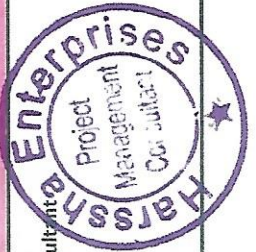


Comparative Statement of Received & Shortlisted Offers by Saraf Choudhari Nagar Co-Op Housing Society Association for the Proposed Redevelopment of SCN Layout (Society No. 1 To 14)
Land CTS No. 755 C & 755 E of Village Poisar, Taluka Borivali, Thakur Complex, Kandivali (East), Mumbai – 400 101

Name of Developer	Sanskriti Nirman Private Limited (J.V.) Ground Holding Buildcon Pvt. Ltd				Mayfair Housing				SONAM SPARK INFRA PVT. LTD.			
	LIG	MIG - I	MIG - II	Shop	LIG	MIG - I	MIG - II	Shop	LIG	MIG - I	MIG - II	Shop
Existing Approved Carpet Area in Sq. Ft.	224	434	462	As per BMC Approved Plan	224	434	462	As per BMC Approved Plan	224	434	462	As per BMC Approved Plan
RERA Carpet Area in Sq. Ft.	460	660	700	540 (i.e. existing approved carpet + 35%)	448	651	697.62	540 (i.e. existing approved carpet + 35%)	495	670	710	540 (i.e. existing approved carpet + 35%)
Rent per Month in Rs. during Transit	20,000	30,000	32,000	60,000	13,440	24,040	27,720	40,000	22,000	32,000	33,000	60,000
Increment in Rent	No Increment				10% after 24 months				10% Increment every Subsequent year			
Corpus payable in Rs.	2,51,000	5,00,000	5,25,000	i.e. @ Rs. 1,400/- sq. ft. on exis. area	2,48,864	4,82,174	5,13,282	i.e. 5,60,000 @ Rs. 1,400/- per sq. ft.	3,00,000	5,00,000	5,00,000	6,00,000
Parking in proposed Redevelopment for Existing Members	As Per DCRP 2034 Closed/ Open/ Stack/ Stilt/ Mechanical/ Podium If Not Sufficient Than an Open Car park Shall Be Allocated by The Society/ Association				50% On Re-accommodation				75% On Re-accommodation			
Shifting Charges in Rs. offered	10,000	12,000	13,000	15,000	11,200	21,700	23,100	30,000	30,000	40,000	40,000	40,000
Brokerage offered for Transit period	20,000	30,000	32,000	60,000	13,440	26,040	27,720	40,000	22,000	32,000	33,000	60,000
Bank Guarantee	Agree To Lien the Units from Free Sale Portion as a Bank Guarantee				One month rent as brokerage once				One Month Rent One Time			
Security Deposit	Rs. 25.00 Crore (Twenty Five Crore Only) shall be deposited with the association in five Cheques of Rs. 5 Crore each, against the execution of MOU with consent of existing members Association, finalization of development agreement & POA draft approvals of plans by the Associations/ society's in favor of us for the proposed redevelopment of said entire layout.				15% Of Construction Cost of Rehab Units (which are to be taken up under transit as per phases) In Sale Area Shall Be Lien with The Association				Will Provide Guarantee in Kind Acceptable to Your Society to The Extent Of 20% Of the Construction Cost of Rehab Component Demolished for Redevelopment			
Amenities for Rehab Redevelopment	Same as Free Sale				25 Cr. (under Escrow account as per the legal documentation by advocate switch the condition that association shall not have claim on interest & the said amount shall be release for the obtaining approval/ amendment in policy/ payable to the approving authorities for the proposed Redevelopment only).				25 Cr. shall be submitted by PDC of Rs. 5 Cr. Each as per terms			
Period of Completion	40 + 6 Month from CC				42 + 6 Month as from CC				Same as Free Sale			
	In Phase Wise				In Phase Wise				In Phase Wise			
									48 Months from CC			



Project Management Consultants
M/s. Harsha Enterprises



Saraf Choudhari Nagar Co-op Housing Society's Association Ltd
Chairman / Secretary