

ANNEXURE I : REDEVELOPMENT OF SHREE RAM JYOTI CHS : COMPARATIVE CHART FOR ANALYSIS 25/04/2025				
Existing Area of Plot = 18,182.55 sqfts Residential - 17,117 Sq. fts. (Carpet) Commercial - 2,657 Sq. fts. (Carpet)		Developer 1	Developer 2	Developer 3
		KAMAKSHIE CONSTRUCTIONS	RUI UNIVERSAL REALITIES	BUNTY GROUP
Sr.No.	Description(proposed)			
1	Carpet Area (Residential)	22766 SQ.FT	23450 SQ.FT	24477 SQ.FT
	Carpet Area (Commercial)	3534 SQ.FT	3640 SQ.FT	3800 SQ.FT
	Offered Carpet (%)	33%	37%	43%
2	Corpus funds for Society	Rs. 1.25 Cr.	Rs. 1.25 Cr.	Rs. 1.25 Cr.
		New and old members	New and old members	New and old members
3	Inconvinience Allowance / Betterment Charges	Residential - 3 Lakh	Residential - 5 Lakh	Residential - 3 Lakh
		Commercial- 25 Lakh	Commercial- 25 Lakh	Commercial- 25 Lakh
		-	-	-
4	Monthly Rent offered	Residential - Rs. 45/ Sq.ft	Residential - Rs. 45/ Sq.ft	Residential - Rs. 45/ Sq.ft
		Commercial - Rs. 45,000/- month	Commercial - Rs. 45,000/- month	Commercial - Rs. 45,000/- month
		-	10% increment per year	-
5	Refundable Deposit	3 Months	3 Months	3 Months
6	Brokrage	1 Month	1 Month	1 Month
7	Shifting Charges (To and Fro)	Rs. 40,000/member	Rs.40,000/member	Yes
8	Stamp Duty, MSEB, GST to be borne by the Developer	Yes, Agreed.	Stamp Duty - 1.50 Cr. GST - 2.50 Cr.	Yes
7	Car Parks	1 car parking to each existing residential unit	Yes	Yes
8	Bank Guarantee(As Per Government rules through Nationalised Bank, Developer shall propose his solution towards this specific point elaborately)	Developer will sanction complete plan with the premium FSI before demolition of the building	Developer will paying betterment charges of total amount of Rs. 4.35 Cr to existing members so developer are not offering bank guarantee separately.	Yes
9	Concession Rate offered	10% of market rate	Residential - For first 100 sq.ft saleable area @ Rs. 13,500/- per sq.ft Commercial - For first 100 sq.ft saleable area @ Rs. 40,000/- per sq.ft (If FSI and DC rules permits)	Yes
10	Special Clause	30 Months	36 Months	30 Month + 6(Grace)

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		BELVALKAR HOUSING LLP	GANGOTREE HOMES	SK FORTUNE
Sr.No.	Description(proposed)			
1	Carpet Area (Residential)	21396 SQ.FT	22081 SQ.FT	23964 SQ.FT
	Carpet Area (Commercial)	3321 SQ.FT	3428 SQ.FT	3720 SQ.FT
	Offered Carpet (%)	25%	29%	40%
2	Corpus funds for Society	Rs. 2.5 Lakhs per member.	Rs. 1.25 Cr.	Rs. 1.25 Cr.
		In total 1 Cr. for existing members	New and old members	New and old members
3	Inconvinience Allowance / Betterment Charges	Residential - 2.5 Lakh	Residential - 3 Lakh	Residential - 3 Lakh
		Commercial- 20 Lakh	Commercial- 25 Lakh	Commercial- 25 Lakh
		50% at the time of handing over Old flat and 50% at the time of possession of New flat	-	50% at the time of handing over Old flat and 50% at the time of possession of New flat
4	Monthly Rent offered	Residential - Rs. 38/ Sq.ft	Residential - Rs. 45/ Sq.ft	Residential - Rs. 45/ Sq.ft
		Commercial - Rs. 40,000/- month	Commercial - Rs. 45,000/- month	Commercial - Rs. 45,000/- month
		10% increment per year	10% increment per year	-
5	Refundable Deposit	1 Months	1.5 Month	3 Months
6	Brokrage	2 Month rent	NA	1 Month
7	Shifting Charges (To and Fro)	Rs. 50,000/member	Rs. 30,000/ member	Rs. 30,000/member
8	Stamp Duty, MSEB, GST to be borne by the Developer	Stamp duty, MSEB, and Govt. charges only for free offered area is borne by the developer GST on only existing + free offered area borne by the developer, GST on additional area will be paid by member	Stamp duty: Agreed. 1.15 Cr GST : Agreed. 2 Cr	-
7	Car Parks	1 covered car parking & 1 two wheeler parking for each member	Yes.	One covered car parking space / slot to each residential unit . Type of parking as per final design.
8	Bank Guarantee(As Per Government rules through Nationalised Bank, Developer shall propose his solution towards this specific point elaborately)	Developer shall purchase TDR in the name of society as security	Expenses of 20% will be done before vacant possession of existing premises	-
9	Concession Rate offered	Rs. 13000/-sq.ft concessional rate	5% discount upto 100 sq.ft carpet area i.e., 135 sq.ft saleable area	-
10	Special Clause	36 Month + 3(Grace)	42 Months	30 Months + 6 months grace period

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		TRIAA HOUSING	VENKATESH BUILDCON PVT. LTD. ANKUSH ASABE VENTURE	
Sr.No.	Description(proposed)		OFFER 1	OFFER 2
1	Carpet Area (Residential)	23108 SQ.FT	21396 SQ.FT	22594 SQ.FT
	Carpet Area (Commercial)	2923 SQ.FT	3321 SQ.FT	3321 SQ.FT
	Offered Carpet (%)	RESIDENTIAL - 35% COMMERCIAL - 10%	25%	32%
2	Corpus funds for Society	Rs. 3 Lakh /- per flat / shop	Rs. 1.25 Cr.	Rs. 2 Lakh / existing residential members
		Total - 1.17 Cr. and same aount from new member	Including all existing members residential & commercial	Rs. 2 Lakh / including all existing commercial members
3	Inconvinience Allowance / Betterment Charges	Residential - 3 Lakh	Residential - 3 Lakh	Rs. 2 Lakh / existing residential members
		Commercial- 25 Lakh	Commercial- 25 Lakh	Rs. 2 Lakh / including all existing commercial members
4	Monthly Rent offered	Residential - Rs. 45/ Sq.ft	Residential - Rs. 45/ Sq.ft	Residential - Rs. 45/ Sq.ft
		Commercial - Rs. 45,000/- month	Commercial - Rs. 45,000/- month	Commercial - Rs. 100/sq.ft
			-	-
5	Refundable Deposit	3 Months	3 Months	-
6	Brokrage	1 Month	1 Month	-
7	Shifting Charges (To and Fro)	Rs. 30,000/member	Residential - Rs. 35,000/-	Residential - Rs. 30,000/-
8	Stamp Duty, MSEB, GST to be borne by the Developer	Yes	Yes	Yes
7	Car Parks	Minimum 1 car parking for existing members	1 car parking lot per member (As per PMC bylaws) (either mechanized/pit/stack/couple parking as per availability) for each flat	1 car parking lot per member (As per PMC bylaws) (either mechanized/pit/stack/couple parking as per availability) for each flat
8	Bank Guarantee(As Per Government rules through Nationalised Bank, Developer shall propose his solution towards this specific point elaborately)	-	Rs. 2,00,00,00,000/- Bank solvency	Rs. 2,00,00,00,000/- Bank solvency
9	Concession Rate offered	Minimum 200 sq.ft	Discounted rate for extra carpet area offered to the existing members -10% below project launch rate (upto 150 sq.ft saleable area) 151 sq.ft onwards prevailing market rate. Saleable rate if any member want to surrender partial area of his/her flat or shop - 10% below project launch rate (for 1 to 150 sq.ft saleable area) Saleable rate if any member wants to sell complete flat / shop - 10% below project launch rate (for 1 to 150 sq.ft saleable area) 151 sq.ft onwards prevailing market rate.	Discounted rate for extra carpet area offered to the existing members -10% below project launch rate (upto 150 sq.ft saleable area) 151 sq.ft onwards prevailing market rate. Saleable rate if any member want to surrender partial area of his/her flat or shop - 10% below project launch rate (for 1 to 150 sq.ft saleable area) Saleable rate if any member wants to sell complete flat / shop - 10% below project launch rate (for 1 to 150 sq.ft saleable area) 151 sq.ft onwards prevailing market rate.
10	Special Clause	36 Month	36 Month	24 Months