

SUPREME INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.
Builder's Comparison Chart

Sr.No.	Description	GOKHALE CONSTRUCTIONS	A-ONE GROUP	M/S.ADITYA PROMOTERS	KAKKAD BUILDCON LLP
1	Minimum Rent of the Existing Unit/Gala be compensated to the Existing Members for a period of 24 months.(On Built-Up Area)	1) We will pay rental payment of Rs.100/- per sq.ft. on existing Rs.70/- per sq.ft. on existing carpet for office owners as alternate acomodation from the date handing over vacant possession of all units & society pemises by all members, till handing over by us, the possession of new Building	Rent during the dislocation period will be @Rs.40 per sq.ft.on existing carpet area.	Rs.30/- Per sq.ft./month Carpet area	Ground Floor - Rs. 30/- Per sq.ft (Build-up) PMC Area first Floor- Rs. 25/- per sq.ft (Build-up) PMC Area second Floor - Rs. 20 per sq. ft (Build-up) PMC Area.
2	Deposit Amount to be paid to New Landlord for use of Industrial Unit/Shed	1) We will pay amount equivalent to 3 mints rent as a refundable deposit, to be refunded back to us at the ime of handing over by us, the possession of new Building.	Equivalent to 3 months rental	Nil	As per Requirement by the new landlord with prior terms with agreement.
3	Additional Extended period beyond 24 months up to 30 months	We will rise 10% in rental payment after 24 months	Rs.40 per sq.ft.on existing carpet area.	Rs.30/- per/sq.ft/month	As per Requirement by the new landlord with prior terms with agreement.
4	Extended period beyond 30 months till the possession of new Unit/Gala	We will rise 10% in rental payment after 30 months	Rs.44 per sq.ft.on existing carpet area.	Rs.30/- per/sq.ft/month	As per Requirement by the new landlord with prior terms with agreement.
5	Relocation Cost to be compensated per Unit/Gala (Both Ways Shifting & Re-shifting to new Flat	We will pay sum of Rs.20,000/- towards To & Fro shifting charges to each existing member we will pay shifting charges as per following manner:- 1) 50%:- At the time of vacant possession of Existing Flat. 2) 50% At the time of Handover of New Flats.	Expenses for shifting will be given to the members @ Rs.30,000/- (To & Fro)	Rs. 50000/- (lump sum)	Rs.5000/- Units.
6	Brokerage for period of 11 months.	N.A	One month rental amt.for brokerage	One month of rent (if applicalbe)	As per Market.
7	Brokerage after period of 11 months.	N.A.	Nil	Nil	As per Market.
8	Existing Carpet area of each Unit/Gala admeasures _____ Sq.ft. Additional Free Carpet Area (including Fungible FSI) over & above the Existing Carpet Area offered to each member (List of Units/Galas and area given in the Tender form)	We would like to offer 40% additional area on the exisiting carpet free of cost to each member	Accordingly we hereby offer an additional carpet area of 32% to each member free of cost, which includes carpet area of adjoining balcony/terrace, on the assumption of getting 3.0 as total FSI potential including TDR and paid FSI as per the provision in Unified Development Control Rules Of Maharashtra	25% of existing carpet area occupied by member	18%
9	Stamp Duty & Registration Charges as applicable on existing area and such additional free area for the existing members to be borne by Developer.	1) Legal charges like Stamp Duty, registration etc. will be borne by developer for Existing & offered area only. 2) All legal charges for additional area purchased by the member will be borne by respective member.	Stamp duty & Registration Fees on Development Agreement as well as supplementary Agreement/Confirmation Deed will be borne by us for the area equivalent to your existing carpet area + additional free carpet area offered which is @32%	Yes	Yes

10	Corpus Fund to be offered by the Developer to the Society for existing members.	We will pay sum of Rs. 96,00,000/- as a corpus fund to the society for existing member at the time of Possession of new Building	Corpus fund of Rs.2 lakh per member to be given in the name of the society at the time of handing over of new building	Rs.1cr (lump Sum)	Rs.50000/- (Rupees fifty thousand) per share holder of society
11	Additional Corpus Fund to be offered by the Developer to each of the existing Members of the Society.	In addition to the Corpus Fund to the existing member, we will pay Rs.1,00,000/- per new upcoming member as a corpus fund to the society at the time of possession of new Building.	Nil	Rs.300/- per sq ft of existing carpet area occupied by each member	Rs. 100 /- (Rupees one Hundred only)
12	Membership of new incoming members will be approval from Society. Do you agree to obtain approval of society before doing any transaction with prospective member for all new incoming members at your cost?	No	Nil	NO	Yes
13	<u>CORPUS FUND</u>				
A. Terms of Payment of Corpus Fund (Society)					
i.	On Signing of the Development Agreement	We will pay of the total Amount of Corpus fund at the time of the final possession of the new building	Nil	NO	As per terms
ii.	On vacant possession of building for demolition		Nil	NO	
TOTAL CORPUS FUND TO SOCIETY (i+ ii)					
B. Terms of Payment of Disturbance & displacemnet allowance (Memer)					
		We will pay Rs.298/- per sq.ft. on existing carpet area. To each existing flat/Shop owner as a betterment charges. We will pay Betterment Charges as per following manner:- 1) 50% At the time of Vacant possession of Existing Building. 2) 50% At the time of Handover of New Building.	Nil		As per terms
i.	On Signing of the Development Agreement			NO	
ii.	On Vacant possession of Unit/Gala/ building for demolition and upon execution of individual Agreement		Nil	NO(All above at the time of Possession of units)	
Total Disturbance & displacemnet allowance to Memer (i+ii)			Nil		

14	Discounted rate on additional area wanted by existing members of the Society (if any)	We will discuss this at later stage	Further additional carpet area can be offered to the existing members @ Rs.14000 per sq.ft. up to 100 sq.ft. above 100 sq.ft.@Rs.15500 per sq.ft	Rs.500/- sq ft of saleble area of declared sale rate	Ground Floor -Rs. 20000/- per sq. ft. (Build-up) PMC Area First Floor-Rs 18000/- per sq.ft (Build -up)PMC Area Second Floor -RS 16000/- per sq.ft (Build-up) PMC Area
15	Maximum Carpet Area on which Discount will be available in aggregate for all existing members of the Society.	We will discuss this at later stage	Rs.14000 per sq.ft. up to 100 sq.ft. above 100 sq.ft.@Rs.15500 per sq.ft	Rs.100 sq.ft	Rs.100/- Sq.Ft. / units
16	Compensation, which the Developer shall give to the existing members of the Society in case, due to planning constraint, the actual area allotted, is reduced.	N.A	To be discussed	To be discussed	As per Government Applicable Norms
17	Discounted Rate for the Additional Area to be purchased by existing member – Rate per sq. ft.	We will discuss this at later stage	Further additional carpet area can be offered to the existing members @ Rs.14000 per sq.ft. up to 100 sq.ft. above 100 sq.ft.@Rs.15500 per sq.ft	Nil	Ground Floor- Rs 18000/- per Sq.Ft.(Build-up) PMC Area First Floor- 16000/- per Sq.Ft. (Build-up) PMC Area Second Floor RS. 14000/- per Sq.Ft. (Build-up) PMC Area
18	Compensatory Rate for the Lesser Area- Rate per sq. ft. for the existing members of the Society.	N.A	To be discussed	To be discussed	(Need To be Be discuss/Clarification require with individuals unit member /Society.)
19	Exit option for existing members: Your offer of one time lump sum payment /per sq ft. rate to the existing members, if they want to opt for Exit now.	We will discuss this at later stage	If any existing member wants to surrender the carpet area the same can be offered @ 7500/- per sq.ft.	To be discussed	Rs.8000/- (Rupees Eight Thousand only As per PMC Carpet Area
20	BANK GUARANTEE AMOUNT:- Bank Guarantee of Nationalized Bank to be given to the society before vacating the building	We will purchase TDR in the name of Society instead of Bank Guarantee	Nil	Can't give. Instead we will get sanction full plan of building to construct on plinth. Our sale will be in proportion to work.	Nil
21	Profile of the firm with details	Attached	Nil	Attached	Attached here with
22	Audited balance sheet of the last three Financial years with net worth certificate / Due diligence report from C.A.0	As this is a confidential document will be sharing at the later stage	Nil	will submit at later stage	To be shown before Entering any kind of agreement
23	List of the work in hand / completed for Redevelopment cost more than ____Crore. With proper documents.	Attached	Nil	Documents will be submitted later	Attached here with
24	Whether you are ready for not handing over possession of the new Unit/Flat to new members before O.C. is obtained?	Yes, We Agree	Yes, We Agree	Yes	Yes

25	Are you ready to hand over the whole building to society within 3 months of obtaining O.C. keeping the unsold flats in your possession for maximum of 6 months and paying for the maintenance charges for the same to the society thereafter?	Yes, We Agree	Yes, We Agree	No maintenance of unsold unit will be paid till sale	Yes
26	PARKING: -Total number of car parking to be provided to the Society members in Stilt/covered and Podium. Minimum one car parking reqd. for each existing member depending upon the number of Units in his/her/their possession.	Yes, We Provide ONE covered Parking to each existing member. (Mechanized)	An exclusive mechanical puzzle or stack car parking will be provided to all the members	Provision of parking of one vehicle in mechanical parking	Yes, One Car Park / Unit
27	F.S.I. BENEFIT: Benefit to the Society/Member in case of increase in F.S.I over and above the FSI as permissible by the Municipal Corporation, Pune/ State Govt. / Central Govt. or related authorities during the execution of work.	Yes, We Agree	The same will be with Society	NO	The same will be with Society
28	SOURCES OF FUNDS OF THE DEVELOPER :	Yes, We Agree			To be shown before Entering any kind of agreement
A.	Own Funds	40%	Nil	Mostly	
B.	Bank loans	60%	Nil	may take construction loan	
C.	Other	Nil	Nil	%	
	Total (a+b+C)	100%	Nil	100%	
29	The Society will not allow to mortgage the Society land or existing Units/Galas or new flats to be constructed for existing members for availing loan.	Yes, We Agree	To be discussed	To be discussed	Need To Be discuss/clarification require with individuals units Member/Society.
30	Amenities as mentioned in the Tender Documents	Yes, Give Details	Nil	Attached	Yes
31	GST Responsibility for Redevelopment Project	1) Legal charges like Stamp Duty, registration etc. will be borne by developer for Existing & offered area only. 2) All legal charges for additional area purchased by the member will be borne by respective member.	GST liability will be borne by us on the existing carpet area+ additional 32% carpet area offered	Developer	Applicable both the way as per IT Act
32	Project Management Consultancy Fees to be borne by Developer	Yes	Nil	No	No
33	Special Benefits, If any	Nil	Nil	Nil	Yes