

<b>MANGALAM CO-OPERATIVE HOUSING SOCIETY LTD.</b>				
<b>Parameter Chart</b>				
<b>Sr.No.</b>	<b>SOCIETY REQUIREMENTS</b>	<b>PRAGATI GROUP (NIYATI BUILDSPACE LLP)</b>	<b>SHREE SAI DEVELOPERS</b>	<b>B- ORBIT</b>
1	<b>Offer</b>	37%	35% additional area on your current carpet	35% existing Carpet area
2	<b>Parking &amp; Flat Proportion</b>	One Car Parking Per Flat	4- Wheeler parking will be provided to all the existing Society Members	Yes
3	<b>Rent</b>	Rs. 25/- Per Sq.ft	1 BHK Rs. 14,000/-	25/- Per sq.ft per month
4	<b>Corpus Fund</b>	Rs. 50,000/- Per Member	Rs. 50,000/- Per existing Member	50,000/- per member
5	<b>Betterment Charges</b>	Rs. 1,00,000/- Per Member	Rs. 50,000/-	1,00,000/- Per Member
6	<b>Funds Arrangement</b>	Self Funding	Own Funds	Own Funds
7	<b>Redevelopment Experience</b>	In Process Kothrud , Aundh,Chinchwad Approx Area 1,50,000 Sq.ft	20 Years	Nashik - Ongoing Projects 3 Upcoming - 5 MOU Pune Upcoming -2 MOU Thane Upcoming -1 MOU Total - 4.5 Lakh Sq.ft
8	<b>Full Sanction before Vacant possession</b>	Yes	1st Part Sanction on Up To 4th Floor & 2nd Part Sanction Within 2 to 3 Months	Yes
9	<b>Project Duration</b>	18 + 6 Months	24 Months	24 + 6 Grace period for RERA
10	<b>Concessional Rate for additional Area Purchase</b>	10% Upto 100 Sq.ft	10% Less at actual Market Rate	10% as per market rate (Appx market rate 8,000/- Sq.ft on saleable)
11	<b>Branded Lift with 2 years of free Maintenance.</b>	Yes	Yes	Yes
12	<b>Generator back up in place of Battery back up for all common areas and amenities.</b>	Yes	Yes	Battery back up
13	<b>Maintenance Free Amenities.</b>	Yes	Yes	To be Discuss
14	<b>Inverter back in each flat.</b>	Yes	Only Electrical Point Provision on each flat	Inverter electric points will be provided
15	<b>Washing Machine point provision in Dry Balcony.</b>	Yes	Yes	Yes
16	<b>10 years of waterproofing guarantee.</b>	As Per RERA Norms	Yes	As per RERA
17	<b>5 years of Defect Liability.</b>	Yes As Per RERA Norms	Yes	As per RERA
18	<b>Possession in 24 months after peaceful vacant possession.</b>	Yes	Yes	Yes
19	<b>Solar provision for lights in common areas.</b>	Yes	Only One System Provide	Yes will be providing solar for common light, it is a sustainable solution to reduced long term months common or society light bills.
20	<b>Solar water heating system.</b>	No		No
21	<b>Individual Per Flat Stop water Cock</b>	Yes	Yes	Yes