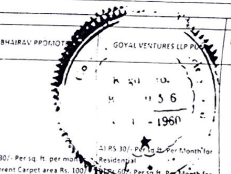


THE SARASWATI CO-OPERATIVE HOUSING SOCIETY LTD.
Developers Comparison Chart

[S]	Particular	FLY NIBVANNA BUILDER	SUKHWANI PR - BUILDERS	SAR PROPERTIES AND DEVELOPERS LLP	B. U. BHANDARI (ERANDWANE) (ADP)	SUKHWANI BUILDTECH	SREE SONGRA DEVELOPERS LLP	RAN - GROUP	MALPURA SPACES LLP	BHAIKAV PROJECT	GOVA VENTURES LLP	KUMAR PROPERTIES AND PROMOTERS PVT. LTD.
1	<p>Rent to be paid to the Existing Members for a period of Months. (on Full Up drive)</p> <p>A) Rental agreement shall commence from date of vacation to date of possession i.e. handing over the keys.</p> <p>B) Rental shall be registered with stamp duty authorities covering the above period.</p> <p>C) Rent is: Existing market rate of society + 25% above market rate + 10% Vot escalation.</p> <p>D) Rent to be paid in advance.</p> <p>E) Yearly rental in advance and if the rental is being paid quarterly etc then Bank Guarantee for the entire period of construction covering the rental to be in the name of the society or individual member with annual withdrawal of equivalent rent.</p> <p>Rent to be paid to the Existing Members for a period of Months.</p>	<p>RENT AND MOVERS AND PACKER: - A) The developer will be rent for alternative accommodation till redevelopment work is carried out on project site the rent will be given per month</p> <p>At Rs. 35/- per sq. ft. (Carpet area) for apartment and Rs. 80/- per sq. ft. (Carpet area) retail shops owners. B) The Developer shall help after professional movers and packers towards logistic support one time charges at Rs. 25,000/- Per flat for to and fro movement.</p>	Rs. 40/- Per sq. ft. per month.	Rs. 30/- Per sq. ft. per month on existing Carpet area	Rs. 35/- Per sq. ft. per month + 10% Escalation after 24 month.	Rs. 35/- Per sq. ft. per month (For Residential)	A) Rs. 30/- Per sq. ft. Residential B) Rs. 50/- Per sq. ft. Commercial C) We will Pay 3 month rent in advance D) We will give 2% Year on Year increment.	A) Rs. 30/- Per sq. ft. Residential B) Rs. 50/- Per sq. ft. Commercial C) Yes D) Every 3 months in advance E) 11 Months will be given	A) Rs. 30/- Per sq. ft. Residential B) Rs. 50/- Per sq. ft. Commercial C) Yes D) Every 3 months in advance E) 11 Months will be given	A) Rs. 30/- Per sq. ft. Residential B) Rs. 50/- Per sq. ft. Commercial C) Yes D) Every 3 months in advance E) 11 Months will be given	Rs. 25/- Per sq. ft. Per Month	Rs. 25/- Per sq. ft. Per Month
2	<p>Deposit Amount: A) Deposit amount of original rental location shall be refunded back to developer and released again by developer by way of cheque as stated above for second rental location.</p> <p>B) Deposit forfeited by owner for any breach of agreement by member, the developer shall not be liable for second deposit.</p>	Nil	One Time	Amount equivalent to 3 months	2 months Rent.	Rs. 35/- per sq. ft. per month for 2 months	Deposit to be taken care by the member	3 Months Rent will be given as refundable Deposit.	Rs. Per sq. ft. Per month Equivalent to 3 Months. Yes.	3 Month of Rent will be given as refundable deposit.	Equivalent to 2 Months Rent.	6 Months Rent
3	Additional Extended period beyond months up to Months.	Nil	Rs. 40/- Per sq. ft. per month.	Rental: Rs. 40/- Per sq. ft. Per month on existing carpet area	Rs. 42/- Per sq. ft. per month.	Rs. 50/- Per sq. ft. per month.	Nil	Nil	Rs. 50/- Per sq. ft. Per Month.	Rs. 40/- Per sq. ft. per month.	10% additional rent as mentioned in 1 above	Rs. 25/- Per sq. ft. Per Month
4	Extended period beyond months till the possession of new flat.	Nil	Rs. 40/- Per sq. ft. per month.	Rental: Rs. 40/- Per sq. ft. per month.	Rs. 45/- Per sq. ft. per month.	Rs. 70/- Per sq. ft. per month.	Nil	Nil	Rs. 55/- Per sq. ft. Per Month.	Rs. 45/- Per sq. ft. per month.	20% additional rent as mentioned in 1 above	Rs. 25/- Per sq. ft. Per Month
5	<p>To and Fro Charges: (A) Until actual possession, the members can relocate for maximum two times i.e. original on vacating + one time (all expenses to be borne by developer).</p> <p>B) List of rental locations, with attached draft agreements to be handed over to developer for release of payments and registration expenses.</p> <p>C) Relocation Expenses: - At actuals.</p> <p>D) On second time relocation by member, the developer shall on submission of draft agreement transfer relocation expense to member account.</p>	Rs. 25,000/- per Existing Flat/Shop One Time	Rs. (Lump Sum) (15,000/- + 25,000/-) (Total Rs. 50,000/-)	Rs. 20,000/- One time (Lump Sum)	Rs. 15,000/- (Lump Sum)	Rs. 30,000/- (Lump Sum) Total Including To and Fro	Rs. 15,000/- (Lump Sum) Shifting charges One time only	Rs. (Lump Sum) (15,000/- + 15,000/-)	A) Rs. (Lump Sum) Rs. 20,000/- B) Yes C) Yes D) Yes.	Rs. 25,000/- (Lump sum)	Rs. 20,000/- Per unit (Lump Sum)	Rs. 30,000/- Per Member
6	Brokerage for period of every 11 months maximum 2 times Brokerage - At actuals	A) Not Applicable	One Month brokerage Only once	Noted	1 month Rent	Nil	No.	1 Month rent for entire period will be given	Yes.	Brokerage at 1 month rental on Submission of bill	1 month rent for each unit	At Actual
7	Additional Free Carpet Area over & above the Existing Carpet Area offered to each member (List of Flats & Carpet area given in the Tender form) Existing Carpet area of each flat admeasures.....sq. ft.	87% of Existing Carpet area	12.5% of Existing Carpet area	50% of Existing Carpet area.	60% of Existing Carpet area	100% of Existing Carpet area	70% of Existing Carpet area	70% of Existing Carpet area	For those who do not require an extra parking space, we are pleased to increase our offer to 70%, up from the previous 60%, reflecting our commitment to meeting your needs.	61% of Existing Carpet area	54% of existing Carpet area, as provided with tender document	50% of Existing Carpet area
8	<p>All Expenses like Stamp Duty, Registration Charges & GST as applicable on existing area and additional free area to be offered to existing members to be borne by Developer.</p> <p>A) At time of registration, developer shall hand over deposit cheque + registration expense (to be borne by member as per agreement) + respective account of members. In case payment made by Developer (then proof of payments to be provided to each member).</p> <p>B) Registration Expenses: - At actuals</p> <p>C) Stamp Duty (Rental Agreement) - At actuals</p>	Yes	OK	Noted	OK	OK	Yes, Agreed (Brokerage expenses will not be borne by us)	We will bear Stamp Duty, Reg. & GST charges on existing plus additional area offered to the member.	All Yes.	OK.	Yes.	All Expenses will be paid as per agreement
9	Society Registration & Compliance of New Project	To be Done by the Developer.	Yes	As per norms.	OK	OK	Yes.	Will be done by us	Yes.	Within 6 months After O.C.	As Per Discussion	Nil
10	Corpus Fund to be offered by the Developer to the Society.	Rs. 1,00,000/- (Lump Sum) (Existing Plus New Members Rs. 1,00,000/- each)	Rs. 50/- Lakh (Lump sum) Only	Rs. 1 Lacs per member (Lump Sum) - For 64 member	Rs. 1 Lac (Lump Sum) Per Old & new flat.	Rs. 96/- Lakh (Lump sum)	Rs. 1 Crore (Lump Sum)	Rs. 64 Lakh (Lump Sum) (64 Member X 1 Lakh)	Rs. 64 Lakh (Lump Sum)	Rs. 2 Crore (Lump Sum) for old & new Member	Rs. 1,00,000/- Per Unit	Rs. 1,00,000/- (Per Member)
11	Betterment Charges to be offered by the Developer to each of the existing Members of the Society	Rs. 200/- per sq. ft. of Carpet area.	Rs. 100/- Per sq. ft. of Carpet area	Rs. 100/- Per sq. ft. of Carpet area	200/- per sq. ft. of Carpet area	Rs. 430/- per sq. ft. of Carpet area (Existing)	Rs. 1 Lac Per Unit.	Nil	Rs. 75,000/- Per Unit	Rs. 400/- Per sq. ft. of Carpet area.	Rs. 50,000/- Per Unit	Rs. 1,00,000/- (Per Member)
12	CONTRIBUTION FUND:											
A	Payment Terms (Society)											
I	On execution of Development Agreement & POA		25%	25%	25%	10%	25%	%	50%	%	10%	50%
II	On vacating the building for demolition		75%	75%	25%	90%	25%	%	50%	All Corpus at the time of Possession.	15%	50%
B	Payment Terms (Members)				After handing over New Flats 50%							
I	On execution of Development Agreement & POA		20%	25%	%	10%	50%	%	50%	%	10%	50%
II	On vacating the building for demolition		80%	75%	%	90%	50%	%	50%	%	15%	50%
III	On handing over possession.											



13	Concessional rate for additional Built-up area, if any, demanded by existing members. (Please Specify Carpet & Built-up area rates for better clarity)	10% Discount on the sale rate to be given to existing members, Chargeable on the basis of saleable area.	13,000/- per sq.ft. on additional RERA Carpet area purchased	Rs. Per sq.ft. 10% Discount on Sale/Market rate	Rs. 10,750/- Per sq.ft. Saleable Area	10% Discount on market Rate	Rs. 11,500/- Per sq.ft. on Carpet area	Rs. 10,000/- on Saleable (1164-sq. Residence 28% on Carpet Shop 15% On Carpet)	Rs. 9,500/- sq. ft. Built up Carpet & built up 1: 1.35	Rs. 9,000/- Per sq. ft. of saleable R. Rs. 12,600/- Per sq. ft. on Carpet area.	Nil	
14	Maximum Carpet Area on which Concession/ Discount will be available in aggregate for an existing members of the Society.	Upto 100 sq.ft.	500 sq.ft.	Upto 100 sq.ft. per member	200 sq.ft.	150 sq.ft.	100 sq.ft.	Upto 100/- sq.ft. Carpet area, member	10% On Addition Carpet Area	200 sq.ft.	Up to 200 sq.ft.	Rs. 6,500/- Per sq.ft.
15	Compensation which the Developer shall give to the existing members in case, due to planning constraint, the actual area allotted, is decreased up to _____ sq.ft.	Nil	NA	Compensation for short area @ 14,000/- Rs. PSFT on RERA Carpet	To be Discussed	Rs. 11,000/- Per sq.ft. Saleable area	As per discussion	Rs. 7,500/- Per sq.ft. On Carpet area	10 to 10,000/- sq.ft.	Rs. 9000/- On current Carpet.	At Rs. 9,000/- Per sq. ft. of saleable R. Rs. 12,600/- Per sq. ft. on Carpet area.	Rs. 12,000/- Per sq.ft.
16	Compensation which the Developer shall give to the existing members in case, due to planning constraint, the actual area allotted, is decreased up to _____ sq.ft.	Same as Point 13.	Rs. 500/- Sale Discount	14,000/- per sq.ft. on additional RERA carpet area purchased	To be Discussed	Rs. 11,000/- Per sq.ft. Saleable area	10% Discount	Rs. 13,500/- Per sq.ft. On Carpet area	Rs. 9,500/- sq. ft. On Built-up, Rs. 12,825/- On Carpet area.	At Rs. 9,000/- Per sq. ft. of saleable R. Rs. 12,600/- Per sq. ft. on Carpet area.	Rs. 11,500/- Per sq.ft.	
17	Concessional rate for extra area, if any, due to planning constraint for the existing members.	Nil	Nil	14,000/- per sq.ft. on additional RERA carpet area purchased	To be Discussed	Rs. 11,000/- Per sq.ft. Saleable area	---	Rs. 11,000/- Per sq. ft. On Carpet area	Rs. 9000/- On built up	At Rs. 9,000/- Per sq. ft. of saleable R. Rs. 12,600/- Per sq. ft. on Carpet area.	Rs. 12,000/- Per sq.ft.	
18	The height of the flat (Floor to Ceiling should be 12'00 feet)	To be Discussed.	10' Feet.	10 feet clear height after flooring	To be Discussed	OK	Nil	Slab To Slab will be 10 Feet.	Yes.	Minimum 9.5 feet.	3 meters Floor to floor, or as per planning	Yes
19	Talk option. Offer of one-time lump sum payment to existing members, if they want to opt for exit option.	Before	Before	Before DA	Nil	After DA	Before DA	After DA.	Before DA.	Nil	NA.	Before DA
20	BANK GUARANTEE OPTIONS - A) The Builder will give the BG of the project from A NATIONALISED BANK ONLY B) Any other form of Bank Guarantee	A) Yes, BG to be given from a bank registered under RBI. Schedule II B) No	OK	Noted	Proposed Flat to be kept as Mortgage	Will be Discussed on table	Any BG.	Rs. 5/- Crores.	Rs. 1.5 Crore Bank Guarantee from ICICI Flat worth Rs. 5 Crore will be kept as deposit	The sanction will be done in the name of Society. FDR and FSI Chaffers will be paid in the name of Society, which amounts to approx.	As Per Request Letter Attached	
21	Detail Profile of the Developer Firm	Nil	Nil	Refer profile enclosed and Annexure 1,2 and 3	Attached	Nil	Yes.	Nil	Nil	Nil	www.rajwajporegates.com	Attached.
22	Audited Balance sheet of last 3 financial yrs. with net worth certificate from C.A. A) Financial closure on the redevelopment plan. Financial closure means how is the project being financed with bank loan approval/fin commitments to be in place before society signs the agreement with the developer. This is condition precedent to R. B) Builder developing it has to produce audited financials last 3 years along with main bank satisfactory account conduct certificate. In case SPV is used by the builder then the main operating company of the builder will be either a joint builder or a guarantor. While this may not be immediate requirement, the tender should state specifically, who/what will be the developer vehicle used.	Nil	Will submit all required on award or tender.	A) Kumar Group annually does a sales of more than Rs. 1000/- Crores. Since we are a large group and projects are undertaken in separate legal entities (SPVs). B) The Project can be in a separate SPV. Details of which will be provided in due course.	Attached	Sukhwani Associates	A) Own Fund B) Yes, if Shortlisted it will be Submitted	Attached With The Tender	As Per Annexure, Bank satisfactory account conduct certificate given at the time of Presentation.	Attached.	A) Group Financials will be submitted after the is approved B) Development vehicle as SPV.	Attached.
23	List of Projects in hand / Projects completed for redevelopment. (Attach supporting documents with RERA Registration Certificate)	Attached.	Attached	Refer profile enclosed Refer Annexure 1,2 and 3	Attached	Nil	Yes.	Nil	As Per Annexure.	Attached.	NA.	Attached.
24	Whether Developer is ready to give possession of Flats to new members before O.C. is obtained.	Soft Possession can be given	NO	No	To be Discussed	Yes for Fitment	No.	No	No.	No.	It Can be explored	No
25	Are you ready to pay maintenance charges for the unsold Flats to the society?	Yes	NO	Yes	Yes	Yes After Conveyance	Including In Corpus Fund	Yes.	Yes.	Yes.	From 2nd year of maintenance start date.	Yes
26	PARKING - Total number of car parking (Stilt/Covered and Podium) will be provided to each member of the Society. Minimum two car parking required compulsory for each existing member.	One Covered Car Parking Per Unit	(Two) - Yes But as per sanctioned limits	1 Car Parking for Existing Member	Mechanical Parking will be provide as per plan.	2 Car Parking to all Existing Members.	Nil	1 Car Parks will be Provided A) Free of Cost B) Second - Will be Chargeable on availability Basis	Yes.	1 Car Park and 2 wheeler Parking in Common Area.	Car parking will be Proportionately provided either in Basement/ stilt/ Podium or Even Mechanical.	1 for Each Member
27	F.S.I. BENEFIT: - In case of increase in F.S.I. over and above existing FSI as per the prevailing unified D.C. Rules of the Pune Municipal Corporation / State Govt / Central Govt or concerned authorities during the execution of work. A) All additional FSI Purchased by the builder is to be in the name of the Society. All required approvals obtained should be in the name of the Society. B) The development rights will be nontransferable.	Yes	Yes	The same will be with Society.	The same will be with Society.	Proportionate Sharing	Yes	The same will be with Society.	The same will be with Society. Yes.	OK.	Chances of getting additional FSI are bleak, we can discuss if such situation arises.	The same will be with Society
28	Duration Of Project.	36 + 6 Months	42 months	36 months	24 months	42 months.	36 Months	36 Months	36 Months	36 months	36 months from obtaining RERA or last unit being vacated whichever is later.	36 Months
29	SOURCES OF FUNDS OF THE DEVELOPER a. Own funds b. Bank loans c. Other	40% 30% 30%	50% 50% 0%	80% 20% 0%	25% 25% 50%	50% 50% 100%	100% 100% 100%	% 0% 20%	30% 0% 50%	80% 0% 85%	15% 0% 100%	100%
30	The Society will not allow to mortgage the land or existing Flats or new Flats to be constructed for existing members for availing loan	Nil	OK	Noted	OK	New flat To be Mortgage and discuss on Table.	Yes.	OK.	Yes.	OK.	We can discuss on this	Nil
31	Refuge Area	Yes	Yes	As per norms	OK	OK	Yes.	will be there as per norms	Yes.	If Required	As per planning.	As per planning.
32	Any Litigation Cases going with Developer.	No	No	None	No	No	Yes.	No.	Yes.	None	NA.	No
33	Specifications and Amenities to be provided for the new Redevelopment project. A) Provision for rain water harvesting B) Solar power C) Temple for the society. D) Club house.	Yes.	Yes as per Sanction in London	Noted	Yes	OK.	A) Yes. B) As per Space available C) Yes.	Yes. We will Provided	Yes. Yes. Yes.	As Per Design	(As Per Planning)	To be Negotiated as discuss
34	Project Management Consultancy fees to be paid on behalf of the Society by the Developer to the Consultant on execution of DA/PA.	Yes	Yes.	Noted	Yes	Rs.20/- sq. ft.	Yes.	Nil	Yes.	OK.	Need to understand the quantum of the same before accepting it	Terms to be discussed
35	Special Benefits if Any	Please See the offer Letter	-	Note: The project will be a mix of residential and commercial	Nil	Attached	Yes.	Nil	High Qualities Amenities In Bat.	Nil	Nil	Terms to be discussed