

COMPARATIVE CHART OF OFFERS BY DEVELOPERS FOR REDEVELOPMENT OF PATRAKAR NAGAR CHS

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REDEVELOPMENT OF PATRAKARNAGAR CHS : COMPARATIVE CHART FOR ANALYSIS 17.06.2023				
		Developer 1	Developer 2	Developer 3
		KOHINOOR	MAJESTIQUE LANDMARKS	SHUBHAM EPC
Area of Plot = 1,31,768.91 sq.ft.				
Total Carpet Area = 97352 sq.ft.				
Sr.No.	Description(proposed)			
1	Carpet Area			
	Members	186000	189568 (194000)	200,300
	Samajmandir	30,000	10932	20,000
	Total	216,000	200500	220,300
2	Corpus	Rs.5 lakh per existing member Rs.7 lakh per new member	Rs.5 lakh per old member Rs.7 lakh per new member	Rs.5 lakh per existing member Rs.7 lakh per new member
3	Inconvinience Allowance	Rs. 20 lakh per existing member 10% on Vacating 90% at the Time of Possesion	Rs. 20 lakh per member (schedule not given)	Rs. 20 lakh per existing member 10% on Vacating 90% at the Time of Possesion
4	Rent offered	Rs. 45 per sq.ft rise per year- 5% rise	Rs. 45 per sq.ft rise per year- 5% rise	Rs. 45 per sq.ft rise per year- 5% rise
3	Refundable Deposit	1. Every year we are ready to provide annual rent to each member in advance. In that case there will be no refundable deposit 2. 3 Months of Rent as security deposit. In this case rent will be payable to all members monthly	3 months rent in Advance to cater the rent deposit payable every quarter	Rs. 250 per sq.ft on existing RERA carpet
5	Shifting Charges To and Fro	Rs. 50,000 per flat to and fro	Rs. 50,000 per flat to and fro	Rs. 50,000 per flat to and fro
6	Stamp Duty, MSEB,GST	Yes	Yes	Yes

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		Developer 1 KOHINOOR	Developer 2 MAJESTIQUE LANDMARKS	Developer 3 SHUBHAM EPC
		2 car parks	2 car parks	2 car parks
		2 scooter parks	non mechanical	2 scooter parks
		non mechanical		
7	Car Parks			
		a. Rs. 10 Cr. BG towards rent. Stages to be decided once proposal is approved.	50 Cr BG to be given mentioned	Rs. 10 Cr. BG towards rent
		b. Rs. 35 Cr. BG shall be a bank guarantee. TDR amount to be deducted from Bank Guarantee amount & balance Bank Guarantee amount will be provided after individual agreement with every member at the time of Demolition	but stages not defined	Rs. 35 Cr. BG shall be a bank guarantee.
8	Bank Guarantee			
		Schedule and notes given in Proposal		
9	Concession Rate offered	10% discount on developers selling rate. No limit on Maximum Additional Area	10% discount to market rate for the first 100 sq.ft.	Rs. 13,000/sq. ft. for 100sq.ft.saleable area
		Long lease for Samajmandir Option Given		
10	Special Clause	Surrender Area Rate @ Rs.7000 with stages upto RCC completion	Surrender rate @ Rs.9000 on the existing+additional free area payable as per stages of construction	Rs.12000 with 10% on Agreement and 90% at Possession
		Duplexs on Podium/Ground		Rs.4 Cr.
11	Land Conversion Charges	Maximum Rs.7 Cr		
12	Penalty for extension	30% Extra Rent paid to every member each month.		10% Rise in Rent