

MANGALAM CO-OPERATIVE HOUSING SOCIETY LTD. Developer's Comparison Chart					
(A)	PARTICULAR	UNISQUARES DEVELOPERS	SHREE SAI DEVELOPERS	B- ORBIT	PRAGATI GROUP (NIYATI BUILDSPACE LLP)
1	Rent: Rent to be paid to the Existing Members for a period of 24 Months. Every Year 10% Increase in rent till completion project	22/- Per sq. Per Months	Rs. 12,000/- Per Month	15/- Per Sq. Per Months	Rs. 14,000/- Per Month
2	Deposit: Deposit Amount.	Nil	Rs. 25,000/- Per Flat	Rs. 20,000/- (Refundable) Per sq.ft per month	2 Month Rent
3	Other Expenses: To and Fro Charges.	10,000/- (Lump Sum)	Rs. 20,000 (Lump Sum) Per Flat	Rs. 20,000/- (Lump Sum)	Rs. 30,000 (Lump Sum)
4	Brokerage for period of every 11 months maximum 2 times	Nil	No	Nil	1 Month Rent
5	Additional Free Carpet Area over & above the Existing Carpet Area offered to each member (List of flats & Carpet area given in the Tender form)	18% of Existing Carpet area	27% of Existing Carpet area	32% Of Existing Carpet area	35% Of Existing Carpet area
6	All Expenses like Stamp Duty, Registration Charges & GST as applicable on existing area and additional free area to be offered to existing members to be borne by Developer.	Yes	Will Pay Stamp duty & GST Amt Only On Existing & 27% additional carpet	Ok	Yes
7	Conveyance of new Structure: Member Addition Proposal for new members & Conveyance of New Structure in favour of Society.	Yes	Yes	Ok	Yes
8	Corpus Fund to be offered by the Developer to the Society.	Nil	Rs. 25,000/- (Lump Sum) Per existing flat	Rs.50,000/- Per Member	Rs. 9,00,000/- Lacs
9	Betterment Charges : Betterment Charges to be offered by the Developer to each existing member of the Society	Nil	Nil	Rs.50,000/-	Rs. 1,00,000/- Lacs Per Unit
10	Corpus Fund				
A	Payment Terms (Society)				
i.	On execution of Development Agreement & POA	Nil	After Plan Sanctioned	50%	25%
ii.	On Possession of new flat		After Plan Sanctioned	50%	25%
B	Payment Terms (Members) Corpus				
i.	On execution of Development Agreement & POA	Nil	After Plan Sanctioned	100%	Nil
ii.	On Possession of new flat		After Plan Sanctioned		
11	Concessional Rate: Concessional rate for additional area, if any, demanded by existing members. (Please Specify Carpet & Built-up area rates for better clarity)	(10% discount on Market rate upto 100 sq.ft. carpet area)	Rs. 7,000/- Per Sq.ft	10% Of Market Rate	Rs. 7,000/- Per Sq.ft On Saleable
12	Maximum Carpet area to be offered on which Concession/Discount will be available in aggregate for all existing members of the Society.	100 sq.ft carpet area	10% As per market	100 sq.ft RERA Carpet	100 sq.ft
13	Concessional rate for excess area, if any, due to planning constraint for the existing members.	To be Discussed	Nil	Market Rate	Rs. 7,000/- Per Sq.ft On Saleable
14	Compensation which the Developer shall give to the existing members in case, due to planning constraint, the actual area allotted, is decreased up to To sq.ft.	To be Discussed	Up to 100 Sq.ft	Nil	Rs. 7,000/- Per Sq.ft On Saleable
15	Height: The internal height of the flat. (The meaning of "clear finish" herein means finish level after flooring and finishing of ceiling)	As per architect Plan	2.80 mtr	3 Mtr. Slab to Slab	2.75 Mtr
16	BANK GUARANTEE OPTIONS: -				
	A) Bank Guarantee of Nationalized Bank to be provided to the society before vacating the building. B) Any other form of Bank Guarantee.	Nil	Will one flat mortgage on society name till possession	FSI, TDR, Premium FSI Will be Sanctioned in Society's Name	Rs.50 Lakhs bank Guarantee To be Release as per Following Stage 1) 25% on Plan Sanction 2) 25% on Plinth 3) 25% on Completion Of RCC work 4) 25% on Completion
17	Profile: Detailed Profile of the Developer Firm.	Attached with this letter	6 Completed project 3 Under Construction	Attached	Pragati Group (Niyati Buildspace LLP)

18	Financials : Audited Balance sheet of last 3 financial years with net worth certificate from C.A.	will be provided if we are selected for further round.	Will Provide in Final meeting	Yes	Ok
19	List of Projects in hand / Projects completed in regular and of redevelopment. (Attach supporting documents with RERA Registration Certificate).	Detailed the documents attached	Nil	Attached Herewith	Completed Project 37 Ongoing Project 5
20	Possession : Developer to handover possession of all the flats (Existing & new) of the entire project only after obtaining Completion Certificate from PCMC.	Yes	Yes	Ok	Yes
21	Unsold Units Maintenance Charges : Developer to bear Maintenance charges for unsold units.	Yes	Yes	Yes	Yes
22	PARKING : - 1Car Covered Parking and 2 Two Wheeler Parking of decent size on Stilt level compulsory for each existing member. Provision of adequate Visitor's parking is compulsory. (No Mechanical /Stag /Puzzle parking for existing members)	As per architect Plan. best parking plan will be provided	Yes	1 Car Park for all existing Members	As Per PCMC Sanction Plan
23	F.S.I. BENEFIT : -In case of increase in F.S.I in any form over and above existing FSI as per the prevailing unified D.C. Rules of the Pune Municipal Corporation / State Govt / Central Govt. or concerned authorities during the execution of work. Such additional FSI becomes available and the same is feasible to be utilized in the proposed development, then such utilization shall be study subject to permission from Society by mutual Sharing of benefits between Developer and Society.	Yes	Yes	Mutual Sharing benefits between Developer & Society	The Same will be Society
24	Duration : Duration of Project Completion with Completion Certificate.(Time being the essence of the Contract).	24 Months	24 Months	27+ 6 Months Grace period from vacant Possession	18 + 6 Months
25	SOURCES OF FUNDS OF THE DEVELOPER				
a.	Own funds	100%	100%	40%	100%
b.	Bank loans	0%	0%	40%	0%
c.	Other	0%	0%	20%	0%
	Total (a+b+c)	100%	100%	100%	100%
26	Mortgage : Society shall not be allowed Society land or new flats (free sale) or flats Builder to Mortgage Property	Nil	Yes	Right to Mortgage free Sale	Ok
27	Refuge Area	Not Applicable	NA	Ok	As per Sanction Plan
28	Project : Only "Residential" Project	Yes	Yes	Ok	Yes
29	Disclosure of Litigation ,if any : Information about any Litigation cases against the proposed Developer	Nil	No	Nil	No
30	Specifications and Amenities : (Attached herewith)	To be Discussed	Yes	Attached Herewith	As Per Available Space
31	PMC Fees : Project Management Consultancy Fees to be paid to the Society by Developer on execution of Development Agreement.	Nil	Yes	Yes	Yes
32	Delivery of Projects : Projects delivered by the proposed Developer in the past 5 years Or Minimum sum Sq.ft. he Should built a redevelopment. (Certificate from relevant authority required)	Detailed attached with this offer letter	Approx 4 Lacs Sq.ft	Attached	List Attached In Profile