

NAV SHANTI NAGAR CHSL – COMPARATIVE STATEMENT (COMMERCIAL UNITS)

1. DISPLACEMENT COMPENSATION

		Oberoi Realty	MICL	Birla Estates	House of Hiranandani
a	1-36th Month	Rs. 450/-	Rs. 325/- (Yr1) Rs. 350/- (Yr2) Rs. 375/- (Yr3)	Rs. 500/-	Rs. 400/- (Yr1) Rs. 420/- (Yr2) Rs. 441/- (Yr3)
b	(37th-48th month) – Shops	Rs. 495/-	Rs. 375/-	5% escalation p.a.	Rs. 463/-
c	Post Grace Period – Shops	Rs. 540/-	Rs. 375/-	5% escalation p.a.	Rs. 463/-
d	Liquidated Damages (post Grace Period)	To be discussed at DA	Rs. 15/- per sq.ft./month	To be discussed at DA	To be decided before DA execution
e	Relocation / Shifting Charges (per flat/shop – both ways)	Rs. 2,00,000/-	Rs. 2,00,000/-	Rs. 2,00,000/- (one time)	Rs. 2,00,000/-
f	Brokerage – First 3 years	One month's displacement compensation	Shop: Rs. 325/sq.ft.	Rs. 500/sq.ft.	One month's 1st month disp. comp.
g	Brokerage – Grace Period (4th Year)	One month's disp. comp.	Shop: Rs. 375/sq.ft. Two brokerage payments agreed	N.A.	NIL

2. BENEFIT TO MEMBERS

a	Additional Carpet Area – Commercial (MOFA)	45% MOFA	46% MOFA	40% MOFA	42% MOFA
b	Hardship / Corpus Fund – Shops	Rs. 8,500/-	Rs. 5,000/-	TBD	Rs. 7,000/-
c	Corpus Payment – On DA Execution	25%	0%	0%	10%
d	Corpus Payment – On Vacating	25%	25%	25%	40%
e	Corpus Payment – On Repossession	50%	—	75%	50%
f	Stamp Duty & Registration Charges	Accepted	Accepted	Accepted	Accepted (PAAA in respect of free entitlement carpet area)

3. COMPENSATION TO MEMBERS

a	Compensation if carpet reduced >1% (planning constraint up to 2%)	Rs. 1,00,000/sq.ft. (for deviation beyond 3%)	As per RERA Act – Rs. 1,00,000/-	No compensation up to 2% deviation	To be discussed & finalised at DA stage
b	Max. deduction of 2% permissible	NA	As per RERA Act – Agreed	Agreed	To be discussed at DA

4. BANK GUARANTEE

a	Bank Guarantee Amount	Rs. 100 Crore	Rs. 50 Crore	Rs. 50 Crore	Rs. 125 Crore (at 100% site vacation)
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5. SECURITY PREMISES & DEPOSIT

a	RERA Carpet Area offered as Security Premises	Developer does not provide; no mortgage on project/members/sale area	15,000 sq.ft. RERA CA	5,000 sq.ft. or one flat whichever is higher	15,000 sq.ft. RERA CA (reducing balance)
b	Security Deposit upon acceptance of LOI	Agree to provide a BG to this effect	Rs. 10 Crore	Rs. 5 Crore BG at DA	Rs. 10 Crore (within 5 days of 79A NOC)

6. FLOOR HEIGHT

a	Min. floor-to-floor height (metres)	3.65 m	3.65 m (subject to design feasibility)	4.0-4.2 m	3.65 m
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7. PROJECT TIMELINE

a	From DA appointment to IOD	12-15 months	6-9 months from DA registration	48 + 6 months	9-12 months (subject to CRZ clearance)
b	From Society vacating to CC	3-4 months from vacation	First CC: 2-4 months	—	90-120 days from IOD (MOEF needed)
c	From CC to OC & handover of member premises	48 months	48 months (+ 12 months grace) from First CC	—	Approx. 48 months from CC
d	From OC to completion of all common areas & amenities	3-4 months	2-4 months from OC	—	Approx. 6 months from OC

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