized between developer and society during DA finalization stage.	TBD	Agreed	TBD at appropriate stage of developer selection and finalization	
19	**Proposed floor to floor height for members min 3.65 mts. The height for members new flats and developers flats shall be uniform.**	Agreed 3.65 m	~3.65 m (subject to design fitment)	Min 3.5 m (subject to design finalization)	TBD mutually	
20	**Time Frame for Project Completion: a.From appointment of Developer under Development Agreement till IOD b.From Vacating by Society till CC c.From CC till OC and handover of Members premises. d.From Full Occupation Certificate till completion of handover to Society all common areas and amenities**	a. 10 months(Subject to CRZ clearance on implementing the proposed latest modifications and amendments to regulation 33(9) of DCPR applicable on CRZ II land parcels.) b. 1 month from receipt of IOD c. Approx 48 months d. Approx 6 months	42 month+ 6 months(grace)from 100% handover by members	Subject to amendment norms, the timeframe individual activities may take	42 month+ 6 months(grace)	Shree Naman Group

Sr. No.	Particulars	SHODEN DEVELOPERS PRIVATE LTD	PURAVANKARA	KEYSTONE REALTORS PVT LTD	SHREE NAMAN GROUP	HIGHEST
21	**Terms/ Conditions/ Deviations**	This Bid/ Offer is based on proposed latest modifications and amendments to Regulation 33(9) of DCR 2034 applicable on CRZ II land parcels.		Additional Area has been computed based on the Existing Carpet Area Statement as provided in Annexure 9 of the Tender.		
		All the amounts due to the Collector for transfer of flats shall be borne by the respective current flat/ residential unit owners and Shop unit owners.		Premium for converting Class-II land to Class-I land is considered based on prevailing rates as applicable up to 31st December 2025. Any changes in the same will modify our offer accordingly.		
		Estimated Cost for conversion of Land from Leasehold to Freehold from the Collector considering the current ready reckoner rate for land is expected to be Rs 31Cr Crore to be borne by HOH on actual basis.		There are no amalgamated units in the society as clarified by PMC in their mail communication.	The new areas will be calculated based on the existing areas certified by MHADA. Any change from MHADA later will apply accordingly.	
		The FSI Statement as provided above is indicative and subject to as and when applied by the Developer/ HOH/ owners for redevelopment of the Society's Building.		All commercial terms proposed are subject to verification of the survey area for both the freehold and leasehold land parcels.	Our above-mentioned offer, is subject to the necessary amendment to the CRZ Notification so as the take cognisance of the modifications so Proposed under the 2021 GR.	
		The Time Frame for project completion is tentative subject to final design and soil test.		Amendments made to regulation 33(9) of DCPR 2034 vide notification dated 08.07.2021 becomes applicable to properties falling under CRZ.	Please note that the loading & obtaining approval of FSI before vacating will be limited to members' area, & certain portion of sale.	
					The offer mentioned hereinabove shall not be contractually bound unless and until the parties enter into a formal, written definitive agreement/s, which must be in form and content satisfactory to our legal counsel.	
22	**Freehold conversion**			The developer agrees to bear the entire cost of converting the leasehold land to freehold — including the conversion premium applicable up to 31.12.2025, statutory charges, liaisoning, and		
a.	Willingness to bear the entire cost of converting land to freehold (statutory fees, liasoning, etc.)?	Estimated Cost for conversion of Land from Leasehold to Freehold from the Collector is Rs 31 Crores to be borne by HoH on actual basis.				
b.	Additionally, the Developer shall ensure that upon completion of the freehold conversion, the Property Registration Card (PRC) is duly updated to reflect the Society's name as the beneficial owner.	Agreed				
c.	In case the Development Agreement (DA) is not finalized before the deadline set for the freehold conversion payment, then what would be your proposed approach to ensure the conversion is completed within time?	To be assessed and provided by the Developer to the Society at that appropriate time.				
d.	How do you intend to protect both the Society's and your own interest in such a scenario where the DA is pending but the freehold conversion deadline is approaching?	To be assessed and provided by the Developer to the Society at that appropriate time.				
e.	What kind of interim or enabling legal documentation would you be willing to enter into before the execution of the DA, to facilitate the freehold conversion or related statutory compliances?	To be assessed and provided by the Developer to the Society at that appropriate time.				