Sr. No.	Particulars								
	NAMES OF BIDDERS		SUGEE DEVELOPERS	PURAVANKARA	SHREE NAMAN GROUP	MAHAVIR MILLENIUM	LLOYDS REALTY	KALPATARU	MAGNUM LANDCON LLP
1	Regulation Offered under		33(9)	33(9)	33(9)	33(9) or 33(11)	33(9)	33(9)	33(9)
2	Additional Area offered(RESIDENTIAL)	MOFA	55%	~50%	nil	~~35%~~ 55%	<377 sqft-offered an area of 588 sqft >377 sqft-60%		50%
		RERA	58% (subject to planning)	55%	62%	60%	<377 sqft-offered an area of 608 sqft >377 sqft-65%	~~35%~~ 55%	
3	Additional Area offered(RETAIL/ COMMERCIAL)	MOFA	50%	~35%		~~35%~~ 55%	40%		50%
		RERA	52% (subject to planning)	40%(subject to certification of unit with area, user and common areas by approving authority)	35%	60%	43%	~~35%~~ 40%	
4	**Residential(per sq.ft per month) 1. Rent for 1st year 2. Rent- 2nd Year 3. Rent-3 rd years 4. Rent-4th year 5. Rent-beyond 48 months**		**1. Rs 175 2. Rs 192 3. Rs 212 4. Rs 233 5. Rs 256**	**1. Rs 150 2. Rs 157 3. Rs 165 4. Rs 173 5. Rs 182**	**1. Rs 200 2. Rs 210 3. Rs 221 4. Rs 232 5. Rs 243**	**1. Rs ~~175~~ 190 2. Rs ~~185~~ 200 3. Rs ~~200~~ 210 4. Rs ~~210~~ 225 5. Rs ~~225~~ 240**	**1. Rs 225 2. Rs 247 3. Rs 272 4. Rs 299 5. Rs 329**	**1. Rs ~~125~~ 150 2. Rs ~~131~~ 158 3. Rs ~~138~~ 165 4. Rs ~~145~~ 173 5. Rs ~~152~~ 183.32**	**1. Rs 130 2. Rs 136.50 3. Rs 143 4. Rs 150 5. Rs 157.5**
5	**Retail/Commercial(per sq.ft per month) 1. Rent for 1st year 2. Rent- 2nd Year 3. Rent-beyond 24 months**		**1. Rs 175(inside shops) Rs 250(outside shops) 2. Rs 193(inside shops) Rs 275(outside shops) 3. Rs 212(inside shops) Rs 302.5(outside shops)**	**1. Rs 175(inside shops) Rs 200(outside shops) 2. Rs 184(inside shops) Rs 184(outside shops) 3. Rs 193(inside shops) Rs 193(outside shops)**	**1. Rs 275(inside shops) Rs 275(outside shops) 2. Rs 289(inside shops) Rs 289(outside shops) 3. Rs 303(inside shops) Rs 303(outside shops)**	**1. Rs ~~200~~(inside shops) 225 Rs ~~275~~(outside shops) 300 2. Rs ~~210~~(inside shops) 250 Rs ~~290~~(outside shops) 330 3. Rs ~~230~~(inside shops) 300 Rs ~~320~~(outside shops) 360**	**1. Rs 250(inside shops) Rs 320(outside shops) 2. Rs 275(inside shops) Rs 352(outside shops) 3. Rs 302(inside shops) Rs 387(outside shops)**	**1. Rs ~~150~~ 175(inside shops) Rs 200(outside shops) 2. Rs ~~157.5~~ 184(inside shops) Rs 210(outside shops) 3. Rs ~~165~~ 193(inside shops) Rs 220(outside shops)**	**1. Rs 175(inside shops) Rs 200(outside shops) 2. Rs 184(inside shops) Rs 210(outside shops) 3. Rs 193(inside shops) Rs 221(outside shops)**
6	**Mode of rental payment(Residential)**					**Rent will be paid through PDC's**		**Rent will be paid through monthly PDC's**	
7	**Mode of rental payment(Commercial)**		**Monthly basis by way of 12 month's PDC**	**first 12 months in advance and thereafter every monht in advance on last day of previous month by NEFT/RTGS**	**Monthly rent to be paid by single consolidated current dated cheque drawn**	**All monthly transfer by NEFT or PDC's**	**Monthly PDC's or bank transfers**	**Rent will be paid through monthly PDC's**	
8	**Shifting Charges(to be compensated per flat)**		Rs 75,000	**Rs 80,000**	Rs 1,00,000	Rs 40,000	Rs 50,000	Rs 50,000	Rs 50,000
9	**Shifting Charges(retail/commercial to be compensated per flat)**		Rs 75,000	**Rs 80,000**		Rs 40,000	Rs 1,00,000	Rs 50,000	Rs 50,000

			SUGEE	PURAVANKARA	SHREE NAMAN GROUP	Mahavir Millennium One of its kind	LLOYDS REALTY	KALPA-TARU	Dhuleva Group Multiplying Possibilities
10	Brokerage of Residential for period up to 48 months. [Brokerage to be paid for each shifting and every 12 months till possession to members		On actuals or max upto 1 month rent shall be paid one time	Rs 150/sqft paid once during entire construction period		One Month rent(payable once in 36 months)	One Month rent for first year only	One time one month's rent	Equivalent to one month's rent
11	Brokerage of Retail/Commercial for period up to 24 months. [Brokerage to be paid for each shifting and every 12 months till possession to members		actual or max 1 month rent shall be paid one time	Rs 175/sqft paid once during entire construction period	One Month rent at time of vacation	One Month rent only once	One Month rent for first year only	One time one month's rent	Equivalent to one month's rent
12	Corpus(residential)		Rs 2500/sqft	Rs 3000/sqft	**Rs 3500/sqft**	**~~Rs 1500/sqft~~ Rs 2000/sqft**	**Rs 3500/sqft**	**~~Rs 1000/sqft~~ (44 Crores Lumpsum Amount includes payment to the landowner)**	**Rs 2000/sqft**
13	Corpus(commercial)		Rs 2500/sqft	Rs 3000/sqft	**Rs 3500/sqft**	**~~Rs 1500/sqft~~ Rs 2000/sqft**	**Rs 3500/sqft**	**~~Rs 1000/sqft~~ (44 Crores Lumpsum Amount includes payment to the landowner)**	
14	Mode of Corpus Payment(resi)	At DA			50%	5%	10%	TBD	0%
		At Vacating	25%	50%	50%	95%		TBD	25%
		On posession of new premises	75%	50%			90%	TBD	75%
15	Mode of Corpus Payment(commercial)	At DA				5%	10%	TD	25%
		At Vacating	25%	50%		95%		TBD	75%
		On posession of new premises	75%	50%			90%	TBD	
16	Benefits-Variation of 2% allowed - members will not pay for additional area		As per RERA	Agreed but only under construction variances	Agreed	Ok(and vice versa also)	TBD	TBD	TBD
17	Irrevocable Bank Guarantee	Amt in Cr(75 Cr)	Shall provide adequate Lien area in lieu of BG	40 Cr	TBD	NIL	Proposes to give adequate lien area as security	Rs 20 Cr (on reducing basis based at stage of construction)	TBD
18	Reserved developer's area(quantum of area forming part of saleable component to be reserved by developer for due performance of its obligation 10000 sqft)		10000 sqft	7000 sqft	10,000 sqft of RERA carpet area and to be released in 3 stages	10,000 sqft to be reduced as per the progress of the work	5% of RERA Sale are of project	10000 sqft on reducing balance basis at stage of construction	TBD
19	Security deposit:Rs 10 Cr		At time of DA to be discussed	5 Cr	TBD	No	TBD	Rs 1 Cr	TBD

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20	**No. of Parkings**	1 CP for each member Electric charging points shall be made available subject to MCGM Approval	1 CP per member-agreed Two wheeler-subject to final design	As per MCGM Norms and mutual discussion	As per DCPR 2034	As per MCGM norms	As per DCPR 2034	As per MCGM norms*
21	**Compensation for existing covered garage**	1 additional car parking space	TBD-Garages are currently accounted for in area to be given to the society subject to approvals	As per MCGM Norms and mutual discussion	~~Rs 10,00,000/- per garage~~ Rs 20,00,000/-per garage	The Developer will consider the closed garages of the members and offer them one additional parking in lieu of the closed garages, against property documentation provided by the Member.	TBD	As per MCGM norms*
22	**Compensation to members-Discounted rate for higher carpet area(resi)**	The developer shall match requirements and present plans at time of DA	Rs 4500/sqft	as per prevailing mkt rate	5% discount on mkt rate	TBD	TBD	TBD
23	**Compensatory rate for lesser carpet area(resi)**	The developer shall match requirements and present plans at time of DA	Rs 4500/sqft	as per prevailing mkt rate	5% discount on mkt rate	TBD	TBD	TBD
24	**Compensation to members-Discounted rate for higher carpet area(commercial)**	The developer shall match requirements and present plans at time of DA	Rs 50000/sqft	as per prevailing mkt rate	5% discount on mkt rate		TBD	TBD
25	**Compensatory rate for lesser carpet area(commercial)**	The developer shall match requirements and present plans at time of DA	Rs 50000/sqft	as per prevailing mkt rate	5% discount on mkt rate		TBD	TBD
26	**Proposed floor to floor height i. The height for members new flats and developers flats shall be same.**	3.35 mts-resi 4 mts-comm	~3.5 mts-resi ~4 mts-comm	11'0" Floor to Ceiling Height for residential, subject to finalization of design. 13'6" Clear Height for Commercial Ground and First Floor, subject to finalization of design.	Resi: MIN: 9'6" MAX: 11'0" Comm: MIN: 12'0" MAX: 13'6" SUBJECT TO PLANNING.	TBD	TBD	3.2 mts-residential 3.5 mts-commercial
27	**100% loading of FSI and procuring full IOD/IOA as the case maybe**	Yes except fungible	TBD	yes	YES 33(9)-FULL 33(11)-66%	Yes except for sale fungible area	Entire FSI will be purchased upfront except fungible FSI of developers area, it will be purchased at appropriate time as per company's business plan.	NO
28	**Clubbing of plots**	Yes proposes 33(9). Clubbing subject to availability	Under 33(9) no MHADA surplus is generated	TBD	If required yes		TBD	
29	**Contractors Proposed for this project**	Reputed contractors shall be appointed	L&t JMC or equivalent	TBD	1. West Best Buildcon (formerly JCC) 2. Orange Construction 3. B.E. Billimoria 4. OM Construction 5. Mahalaxmi Buildtech	TBD	TBD	
30	**Architects Proposed for this Project**	Talati and partners Hafeez contractor	1. Hafeez Contractor 2. RSP architects Ltd. 3. DSP Design Associates pvt ltd 4. Morphogenesis or equivalent	TBD	1. Hafeez Contractor 2. Apice Studio Pvt Ltd 3. Associated Architect (Ar. Mahesh Khanolkar)	Talati and Partners	TBD	

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31	**Time frame for project completion**	48+ 6 months	48+ 12 months	48+ 6 months	48 months+12 months(grace)	48 months +6 months from the first CC of the project	42 Months+6 months(grace)	48 months
32	**Terms/ Conditions/ Deviations**						Offer is subject to receipt of Occupation Certificate (OC) and approved building plans; if OC is unavailable with BMC, commercial terms will be revised.	
							Garage usage (commercial/residential) must be approved by MHADA; alternate accommodation to be provided accordingly. Society unable to trace original lessors; responsibility lies with developer to obtain permissions and clear title.	
							Vacation approvals timeline to be discussed at Development Agreement (DA) stage. Title due diligence to be carried out post LOI as PR card is not in society's name.	
							Entire FSI to be purchased upfront except fungible FSI, which will be purchased later as per business plan.	