

Sr. No.	Particulars		HOH	KEYSTONE REALTORS LIMITED	RUNWAL DEVELOPERS LTD	SHRI LOTUS DEVELOPERS AND REALTY LTD	KALPATARU	DOSTI REALTY LIMITED	LLOYDS REALTY
			SCENARIO A	SCENARIO A	SCENARIO A	SCENARIO A	SCENARIO A	SCENARIO A	SCENARIO A
1	Regulation Offered under		33(11)	REGULATION WITH MAX 5.41 FSI	33(11)/REGULATION WITH MAX FSI	33(11)/REGULATION WITH MAX 5.41 FSI	33(7)/33(20)(B)/33(11)	33(11)	33(9)CRZ, 33(7)+33(12B),33(20)(B),33(11)
2	Additional Area offered MOFA	For Rajul A and B wing residential members	RERA:51.03% Assumed MOFA:46.03%	40%	40%	30%	RERA:30% Assumed MOFA:25%	27%	44%
		For shop on ground	RERA:45% Assumed MOFA:40%	40%	40%	30%	RERA:30% Assumed MOFA:25%	27%	40%
3	DISPLACEMENT COMPENSATION (RENT)								
a	1st to 12th (Residential Rent)		Rs. 275/- per sq. ft.	Rs. 300/- per sq. ft.	Rs. 300/- per sq. ft.	Rs. 250/- per sq. ft.	Rs. 275/- per sq. ft.	Rs. 350/- per sq. ft.	Rs. 325/- per sq. ft.
c	12 - 24 Months (Residential Rent)		Rs 289/-per sq.ft	Rs. 315/- per sq. ft.	Rs. 315/- per sq. ft.	Rs. 262.5/- per sq. ft.	Rs. 289/- per sq. ft.	Rs. 368/- per sq. ft.	Rs. 341/- per sq. ft.
e	25 - 36 Months (Residential Rent)		Rs 303/-per sq.ft	Rs. 331/- per sq. ft.	Rs. 331/- per sq. ft.	Rs. 276/- per sq. ft.	Rs. 303/- per sq. ft.	Rs. 386/- per sq. ft.	Rs. 358/- per sq. ft.
d	Payment security(1st to 36th month)		To be paid entirely in advance in DD/PO at time of vacating	12 months rent in advance. PDC'S will be given for rent of subsequent years	Rentals remitted through monthly ECS facility until an offer for repossession of premises is made	Rent for 1st 12 months in advance and PDC fo following years		5% escalation on yearly basis in advance	
e	Beyond 36 months(Residential Rent)		Rs 316/-per sq.ft	Rs. 380/- per sq. ft.		Rs. 300/- per sq. ft.	Rs. 320/- per sq. ft.	Rs.425/- per sq. ft.	Rs. 357/- per sq. ft.
f	Beyond 48 months(Residential Rent)		Rs 331/-per sq.ft	TBD*(clarification required)		Rs. 350/- per sq. ft.	Rs. 335/- per sq. ft.		TBD*(clarification required)
g	0 - 12 Months: (Commercial Rent)		Rs 300/-per sq.ft	Rs. 500/- per sq. ft.	Rs. 450/- per sq. ft.	Rs. 250/- per sq. ft.	Rs. 500/- per sq. ft.	Rs. 500/- per sq. ft.	Rs. 450/- per sq. ft.
h	12 - 24 Months (Commercial Rent)		Rs. 315/- per sq. ft.		Rs. 472.5/- per sq. ft.	Rs. 262.5/- per sq. ft.	Rs. 525/- per sq. ft.	Rs. 525/- per sq. ft.	Rs. 472.5/- per sq. ft.
i	24 - 36 Months (Commercial Rent)		Rs. 331/- per sq. ft.		Rs. 496/- per sq. ft.	Rs. 276/- per sq. ft.	Rs. 551/- per sq. ft.	Rs. 551/- per sq. ft.	Rs. 496/- per sq. ft.
j	Beyond 36 months (Commercial Rent)		Rs. 345/- per sq. ft.	Rs. 634/- per sq. ft.		Rs. 300/- per sq. ft.	Rs. 580/- per sq. ft.		Rs. 495/- per sq. ft.
k	Beyond 48 months (Commercial Rent)		Rs. 362/- per sq. ft.	TBD*(clarification required)		Rs. 350/- per sq. ft.	Rs. 610/- per sq. ft.		TBD*(clarification required)
l	Rent escalation		Annual escalation after grace period 5%	Annual escalation of 5%*(clarification required)	Annual escalation 5%	Annual escalation 5%*(clarification required)	Annual escalation after grace period 5%	Annual escalation 5%*(clarification required)	Annual escalation 5%*(clarification required)
m	Private Terrace - Displacement Compensation		TBD	Rs 0			Rs 0	for 25% of 88.62 sqm for 18th floor	NA
3	Shifting Charges(to and fro)		2 lakh/member	Resi-Rs 300/sqft Comm-Rs 500/sqft	Rs 2 lakhs	2 lakhs	Rs 2 lakhs	Rs 2 lakhs	Rs 1 lakhs
4	1 (one) month of Displacement Compensation as Brokerage of Residential for period up to 36 months. 1 (one) month of Displacement Compensation (then prevailing) as Brokerage to be paid for each further year after 36 months till possession to members.		1 month rent as schedule to be paid throughout	Resi-Rs 300/sqft Comm-Rs 500/sqft(one time)	Accepted-one month of displacement compensation	One month's rent of 1st year	One month rent to be paid annually	Resi-Rs. 350/- per sq. ft./month Comm-Rs. 500- per sq. ft./month brokerage equal to one month's displacement compensation @425/-for period beyond 36 months	one month's rent
5a	Corpus		Rs 4000/sqft	Resi-Rs 6000/sqft Comm-Rs 6000/sqft	Rs 6000/sqft	Rs 4000/sqft	Rs 2000/sqft	Rs 5000/sqft	Rs 3000/sqft
5b	Mode of Corpus Payment		At DA	20%	10%	25%	10%	10%	10%
			At Vacating	80%	25%	20%	20%	40%	10%
			On possession of new premises		65%	70%	50%	70%	50%
6	Irrevocable Bank Guarantee	Amt in Cr	40 Cr (reducing balance basis)	In hybrid form (clarification required)	Rs 50 Cr	Yes, can be discussed	Rs 50 Cr (on reducing basis)	50 Cr	5% RERA sale area as lien area instead of BG, released as per progress of the project
7	Security Premises		5000 sqft (reducing balance basis)	TBD (clarification required)	5000 sqft	5000 sqft	15,000 sqft-performance security	10,000 sqft-performance security	
8	Security deposit		10 Cr		Rs 5 Cr	10 Cr		Rs 10 cr	TBD*(clarification required)
9	No. of Parkings(N=1), (N-No of bedrooms)		MCGM Norms	To be discussed at time of fitment	MCGM Norms-subject to min 1 CP	N-1 >4BHK-3	MCGM Norms-with surface parking	N-1 >4BHK-4	As per MCGM Norms
10	Visitor Car park		MCGM Norms	As per prevalent regulatory norms		To be evaluated after providing CP for every member		As per MCGM norms	As per MCGM Norms
11	Surface parking. No Tandem Parking		Endeavour to provide conventional ramp, subject to final planning and design	As per prevalent regulatory norms		to be evaluated closer to time		Surfaced, non mechanized, non tandem for existing members in basement, podium or stilt based on final planning	As per MCGM Norms
12	Compensation against existing terraces		TBD	Rs 40,000/sqft on existing area of terrace		1/3rd of existing area and no incremental area on 1/3rd of existing area			33% of area of terrace
13	Compensation against existing covered garage car park		TBD	Rs 20,00,000/garage	One extra CP	25 Lakh/garage	Rs 25000/sqft as one time lump sum:payment stages as corpus distribution	33% of existing garage CP will be given to members as carpet area attached to flat	Additional parking to members owning enclosed or covered garages as per society record
14	Compensation to members desiring to sell the premises on outright basis to developer		Rs 80,000 sqft We are willing to buy as much area as required from members	TBD	Actively no buyout at this stage. TBD with respective member	Rs 70,000/sqft	Discussed case to case basis	Rs 1,00,000/sqft Max 10% of existing carpet area can be purchased	TBD*(clarification required)
15	Compensation to members on account of shortfall of CA.		Rs 85000/sqft from 1% upto 2% shortfall	TBD	Plan new units in accordance with finalized offer. Further discussed once planning is complete	Rs 1,20,000/sqft expect to be compensated for larger areas within a range just like members expect compensation for shortfall	To be discussed at DA stage	Rs 1,20,000/sqft subject to tolerance of 3%	TBD*(clarification required)
16	Height not less than 3.65 mts for all habitable floors and sale component		3.65 m Subject to final height approved for entire building	Same height for all, subject to design and planning constraints	TBD once planning is complete	3.65 m	3.65 m	3.65 mt Max floor to floor height based on final planning	Internal flat height will depend upon planning and designing of project
17	Contractor proposed		Taliba and Shamsi, Mahimtura Consultants, L&T, Shapoorji Pallonji, Capacite or equivalent	Vishwajit infrastructure Pvt Ltd, Mehalingam earth movers Pvt. Ltd, Aditya enterprises, L&T, Jain engineers pvt. ltd, Vora J.K infra, Nina percept pvt ltd, SEW Engineering (India) pvt ltd		TBD*(clarification required)	TBD at DA stage*(clarification required)	Talib & Shamsi / Capacit Infra / Mehta Jaysingh	TBD*(clarification required)
18	Architect proposed		Ar/Talati& Partners in coordination with leading Intern	Sanjay Puri Architects pvt. ltd., Hafeez Contractor, RSP or reputed international architect, which will be decided at the appropriate stage of redevelopment process.		TBD*(clarification required)		Architect Hafeez Contractor / Sanjay Puri Architects/ Reza Kabul Architects/ ZZ Architects	Talati and Partners
19	Terms/ Conditions/ Deviations		We have budgeted a cost of INR 40 crore towards converting the private leasehold land to freehold.	The process & related expenses towards generating clear & marketable title shall be discussed mutually.	The offer is subject to MHADA/Approving Authority certification of carpet areas and user classification. Any variance will lead to revision of the offer.		Will develop under any SPV which shall be wholly owned subsidiary of Kalpataru Ltd.		That all the existing carpet areas, as mentioned in the tender document / provided by the PMC are being certified by the MHADA and the same is being approved by the BMC / competent authority as eligible carpet area of the members under regulation 33(11) and 33(9) of the DCPR.
			As we are planning a luxury residential development, we assume the commercial shop owner is willing to have his premises converted into residential area OR buyback the members' premises.	Lates DCPR 2034 & currently applicable municipal regulatory rules including any future amendments being considered for project as well as FSI under consideration.	Any update/change in Ready Reckoner Rates by the authority will result in revision of the offer.		Benefits under Regulation 33(7)(B) and fungible component will be available to the Developer.	Displacement compensation shall be paid from the date of last existing member vacating premises.	
			In addition, we are open to have a direct discussion with the bungalow owner for outright purchase of his premises or accommodate him within the project.		The Society is responsible for land conveyance and mutation in Property Card. Any expense incurred by the developer on behalf of the Society will be recoverable/adjusted. Final quality, branding, specifications, materials, and amenities will be as per Runwal standards, mutually discussed and agreed post-shortlisting.			That all the existing carpet areas, as mentioned in the tender document / provided by the PMC are being certified by the MHADA and the same is being approved by the BMC / competent authority as eligible carpet area of the members under regulation 33(11) and 33(9) of the DCPR.	
					The Society must obtain: Necessary approval from the Registrar of Societies (Section 79A). Approval from members through SGM for appointment of developer and redevelopment.				
					Allotment of units to existing members will be discussed with society management. Higher floor units will be retained by the developer for sale.				