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Name of the Company / firm	ROMELL REAL ESTATE PVT. LTD.			KEYSTONE REALTORS LTD.	SUNTECK REALTORS PVT. LTD.
	Scenario 1	Scenario 2	Scenario 3		
1 Total constructed area assumed by the Developer		Approx. 1,10,000 Sq.Mt.	Approx. 1,35,000 Sq.Mt.	NOT GIVEN	NOT GIVEN
2 Additional Carpet Area to provide to the Members and Occupants listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. * The Bidder offering at least 60% additional MOFA Carpet Area shall be preferred		37% Additional C.A. to the registered members enlisted in Sr.No 1 to 246 as certified by MBBR 37% Additional C.A. to the registered members enlisted in Sr.No 1 to 311 as certified by MBBR	60% Additional C.A. to the registered members enlisted in Sr.No 1 to 246 as certified by MBBR 60% Additional C.A. to the registered members enlisted in Sr.No 1 to 311 as certified by MBBR	50% Additional MOFA Carpet Area over and above the existing carpet areas of flats as mentioned in the tender, subject to the competent authority certified the same basis the past approved plans. 50% of the existing carpet areas of garages as mentioned in the tender shall be offered to the respective members in their new redeveloped flats in additional carpet area offered hereinabove, subject to the competent authority certifying the same basis the past approved plans.	55% MOFA Carpet Area
3 CAR PARKING CAR PARKING * The Members and the Society expect surface-covered car parking spaces. ** The Members and Society expect at least one covered car parking space per bedroom of the New Premises		Car parking shall be offered as per the BMC Norms with Minimum 1 parking per members irrespective of they holding any parking at present norms. As regards extra parking (bedroom wise ratio) is concerned beyond BMC norms the same shall be offered during planning stage to satisfaction	Car parking shall be offered as per the BMC Norms with Minimum 1 parking per members irrespective of they holding any parking at present norms. As regards extra parking (bedroom wise ratio) is concerned beyond BMC norms the same shall be offered during	Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1(one) car park for each residential unit.	As per MCGM norms
4 Settlement/buy back offers to the Occupants listed at Serial Nos. 312 to 327 of Annexure "2" of the Tender Document.		Suitable compensation shall be paid and we are agreeable to pay compensation @ Rs. 40,000/- PSF of the respective		To be discussed directly at the appropriate stage.	NOT GIVEN
5 TEMPORARY ACCOMODATION a Rent/ displacement compensation for displacement of the Members and Occupants listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate: **The Society expects the payment of rent/displacement compensation in advance for the entire period of redevelopment.		Rs. 275/- per Sq.Ft on existing carpet area as certified by MBBR for Sr.No 1 to 246. Rs. 137.5/- per Sq.Ft on existing carpet area as certified by MBBR for Sr.No 247 to 311. In terms of frequency of rental payments, the same can be discussed at mutually agreeable timings and terms.		Rs. 185 per Sq.ft. on existing carpet area of flats as certified by the competent authority shall be paid as follow: - First 12 months rent shall be paid via single cheque at time of site vacation - Monthly post-dated cheques(PDCs) shall be given annually in advance, during the course of the development	Rs. 250/- Per Sq.ft
b Increase in Rent after initial 12 months period & thereon		5%		NIL 5%	5%
c Relocation cost/shifting charges to be compensated (Both Ways)		Rs. 50,000 + Rs. 50,000/- total Rs. 1,00,000/-		Amount Equivalent to 1 month rent shall be paid for each residential unit as one time for relocation cost/shifting charges to be compensated (Including both ways)	Rs. 100/- Per Sq.ft
d One time Brokerage		Equivalent to 1 month rent		Amount Equivalent to 1 month rent shall be paid for each residential unit as one time brokerage	Rs. 250/- Per Sq.ft
e Deposit for temporary alternate accommodation		Equivalent to 3 months Rent to be adjusted against rent of last 3 months of the projects tenure		NIL	3 Months rent Refundable Deposit
7 HARDSHIP COMPENSATION TO THE MEMBERS/OCCUPANTS <u>(On signing of Redevelopment Agreement)</u>		Rs. 3000/- PSF of the existing area certified by MBBR in respect of registered members enlisted Sr.No 1 to 246 and Sr.No. 247 to 311 if they certified by a MBBR for incentive		Rs 1800/- Per Sq.ft on Existing carpet area subject to the competent authority certifying the same basis	Rs. 4000/- Per Sq.ft
a On granting access to the Developer to the property for demolition and redevelopment thereof		10%		0%	10%
		10%		50%	15%
		80% on possession		50% ON RE-POSSESSION	75% On receiving O.C
8 DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS					
a Discounted Rate Per sq.ft. of the saleable area		For a & b 5% discount will be offered to the existing members for additional area upto 105/150sq.ft extra area to be added to the new flats(subject to planning & approvals). All stamp duty, taxes, GST, etc will be borne by the members in respect of the Additional Area . For new units acquired by the existing members minimum 3% Maximum 5% shall be offered to the members on the applicable prevailing rate offered by the Developer in the market. All stamp duty, taxes, GST, etc will be borne by the member in respect of the new units.		To be discussed at the appropriate stage post design finalization mutually	5% on launch rate
b Maximum Carpet area on which discount will be allowed per member RESIDENTIAL: COMMERCIAL:				To be discussed at the appropriate stage post design finalization mutually	10%
9 COMPENSATION TO THE MEMBERS DESIRING TO SELL THE PREMISES ON OUTRIGHT BASIS TO THE DEVELOPER PRIOR TO DEMOLITION In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer		At market rate determination to be done by an average of 3 IPC of repute.		To be finalized prior to execution of development agreement with society	N/A
Rate per sq.ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition		At market rate determination to be done by an average of 3 IPC of repute.		To be discussed at the appropriate stage prior to execution of development agreement with society	N/A
# COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANING CONSTRAINT In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint than the developer has to compensate to the members for the lesser Compensation (rate) per sq.ft. of the lesser carpet area provided to the member.				To be finalized prior to execution of development agreement with society	TO be Discussed
		If at all due to planning constrains the members will be compensated @ 10% premium then the applicable market rate. Market rate determination to be done by an average of 3 IPC's of reupte		To be discussed at the appropriate stage prior to execution of development agreement with society	TBD
# COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the such area thereafter will be of developer.				To be finalized prior to execution of development agreement with society	To be Discussed
a Compensation (rate) per sq.ft. of the Carpet area surrendered by the member. RESIDENTIAL:		Not applicable in case of req.33(9) of DCPR 2034		To be discussed at the appropriate stage prior to execution of development agreement with society	TBD
# AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS SLIGHTLY MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT If due to the planning constraint if the area proposed is slightly more than actual required or desired area				To be finalized prior to execution of development agreement with society	
a Amount payable by the member (rate) per sq.ft. of the excess Carpet area provided to the member.		If at all due to planning constrains the members will be compensated @ 10 % premium then the applicable market rate. Market rate determination to be done by an average of 3 IPC's of reupte.		To be discussed at the appropriate stage prior to execution of development agreement with society	
REMARKS	NOT FEASIBLE			1. Offer is based on Reg. 33(9) of DCPR 2034 2. Offer is based on the assumption that latest applicable amendments to reg 33(9) of DCPR 2034 are made applicable on the property of the society. 3. No planning or height restriction are applicable on the proposed redevelopment of society 4. The proposed widening of th DP road to 18.30 meters take place, while also being extended till existing gate of similar house GSHL, with the necessary approvals and NOCs from all concerned parties and competent authorities 5. Subdivision and updating of the revenue records/PRC in the name of society, with the necessary approvals and NOCs from all concerned parties and cometest authorities.	1. We shall provide Rs. 250 Crore as bank to be deposited in escrow for the security of members of the building. The details shall mutually decided and finalised prior to execution of the Developemnt Agreement. 2. We shall create lien of 20,000 sq.ft of the saleable area to be retained by the society till receiving O.C on a reducing balance basis.;
OBSERVATION		3. Regarding Parking, we have to ascertain total number of parking vis a vis parking numbers for existing members as per tender. 4. Rate is too low. Point 5a- The rental is too low for sr no. 246 to 311. 5b-The increase should be 30% after each year. point 7 - The clarity should be there for sr no. 247 to 311. 6a-The disbursement of corpus need to be improve. 6b. The amount to be improved.		1. construction area need to confirm Point no 2 - Parking need to be clarified. Point no 5 - Rent is very low and increase in rent should be 10%. Point 7 Disbursement of corpus need to be improved.	Point no 5 - Increase in rent should be 10% Point no 7 - Disbursement of corpus need to be improved.
SUPREME ENGICONS (I) PVT. LTD.					