सराफ चौधरी नगर को-ऑप. हौसिंग सोसायटीज् असोसिएशन लि.

नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / जीईएन / ओ / १३५२३ / २०२२-२०२३ दिनांक : १५ / ०३ / २०२३

अ/०६, ५१-५३, सराफ चौधरी नगर, ठाकूर संकुल, कांदिवली (पूर्व), मुंबई - ४०० १०१

संदर्भ क्र. : SCN.ASSOC/109/2026

दिनांक : 24/8/2026

प्रति,
मा.अध्यक्ष/सचिव ,
सराफ चौधरी नगर सहकारी गृहनिर्माण संस्था (क्र.१,२,३,४,५,६,७,८,९,१०,११,१२,१३ व बी-१५) मर्या.
सराफ चौधरी नगर,ठाकूर संकुल,कांदिवली (पूर्व),मुंबई-४००१०१.

विषय :-पुनर्विकासासाठी प्राप्त विकासकांच्या निविदांचे मूल्यमापन, छाननी, सोसायट्यांची पसंती व पुढील पारदर्शक निवड प्रक्रियेबाबत

संदर्भ:-१)अंतीम आर्थिक प्रस्ताव (Financial Bids)/ निविदा उघडण्याकामी घेण्यात आलेली दिनांक ०९/०८/२०२६ रोजीची सभा

२) असोसिएशनचे पत्र क्र. SCN Assco./१०८/२०२६ दिनांक २३/०८/२०२६ अन्वये पाठविलेला तुलनात्मक तक्ता (Comparative Chart)

महोदय / महोदया,

उपरोक्त विषय व संदर्भास अनुसरून आपणांस कळविण्यात येते कि, असोसिएशनने दिनांक २३/०८/२०२६ रोजीचे पत्रान्वये आपणास सर्व विकासकांच्या प्रस्तावांचा एका पानाचा तुलनात्मक सारांश तक्ता (Comparative Chart) पाठविण्यात आला आहे. त्यासोबत अधिक सविस्तर माहिती उपलब्ध व्हावी म्हणून खालील कागदपत्रे या पत्रासोबत पाठविण्यात येते आहेत.

१) PMC यांनी दिनांक २२/०८/२०२६ रोजी दिलेला सविस्तर अहवाल / पत्र.

२) प्रत्येक विकासकांची स्वतंत्र पानावर सविस्तर तक्ता निहाय माहिती. (Developer-wise Individual Chart)

सदरची माहिती असोसिएशनने पाठविलेल्या तुलनात्मक तक्त्याच्या अतिरिक्त देण्यात येत आहे. त्यामुळे प्रत्येक विकासकाचा प्रस्ताव, त्यातील महत्त्वाच्या अटी व इतर माहिती समजून घेणे आणि प्रस्तावांची तुलना करणे सभासदांना अधिक सोपे होईल. यामुळे सर्व सभासदांना योग्य माहितीच्या आधारे आपले मत व निर्णय घेणे सुलभ होईल.

सर्व संस्थेचे अध्यक्ष / सचिव यांना कळविण्यात येते कि,सदरची सर्व कागदपत्रे आपल्या सभासदांना अभ्यास करण्यासाठी पाठविण्यात यावी हि विनंती.

सराफ चौधरी नगर को-ऑप. हौ. सोसायटीज् असो. लि. नोंदणी क्र. एमयुएम/एमएचएडीबी/जीईएन/ओ/१३५२३/ 2022-2023

आपले विश्वासू,

अध्यक्ष / सचिव
सराफ चौधरी नगर को-ऑपरेटिव्ह हाऊसिंग सोसायटीज असोसिएशन लि.

मिळाले 22/08/2026 वेळ 4.35 pm

HARSSHA ENTERPRISES

Project Management Consultant For Development/ Redevelopment & Litigation

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To,

Dated : 22.08.2026

The Chairman/ Secretary
Saraf Choudhari Nagar Co-Op Housing
Society's Association Ltd.
A/06, 51-53 Saraf Choudhari Nagar, Thakur Complex,
Kandivali (East), Mumbai - 400 101

And to All the Respected Members of Saraf Choudhari Nagar

Subject : Comparative Statement of Developers' Offers and the Way Forward

Dear Members,

First and foremost, we would like to place on record our sincere appreciation and gratitude to all the **950 members of the Association** for maintaining such a positive, mature and united environment throughout this important journey.

Having been associated with this project for last several years, I have studied the entire layout in detail, the hurdles **(like Deletion of D. P. Reservation from plot B, High Density Layout, Clearance of COD as the plot is within the peripheral distance of 500 mtrs, PIL 9 of 2016 pending at Bombay High Court for the Development/ Redevelopment on MHADA plot, No Pro Rata or No VP Quota available for our project, Renewal of lease which was lapse in 2022 yet to be renew, Heavy Ready Reckoner Rate as compare to sale value of ready unit in Thakur village & @ all this hurdles are affecting the developer to match For feasibility considering, area of rehab vs. area of free sale available to them against the expenses Vs. revenue with the limited FSI/ options from MHADA)** which all are affecting Redevelopment, considering structural conditions of existing buildings, i.e. 76% of LIG units i.e. 656 out of 880 NOS residing in GR + 4 storey old buildings which was constructed in 1995, where the top floor is suffered with heavy leakages & the difficult for members to climb for every days routine specially for senior citizen is a big project, however with the joint efforts of Members/ association & entire team we can able to reach for the process of Redevelopment by appointing a sound developer who can execute the entire project & deliver within the time limit with all the amenities & with occupation certificates as per terms.

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We have had the opportunity to closely observe its evolution. Redevelopment projects of this scale naturally bring different opinions, expectations and viewpoints. There will always be members who strongly support a particular course of action and others who may have concerns or a different perspective. That is a healthy part of any democratic process.

What makes this project remarkable, however, is the **maturity, patience and collective spirit demonstrated by the overwhelming majority of its members**.

Over the years, professionals, consultants and representatives from the real estate industry who have interacted with this project have repeatedly appreciated this quality. For a redevelopment involving approximately 950 members across 14 constituent societies, maintaining such an environment is an achievement in itself.

Around 27 months ago we have already started our journey however due to the withdrawal from the developer end we could not able to step in for further process.

However, in the SGBM held on 19.01.2025 we have again started our journey & considering all the parameters, restrictions we have prepared our feasibility report, project report, prepared our detailed tender document of (@286 pages) after incorporation all the specific terms & conditionals & invited a open offer by issuing public notice in 8 local newspapers on 12.06.2026

Since our project can be get develop in DCPR 2034 under Regulations of 33(5) & under 33(9) specifically tabulated for the land owned by MHADA where in under 33(5) all the approvals & Additional FSI granted by MHADA only in which MHADA grants the additional FSI By taking premium as per their prescribed rules with the link of Ready reckoner rate of land.

In Reg. 33(9) the said proposal to be get approve from the UDD Dept. (State of Maharashtra) By taking a Requisite NOC from MHADA & than to MCGM`s high power committee for the final approval in which Govt. is granting direct FSI for the project.as per the rules

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By taking all the precautions & Specified Terms & Conditions/ Undertaking we have invited offers from the developer principally on 33 (5) & than with the approval of committee in Reg. 33(9) also. however, to obtain the approval from UDD for 33(9) is time consuming too.

In both the regulations the permissible FSI for our layout is 4 + fungible only however as per the expertise the developer choose the specific Regulations

In 33(9) Regulations certain pro rata to be share with MHADA for the constructed area as pap tenements also, as per the format however we have specifically taken undertaking from the said developers that they shall not provide any PAP/ PTC tenements to be handed over to the authority in our layout.

A Response That Speaks for the Project

We are pleased to share that the tender process has received an **excellent response from several leading and reputed developers of Mumbai**.

The tender was purchased by 22 Developers by paying Rs. 1.0 lakh rupees as Tender fee & out of that 10 developers have submitted their detailed offer as per the terms of tender document, which was opened in the Meeting held on 09.08.2026, the said meeting was forwarded by see live through you tube link to all the members/ society to maintain the Transparency

This response assumes even greater significance considering that the tender conditions have been deliberately structured to safeguard the long-term interests of the members. The tender is comprehensive and stringent, with appropriate emphasis on financial capability, project execution, member protection and accountability.

We are always try to maintain utmost transparency for the documentations, offer & process from time to time in the interest of all existing Members of Associations

Despite these requirements, the interest shown by leading developers demonstrates the strength and potential of the project.

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Some developers had requested additional time because a project of this magnitude requires detailed **financial feasibility, architectural and design studies, legal due diligence, planning assessment and risk evaluation**. Had additional time been available, the response might possibly have been even wider. Nevertheless, within the timelines and limitations of the process, every serious participant was extended all reasonable cooperation.

Redevelopment Is a Partnership, Not Merely a Negotiation

One principle adopted by the Association deserves particular appreciation.

Redevelopment cannot ultimately succeed as a contest between members and the developer. It must develop into a responsible partnership between them.

The interests of the members must always remain adequately protected. At the same time, the selected developer must have a financially and technically viable project to execute. Once appointed, the members, the Association, the PMC and the developer will have to work together for several years towards one common objective - **successful completion of the project**.

We are pleased that this philosophy has been understood by the Association and has also been reflected in the tendering process.

Challenges Must Be Recognised, Not Hidden

The project does have certain challenges, including **COD-related matters, pending litigations and other statutory, legal and planning issues**.

These issues cannot and should not be understated.

However, if the Association, its members, the PMC, professional advisors and the selected developer work together transparently and constructively, we believe that every available solution can be properly explored.

At the same time, there may be matters beyond the control of both the Association and the developer. If essential **COD or other Statutory/ Government Permissions** are ultimately not available on workable terms, the

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project may have to be reconsidered, paused, modified or, where necessary, taken back to an earlier stage.

Recognising such realities at the outset is not a weakness; it is an essential part of responsible project management.

We believe both the members and participating developers are mature enough to appreciate this position.

Our Responsibility as PMC

For us, the responsibility of a PMC extends far beyond preparation of drawings, tender documents or comparative statements.

A professional PMC must remain **independent, technically competent, transparent and completely process-driven**.

Our responsibility is not to favour or oppose any developer. Our responsibility is to ensure that the Association and its members receive the information required to make an informed decision.

Accordingly, our endeavour throughout this process has been to:

- protect the interests of the members while maintaining project viability;
- create a transparent and competitive tendering environment;
- encourage credible developers to participate;
- objectively analyse the offers received;
- identify material advantages, limitations and risks;
- present facts without bias; and
- Ultimately enable the members themselves to participate meaningfully in the decision-making process.

With this objective, we are now pleased to place before the members the enclosed Detail **Comparative Statement of Offers received from the participating developers**.

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The statement shows not only Additional Area, Rent, Corpus, Shifting, Brokerage & Parking too, also specified the net worth/ turnover of said developer with their volume of completed projects in Mumbai, we have also included the Specific Remarks/ Terms, Conditions as specified by the developer for our Redevelopment project. However at this stage we cannot discuss & describe at this the same & shall be covered in our Detail scrutiny report after we have the discussion with the developer & get Various clarifications.

The members of associations are also requested to check & study the provisions committed by the developer specifically for parking which we have asked one parking per unit however due to feasibility & as per the regulations few developer has submitted their offer accordingly.

Association & Members are also Requested to assess the capability of developer by their experience & expertise to execute such a large volume of projects carried out & specified in their profile

Our vision is not to be focus only on offer But the portfolio of Developer to be study decide & appoint only the Developer who can execute such a large projects in Mumbai.

We have made every effort to present the information in a factual, clear and unbiased manner so that members can compare the proposals meaningfully.

The Decision Now Moves to the Members

We request every member to study the comparative statement carefully.

The decision should preferably not be based merely on one attractive number or one particular component of an offer. Members should consider the proposal in its entirety, including the developer's credentials, financial strength, execution capability, experience, overall commercial offer, safeguards, timelines and practical feasibility.

Each constituent society will thereafter communicate the **ranking/ preferences of its members** to the Association.

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The Association, being the common representative body, will consolidate the rankings received from all **14 constituent societies**, and this collective feedback will form an important basis for commencing the next stage of shortlisting the developers.

We consider this approach - **information, comparison, member participation, society-wise ranking and collective shortlisting** - to be one of the significant strengths of this redevelopment process.

A Process Worth Setting an Example

Large redevelopment projects are ultimately judged not only by the additional area or commercial terms achieved, but also by **how responsibly, professionally and transparently the journey from the old buildings to the new development was managed.**

With approximately 950 members, 14 constituent societies, multiple technical and legal complexities and participation from leading developers, this project represents a significant redevelopment exercise.

If the same spirit of unity, transparency, professional scrutiny and member participation continues, we believe this project has the potential to become **a valuable case study and benchmark for other large and complex redevelopment projects in Mumbai.**

For us as PMC, being entrusted with this responsibility has been both professionally challenging and deeply rewarding. We sincerely thank the Association, all 14 constituent societies and every member for the confidence and cooperation extended to us.

The next important decision now belongs to the members.

We request you to **study our (Stage - 1 Scrutiny Report) as comparative statement, seek clarifications wherever necessary, understand the complete proposal and then record your ranking based on informed judgment.**

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Unity of members, transparency of process, professional guidance and sound decision-making will remain the four strongest pillars of this redevelopment.

We wish all members the very best for the important stages ahead. & requested to co-operate, coordinate & come to conclusion at every stage so that, we can mark a footprints for the such a large redevelopment project as a landmark

Thank you once again for the dedication & active participation of Team members of Scrutiny committee of Saraf Choudhari Nagar & to all the Members of all 14 societies for their Cooperation.

Warm regards,

Harssha Enterprises Project Management Consultant

Harssha enterprises
Project Management Consultant (PMC)

dated:22.08.2026

1) Encl: Comparative Statement
2) Details of Individual offer
3) Index of offers.

1 Shivani Builders & Developers LLP

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	654	4,29,024.00	32,000/-	10%	5,00,000/-	45,000/-	32,000/-
MIG	434	800	1,34,400.00	52,000/-	10%	7,00,000/-	55,000/-	52,000/-
MIG	462	900	50,400.00	55,000/-	10%	7,00,000/-	55,000/-	55,000/-
SHOP	Approx. 360	640	44,800.00	93,000/-	10%	8,00,000/-	55,000/-	93,000/-
	2,70,928		6,58,624.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	**30% of vacating 70% of Re-accommodation**
2	Car Parking	1 (One) Car Parking Per Unit (950 UNIT) & visitor car parking space as per Prevailing Norms
3	Discount on Additional Purchase to Existing Members	Will be provide **10% discount** to existing members to the **extent of 10% extra area.**
4	Amenities for Rehab & Sale	Same/ Equivalent as Free Sale
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	**Shivani Builders & Developers LLP * State Bank of India * Vashi Turbhe Branch * Cheque No. 718661**
6	Total Volume of Completed Projects till date (Sq. Ft.)	**3.52 Lakh Sq. Ft.**
7	Single Largest Completed/ Ongoing Project executed in Mumbai	**Shivani Rudram * BUA 8.95 Lakh Sq. Ft. * Ongoing (SRA project) * Redevelopment * Kandivali (West)**
8	Turnover / Net worth of Co.	**41.48 Cr. Annual Turnover**
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Submitted
10	Remark	**Shivani builders has carried out projects in Joint ventures only, under their LLP firm**

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2 H. RISHABRAJ

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	499	3,27,344.00	24,200/-	10%	3,30,000/-	33,000/-	24,200/-
MIG	434	686	1,15,248.00	35,200/-	10%	5,50,000/-	44,000/-	35,200/-
MIG	462	718	40,208.00	36,300/-	10%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	+ 36% on Existing CA	34,272.00	66,000/-	10%	6,60,000/-	44,000/-	66,000/-
	2,70,928		5,17,072.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	50% of vacating 50% of Re-accommodation
2	Car Parking	1 (One) Car Parking Per Unit *(Subject to Planning & Approval) & visitor car parking space as per Prevailing Norms*
3	Discount on Additional Purchase to Existing Members	Will be provide 10% discount to existing members to the extent of 10% extra area.
4	Amenities for Rehab & Sale	Same/ Equivalent as Free Sale
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	H Rishabraj Realty * Cosmos Bank * Borivali (East) Branch *DD. No. 003372
6	Total Volume of Completed Projects till date (Sq. Ft.)	24.49 Lakh Sq. Ft.
7	Single Largest Completed/ Ongoing Project executed in Mumbai	Rishabraj Avyaana * BUA 5.00 Lakh Sq. Ft. * Ongoing * Redevelopment * Goregaon (West)
8	Turnover / Net worth of Co.	621 Cr. Turnover
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Submitted
10	Remark	

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3 B. G. Shirke Construction Technology Pvt. Ltd.

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	495	3,24,720.00	24,200/-	10%	3,30,000/-	33,000/-	24,200/-
MIG	434	670	1,12,560.00	35,200/-	10%	5,50,000/-	44,000/-	35,200/-
MIG	462	710	39,760.00	36,300/-	10%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	540	37,800.00	66,000/-	10%	6,60,000/-	44,000/-	66,000/-
	2,70,928		5,14,840.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	50% of vacating 50% of Re-accommodation
2	Car Parking	As Per MCGM Norms & visitor car parking space as per Prevailing Norms
3	Discount on Additional Purchase to Existing Members	Will be provide **10% discount** to existing members to the extent of **10% extra area.**
4	Amenities for Rehab & Sale	Same/ Equivalent as Free Sale
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Not Submitted
6	Total Volume of Completed Projects till date (Sq. Ft.)	2.21 Cr. Sq. Ft.
7	Single Largest Completed/ Ongoing Project executed in Mumbai	Shriniwas Mili * BUA 2.93 Lakh Sq. Ft.* Completed * Lower Parel
8	Turnover / Net worth of Co.	5,915 Cr. Annual Turnover
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Not Submitted
10	Remark	Submitted their offer with 32 Terms & Conditions

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4 Excel Infra Constriction LLP

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	495	3,24,720.00	24,200/-	10%	3,30,000/-	33,000/-	24,200/-
MIG	434	670	1,12,560.00	35,200/-	10%	5,50,000/-	44,000/-	35,200/-
MIG	462	710	39,760.00	36,300/-	10%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	540	37,800.00	66,000/-	10%	6,60,000/-	44,000/-	66,000/-
	2,70,928		5,14,840.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	50% of vacating 50% of Re-accommodation
2	Car Parking	1 (One) Car Parking Per Unit
3	Discount on Additional Purchase to Existing Members	Will be provide **10% discount** to existing members to the extent of **10% extra area.**
4	Amenities for Rehab & Sale	Same/ Equivalent as Free Sale
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Virendra M. Vora * Dhanlaxmi Bank* Ghatkopar * DD. No. 108998
6	Total Volume of Completed Projects till date (Sq. Ft.)	list of project submitted but the area not specified
7	Single Largest Completed/ Ongoing Project executed in Mumbai	Not Received any Reply from the Developer for the same
8	Turnover / Net worth of Co.	215.84 Cr. Net worth
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Submitted
10	Remark	The Developer has submitted the list of project however the areas which they completed Not Specified

Harsha Enterprises Project Management Consultant

5 Bhagwati Corporation

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	495	3,24,720.00	24,200/-	10%	3,30,000/-	33,000/-	24,200/-
MIG	434	670	1,12,560.00	35,200/-	10%	5,50,000/-	44,000/-	35,200/-
MIG	462	710	39,760.00	36,300/-	10%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	540	37,800.00	66,000/-	10%	6,60,000/-	44,000/-	66,000/-
	2,70,928		5,14,840.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	50% of vacating 50% of Re-accommodation
2	Car Parking	As Per MCGM Norms
3	Discount on Additional Purchase to Existing Members	Will be provide **10% discount** to existing members to the extent of **10% extra area.**
4	Amenities for Rehab & Sale	Same/ Equivalent as Free Sale
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Bhagwati Corporation * Kotak Mahindra Bank * Nerul Navi Mumbai * Cheque No. 000070
6	Total Volume of Completed Projects till date (Sq. Ft.)	43.01 Lakh Sq. Ft.
7	Single Largest Completed/ Ongoing Project executed in Mumbai	19 East * BUA 9.49 Lakh Sq. Ft. * Completed * Residential * Nerul
8	Turnover / Net worth of Co.	340 Cr. Networth
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Not Submitted
10	Remark	The Developer has Not Completed any Projects in Mumbai Till Date

Harssha Enterprises Project Management Consultant

6 Runwal Developers Ltd.

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	430	2,82,080.00	24,200/-	10%	3,30,000/-	33,000/-	24,200/-
MIG	434	625	1,05,000.00	35,200/-	10%	5,50,000/-	44,000/-	35,200/-
MIG	462	665	37,240.00	36,300/-	10%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	475	33,250.00	66,000/-	10%	6,60,000/-	44,000/-	66,000/-
	2,70,928		4,57,570.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	50% of vacating 50% of Re-accommodation
2	Car Parking	1 (One) Covered Car Parking Per Unit (950 UNIT) & visitor car parking space as per Prevailing Norms
3	Discount on Additional Purchase to Existing Members	5% Discount on launch Price to existing members to the extent of **10% of their respective existing area.**
4	Amenities for Rehab & Sale	To be Discussed at Planning Stage
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Runwal Developers Ltd. * ICICI Bank * Sion Branch * DD. No. 500173
6	Total Volume of Completed Projects till date (Sq. Ft.)	1.65 Cr. Sq. Ft.
7	Single Largest Completed/ Ongoing Project executed in Mumbai	R City & Orchid Residency * BUA 55.06 Lakh sq. ft. * Completed in 2022 * Ghatkopar (West)
8	Turnover / Net worth of Co.	3,215 Cr. Net worth
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Agreed & Submitted for Expenses however For the time limit intended to have further discussion
10	Remark	Offer is submitted subject to various other 24 Terms & Conditions Specified to be discuss

Harssha Enterprises Project Management Consultant

7 Kalpataru Limited

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	410	2,68,960.00	24,200/-	10%	1,65,000/-	33,000/-	24,200/-
MIG	434	651	1,09,368.00	35,200/-	10%	2,75,000/-	44,000/-	35,200/-
MIG	462	693	38,808.00	36,300/-	10%	2,75,000/-	44,000/-	36,300/-
SHOP	Approx. 360	+ 35% on 25,200 Sq. Ft. CA	34,020.00	66,000/-	10%	3,30,000/-	44,000/-	66,000/-
	2,70,928		4,51,156.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	10% of Signing DA * 20% of vacating * 70% of Re-accommodation
2	Shifting Charges	50% of vacating & 50% of Re-accommodation
3	Car Parking	Car parking will be given as Per the DCPR 2034 Norms
4	Discount on Additional Purchase to Existing Members	Rs. 27,000/- Per Sq. Ft. This Area Non-Transferable & Subject to final plan & Fitment
5	Amenities for Rehab & Sale	External Amenities for all bldg. same however change in Internal Amenities of sale flats (specified in Terms)
6	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Kalpataru Ltd. * ICICI Bank * Vakola Branch * DD. No. 503828
7	Total Volume of Completed Projects till date (Sq. Ft.)	78.20 Lakh Sq. Ft.
8	Single Largest Completed/ Ongoing Project executed in Mumbai	Kalpataru Aura * BUA 10.57 Lakh Sq. Ft. * Completed Residential * Ghatkopar (West)
9	Turnover / Net worth of Co.	2,575.49 Cr. Net worth
10	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Submitted
11	Remark	Offer submitted with 24 additional terms & conditions in detail to be discuss

Harsha Enterprises Project Management Consultant

8 H Rishabraj

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	530	3,47,680.00	24,200/-	10%	3,30,000/-	33,000/-	24,200/-
MIG	434	728	1,22,304.00	35,200/-	10%	5,50,000/-	44,000/-	35,200/-
MIG	462	759	42,504.00	36,300/-	10%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	+ 38% on Existing CA	34,776.00	66,000/-	10%	6,60,000/-	44,000/-	66,000/-
	2,70,928		5,47,264.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	30% of vacating & 70% of Re-accommodation
2	Car Parking	1 (One) Car Parking Per Unit (950 unit) *OK But Subject to Planning & Approval)*
3	Discount on Additional Purchase to Existing Members	Will be provide **10% discount** to existing members to the extent of **10% extra area.**
4	Amenities for Rehab & Sale	Same/ Equivalent as Free Sale
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	H Rishabraj Realty * Cosmos Bank * Borivali (East) Branch * DD. No. 003372
6	Total Volume of Completed Projects till date (Sq. Ft.)	24.49 Lakh Sq. Ft.
7	Single Largest Completed/ Ongoing Project executed in Mumbai	Rishabraj Avyaana * BUA 5.00 Lakh Sq. Ft. * Ongoing * Redevelopment * Goregaon (West)
8	Turnover / Net worth of Co.	621 Cr. Turnover
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Submitted
10	Remark	

Harsha Enterprises Project Management Consultant

9 Kalpataru Limited

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	513	3,36,528.00	24,200/-	10%	1,65,000/-	33,000/-	24,200/-
MIG	434	700	1,17,600.00	35,200/-	10%	2,75,000/-	44,000/-	35,200/-
MIG	462	745	41,720.00	36,300/-	10%	2,75,000/-	44,000/-	36,300/-
SHOP	Approx. 360	+ 35% on 25,200 Sq. Ft. CA	34,020.00	66,000/-	10%	3,30,000/-	44,000/-	66,000/-
	2,70,928		5,29,868.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	10% of Signing DA * 20% of vacating * 70% of Re-accommodation
2	Shifting Charges	50% of vacating & 50% of Re-accommodation
3	Car Parking	Car parking will be given as Per the DCPR 2034 Norms
4	Discount on Additional Purchase to Existing Members	Rs. 27,000/- Per Sq. Ft. This Area Non-Transferable & Subject to final plan & Fitment
5	Amenities for Rehab & Sale	External Amenities for all bldg. same however change in Internal Amenities of sale flats (specified in Terms)
6	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Kalpataru Ltd. * ICICI Bank * Vakola Branch * DD. No. 503828
7	Total Volume of Completed Projects till date (Sq. Ft.)	78.20 Lakh Sq. Ft.
8	Single Largest Completed/ Ongoing Project executed in Mumbai	Kalpataru Aura * BUA 10.57 Lakh Sq. Ft. * Completed Residential * Ghatkopar (West)
9	Turnover / Net worth of Co.	2,575.49 Cr. Net worth
10	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Submitted
11	Remark	Offer submitted with 24 additional terms & conditions in detail to be discuss

Harsha Enterprises Project Management Consultant

10 Kanakia Homes Pvt. Ltd.

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	501	3,28,656.00	24,200/-	10%	3,30,000/-	33,000/-	24,200/-
MIG	434	660	1,10,880.00	35,200/-	10%	5,50,000/-	44,000/-	35,200/-
MIG	462	690	38,640.00	36,300/-	10%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	486	34,020.00	66,000/-	10%	6,60,000/-	44,000/-	66,000/-
	2,70,928		5,12,196.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	**20% of vacating & 80% of Re-accommodation**
2	Car Parking	**Car Parking shall be provided As Per MCGM Norms**
3	Discount on Additional Purchase to Existing Members	Will be provide **10% discount** to existing members to the extent of **10% extra area.**
4	Amenities for Rehab & Sale	**Same/ Equivalent as Free Sale**
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	**Kanakia Homes Pvt. Ltd. * HDFC Bank * Andheri (East) - Sahar Road * DD. No. 012925**
6	Total Volume of Completed Projects till date (Sq. Ft.)	**2.25 Cr. Sq. Ft.**
7	Single Largest Completed/ Ongoing Project executed in Mumbai	**Kanakia Silicon Valley * BUA 27.50 Lakh Sq. Ft. * Ongoing * Residential * Powai**
8	Turnover / Net worth of Co.	**5,005 Cr. Net worth**
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	**Submitted**
10	Remark	

Harssha Enterprises Project Management Consultant

11 Shree Naman Developer Pvt. Ltd.

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	495	3,24,720.00	24,200/-	5%	3,30,000/-	33,000/-	24,200/-
MIG	434	670	1,12,560.00	35,200/-	5%	5,50,000/-	44,000/-	35,200/-
MIG	462	710	39,760.00	36,300/-	5%	5,50,000/-	44,000/-	36,300/-
SHOP	Approx. 360	486	34,020.00	66,000/-	5%	6,60,000/-	44,000/-	66,000/-
	2,70,928		5,11,060.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	50% of vacating & 50% of Re-accommodation
2	Car Parking	1 (One) Car Parking Per Unit
3	Discount on Additional Purchase to Existing Members	Will be provide **5% Discount** to existing members to the extent of **10% extra area.**
4	Amenities for Rehab & Sale	Same/ Equivalent as Free Sale
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Shree Naman Developer Pvt. Ltd. * Axis Bank * BKC Branch * DD. No. 108761
6	Total Volume of Completed Projects till date (Sq. Ft.)	45.22 Lakh Sq. Ft.
7	Single Largest Completed/ Ongoing Project executed in Mumbai	Insignia * BUA 11.30 Lakh Sq. Ft. * Completed * Residential * Santacruz
8	Turnover / Net worth of Co.	2,557.4 Cr. Turnover
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	Submitted
10	Remark	The Developer has Specified that, If selected by the society, then we may want to take the project in one of our SPV Company which shall at all point of time, continue to hold at least **51% Stake** by Shree Naman Developers Pvt. Ltd. or its promoters

Harsha Enterprises Project Management Consultant

12 Mahindra Lifespaces Developers Ltd.

Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal	Shifting Charges	Brokerage
LIG	224	502	3,29,312.00					
MIG	434	742	1,24,656.00					
MIG	462	789	44,184.00					
SHOP	Approx. 360							
	2,70,928		4,98,152.00					

OTHER TERMS OF THE OFFER

1	Corpus - Payment Terms	
2	Car Parking	
3	Discount on Additional Purchase to Existing Members	
4	Amenities for Rehab & Sale	
5	Earnest Money Deposit (EMD) — Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Not Submitted
6	Total Volume of Completed Projects till date (Sq. Ft.)	
7	Single Largest Completed/ Ongoing Project executed in Mumbai	
8	Turnover / Net worth of Co.	
9	Undertaking for Time limit & Expenses for 79A/ EGM to be borne by the Developer	
10	Remark	Due to certain Technical Feasibility constraints associated with project, we will Not be in position to participate in the current Tender Process.

Harssha Enterprises Project Management Consultant

Index of Offers

Sr. No.	Developer's Name	Scheme	Total Rehab CA (Sq. Ft.)	Turnover / Net worth	Car Parking
1	Shivani Builders & Developers LLP	33(5)	6,58,624	41.48 Cr. Annual Turnover	1 (One) Car Parking Per Unit (950 UNIT) & visitor car parking space as per Prevailing Norms
2	H Rishabraj	33(5)	5,17,072	621 Cr. Turnover	1 (One) Car Parking Per Unit *(OK But Subject to Planning & Approval) & visitor car parking space as per Prevailing Norms*
3	B. G. Shirke Construction Technology Pvt. Ltd.	33(5)	5,14,840	5,915 Cr. Annual Turnover	As Per MCGM Norms & visitor car parking space as per Prevailing Norms
4	Excel Infra Constriction LLP	33(5)	5,14,840	215.84 Cr. Net Worth	1 (One) Car Parking Per Unit
5	Bhagwati Corporation	33(5)	5,14,840	340 Cr. Net worth	As Per MCGM Norms
6	Runwal Developers Ltd.	33(5)	4,57,570	3,215 Cr. Net worth	1 (One) Covered Car Parking Per Unit (950 UNIT) & visitor car parking space as per Prevailing Norms
7	Kalpataru Ltd.	33(5)	4,51,156	2,575.49 Cr. Neh worth	Car parking will be given as Per the DCPR 2034 Norms
8	H Rishabraj	33(9)	5,47,264	621 Cr. Turnover	1 (One) Car Parking Per Unit *(OK But Subject to Planning & Approval) & visitor car parking space as per Prevailing Norms*
9	Kalpataru Ltd.	33(9)	5,29,868	2,575.49 Cr. Net worth	Car parking will be given as Per the DCPR 2034 Norms
10	Kanakia Homes Pvt. Ltd.	33(9)	5,12,196	2,575.49 Cr. Net worth	
11	Shree Naman Developer Pvt. Ltd.	33(9)	5,11,060	5,005 Cr. Net worth	Car Parking Shall be Provide as Per MCGM Norms
12	Mahindra Lifespaces Developers Ltd.	Not Specified	4,98,152	-	-

Harssha Enterprises Project Management Consultant

Scrutiny Report Stage - 1

Comparative Statement of Offers Received from the intended Developers for the Proposed Redevelopment of Saraf Choudhari Nagar Co-Op Housing Society's Association ltd. Located at Thakur Complex, Kandivali (East), Mumbai - 400 101.

Tenders are typically opened During Specific Managing Commitees Meeting of Assocition Held on 09.08.2026 at 12.10 Pm in Presence of Members

Offered Submited by the Developer Under DCPR 2034 Reg. No. - 33(5)

Sr. No.	Name of Developer	Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal		Shifting Charges on Vacating	Shifting Charges on Re-Accommodation	Brokerage	Car Parking provision offered	Discount on additional area purchase for existing Members	Amenities for Rehab & Sale	Earnest Money Deposit (EMD) Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Total volume of Completed Project till date in Sq. Ft.by the Developer	Single Largest Completed/ Ongoing Project executed in Mumbai by the Developer	Turnover/ Networth of Co.	Undertaking for Time limit & Expanses for 79A/ EGM to be born by the Developer	Remarks
1	Shivani Builders & Developers LLP	LIG	224	654	429,024.00	32,000/-	10%	5,00,000/-	30% of vacating 70% of Reaccommodation	45,000/-		32,000/-	1 (One) Car Parking Per Unit (950 UNIT) & visitor car parking space as per Prevailing Norms	Will be provide 10% discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	Shivani Builders & Developers LLP State Bank of India Vashi Turbhe Branch Cheque No. 718661	3.52 Lakh Sq. Ft.	Shivani Rudram BUA 8.95 Lakh Sq. Ft. Ongoing (SRA project) Redevelopment Kandivali (West)	41.48 Cr. Annual Turnover	Submitted	Shivani buiders has carried out projects in Joint ventures only, under their LLP firm
		MIG	434	800	134,400.00	52,000/-	10%	7,00,000/-		55,000/-		52,000/-									
		MIG	462	900	50,400.00	55,000/-	10%	7,00,000/-		55,000/-		55,000/-									
		SHOP	Approx. 360	640	44,800.00	93,000/-	10%	8,00,000/-		55,000/-		93,000/-									
			2,70,928		658,624.00																
2	H Rishabraj	LIG	224	499	327,344.00	24,200/-	10%	3,30,000/-	50% of vacating 50% of Reaccommodation	33,000/-		24,200/-	1 (One) Car Parking Per Unit (Subjcet to Planing & Approval) & visitor car parking space as per Prevailing Norms	Will be provide 10% discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	H Rishabraj Realty Cosmos Bank Borivali (East) Branch DD. No. 003372	24.49 Lakh Sq. Ft.	Rishabraj Avyaana BUA 5.00 Lakh Sq. Ft. Ongoing Redevelopment Goregaon (West)	621 Cr. Turnover	Submitted	
		MIG	434	686	115,248.00	35,200/-	10%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	718	40,208.00	36,300/-	10%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	+ 36% on Existing CA	34,272.00	66,000/-	10%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		517,072.00																
3	B. G. Shirke Construction Technology Pvt. Ltd.	LIG	224	495	324,720.00	24,200/-	10%	3,30,000/-	50% of vacating 50% of Reaccommodation	33,000/-		24,200/-	As Per MCGM Norms & visitor car parking space as per Prevailing Norms	Will be provide 10% discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	Not Submitted	2.21 Cr. Sq. Ft.	Shriniwas Mili BUA 2.93 Lakh Sq. Ft. Completed Lower Parel	5,915 Cr. Annual Turnover	Not Submitted	Submitted their offer with 32 Terms & Conditions
		MIG	434	670	112,560.00	35,200/-	10%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	710	39,760.00	36,300/-	10%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	540	37,800.00	66,000/-	10%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		514,840.00																
4	Excel Infra Constriction LLP	LIG	224	495	324,720.00	24,200/-	10%	3,30,000/-	50% of vacating 50% of Reaccommodation	33,000/-		24,200/-	1 (One) Car Parking Per Unit	Will be provide 10% discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	Virendra M. Vora Dhanlaxmi Bank Ghatkopar DD. No. 108998	list of project submited but the area not specified	Not Received any Reply from the Developer for the same	215.84 Cr. Networth	Submitted	The Developer has submited the list of project however the areas which they completed Not Specified
		MIG	434	670	112,560.00	35,200/-	10%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	710	39,760.00	36,300/-	10%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	540	37,800.00	66,000/-	10%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		514,840.00																
5	Bhagwati Corporation	LIG	224	495	324,720.00	24,200/-	10%	3,30,000/-	50% of vacating 50% of Reaccommodation	33,000/-		24,200/-	As Per MCGM Norms	Will be provide 10% discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	Bhagwati Corporation Kotak Mahindra Bank Nerul Navi Mumbai Cheque No. 000070	43.01 Lakh Sq. Ft.	19 East BUA 9.49 Lakh Sq. Ft. Completed Residential Nerul	340 Cr. Networth	Not Submited	The Developer has Not Completed any Projects in Mumbai Till Date
		MIG	434	670	112,560.00	35,200/-	10%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	710	39,760.00	36,300/-	10%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	540	37,800.00	66,000/-	10%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		514,840.00																
6	Runwal Developers Ltd.	LIG	224	430	282,080.00	24,200/-	10%	3,30,000/-	50% of vacating 50% of Reaccommodation	33,000/-		24,200/-	1 (One) Covered Car Parking Per Unit (950 UNIT) & visitor car parking space as per Prevailing Norms	5% Discount on launch Price to existing members to the extent of 10% of their respective existing area.	To be Discussed at Planning Stage	Runwal Developers Ltd. ICICI Bank Sion Branch DD. No. 500173	1.65 Cr. Sq. Ft.	R City & Orchid Residency BUA 55.06 Lakh sq. ft. Completed in 2022 Ghatkopar (West)	3,215 Cr. Networth	Agreed & Submitted for Expenses however For the time limit intended to have further discussion	Offer is submited subject to various other 24 Terms & Conditions Specified to be discuss
		MIG	434	625	105,000.00	35,200/-	10%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	665	37,240.00	36,300/-	10%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	475	33,250.00	66,000/-	10%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		457,570.00																
7	Kalpataru Ltd.	LIG	224	410	268,960.00	24,200/-	10%	1,65,000/-	10% of Signing DA 20% of vacating 70% of Reaccommodation	16,500	16,500	24,200/-	Car parking will be given as Per the DCPR 2034 Norms	Rs. 27,000/- Per Sq. Ft. This Area Non-Transferable & Subject to final plan & Fitment	External Amenities for all bldg same however change in Internal Amenities of sale flats (specified in Terms)	Kalpataru Ltd. ICICI Bank Vakola Branch DD. No. 503828	78.20 Lakh Sq. Ft.	Kalpataru Aura BUA 10.57 Lakh Sq. Ft. Completed Residential Ghatkopar (West)	2,575.49 Cr. Nethworth	Submitted	Offer submited with 24 additional terms & conditions in detail to be discuss
		MIG	434	651	109,368.00	35,200/-	10%	2,75,000/-		22,000	22,000	35,200/-									
		MIG	462	693	38,808.00	36,300/-	10%	2,75,000/-		22,000	22,000	36,300/-									
		SHOP	Approx. 360	+ 35% on 25,200 Sq. Ft. CA	34,020.00	66,000/-	10%	3,30,000/-		22,000	22,000	66,000/-									
			2,70,928		451,156.00																

Offered Submited by the Developer Under DCPR 2034 Reg. No. - 33(9)

Sr. No.	Name of Developer	Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Rent to the Existing Member During Transit	% of Increase In Rent, for the Subsequent Year	Corpus offered by the Developer in proposal		Shifting Charges on Vacating	Shifting Charges on Re-Accommodation	Brokerage	Car Parking provision offered	Discount on additional area purchase for existing Members	Amenities for Rehab & Sale	Earnest Money Deposit (EMD) Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	Total volume of Completed Project till date in Sq. Ft.by the Developer	Single Largest Completed/ Ongoing Project executed in Mumbai by the Developer	Turnover/ Networth of Co.	Undertaking for Time limit & Expanses for 79A/ EGM to be born by the Developer	Our Remarks on Offer Submited by the Developer
1	H Rishabraj	LIG	224	530	347,680.00	24,200/-	10%	3,30,000/-	30% of vacating 70% of Reaccommodation	33,000/-		24,200/-	1 (One) Car Parking Per Unit (950 unit) OK But Subjcet to Planing & Approval)	Will be provide 10% discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	H Rishabraj Realty Cosmos Bank Borivali (East) Branch DD. No. 003372	24.49 Lakh Sq. Ft.	Rishabraj Avyaana BUA 5.00 Lakh Sq. Ft. Ongoing Redevelopment Goregaon (West)	621 Cr. Turnover	Submitted	
		MIG	434	728	122,304.00	35,200/-	10%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	759	42,504.00	36,300/-	10%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	+ 38% on Existing CA	34,776.00	66,000/-	10%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		547,264.00																
2	Kalpataru Ltd.	LIG	224	513	336,528.00	24,200/-	10%	1,65,000/-	10% of Signing DA 20% of vacating 70% of Re-accommodation	16,500	16,500	24,200/-	Car parking will be given as Per the DCPR 2034 Norms	Rs. 27,000/- Per Sq. Ft. This Area Non-Transferable & Subject to final plan & Fitment	External Amenities for all bldg same however change in Internal Amenities of sale flats (specified in Terms)	Kalpataru Ltd. ICICI Bank Vakola Branch DD. No. 503828	78.20 Lakh Sq. Ft.	Kalpataru Aura BUA 10.57 Lakh Sq. Ft. Completed Residential Ghatkopar (West)	2,575.49 Cr. Nethworth	Submitted	Offer submited with 24 additional terms & conditions in detail to be discuss
		MIG	434	700	117,600.00	35,200/-	10%	2,75,000/-		22,000	22,000	35,200/-									
		MIG	462	745	41,720.00	36,300/-	10%	2,75,000/-		22,000	22,000	36,300/-									
		SHOP	Approx. 360	+ 35% on 25,200 Sq. Ft. CA	34,020.00	66,000/-	10%	3,30,000/-		22,000	22,000	66,000/-									
			2,70,928		529,868.00																
3	Kanakia Homes Pvt. Ltd.	LIG	224	501	328,656.00	24,200/-	10%	3,30,000/-	20% of vacating 80% of Reaccommodation	33,000/-		24,200/-	Car Parking Shall be Provide As Per MCGM Norms	Will be provide 10% discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	Kanakia Homes Pvt. Ltd. HDFC Bank Andheri (East) - Sahar Road DD. No. 012925	2.25 Cr. Sq. Ft.	Kanakia Silicon Valley BUA 27.50 Lakh Sq. Ft. Ongoing Residential Powai	5,005 Cr. Nethworth	Submitted	
		MIG	434	660	110,880.00	35,200/-	10%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	690	38,640.00	36,300/-	10%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	486	34,020.00	66,000/-	10%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		512,196.00																
4	Shree Naman Developer Pvt. Ltd.	LIG	224	495	324,720.00	24,200/-	5%	3,30,000/-	50% of vacating 50% of Reaccommodation	33,000/-		24,200/-	1 (One) Car Parking Per Unit	Will be provide 5% Discount to existing members to the extent of 10% extra area.	Same/ Equivalent as Free Sale	Shree Naman Developer Pvt. Ltd. Axis Bank BKC Branch DD. No. 108761	45.22 Lakh Sq. Ft.	Insignia BUA 11.30 Lakh Sq. Ft. Completed Residential Santacruz	Average. 2,557.4 Cr. Turnover	Submitted	The Developer has Specified that, If selected by the society, then we may want to take the project in one of our SPV Company which shall at all point of time, continue to hold at least 51% Stake by Shree Naman Developers Pvt. Ltd. or its promoters
		MIG	434	670	112,560.00	35,200/-	5%	5,50,000/-		44,000/-		35,200/-									
		MIG	462	710	39,760.00	36,300/-	5%	5,50,000/-		44,000/-		36,300/-									
		SHOP	Approx. 360	486	34,020.00	66,000/-	5%	6,60,000/-		44,000/-		66,000/-									
			2,70,928		511,060.00																

Offered Submited by the Developer Under DCPR 2034 Reg. No. - Not Specified

Sr. No.	Name of Developer	Type of Unit	Existing Carpet area In Sq. Ft.	Proposed RERA Carpet Area In Sq. Ft. (Additional) offered by the Developer	Total Rehab RERA Carpet Area Offered in Sq. Ft.	Earnest Money Deposit (EMD)	Remarks
1	Mahindra Lifespaces Developers Ltd.	LIG	224	502	329,312.00	Not Submitted	Due to certain Technical Feasibility constraints associated with project, we will Not be in position to participate in the current Tender Process.
		MIG	434	742	124,656.00		
		MIG	462	789	44,184.00		
		SHOP	Approx. 360				
			2,70,928		498,152.00		

Tender Committee

1. Himmatrao B. Patil
2. Tanaji D. Katkar
3. Sanjay A. Bhatt
4. Namdeo S. Bhosale
5. Shailesh D. Rathod
6. Pandurang R. Kanade
7. Sanjay Patel

For Saraf Choudhari Nagar Co-Op Housing Society's Association Ltd.

Chairman | Secretary | Treasurer

Project Management Consultant

M/s. Harssha Enterprises