

DR. V.N. SHIRODKAR CO-OP HSG SOC LTD				
PARTICULARS	GANGOTREE HOMES	NIRMAN DEVELOPERS	SPACE TAMBE FORTUNE LLP	VRB BUILDCON
Free of cost RERA carpet area offered to each Residential Flat Holders against their existing carpet area.	81 % ADDITIONAL ON EXISTING RERA CARPET AREA OFFER FOR 12 MTR ROAD	63 % ADDITIONAL ON EXISTING RERA CARPET AREA	55 % ADDITIONAL ON EXISTING RERA CARPET AREA	52 % ADDITIONAL ON EXISTING RERA CARPET AREA
Free of cost RERA carpet area offered to each Residential owner against their existing Terrace.	33 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	25 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	80 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	33 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Free of cost RERA carpet area offered to each Residential owner against their existing Garden.	33 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	25 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	80 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Society Members may desire to purchase additional 200 sq. ft. from saleable area apart from the free area offered by Developer at concessional price. Saleable area = RERA Carpet area * 1.35 (As per RERA) A. The upper limit for concessional rate should be specified by developer. Existing Owner should have an option of not purchasing mandatory additional area over and above the free carpet area if necessitated by layout of the redeveloped flat. Developer should adjust his layout suitably.	UPTO 200 SQ.FT. RATE PER SQ.FT. IS RS 14,500/- ON SALABLE AREA	PURCHASE UPTO 200 SQ.FT. RS. 20,000/- PER SQ.FT. ON CARPET AREA SURRENDER UPTO 200 SQ.FT. RS. 15,000/- PER SQ.FT. ON CARPET AREA	UPTO 250 SQ.FT. RATE PER SQ.FT. IS RS 13,500/- ON SALABLE AREA	10% DISCOUNT ON SALEABLE R/LI ARFA RATE IN THE SURROUNDING AREA
Independent parking (Not Mechanized) : Should get min. Free of cost (150 sq. Ft.) With electrical vehicles charging power point. A. Existing Residential Owner 1 NO. of four wheeler parking of 135/150 sq.ft. each & for 2 no of Two Wheeler parking's. All existing Owners shall get covered parking. B. There are residential flat holders who have their own parking in existint society.	AS PER CONSULTANT'S RECOMMENDATION AND DESIGN FEASIBILITY. WILL TRY TO GIVE MAXIMUM POSSIBLE BENEFIT TO EXISTING MEMBERS IN PARKING PLANNING	1 CAR PARKING & 2 SCOOTER PARKING TO EACH MEMBER PARKING ALLOTTED TO EXISTING MEMBERS WILL BE NON MECHANICAL	AGREED	1 CAR PARKING IN PIZZLE PARKING SYSTEM 3/4 TWO WHEELER PARKING COMMON
SECURITY DEPOSIT A. The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with Basic FSI, TDR, PAID FSI and ALONG WITH ITS ANCILLARY FSI IN ONE STRETCH ONLY. Developer should purchase TDR and paid FSI in the name of the Society.	AGREED TDR WILL BE LOADED ON THE SOCIETY PLOT	AGREED	AGREED	TDR IN THE NAME OF SOCIETY SHALL ACT AS SECURITY APPROX 6 CR
B. Developer should give 50% betterment charges/inconvenience money to existing members as mentioned in the Commercial Terms (Point no. 30b on page no. 42) of this tender document before vacating the flats.	AGREED	BETTERMENT CHARGES RS. 2,00,000/- PER MEMBER 50% WILL BE PAID AT THE TIME OF VACATING PREMISES & 50% ON COMPLETION	25% AFTER EXECUTION OF MOU 25% BEFORE VACATING OF EXISTING FLAT 50% ON POSSESSION OF NEW FLAT	AGREED
C. Bidder/Tenderer should give bank guarantee of RS. 8 crores till completion of the project.	TO BE DISCUSSED	TO BE DISCUSSED	BANK GUARANTEE SHALL BE PROVIDED IN THE FORM OF FULL FSI POTENTIAL SANCTION INCLUDING TDR + PAID FSI IN THE NAME OF SOCIETY	N/A
D. Developer should give Rental Deposit for 3 months in advance.	AGREED	NOT AGREED SINCE BETTERMENT CHARGES AREA ALREADY PAID, NO SEPARATE DEPOSIT WILL BE GIVEN	AGREED	3 MONTHS REFUNDABLE DEPOSIT
Developer has to purchase TDR/PAID FSI along with its Ancillary FSI in the name of the Society Members	AGREED TDR WILL BE LOADED ON THE SOCIETY PLOT	AGREED	AGREED	AGREED
GST/ Stamp Duty/ Registration Fees/ All Govt. Taxes to be paid by Developer. All expenses towards Development Agreement, Power Of Attorney, and Individual Agreements for Carpet Area offered Free of Cost to all Society Members to be borne by Developer.	AGREED	AGREED	AGREED	AGREED
Any future benefits of GST should be passed on to Society Members. Premium of Rs. 15,00,000/- (Fifteen Lakhs only) Towards Society Members' Redevelopment Process should be paid by Developer at the time of DAPA.	AGREED	AGREED	AGREED	DECIDED AT THE APPROPRIATE TIME
Corpus fund in lacs offered to Society Members for both, existing and new members. MIN RS. 2,00,000/-	RS. 2,00,000/- PER EXISTING AND NEW MEMBER	RS. 2,00,000/- PER EXISTING AND NEW MEMBER	RS. 3,00,000/- FOR PER EXISTING MEMBER RS. 2,00,000/- FOR NEW MEMBER	TOTAL RS 1.5 CRORE
Inconvenience Money/ Betterment Charges offered to each Flat Holders's, 50 % before vacating the flat, balance amount to be paid at the time of possession of	RS. 3,00,000/- PER EXISTING MEMBER	RS. 2,00,000/- PER EXISTING MEMBER	RS. 3,00,000/- PER EXISTING MEMBER	AGREED

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PARTICULARS	GANGOTREE HOMES	NIRMAN DEVELOPERS	SPACE TAMBE FORTUNE LLP	VRB BUILDCON
Rent offered for Temporary Accommodation per month till completion and handover of the project to each Existing Society Members holder along with 6 months deposit.	RS. 50/- PER SQ.FT. 3 MONTHS RENT AS DEPOSIT	RS. 50/- PER SQ.FT.	RS. 60/- PER SQ.FT.	RS. 45/- PER SQ.FT.
% Increase in rent every year till possession of the flats to existing Society Members (10%Compulsory)	AGREED	AGREED	AGREED	AGREED
Shifting/ transportation/ loading/ unloading charges offered to per existing Society Members. Both ways, when moving out and when moving in the newly constructed building. Fixed amount to each Society Members.	RS. 50,000/- TO AND FRO	RS. 40,000/- TO AND FRO	RS. 50,000/- TO AND FRO	RS. 40,000/- TO AND FRO
Brokerage charges for hiring new leave and licence premises for terms of three years (Provided that broker should be RERA registered.)	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE
Period of completion till possession after all, NOC's and Commencement Certificate & other documents 3.0 YEARS MAXIMUM	AGREED	AGREED	AGREED	36 MONTHS AFTER VACATING
After completion how many years guarantee offered by Developer towards Quality defects in the completed construction work. Min. 5 years for structural defects Min. 10 years for Waterproofing defects As per MAHARERA	AGREED	AGREED	AGREED	AGREED AS PER MAHARERA
In the event of enhancement of FSI by Government of Maharashtra , or Dy METRO policies in Maharashtra & Pune city , if the Society plot falls in Transit oriented development zone, then it shall be incumbent upon the Society the appropriate decision at that particular point of time under the guidance of the Society's architect . Developer shall not be entitled to receive any arising out of additional FSI in whatsoever manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as an agent of the Society under the provisions of power of attorney act 1882.Such additional FSI will be exclusively owned by the Society and Developer will have no right on it. The Society reserves the right of not sharing this FSI with Developer at all.	AGREED	AGREED	AGREED	AGREED
After getting Full potential plan sanctioned from Pune Municipal Corporation, Entire project should be registered with MAHARERA complying with all the terms and conditions.	AGREED	AGREED	AGREED	AGREED
PENALTY IF THE WORK IS DELAYED If the Developer fails to hand over possession beyond the stipulated period of Forty-Two (36+6) months (except in case of happening of Force Majeure event), the Developer is liable to pay penalty which is equivalent to then existing rent payable to each flat holder. In the event of default in handing over possession, the Developer shall pay the said amount of penalty upfront while seeking extension of time. There shall be additional penalty of 15% per annum of the construction cost of the existing members' flats payable by Developer upfront to the Flat Holders as a compensation for delay in completion beyond agreed period of 36 months plus grace period of 6 months for whatsoever reason, except force majeure (such as natural calamities etc. beyond the control of Developer). The grace period for delay can be extended only for SIX additional months after review by the Apartment Owner in consultation with apartment's Architect. Any delay further to this grace period shall be considered as breach of contract and Apartment may take suitable legal action in this regard and reserves right to terminate the said contract. Cost of termination of contract will be borne by Developer	TO BE DISCUSSED	50% INCREASE IN MONTHLY RENT AS A PENALTY	AGREED	AGREED
People	MR. GANESH JADHAV MR. RAJENDRA AWATE	MR. SANDEEP MAHESHWARI MR. VAIBHAV SHAH	MR. KARAN TAMBE MR. RUPESH JAMKHINDIKAR MR. DILIP MATAI MR. YASH RATHOD	MR. AMEY BARVE

DR. V.N. SHIRODKAR CO-OP HSG SOC LTD				
PARTICULARS	GADA GROUP	MANGALAM LANDMARKS LLP	PRM INFRASTRUCTURES	SHAKTI LIFESPACES PVT LTD
Free of cost RERA carpet area offered to each Residential Flat Holders against their existing carpet area.	45 % ADDITIONAL ON EXISTING RERA CARPET AREA	45 % ADDITIONAL ON EXISTING RERA CARPET AREA	42 % ADDITIONAL ON EXISTING RERA CARPET AREA	42 % ADDITIONAL ON EXISTING RERA CARPET AREA
Free of cost RERA carpet area offered to each Residential owner against their existing Terrace.	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	25 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	33% OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Free of cost RCRA carpet area offered to each Residential owner against their existing Garden.	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	25 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET	33% OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Society Members may desire to purchase additional 200 sq. ft. from saleable area apart from the free area offered by Developer at concessional price. Saleable area = RERA Carpet area *1.35 (As per RERA) A. The upper limit for concessional rate should be specified by developer. Existing Owner should have an option of not purchasing mandatory additional area over and above the free carpet area if necessitated by layout of the redeveloped flat. Developer should adjust his layout suitably.	NOT MENTIONED	UPTO 200 SQ.FT. RATE PER SQ.FT. IS RS 15,000/- ON SALABLE AREA	RATE PER SQ.FT. IS RS 20,250/- ON SALABLE AREA	RATE PER SQ.FT. IS RS 14,500/- ON SALABLE AREA
Independent parking (Not Mechanized) : Should get min. Free of cost (150 sq. Ft.) With electrical vehicles charging power point. A. Existing Residential Owner 1 NO. of four wheeler parking of 135/150 sq.ft. each & for 2 no of Two Wheeler parking's. All existing Owners shall get covered parking. B. There are residential flat holders who have their own parking in existing society.	AS PER PMC PLAN	1 COVERED CAR PARK FOR EACH MEMBER	AGREED SUBJECT TO PLANNING	AGREED FOR EXISTING MEMBERS
SECURITY DEPOSIT A. The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with Basic FSI, TDR, PAID FSI and ALONG WITH ITS ANCILLARY FSI IN ONE STRETCH ONLY. Developer should purchase TDR and paid FSI in the name of the Society. B. Developer should give 50% betterment charges/inconvenience money to existing members as mentioned in the Commercial Terms (Point no. 30b on page no. 42) of this tender document before vacating the flats.	AGREED	TO BE DISCUSSED	AGREED AS PER PMC RULES AND REGULATIONS	AGREED
C. Bidder/Tenderer should give bank guarantee of RS. 8 crores till completion of the project.	AGREED	TO BE DISCUSSED	AGREED	AGREED (DEPRECIATING SLAB WISE) TBD FOR SLAB
D. Developer should give Rental Deposit for 3 months in advance.	AGREED	AGREED	AGREED	AGREED
Developer has to purchase TDR/PAID FSI along with its Ancillary FSI in the name of the Society Members	AGREED	AGREED	AGREED	AGREED
GST/ Stamp Duty/ Registration Fees/ All Govt. Taxes to be paid by Developer. All expenses towards Development Agreement, Power Of Attorney, and Individual Agreements for Carpet Area offered Free of Cost to all Society Members to be borne by Developer.	AGREED	AGREED	AGREED	AGREED
Any future benefits of GST should be passed on to Society Members.	NOT AGREED	AGREED	AGREED	AGREED
Premium of Rs. 15,00,000/- (Fifteen Lakhs only) Towards Society Members' Redevelopment Process should be paid by Developer at the time of DAPA.	WE WILL DECIDED AFTER LOI	AGREED	AGREED	AGREED
Corpus fund in lacs offered to Society Members for both, existing and new members. MIN RS. 2,00,000/-	WE TAKE MAINTENANCE FOR 24 MONTHS INSTEAD OF CORPUS FUND	RS 2,00,000/- PER EXISTING AND NEW MEMBER	RS 2,00,000/- PER EXISTING AND NEW MEMBER	RS 2,00,000/- PER EXISTING AND NEW MEMBER
Inconvenience Money/ Betterment Charges offered to each Flat Holders's, 50 % before vacating the flat, balance amount to be paid at the time of possession of new flat. (Min RS. 3,00,000/-)	AGREED	RS. 3,00,000/- PER EXISTING MEMBER	RS. 3,00,000/- PER EXISTING MEMBER	RS. 3,00,000/- PER EXISTING MEMBER

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PARTICULARS	GADA GROUP	MANGALAM LANDMARKS LLP	PRM INFRASTRUCTURES	SHAKTI LIFESPACES PVT LTD
Rent offered for Temporary Accommodation per month till completion and handover of the project to each Existing Society Members holder along with 6 months deposit.	RS. 55/- PER SQ.FT.	RS. 55/- PER SQ.FT.	RS. 45/- PER SQ.FT.	RS. 50/- PER SQ.FT.
% Increase in rent every year till possession of the flats to existing Society Members (10%Compulsory)	AGREED	10%	10% INCREASE PER YEAR	AGREED
Shifting/ transportation/ loading/ unloading charges offered to per existing Society Members. Both ways, when moving out and when moving in the newly constructed building. Fixed amount to each Society Members.	RS. 40,000/- TO AND FRO	RS. 40,000/- TO AND FRO	RS. 30,000/- TO AND FRO	RS. 30,000/- TO AND FRO
Brokerage charges for hiring new leave and licence premises for terms of three years (Provided that broker should be RERA registered.)	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE
Period of completion till possession after all, NUC's and Commencement Certificate & other documents 3.0 YEARS MAXIMUM	36+6 MONTHS	36 MONTHS FROM VACATION	AGREED	AGREED
After completion how many years guarantee offered by Developer towards Quality defects in the completed construction work. Min. 5 years for structural defects Min. 10 years for Waterproofing defects As per MAHARERA	AGREED	AGREED	AGREED	AGREED
In the event of enhancement of FSI by Government of Maharashtra , or by METRO policies in Maharashtra & Pune city . if the Society plot falls in Transit oriented development zone, then it shall be incumbent upon the Society the appropriate decision at that particular point of time under the guidance of the Society's architect . Developer shall not be entitled to receive any arising out of additional FSI in whatsoever manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as an agent of the Society under the provisions of power of attorney act 1882.Such additional FSI will be exclusively owned by the Society and Developer will have no right on it. The Society reserves the right of not sharing this FSI with Developer at all.	AGREED	AGREED	AGREED	AGREED
After getting Full potential plan sanctioned from Pune Municipal Corporation, Entire project should be registered with MAHARERA complying with all the terms and conditions.	AGREED	AGREED	AGREED	AGREED
PENALTY IF THE WORK IS DELAYED If the Developer fails to hand over possession beyond the stipulated period of Forty-Two (36+6) months (except in case of happening of Force Majeure event), the Developer is liable to pay penalty which is equivalent to then existing rent payable to each flat holder. In the event of default in handing over possession, the Developer shall pay the said amount of penalty upfront while seeking extension of time. There shall be additional penalty of 15% per annum of the construction cost of the existing members' flats payable by Developer upfront to the Flat Holders as a compensation for delay in completion beyond agreed period of 36 months plus grace period of 6 months for whatsoever reason, except force majeure (such as natural calamities etc. beyond the control of Developer). The grace period for delay can be extended only for SIX additional months after review by the Apartment Owner in consultation with apartment's Architect. Any delay further to this grace period shall be considered as breach of contract and Apartment may take suitable legal action in this regard and reserves right to terminate the said contract. Cost of termination of contract will be borne by Developer	NOT MENTIONED	AGREED	THE DEVELOPER SHALL CONTINUE TO PAY RENT TO THE MEMBERS UNTIL POSSESSION OF THE NEW FLATS/BUILDING IS HANDED OVER. THE PENALTY TERMS FOR DELAY, IF ANY, SHALL BE MUTUALLY DISCUSSED AND FINALIZED WITH THE SOCIETY	AGREED
People	MR. MUKESH GADA MR. TANAY GADA	MR. SUBHASHI SAKORE MR. RAM PHULGE	MR. PRITAM MANDLECHA	

DR. V.N. SHIRODKAR CO-OP HSG SOC LTD				
PARTICULARS	RANJEKAR REALTY LLP	NEW WORLD LANDMARK LLLP	FORTUNE DEVELOPERS	GOEL GANGA DEVELOPMENTS (ANNUJ GOEL GROUP)
Free of cost RERA carpet area offered to each Residential Flat Holders against their existing carpet area.	40% ADDITIONAL ON EXISTING RERA CARPET AREA	40% ADDITIONAL ON EXISTING RERA CARPET AREA	40% ADDITIONAL ON EXISTING RERA CARPET AREA	36% ADDITIONAL ON EXISTING RERA CARPET AREA
Free of cost RERA carpet area offered to each Residential owner against their existing Terrace.	50% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	25% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	50% OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Free of cost RERA carpet area offered to each Residential owner against their existing Garden.	25% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	25% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Society Members may desire to purchase additional 200 sq. ft. from saleable area apart from the free area offered by Developer at concessional price. Saleable area = RERA Carpet area * 1.35 (As per RERA) A. The upper limit for concessional rate should be specified by developer. Existing Owner should have an option of not purchasing mandatory additional area over and above the free carpet area if necessitated by layout of the redeveloped flat. Developer should adjust his layout suitably.	RATE PER SQ.FT. IS RS 15,000/- ON RERA CARPET	UPTO 100 SQ.FT. FROM SALEABLE AREA 10% DISCOUNT AT THE PREVAILING SALABLE RATE OF DEVELOPER AT THE TIME OF PURCHASE	RATE PER SQ.FT. IS RS 20,250/- ON RERA CARPET	10% LESS THAN THE LAUNCH RATE / PREVAILING SELLING RATE FOR THE NEW BUYERS
Independent parking (Not Mechanized) : Should get min. Free of cost (150 sq. Ft.) With electrical vehicles charging power point. A. Existing Residential Owner 1 NO. of four wheeler parking of 135/150 sq.ft. each & for 2 no of Two Wheeler parking's. All existing Owners shall get covered parking.	AGREED TYPE OF PARKING (CONVENTIONAL OR MECHANICAL) WILL BE FINALIZED AT THE TIME OF PLANNING WITH MUTUAL DISCUSSION	MAY CHANGE AS PER DESIGN AND SANCTION AGREED	ONE COVERED CAR PARKING SPACE/SLOT TO EACH MEMBER	NOT MENTIONED
B. There are residential flat holders who have their own parking in existing society.	NOT MENTIONED	AGREED IF MENTIONED IN INDEX-2	ONE ADDITIONAL (1+1) CAR PARKING SPACE/SLOT WILL BE PROVIDED	NOT MENTIONED
SECURITY DEPOSIT A. The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with Basic FSI, TDR, PAID FSI and ALONG WITH ITS ANCILLARY FSI IN ONE STRETCH ONLY. Developer should purchase TDR and paid FSI in the name of the Society.	AGREED	AGREED	AGREED	AGREED
B. Developer should give 50% betterment charges/convenience money to existing members as mentioned in the Commercial Terms (Point no. 30b on page no. 42) of this tender document before vacating the flats.	AGREED	AGREED	AGREED	AGREED
C. Bidder/Tenderer should give bank guarantee of RS. 8 crores till completion of the project.	WE PROPOSE TO SANCTION FULL POTENTIAL PLAN	BANK GUARANTEE IN FORM OF TDR IN THE NAME OF THE SOCIETY	NEED TO DISCUSS	WILL BE POSITIVELY WORKING
D. Developer should give Rental Deposit for 3 months in advance.	REFUNDABLE DEPOSIT OF 3 MONTHS RENT	DEPOSIT OF 3 MONTHS RENT WHICH WILL BE ADJUSTED IN LAST 3 MONTHS RENT	AGREED	AGREED
Developer has to purchase TDR/PAID FSI along with its Ancillary FSI in the name of the Society Members	AGREED	AGREED	AGREED	AGREED
GST/ Stamp Duty/ Registration Fees/ All Govt. Taxes to be paid by Developer. All expenses towards Development Agreement, Power Of Attorney, and Individual Agreements for Carpet Area offered Free of Cost to all Society Members to be borne by Developer.	AGREED FOR FREE OFFERED AREA	AGREED	AGREED FOR EXISTING AND FREE OFFERED AREA TO THE MEMBER	AGREED
Any future benefits of GST should be passed on to Society Members.	AGREED	AGREED	AGREED	AGREED
Premium of Rs. 15,00,000/- (Fifteen Lakhs only) Towards Society Members' Redevelopment Process should be paid by Developer at the time of DAPA.	AGREED TO BE DISCUSSED	AGREED	AGREED	AGREED
Corpus fund in lacs offered to Society Members for both, existing and new members. MIN RS. 2,00,000/-	RS. 2,00,000/- PER EXISTING AND NEW MEMBER	RS. 1,50,000/- PER EXISTING AND NEW MEMBER	RS. 1,00,000/- PER EXISTING AND NEW MEMBER	RS. 2,00,000/- PER EXISTING AND NEW MEMBER
Inconvenience Money/ Betterment Charges offered to each Flat Holders' 50% before vacating the flat. balance amount to be paid at the time of possession of new flat. (Min RS. 3,00,000/-)	RS. 3,00,000/- PER EXISTING MEMBER	RS. 2,00,000/- PER EXISTING MEMBER	RS. 1,00,000/- PER EXISTING MEMBER	RS. 1,50,000/- PER EXISTING MEMBER

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PARTICULARS	RANJEKAR REALTY LLP	NEW WORLD LANDMARK LLLP	FORTUNE DEVELOPERS	GOEL GANGA DEVELOPMENTS (ANNUJ GOEL GROUP)
Rent offered for Temporary Accommodation per month till completion and handover of the project to each Existing Society Members holder along with 6 months deposit.	RS. 65/ PER SQ.FT.	RS. 45/ PER SQ.FT.	RS. 40/ PER SQ.FT.	RS. 50/ PER SQ.FT.
% Increase in rent every year till possession of the flats to existing Society Members (10%Compulsory)	AGREED	AGREED	AGREED	UPTO 10% INCREASE IN THE RENT AMOUNT, FOR RESIDENTIAL & RETAIL UNITS EVERY 12 MONTHS, IF DEMANDED BY THE LAND OWNER
Shifting/ transportation/ loading/ unloading charges offered to per existing Society Members. Both ways, when moving out and when moving in the newly constructed building. Fixed amount to each Society Members.	AT ACTUALS OR MAX RS. 30,000/-	RS. 30,000/- TO AND FRO	RS. 30,000/- TO AND FRO	RS. 40,000/- TO AND FRO
Brokerage charges for hiring new leave and licence premises for terms of three years (Provided that broker should be RERA registered.)	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE
Period of completion till possession after all, NOC's and Commencement Certificate & other documents 30 YEARS MAXIMUM	AGREED	36 MONTHS + 6 MONTHS	AGREED	36 MONTHS
After completion how many years guarantee offered by Developer towards Quality defects in the completed construction work. Min. 5 years for structural defects Min. 10 years for Waterproofing defects As per MAHARERA	AGREED	AGREED	AGREED	AGREED
In the event of enhancement of FSI by Government of Maharashtra, or By MLIRU policies in Maharashtra & Pune city, if the Society plot falls in Transit oriented development zone, then it shall be incumbent upon the Society the appropriate decision at that particular point of time under the guidance of the Society's architect. Developer shall not be entitled to receive any arising out of additional FSI in whatsoever manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as an agent of the Society under the provisions of power of attorney act 1882. Such additional FSI will be exclusively owned by the Society and Developer will have no right on it. The Society reserves the right of not sharing this FSI with Developer at all.	AGREED	AGREED TO SHARE 50%-50% BENEFITS WITH "THE SOCIETY"	AGREED	AGREED
After getting Full potential plan sanctioned from Pune Municipal Corporation, Entire project should be registered with MAHAKERA complying with all the terms and conditions.	AGREED	AGREED	AGREED	AGREED
PENALTY IF THE WORK IS DELAYED If the Developer fails to hand over possession beyond the stipulated period of Forty-Two (36+6) months (except in case of happening of Force Majeure event), the Developer is liable to pay penalty which is equivalent to then existing rent payable to each flat holder. In the event of default in handing over possession, the Developer shall pay the said amount of penalty upfront while seeking extension of time. There shall be additional penalty of 15% per annum of the construction cost of the existing members' flats payable by Developer upfront to the Flat Holders as a compensation for delay in completion beyond agreed period of 36 months plus grace period of 6 months for whatsoever reason, except force majeure (such as natural calamities etc. beyond the control of Developer). The grace period for delay can be extended only for SIX additional months after review by the Apartment Owner in consultation with apartment's Architect. Any delay further to this grace period shall be considered as breach of contract and Apartment may take suitable legal action in this regard and reserves right to terminate the said contract. Cost of termination of contract will be borne by Developer	TO BE DISCLOSED	AGREED ADDITIONAL PENALTY OF 5% PFR ANNUM OF THE CONSTRUCTION COST	NFFD TO DISCUSS	AGREED
People	MR. RAVINDRA RANJEKAR MR. ANIRUDDHAR RANJEKAR	MR. DILIP MITTAL MR. SUNIL MITTAL	MR. SATISH S KOKATE	MR. ANNUJ UMESH GOEL MR. ANKIT UMESH GOEL

DR. V.N. SHIRODKAR CO-OP HSG SOC LTD			
PARTICULARS	URBAN VISTAAR REALTIES LLP	BELVALKAR HOUSING LLP	KP50 DEVELOPMENT VENTURES LLP (V'MOND REALTY)
Free of cost RERA carpet area offered to each Residential Flat Holders against their existing carpet area.	35 % ADDITIONAL ON EXISTING RERA CARPET AREA	35 % ADDITIONAL ON EXISTING RERA CARPET AREA	30 % ADDITIONAL ON EXISTING RERA CARPET AREA FOR 9 M ROAD 38 % ADDITIONAL ON EXISTING RERA CARPET AREA FOR 12 M ROAD
Free of cost RERA carpet area offered to each Residential owner against their existing Terrace.	50% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	33 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Free of cost RERA carpet area offered to each Residential owner against their existing Garden.	25% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	20% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	25 % OF EXISTING AREA WILL CONSIDER IN RERA CARPET
Society Members may desire to purchase additional 200 sq. ft. from saleable area apart from the free area offered by Developer at concessional price. Saleable area = RERA Carpet area *1.35 (As per RERA) A. The upper limit for concessional rate should be specified by developer. Existing Owner should have an option of not purchasing mandatory additional area over and above the free carpet area if necessitated by layout of the redeveloped flat. Developer should adjust his layout suitably.	RATE PER SQ.FT. IS RS 14,500/- ON CHARGEABLE AREA (200*1.4) FOR CARPET AREA RS. 20,300/- PER SQ.FT	UPTO 135 SQ.FT. RATE PER SQ.FT. IS RS 20,250/- ON SALABLE AREA	RATE PER SQ.FT. IS RS 19,000/-
Independent parking (Not Mechanized) : Should get min. Free of cost (150 sq. Ft.) With electrical vehicles charging power point. A. Existing Residential Owner 1 NO. of four wheeler parking of 135/150 sq.ft. each & for 2 no of Two Wheeler parking's. All existing Owners shall get covered parking.	AGREED	WE SHALL ALLOT 1 MECHANISED COVERED CAR PARKING FREE OF COST TO EACH MEMBER	ONE INDEPENDENT CAR PARK OF 12.5 SQ.MTRS. & COMMON SPACES FOR 2 WHEELERS PARKING
B. There are residential flat holders who have their own parking in existing society.	IF EXISTING MEMBERS HAVE PARKING THEN - 2 CARS PARKING ALLOCATED. IF EXISTING MEMBERS DON'T HAVE PARKING THEN - 1 CARS PARKING ALLOCATED.	EXISTING OWN PARKING WILL BE ALLOTTED ONE CAR PARKING AGAINST OR COMPENSATED	EXISTING MEMBERS HAVING CAR PARKING SHALL BE ALLOTTED WITH ADDITIONAL CAR PARK IN MECHANICAL OR DEPENDENT PARKING
SECURITY DEPOSIT A. The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with Basic FSI, TDR, PAID FSI and ALONG WITH ITS ANCILLARY FSI IN ONE STREET ONLY. Developer should purchase TDR and paid FSI in the name of the Society.	AGREED	WE SHALL SANCTION BASIC FSI ALONG WITH ANCILLIARY FSI I.E. 1.75 INITIALLY YES, WE SHALL PURCHASE TDR AND PAID FSI IN THE NAME OF THE SOCIETY	AGREED
B. Developer should give 50% betterment charges/inconvenience money to existing members as mentioned in the Commercial Terms (Point no. 30b on page no. 42) of this tender document before vacating the flats.	AGREED	AGREED	WE PAY BETTERMENT CHARGES & CORPUS AT THE TIME OF POSSESSION ON NEW FLAT AS WE BELIEVE ALL CASH FLOW SHOULD BE DIVERTED TOWARDS CONSTRUCTION OF MEMBERS FLAT. STILL WE ARE OPEN FOR DISCUSSION
C. Bidder/Tenderer should give bank guarantee of RS. 8 crores till completion of the project.	AGREED MEETING WITH SOCIETY	AS A SECURITY TOWARDS THE ABOVE GUARANTEE, WE SHALL RETAIN TWO FLATS IN THE PROJECT UNTIL COMPLETION	WE CAN GIVE BANK GUARANTEE OR EQUIVALENT SECURITY IN MUTUAL AGREEMENT WITH SOCIETY
D. Developer should give Rental Deposit for 3 months in advance.	AGREED	AGREED	REFUNDABLE RENTAL DEPOSIT FOR 3 MONTHS IN ADVANCE
Developer has to purchase TDR/PAID FSI along with its Ancillary FSI in the name of the Society Members	AGREED	AGREED	AGREED
GST/ Stamp Duty/ Registration Fees/ All Govt. Taxes to be paid by Developer. All expenses towards Development Agreement, Power Of Attorney, and Individual Agreements for Carpet Area offered Free of Cost to all Society Members to be borne by Developer.	AGREED	AGREED	AGREED
Any future benefits of GST should be passed on to Society Members. Premium of Rs. 15,00,000/- (Fifteen Lakhs only) Towards Society Members' Redevelopment Process should be paid by Developer at the time of DAPA.	AGREED	AGREED	AGREED
Corpus fund in lacs offered to Society Members for both, existing and new members. MIN RS. 2,00,000/-	RS. 2,00,000/- PER EXISTING AND NEW MEMBER	RS. 1,00,000/- PER EXISTING AND NEW MEMBER	RS. 2,00,000/- PER EXISTING AND NEW MEMBER
Inconvenience Money/ Betterment Charges offered to each Flat Holders's. 50 % before vacating the flat, balance amount to be paid at the time of possession of new flat. (Min RS. 3,00,000/-)	RS. 3,00,000/- PER EXISTING MEMBER	RS. 2,00,000/- PER EXISTING MEMBER	RS. 3,00,000/- PER EXISTING MEMBER

DR. V.N. SHIRODKAR CO-OP HSG SOC LTD			
PARTICULARS	URBAN VISTAAR REALTIES LLP	BELVALKAR HOUSING LLP	KP50 DEVELOPMENT VENTURES LLP (V'MOND REALTY)
Rent offered for Temporary Accommodation per month till completion and handover of the project to each Existing Society Members holder along with 6 months deposit.	RS. 55/- PER SQ.FT.	RS. 50/- PER SQ.FT. WITH 6 MONTHS RENTAL DEPOSIT	RS. 45/- PER SQ.FT.
% Increase in rent every year till possession of the flats to existing Society Members (10 %Compulsory)	AGREED	AGREED	10%
Shifting/ transportation/ loading/ unloading charges offered to per existing Society Members. Both ways, when moving out and when moving in the newly constructed building. Fixed amount to each Society Members.	RS. 40,000/- TO AND FRO	RS. 50,000/- TO AND FRO	RS. 40,000/- TO AND FRO
Brokerage charges for hiring new leave and licence premises for terms of three years (Provided that broker should be RERA registered.)	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE	ONE MONTH'S BROKERAGE
Period of completion till possession after all, NOC's and Commencement Certificate & other documents 3.0 YEARS MAXIMUM	36 MONTHS	3 YEARS + 3 MONTHS GRACE	3 YEARS
After completion how many years guarantee offered by Developer towards Quality defects in the completed construction work. Min. 5 years for structural defects Min. 10 years for Waterproofing defects As per MAHARERA	AGREED	ALL WARRANTIES AS PER RERA	AGREED
In the event of enhancement of FSI by Government of Maharashtra , or By METRO policies in Maharashtra & Pune city, if the Society plot falls in Transit oriented development zone, then it shall be incumbent upon the Society the appropriate decision at that particular point of time under the guidance of the Society's architect . Developer shall not be entitled to receive any arising out of additional FSI in whatsoever manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as an agent of the Society under the provisions of power of attorney act 1882.Such additional FSI will be exclusively owned by the Society and Developer will have no right on it. The Society reserves the right of not sharing this FSI with Developer at all.	AGREED	AGREED	AGREED
After getting Full potential plan sanctioned from Pune Municipal Corporation, Entire project should be registered with MAHARERA complying with all the terms and conditions.	AGREED	AGREED	ONLY SALES WILL START POST MAHARERA, OTHER ACTIVITIES RELATED TO CONSTRUCTION AERA BASED ON COMMENCEMENT CERTIFICATE AS PER LAW.
PENALTY IF THE WORK IS DELAYED If the Developer fails to hand over possession beyond the stipulated period of Forty-Two (36+6) months (except in case of happening of Force Majeure event), the Developer is liable to pay penalty which is equivalent to then existing rent payable to each flat holder. In the event of default in handing over possession, the Developer shall pay the said amount of penalty upfront while seeking extension of time. There shall be additional penalty of 15% per annum of the construction cost of the existing members' flats payable by Developer upfront to the Flat Holders as a compensation for delay in completion beyond agreed period of 36 months plus grace period of 6 months for whatsoever reason, except force majeure (such as natural calamities etc. beyond the control of Developer). The grace period for delay can be extended only for SIX additional months after review by the Apartment Owner in consultation with apartment's Architect. Any delay further to this grace period shall be considered as breach of contract and Apartment may take suitable legal action in this regard and reserves right to terminate the said contract. Lost of termination of contract will be borne by Developer	AGREED	RS. 5,00,000/- PER MONTH (AFTER GRACE PERIOD)	WE SHALL PAY ADDITIONAL PENALTY RENT OF 15% FOR DELAY PERIOD
People	MR. VIKAS BHATEWARE MR. PRATAP NIKAM	MR. SAMEER SHARATCHANDRA MR. NEEL BELVALKAR	MR. VIJAYKUMAR J MUNDHE MRS. PRITI V MUNDHE

DR. V.N. SHIRODKAR CO-OP HSG SOC LTD			
PARTICULARS	NAMRATA GROUP	PIONEER CONSTRUCTIONS	JINDAL MITTAL GRAHA NIRMAN PVT. LTD
Free of cost RERA carpet area offered to each Residential Flat Holders against their existing carpet area.	30 % ADDITIONAL ON EXISTING RERA CARPET AREA	28 % ADDITIONAL ON EXISTING RERA CARPET AREA	20 % ADDITIONAL ON EXISTING RERA CARPET AREA
Free of cost RERA carpet area offered to each Residential owner against their existing Terrace.	50% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	NOT MENTIONED	NOT MENTIONED
Free of cost RERA carpet area offered to each Residential owner against their existing Garden.	50% OF EXISTING AREA WILL CONSIDER IN RERA CARPET	NOT MENTIONED	NOT MENTIONED
Society Members may desire to purchase additional 200 sq. ft. from saleable area apart from the free area offered by Developer at concessional price. Saleable area = RERA Carpet area * 1.35 (As per RERA) A. The upper limit for concessional rate should be specified by developer. Existing Owner should have an option of not purchasing mandatory additional area over and above the free carpet area if necessitated by layout of the redeveloped flat. Developer should adjust his layout suitably.	RATE PER SQ.FT. IS RS 15,000/- ON SALABLE AREA	RATE PER SQ.FT. IS RS 18,000/-	RATE PER SQ.FT. IS RS 14,500/- FOR SALABLE AREA
Independent parking (Not Mechanized) : Should get min. Free of cost (150 sq. Ft.) With electrical vehicles charging power point. A. Existing Residential Owner 1 NO. of four wheeler parking of 135/150 sq.ft. each & for 2 no of Two Wheeler parking's. All existing Owners shall get covered parking	1 CAR PARKING MECHANICAL	MECHANIZED	ONE COVERED CAR PARKING TO EXISTING MEMBERS
B. There are residential flat holders who have their own parking in existing society.	NOT MENTIONED	NOT MENTIONED	NOT MENTIONED
SECURITY DEPOSIT A. The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with Basic FSI, TDR, PAID FSI and ALONG WITH ITS ANCILLARY FSI IN ONE STRETCH ONLY. Developer should purchase TDR and paid FSI in the name of the Society.	AGREED	RS. 2,00,000/-	NOT MENTIONED
B. Developer should give 50% betterment charges/inconvenience money to existing members as mentioned in the Commercial Terms (Point no. 30b on page no. 42) of this tender document before vacating the flats.	NOT MENTIONED	NOT MENTIONED	NOT MENTIONED
C. Bidder/Tenderer should give bank guarantee of RS. 8 crores till completion of the project.	3 CR	AGREED	RS. 3 CRORES WHICH HAS BEEN RELEASED BY WORK STAGES
D. Developer should give Rental Deposit for 3 months in advance.	NOT MENTIONED	NOT MENTIONED	NOT MENTIONED
Developer has to purchase TDR/PAID FSI along with its Ancillary FSI in the name of the Society Members	AGREED	AGREED	NOT MENTIONED
GST/ Stamp Duty/ Registration Fees/ All Govt. Taxes to be paid by Developer. All expenses towards Development Agreement, Power Of Attorney, and Individual Agreements for Carpet Area offered Free of Cost to all Society Members to be borne by Developer.	AGREED	AGREED	NOT MENTIONED
Any future benefits of GST should be passed on to Society Members.	AGREED	AGREED	AGREED
Premium of Rs. 15,00,000/- (Fifteen Lakhs only) Towards Society Members' Redevelopment Process should be paid by Developer at the time of DAPA.	AGREED	NOT MENTIONED	NOT MENTIONED
Corpus fund in lacs offered to Society Members for both, existing and new members. MIN RS. 2,00,000/-	RS. 1,00,000/- PER EXISTING AND NEW MEMBER	NOT MENTIONED	RS. 128 LAKH TO THE SOCIETY
Inconvenience Money/ Betterment Charges offered to each Flat Holders's, 50 % before vacating the flat, balance amount to be paid at the time of possession of new flat. (Min RS. 3,00,000/-)	RS. 50,000/- PER EXISTING MEMBER	RS. 2,00,000/- PER EXISTING MEMBER	RS. 3,00,000/- PER EXISTING MEMBER

DR. V.N. SHIRODKAR CO-OP HSG SOC LTD

PARTICULARS	NAMRATA GROUP	PIONEER CONSTRUCTIONS	JINDAL MITTAL GRAHA NIRMAN PVT. LTD
Rent offered for Temporary Accommodation per month till completion and handover of the project to each Existing Society Members holder along with 6 months deposit.	RS. 25,000/- PER MONTH	RS. 45/- PER SQ.FT.	RS. 45/- PER SQ.FT.
% Increase in rent every year till possession of the flats to existing Society Members (10 %Compulsory)	AGREED	NOT MENTIONED	AGREED 10% INCREASE IN RENT EVERY YEAR
Shifting/ transportation/ loading/ unloading charges offered to per existing Society Members. Both ways, when moving out and when moving in the newly constructed building. Fixed amount to each Society Members.	RS. 25,000/- TO AND FRO	RS. 30,000/- TO AND FRO	RS. 50,000/- TO AND FRO
Brokerage charges for hiring new leave and licence premises for terms of three years (Provided that broker should be RERA registered.)	ONE MONTH'S BROKERAGE	NO BROKERAGE	NOT AGREED
Period of completion till possession after all, NOC's and Commencement Certificate & other documents 3.0 YEARS MAXIMUM	AGREED	AGREED	36 MONTHS+6 MONTHS GRACE PERIOD
After completion how many years guarantee offered by Developer towards Quality defects in the completed construction work. Min. 5 years for structural defects Min. 10 years for Waterproofing defects As per MAHARERA	AGREED	AGREED	5 YEARS FROM THE DATE OBTAINING COMPLETION CERTIFICATE FROM PMC
In the event of enhancement of FSI by Government of Maharashtra , or By METRO policies in Maharashtra & Pune city , if the Society plot falls in Transit oriented development zone, then it shall be incumbent upon the Society to take appropriate decision at that particular point of time under the guidance of the Society's architect . Developer shall not be entitled to receive any arising out of additional FSI in whatsoever manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as an agent of the Society under the provisions of power of attorney act 1882.Such additional FSI will be exclusively owned by the Society and Developer will have no right on it. The Society reserves the right of not sharing this FSI with Developer at all.	AGREED	NOT MENTIONED	AGREED
After getting Full potential plan sanctioned from Pune Municipal Corporation, Entire project should be registered with MAHARERA complying with all the terms and conditions.	AGREED	AGREED	AGREED
PENALTY IF THE WORK IS DELAYED If the Developer fails to hand over possession beyond the stipulated period of Forty-Two (36+6) months (except in case of happening of Force Majeure event), the Developer is liable to pay penalty which is equivalent to then existing rent payable to each flat holder, in the event of default in handing over possession, the Developer shall pay the said amount of penalty upfront while seeking extension of time. There shall be additional penalty of 15% per annum of the construction cost of the existing members' flats payable by Developer upfront to the Flat Holders as a compensation for delay in completion beyond agreed period of 36 months plus grace period of 6 months for whatsoever reason, except force majeure (such as natural calamities etc. beyond the control of Developer). The grace period for delay can be extended only for SIX additional months after review by the Apartment Owner in consultation with apartment's Architect. Any delay further to this grace period shall be considered as breach of contract and Apartment may take suitable legal action in this regard and reserves right to terminate the said contract. Cost of termination of contract will be borne by Developer	AGREED	WE WILL MUTUALLY DECIDE ONCE WE GET SELECTED AS DEVELOPER	IF DELAYED BY 6 MONTHS - RS 15 LAKHS PER MONTH PENALTY
People	MR. SHAILESH SHAH MR. DEEPAK SHAH	MR. AMOL PIMPALKHARE MR. RAHUL PATIL MR. PARIMAL PATIL MR. MADHUKAR PATIL	MR. NARESH MITTAL MR. ASHOK MITTAL