Sr. No.	Particulars Revised offer changes and developer comments are marked in red		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) CRZ
2	Additional Area offered(Residential)	MOFA	~~Assumed-60%~~ Assumed-65%-66%	~~65%~~ 70%	~~60%~~ 65%
		RERA	~~65%~~ 70%	~~Assumed: 70%~~ ~74%	~~Assumed:65%~~ 70%
3	Additional Area offered(Commercial)	MOFA	Assumed: 65%	~~40%~~ 45%	40%
		RERA	70%	~49%	45%
4	Mode of rent payment(*make it year wise) 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.	(i) Rent will be Annually paid. (ii) Displacement compensation for the 37th to 48th month to be paid by way of one posted cheque will be handed over to the member before completion of 36th Month. (iii) Displacement compensation for any thereafter period will be paid to the members on monthly basis by way of monthly postdated cheques.	Shall pay rent year on year basis with 5% escalation every year
5	(per sq.ft per month)-Resi Displacement Compensation for the 1st to 12th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 300	~~Rs 315-~~ Rs 350	Rs 300
6	(per sq.ft per month)-Resi Displacement Compensation for the 13th to 24th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 300	~~Rs 315-~~ Rs 350	Rs 315
7	(per sq.ft per month)-Resi Displacement Compensation for the 25th to 36th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 300	~~Rs 315-~~ Rs 350	Rs 331
8	Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase-Resi		Rs 345	~~Rs 350-~~ Rs 385	Rs 348
9	Escalated displacement compensation for period beyond grace period until handover of possession of flats-Resi		Rs 345	~~Escalation of 10% after 48 months (Rs 385-resi)~~ Rs 425	3. 5% escalation of previous year rental value
10	(per sq.ft per month)-Commercial/Shop Displacement Compensation for the 1st to 12th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 500	~~Rs 450~~ Rs 500	Rs 500

Sr. No.	Particulars Revised offer changes and developer comments are marked in red		SUPREME SKY VENTURES LLP	SUGEE DEVELOPERS	BIRLA ESTATES PVT LTD
11	(per sq.ft per month)-Commercial/Shop Displacement Compensation for the 13th to 24th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 500	~~Rs 450~~ Rs 500	Rs 525
12	(per sq.ft per month)-Commercial/Shop Displacement Compensation for the 25th to 36th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 500	~~Rs 450~~ Rs 500	Rs 551
13	2. Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase-Commercial/Shop		Rs 500	~~Rs 500~~ Rs 550	Rs 579
14	3. Escalated displacement compensation for period beyond grace period until handover of possession of flats-Commercial/Shop		Nil	~~3.Escalation of 10% after 48 months (Rs 550-comm)~~ Rs 600	3. 5% escalation of previous year rental value
15	Shifting Charges(to and from)		Rs 1,00,000	Rs 2,00,000	Rs 2,00,000/member
16	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 350/sqft for resi and Rs 500/sqft commercial	Rs 500/sqft-comm Rs 300/sqft-resi one time
17	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~~ Rs 385/sqft for resi and Rs 550/sqft commercial	N.A
18a	Corpus		Rs 7000/sqft	~~Rs 7500/sqft~~ Rs 10,000/sqft	~~Rs 7000/sqft~~ Rs 7500/sqft
18b	Mode of Corpus Payment	At DA		~~25%~~	0%
		At Vacating	20% at time of 100% site vacation 18 months from 100% site vacation-40%	~~25%~~ 50%	25%
		On posession of new premises	40%	50%	75%
19	Bank Guarantee	Amt in Cr	50 Cr	Rs 100 Cr-released in stage wise manner linked to construction milestone	~~TBD~~ Rs 50 Cr

Sr. No.	Particulars Revised offer changes and developer comments are marked in red	SUPREME SKY VENTURES LLP	SUGEE DEVELOPERS	BIRLA ESTATES PVT LTD
20	**Security Premises(min 15000 sqft RERA Carpet Area Lien on reducing basis)**	10,000 sq.ft	15000 sqft - released in stage wise manner linked to construction milestone	~~TBD~~ 5000 sqft or one flat whichever is higher
21	**Security deposit(Rs 10 Cr only)(inclusive of EMD)upto acceptance of bid within 5 days of receipt of LOI**	TBD	Accepted	~~TBD~~ 5 Cr BG at D.A execution
22	**i)No. of Parkings(No. of bedrooms-1) ii)Additional visitor car parking spaces, ensure that requisite% of total parking spaces in project are reserved for visitor and common use**	As per DCPR 2034 norms and subject to design fitment	~~MCGM Norms~~ 3 bhk-2 4 bhk-3 >5 bhk-3	i)3 bhk-2 4 bhk-3 >4 bhk-4 ~~ii)as per morms~~
23	**Type of car parking proposed.**	TBD at apropriate stage of design finalization	Ramp podium car parking	~~Non mechanical -subject to design~~
24	**One of car parking spaces fitted with an EV charging point**	Accepted	It will be fitted to respective individual meter	Accepted as per norms
25	**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~~ 25% of terrace area
26	**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~~ Rs 65000/sqft on existing carpet area of old flat
27	**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~~ No compensation upto 2% deviation
28	**Maximum deduction of 2% permissible by payment of compensation to members**	Agreed	Agreed	~~As per RERA~~
29	**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~~ 4 - 4.2 mts

Sr. No.	Particulars Revised offer changes and developer comments are marked in red	SUPREME SKY VENTURES LLP	SUGEE DEVELOPERS	BIRLA ESTATES PVT LTD
30	**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
31	**Confirm that you shall procure IOD with 100% of FSI Permissible (rehab + incentive + developer/sale entitlement prior to issuing notice to vacate).**		FSI of members area and then area will be procured at the time of IOD, rest will be procured in stage wise manner.	Full FSI to be loaded on vacation of plot
32	**Confirm whether you plan to make composite towers or separate tower for existing members and separate tower for sale**		Composite towers with two separate wings	Composite Towers
33	**Contractor proposed**		1. B.E. Billimoria & Co. Ltd. 2. Kalpvrukshha Construction 3. West Best Buildcon	Leighton, Talib & Shamsi, Mehta Jasign, Meher, Capacit or equivalent
34	**Design architect proposed**		1. Hafeez Contractor 2. Talati & Partners 3. Pentaspace Design Studio	Broadway Malyan, Serie Architects, RSP or equivalent
35	**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 Revised offer changes and developer comments are marked in red	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.	
36	**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 Revised offer changes and developer comments are marked in red		SHRI LOTUS DEVELOPERS AND REALTY LTD.		MAN INFRACONSTRUCTION LTD.	OBEROI REALTY LTD
1	Regulation Offered under		33(9)(Scenario A)	33(9)2021 GR(Scenario B)	33(9)(Scenario B)	33(9)(Scenario B)
2	Additional Area offered(Residential)	MOFA	30%	~~55%~~ 71%	~~65%~~ Assumed: 76%	~~62%~~ 65%
		RERA	Assumed: 35%	~~Assumed: 60%~~ 82%	~~Assumed: 70%~~ 81%	~~Assumed: 67%~~ 72%
3	Additional Area offered(Commercial)	MOFA		71%	Assumed: 46%	~~42%~~ 45%
		RERA		82%	51%	~~47%~~ 52%
4	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	Rent for the first 12 months, we shall issue a single cheque, and for the balance period, we shall provide post-dated cheques for every 12 months, to be submitted before the completion of the previous term	Accepted Displacement compensation for 37th to 48th month by way of one PDC will be paid in 33rd month from vacation
5	(per sq.ft per month)-Resi Displacement Compensation for the 1st to 12th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 250	Rs 300	~~Rs 250~~ Rs 275	Rs 300
6	(per sq.ft per month)-Resi Displacement Compensation for the 13th to 24th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 250	Rs 300	~~Rs 263~~ Rs 290	Rs 300
7	(per sq.ft per month)-Resi Displacement Compensation for the 25th to 36th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 250	Rs 300	~~Rs 276~~ Rs 300	Rs 300
8	Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase-Resi		Rs 290	Rs 345	~~Rs 289~~ Rs 300	Rs 330
9	Escalated displacement compensation for period beyond grace period until handover of possession of flats-Resi		Rs 300	Rs 350	~~Rs 303~~ Rs 300	Rs 360
10	(per sq.ft per month)-Comm Displacement Compensation for the 1st to 12th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 300	Rs 450	~~Rs 300~~ Rs 325	Rs 450

Sr. No.	Particulars Revised offer changes and developer comments are marked in red		SHRI LOTUS DEVELOPERS AND REALTY LTD.		MAN INFRACONSTRUCTION LTD.	OBEROI REALTY LTD
11	(per sq.ft per month)-Comm Displacement Compensation for the 13th to 24th month to be paid entirely in advance in DD/PO at the time of vacating.		**Rs 300**	**Rs 450**	~~Rs 315~~ Rs 350	**Rs 450**
12	(per sq.ft per month)-Comm Displacement Compensation for the 25th to 36th month to be paid entirely in advance in DD/PO at the time of vacating.		**Rs 300**	**Rs 450**	~~Rs 331~~ Rs 375	**Rs 450**
13	Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase-Comm		**Rs 345**	**Rs 518**	~~Rs 347~~ Rs 375	**Rs 495**
14	Escalated displacement compensation for period beyond grace period until handover of possession of flats-Comm		**Rs 350**	**Rs 520**	~~Rs 364~~ Rs 375	**Rs 540**
15	Shifting Charges(to and from)		Rs 2,00,000	Rs 2,00,000	~~Rs 1,00,000~~ Rs 2,00,000	Rs 2,00,000
16	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 275 ~~Rs 300/sqft-shops~~ Rs 325	1 month's rent
17	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.			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 300-Resi and Rs 450-Commercial)	~~Rs 289/sqft-resi~~ Rs 300 ~~Rs 347/sqft-shops~~ Rs 375	1 month's rent for grace period (4th year) For every year after 4th year, TBD at DA.
18a	Corpus		**Rs 2000/sqft**	**Rs 5000/sqft**	**Rs 5000/sqft**	**Rs 8500/sqft**
18b	Mode of Corpus Payment	At DA	25%	25%	~~10%~~ 0%	25%
		At Vacating	25%	25%	~~15%~~ 25%	25%
		On posession of new premises	50%	50%		50%
19	Bank Guarantee	Amt in Cr	Yes, can be discussed	Yes, can be discussed	~~Rs 20 Cr~~ Rs 50 Cr	Rs 100 Cr

Sr. No.	Particulars Revised offer changes and developer comments are marked in red	SHRI LOTUS DEVELOPERS AND REALTY LTD.		MAN INFRACONSTRUCTION LTD.	OBEROI REALTY LTD
20	**Security Premises(min 15000 sqft RERA Carpet Area Lien on reducing basis)**	10,000 sqft	15000 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
21	**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
22	**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~~ We shall provide 1 (one) Surface Car Parking to Member having New Flat RERA Carpet Area upto 999 SFT and 2 (Two) Surface Car Parking by way of Tandem to Member having New Flat RERA Carpet Area above 999 SFT. ii) We shall provide visitors parking as per MCGM Norms.	Agreed
23	**Type of car parking proposed.**	Can be evaluated closer to time	Can be evaluated closer to time	Ramp with surface and tandem parking	Agreed
24	**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
25	**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% of terrace area	TBD with individual members who own terraces
26	**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	Rs 70,000/sqft upto 10% to 15% of existing carpet area
27	**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	Rs 1,00,000/sqft for deviation beyond 3%
28	**Maximum deduction of 2% permissible by payment of compensation to members**	Agreed	Agreed	Agreed	NA
29	**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 and developer premises subject to design feasibility	3.65 m

Sr. No.	Particulars Revised offer changes and developer comments are marked in red	SHRI LOTUS DEVELOPERS AND REALTY LTD.		MAN INFRACONSTRUCTION LTD.	OBEROI REALTY LTD
30	**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 to 9 months from registration of DA b. 2 to 4 months c. ~~36 months+12 months(grace)~~ 48 months+12 months(grace) 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)
31	**Confirm that you shall procure IOD with 100% of FSI Permissible (rehab + incentive + developer/sale entitlement prior to issuing notice to vacate).**		We shall load the members area and the secure area thereby protecting members' interests.		
32	**Confirm whether you plan to make composite towers or separate tower for existing members and separate tower for sale**			We hereby confirm that the redeveloped structures shall be composite buildings, comprising both rehabilitation and sale components. In the event that, due to larger flat size requirements of prospective purchasers, it becomes necessary to plan the developer's sale FSI in a separate wing, any existing Member desirous of shifting to such wing shall be permitted to do so, subject to mutually agreed terms and conditions.	
33	**Contractor proposed**		TBD	In house construction work	
34	**Design architect proposed**		TBD	TBD	
35	**Terms/ Conditions/ Deviations**				

Sr. No.	Particulars **Revised offer changes and developer comments are marked in red**	SHRI LOTUS DEVELOPERS AND REALTY LTD.	MAN INFRACONSTRUCTION LTD.	OBEROI REALTY LTD
36	**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 Revised offer changes and developer comments are marked in red		SHODEN DEVELOPERS PRIVATE LTD	PURAVANKARA	KEYSTONE REALTORS PVT LTD	SHREE NAMAN GROUP	HIGHEST
1	Regulation Offered under		33(9)Scenario B applicable on CRZ II land parcels	33(9)Scenario B	33(9)(Scenario B)	33(9)(Scenario B)	
2	Additional Area offered-Residential	MOFA	~~60%~~ 65%	~~53%~~ 65%	70%	~~60%~~ Assumed: 67%	MICL
		RERA	~~Assumed: 65%~~ 67.6%	~~Assumed: 58%~~ 70%	Assumed: 75%	~~Assumed: 65%~~ 72%	
3	Additional Area offered-Commercial	MOFA	~~40%~~ 42%	~~35%~~ 45%		~~35%~~ Assumed: 40%	SHRI LOTUS DEVELOPERS AND REALTY LTD.
		RERA	~~45%~~ approx. 43.7% to 44.1%	~~40%~~ 50%		~~40%~~ 45%	
4	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 from date of 100% site vacation of entire building. 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.~~ The rent compensation shall be paid for 12 months in advance & thereafter every month in advance on last day of previous month Developer shall pay rent compensation every month by NEFT	Accepted	Accepted	
5	(per sq.ft per month)-Resi Displacement Compensation for the 1st to 12th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 300-resi	~~Rs 260~~ Rs 275	Rs 350	~~Rs 275~~ Rs 350	KEYSTONE REALTORS PVT LTD SHREE NAMAN GROUP SUGEE DEVELOPERS
6	(per sq.ft per month)-Resi Displacement Compensation for the 13th to 24th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 315-resi	~~Rs 260~~ Rs 275	Rs 350	~~Rs 289~~ Rs 367.50 ~Rs 368	SHREE NAMAN GROUP
7	(per sq.ft per month)-Resi Displacement Compensation for the 25th to 36th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 331-resi	~~Rs 260~~ Rs 275	Rs 350	~~Rs 303~~ Rs 386	SHREE NAMAN GROUP
8	2. Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase-Resi		Rs 347	~~Rs 300~~ Rs 316	Rs 402	Shall discuss at later stage	KEYSTONE REALTORS PVT LTD
9	3. Escalated displacement compensation for period beyond grace period until handover of possession of flats-Resi		Rs 347	~~Rs 330~~ Rs 348	TBD	Shall discuss at later stage	SUGEE DEVELOPERS
10	(per sq.ft per month)-Comm Displacement Compensation for the 1st to 12th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 400-shops	~~Rs 400~~ Rs 425	Rs 500	~~Rs 450~~ Rs 500	SHREE NAMAN GROUP KEYSTONE REALTORS PVT LTD SUPREME SKY VENTURES LLP SUGEE DEVELOPERS BIRLA ESTATES PVT LTD
11	(per sq.ft per month)-Comm Displacement Compensation for the 13th to 24th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 420	~~Rs 400~~ Rs 425	Rs 500	~~Rs 472~~ Rs 525	SHREE NAMAN GROUP BIRLA ESTATES PVT LTD

Sr. No.	Particulars Revised offer changes and developer comments are marked in red		SHODEN DEVELOPERS PRIVATE LTD	PURAVANKARA	KEYSTONE REALTORS PVT LTD	SHREE NAMAN GROUP	HIGHEST
12	(per sq.ft per month)-Comm Displacement Compensation for the 25th to 36th month to be paid entirely in advance in DD/PO at the time of vacating.		Rs 441	~~Rs 400~~ Rs 425	Rs 500	~~Rs 496~~ Rs 551	SHREE NAMAN GROUP BIRLA ESTATES PVT LTD
13	2. Displacement Compensation for 37th to 48th month i.e Grace Period with 15% increase-Comm		Rs 463	~~Rs 460~~ Rs 489	Rs 575	Shall discuss at later stage	BIRLA ESTATES PVT LTD
14	3. Escalated displacement compensation for period beyond grace period until handover of possession of flats-Comm		Rs 463	~~Rs 506~~ Rs 538	TBD	Shall discuss at later stage	BIRLA ESTATES PVT LTD
15	Shifting Charges(to and from)		Rs 2,00,000	Rs 1,00,000 (50,000*2)	Rs 2,00,000	~~Rs 1,00,000~~ Rs 2,00,000	SHREE NAMAN GROUP KEYSTONE REALTORS PVT LTD SHODEN DEVELOPERS PVT LTD OBEROI REALTY MAN INFRACONSTRUCTION LTD. SHRI LOTUS DEVELOPERS AND REALTY LTD. BIRLA ESTATES PVT LTD SUGEE DEVELOPERS
16	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 275/sqft(member) ~~Rs 400/sqft(shop owner)~~ Rs 425/sqft(shop owner)	One Month's rent at time of vacation	One Month's rent only at time of vacation	BIRLA ESTATES PVT LTD
17	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 DEVELOPERS
18a	Corpus		Rs 7,000/sqft	~~Rs 5,000/sqft~~ Rs 6,000/sqft	Rs 10,000/sqft	~~Rs 6,000/sqft~~ Rs 10,000/sqft for resi and shops	SHREE NAMAN GROUP KEYSTONE REALTORS PVT LTD SUGEE DEVELOPERS
18b	Mode of Corpus Payment	At DA	10%	50%	50%	20%	KEYSTONE REALTORS PVT LTD
		At Vacating	~~50%~~ 40%		50%	30%	
		On posession of new premises	50%	50%		50%	
19	Bank Guarantee	Amt in Cr	Rs 125 Cr	Rs 50 Cr (reducing balance)	Rs 100 Cr	TBD at appropriate stage of developer selection and finalization	SHODEN DEVELOPERS PVT LTD
20	Security Premises(min 15000 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~~ 12,000 sqft of RERA carpet area to be lien and to be released in 3 stages	KEYSTONE REALTORS PVT LTD SHODEN DEVELOPERS PVT LTD MAN INFRACONSTRUCTION LTD. SHRI LOTUS DEVELOPERS AND REALTY LTD. SUGEE DEVELOPERS
21	Security deposit(Rs 10 Cr only)(inclusive of EMD)upto acceptance of bid within 5 days of receipt of LOI		The Developer shall pay the Society Rs. 10,00,00,000 (Rupees Ten Crore only) (inclusive of the Earnest Money Deposit) as the Total Security Deposit within 5 (five) days of the receipt of the 79A NOC from the Registrar for Redevelopment of the Society and SGB resolution.	To be refunded upon receipt of full OC	Accepted -Yes	Discuss at later stage	KEYSTONE REALTORS PVT LTD SHODEN DEVELOPERS PVT LTD MAN INFRACONSTRUCTION LTD. SHRI LOTUS DEVELOPERS AND REALTY LTD. SUGEE DEVELOPERS
22	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	As per MCGM Norms	TO BE ASCERTAINED BY PLANS
23	Type of car parking proposed.		Agreed	TBD based on design fitment	Subject to design finalization	As per MCGM Norms	TO BE ASCERTAINED BY PLANS

Sr. No.	Particulars Revised offer changes and developer comments are marked in red	SHODEN DEVELOPERS PRIVATE LTD	PURAVANKARA	KEYSTONE REALTORS PVT LTD	SHREE NAMAN GROUP	HIGHEST
24	**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	
25	**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~~ 1/3rd of terrace area	i)33% of existing terrace area	We shall discuss at later stage	TO BE ASCERTAINED BY PLANS
26	**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~~ Rs 85,000/sqft on existing area	~~TBD~~ Rs 80,000/sqft	TBD i)TBD	TBD at appropriate stage of developer selection and finalization	
27	**Compensation to members on account of shortfall of CA is reduced by more than 1% due to a planning constraint upto 2%**	TBD	TBD	TBD		
28	**Maximum deduction of 2% permissible by payment of compensation to members**	TBD	TBD	Agreed		
29	**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~~ 3.65 m subject to finalization of design	
30	**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~~ 90–120 days from the receipt of IOD as MOEF shall also be needed 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 and Puravankara
31	**Confirm that you shall procure IOD with 100% of FSI Permissible (rehab + incentive + developer/sale entitlement prior to issuing notice to vacate).**	Accepted	Loading & obtaining approval of FSI before vacating will be limited to member's area, security, premises & certain portion of sale.		TBD	
32	**Confirm whether you plan to make composite towers or separate tower for existing members and separate tower for sale**	Composite towers	TBD		TBD	
33	**Contractor proposed**	Will be Cat-A Contractors such as L&T, Talib, Capacite, + 2 more	TBD		TBD	
34	**Design architect proposed**	International architect in collaboration with local Indian firm. Names will be submitted upon shortlisting	TBD		TBD	

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35	**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.	Our above-mentioned offer is subject to the necessary amendments to the CRZ Notification so as the take cognizance of the modifications proposed under the 2021 GR.	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.	The new areas shall be calculated and based on the existing areas as may be certified by MHADA, and hence the same shall be subject to MHADA Certification.	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.	Please note that the loading & obtaining approval of FSI before vacating will be limited to member's area, security premises & certain portion of sale.	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.	The offer mentioned hereinafter shall not be contractually bound unless and until the parties enter into the formal, written definitive agreement/s, which must in the form and consent satisfactory to our legal counsel.	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.	
36	**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 incidental costs. However, any past breaches or regularization costs will be borne by the society or the concerned members, not the developer.		
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				

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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.				