

THE MALAD CHSL.										
COMPARATIVE CHART OF OFFERS RECEIVED										
Sr. No.	Description	ARKADE Developers LTD.	GEECEE VENTURES LTD	KANAKIA MILLENIAL PVT. LTD	KARWA AND KEWAL KIRAN REALTORS	KEYSTONE REALTORS LTD (Rustomjee)	KOLTE PATIL Developers LTD	LODHA GROUP (Macrotech Developers Ltd)	RUNWAL Developers LTD.	WHEELABRATORS ALLOY CASTING Ltd (Runwal Group)
1	DCPR Scheme offered	33(9)	33(9)	33(9)	33(9)	33(9)	33(9)	33(9)	33(9)	33(9)
2	Additional MOFA Carpet Area (CA) offered	Residential Flats-46% Commercial Shops -20% - On Ground 30% for 1st floor (If Proposed)	Residential Flats- 60% Commercial Shops -30%	Residential Flats- 61% Commercial Shops -25%	Residential Flats-59% Commercial Shops -30%	Residential Flats- 50% Commercial Shops -20%	Residential Flats- 45% Commercial Shops -23%	Residential Flats-45% Commercial Shops -15% On Ground 30% for 1st floor (If Proposed)	REERA AREA Residential - 42.50 % including Balcony/ Decks/ Utilities as provided Commercial Shops - 42.50 % on ground floor, 40% on 1st floor.	Residential Flats- 56% (Incentive on residential-20% as per regulation) Commercial Shops - Existing area Plus-30%
3	Hardship Allowance (Corpus) on C.A.	Rs. 1800 / sq. ft.	Rs. 1800 / sq. ft.	Rs. 1800 / sq. ft.	Rs. 1800 / sq. ft.	Rs. 1800 / sq. ft.	Rs.1800 /sq. ft.	Rs.1100 /sq. ft.	Rs. 1800 / sq. ft.	Rs. 1800 / sq. ft.
4	Schedule of Payment of Hardship Allowance - Shall be paid at the time of signing agreement with individual members.	1) 25% shall be released when all the members and society simultaneously giving peaceful & vacated possession of the premises and along with all the structure of the society. 2)25% Payable upon completion of the RCC framework of new building. 3)50% on repossession of all the members of the society.	At the time of signing agreement with individual members	1) 10% Hardship compensation amount shall be paid at the time of handing over possession to the Developer and balance amount shall be paid at the time of repossession.	1) 50% upon vacating existing premises and balance 50% upon possession of PAA	1) 25% payable at time of Premises vacation, 2) 25% Payable upon completion of the RCC framework of the Member's building. 3) 50% payable at the time of re-possession Post OC.	1) 10% At the time of LOE 2) 40% at 24 months from the date of LOE 3) 50% at 48 months from the date of LOE or at the time of OC, whichever is earlier.	1)50% at the time of signing of PAAA. 2)50% At the time of Repossession.	1) 15% On Execution of DA, 2) 15% On Vacating Premises, 3) 70% On Re-possession.	1)20% on DA 2) 30% on vacation 3) balance at the time of handing over of possession of member's new premises.
5	Monthly Rent (Displacement) Compensation for first 11 months (shall be increased by 7.5% after every 11 moths) till possession of Flats	Residential- 1) 1st yr-Rs.80/ sq. ft 2) 2nd yr-Rs.86/ sq. ft 3) 3rd yr- Rs. 92/sq. ft 4) 4th yr- Rs. 99/sq. ft 5)5th yr- Rs. 105/sq. ft Commercial- 1) Rs.120/sq. ft 2) 2nd yr- Rs.129/sq. ft 3) 3rd yr- Rs. 138/sq. ft	Residential - Rs.80 / sq.ft Commercial- Rs.120/ sq.ft (Increased by 5% after every 11 moths)	Residential - Rs.80 / sq.ft Commercial - Rs.120 / sq.ft	Residential - Rs.80/sq.ft Commercial - Rs.120/sq. ft. (Shall increased by 5% after every 11 months) till possession of Flats	Residential - Rs.80/sq.ft Commercial - Rs.120/sq. ft. (Increased by 7.5% after every 121 moths)	Residential -1st yr- Rs.80/ sq.ft Commercial -1st yr- Rs.120/ sq.ft (to be increased after 11 months @7.5%)	Residential- Rs.70/sq.ft Commercial - Rs.100/sq.ft	Residential - Rs.70/sq.ft Commercial - Rs.120/ sq.ft (increased by 10% after every 11 months) POCs for each year in advance shall be provided.	Residential - Rs.80/ sq.ft. Commercial - Rs.120/ sq.ft.
6	Schedule of payment for Monthly Compensation 1.From the date of vacating the premises by Residential Flats and Commercial to 11 months. 2. To be paid in advance before vacating the premises by the members. 3. From month 12 to month 48 monthly Post-dated cheque in favor of existing members before vacating the premises by the members. 3. From month 49 till handing over of Possession and obtaining OC. Post dated cheque in favor of existing members till the end of 48th month from the date of vacating the premises by the members for 6 monthly period till handing over of possession and obtaining occupation certificate to the project.	1) 1st yr- Quarterly post dated cheque shall be provided and shall be released when all the members and society simultaneously giving peaceful & vacated possession of the premises. 2)Monthly POCs for the subsequent years shall be issued annually in advance. 3) Rentals POCs shall be provided till Full/ Full O.C for members entitlement.	1. From the date of vacating the premises by Residential flats and Commercial to 06 months. 2. To be paid in advance on vacating the premises by the members. 2. From month 7 to month 48 monthly Post-dated cheque in favor of existing members at the time of vacating the premises by the members. 3. From month 49 till handing over of Possession and obtaining OC. Post dated cheque in favor of existing members at the end of 48th month from the date of vacating the premises by the members for 6 monthly period till handing over of possession and grant of occupation certificate to the project.	1. 11 months monthly POC before vacating the Premises and the rent will start from the date of handing over premises to the developer. 2. From month 12 to month 48 monthly Post-dated cheque in favor of existing members at the time of vacating the premises by the members. 3. From month 49 till handing over of Possession and obtaining OC. Post dated cheque in favor of existing members at the end of 48th month from the date of vacating the premises by the members for 6 monthly period till handing over of possession and grant of occupation certificate to the project.	Yes	First year's full rent shall be paid by single cheque upfront. Monthly POCs for the subsequent years shall be issued annually in advance.	Monthly POC basis.	First 11 months agreed to pay in advance. From Month 12 to month 48 monthly Post-dated Cheque in favor of Existing Members at the time of Vacating the Premises by the members - monthly POCs after 12 months for each block of 11 months.	POCs each year in advance will be provided. Also ECS facility of bank can be provided if agreed by society.	Yes
7	Brokerage for alternate accommodation for members before Vacating premises Residential-2 month displacement compensation, Commercial-1 month displacement compensation	2 years brokerage @ Rs.80/sq.ft on Existing Carpet area for residential and one year brokerage @ Rs.120/- / sq.ft on existing Carpet area for commercial shops. 1st year brokerage shall be released when all the members and the society simultaneously giving peaceful & vacate possession of the the premises and along with all structures of the society.	Yes	Yes	Yes	Yes	Residential- One month rental at the time of LOE and one moth rental 24 months from the date of LOE. Commercial- One month rental at the time of LOE	Yes	Brokerage for alternate accommodation for members Residential-1 month displacement compensation, Commercial-1 month displacement compensation	Yes
8	Shifting charges (Total amount for to and fro) Residential-1 month displacement compensation, Commercial-1 month displacement compensation	Residential- @ Rs.80/Sq. ft. Commercial- @ Rs.120/Sq. ft.	Yes (before vacating the Premises)	Yes (At the time of vacating the Premises)	Yes (before vacating the Premises)	Yes (at the time of vacating the Premises)	Residential & Commercial- 30,000/- per member. a) At time of LOE Rs.15,000 b) At time of repossession- Rs. 15,000)	Yes	Residential-25,000 per member for Vacating the premises (at the time of Re-possession), Commercial- 25,000 per member for Vacating the premises, (at the time of Re-possession.)	Yes
9	Additional usable carpet area for purchase to members at a discounted rate per sq.ft	Residential- Rs. 28,500 / sq. ft. on RERA CA. Commercial- Rs. 45,000 / sq. ft. on RERA CA	Residential- Rs. 28,000 / Sq. ft. Commercial-NA	Residential - RS. 28,000 / sq.ft. (Maximum Carpet at 10% of existing Carpet area of member.) Commercial- NA	Residential - Rs. 26,000 per sq. ft. (Max. Cap-150 sq.ft.) Commercial- Rs.50,000 per sq. ft. (Max. Cap-100 sq.ft.)	Residential - 10% discount on the Proposed sale rate (Rs.1,500/- on RERA carpet area), Commercial-10% discount on the Proposed sale rate (Rs. 2,500/- on RERA carpet area), no limit on purchase, subject to design constraints.	Residential -At Prevailing Market rate and Discounted rate offers shall be as - 1) If payment made in installments- 5% 2) For one-time upfront payment- 7% Commercial- NA	To be Discussed	Residential- 3% Discount on the launch Price of the Projects for additional area of up to 300 sq.ft being acquired by the member. Commercial- 3% Discount on the launch Price of the Projects for additional area of up to 100 sq.ft being acquired by the member.	On RERA Residential -Rs. 25,000 per sq. ft. (Maximum Cap at 10% of existing Carpet area of member.) Commercial- Rs. 50,000 per sq. ft. (Maximum Cap at 10% of existing Carpet area of member.)
10	If the said member is compelled to buy differential area then it shall be bought at the rate prescribed	Standardization shall be at same rate as above	Residential- Rs. 28,000 / Sq. ft. Commercial- Rs. 50,000 / Sq. ft.	Residential- Rs. 28,000 / Sq. ft. Commercial- NA	Residential- Rs. 36,000 per sq. ft. Commercial- Rs. 50,000 per sq. ft.	Residential - 10% discount on the Proposed sale rate (up to Rs.1,500/- on RERA carpet area), Commercial 10% discount on the Proposed sale rate (up to Rs. 2,500/- on RERA carpet area), Ps- Existing CA to be verified by the competent authority.	On Prevailing market rate	To be Discussed	Residential-3% Discount on the launch Price of the Projects (to be decided) Commercial -3% Discount on the launch Price of the Projects (to be decided)	On RERA Residential- Rs. 25,000 per sq. ft. Commercial- Rs. 50,000 per sq. ft.
11	At least one covered Parking space per flat for existing members free of cost. Parking Shall be only surface Parking on basement/ Podium.	1 car parking to each residential flat and for commercial shop parking shall be as / DCPR 2034 Norms and Rest all of the parking's shall belong to the Developer. Type of parking subject to Planning.	Yes	Yes	Yes	Yes	Yes (Type of Parking shall be decided at the time of planning of design.)	Yes	1 Parking per Residential Member. Retain rights to proposed Stack/ Mechanical parking	Yes (Residential only) For Commercial - as per MCGM norms. The allocation of Member's car parking shall be subject to final design and approvals from statutory authorities.
12	Rate for purchasing of additional 1 Car parking by the residential flat member	Subject to availability	Rs.10 Lacs (Subject to availability of surplus car parking.)	Rs.12 Lacs. (Plus applicable taxes and GST per car park)	10 Lacs	Rs. 15 lacs per car park (Subject to availability of additional car parking as per prevalent MCGM norms)	N.A	To be Discussed	Shall be mutually discussed	Rs. 10 Lacs (Subject to availability as per final design & approval from statutory authorities)
13	Project Timeline for Completion of the Project from Date of Development Agreement	Construction Period-48months Grace Period-06 months	Construction Period-48 months Grace Period-06 months	Construction Period-42 months Grace Period- 12 months from the date of CC	5 years	48 months	Construction Period-42 months Grace Period-06 months	Details Required	Details Required	Construction Period-48 months Grace Period-06 months
14	Security Deposit (before handing over plot to Developer by Society)	Rs. 10 Lacs	Rs. 50 Lacs	Rs. 1Cr. (Interest free Refundable Security Deposit)	Rs. 5 Cr.(including Rs. 10 Lacs EMD)	Rs.2 Cr. (At the time of execution of DA and power of Power of attorney.)	Rs.30 Lacs in the form of bank guarantee and Rs.20 Lacs in the form of EMD.	Rs.20 Lacs (Including Rs.10 Lacs EMD)	Rs. 2 Cr. Security Deposit shall be reloaded by Society after Providing Bank Guarantee .	Rs. 3 Cr.
15	Bank Guarantee	Rs. 10 Cr.	Rs. 5 Cr.	NO	Rs. 13 Cr.	Rs.18 Cr. (At the time of vacation on reducing balance basis.)	RS. 5 Cr.	B/G/ Lien Equivalent to 20% of the Rehab Construction Cost on reducible basis in proportion to the construction stage.	Rs. 10 Cr. (Shall be issued after finalizing building plans and prior to vacation of premises by members.)	Rs. 10 Cr.
16	Defect Liability - Any defect, leakage, shrinkage, or other faults to be covered for 5 yrs.	As per RERA	Rs.50 Lacs	Yes	On Mutual agreement	Can be discussed at the time of DA	As per RERA norms	To be Discussed	To be mutually discussed on the same with Society.	Details Required
17	Lien/ Partial Right to sale of Developer reserved	REERA CA. of 7500 sq.ft.	25000 sq.ft	42000 sq.ft. (4200sq.ft x Rs.30,000+ 126cr.)	45000 sq.ft. (REERA Carpet Residential area.)	Area worth Rs.20 Cr. Will be kept as lien with society On Reducing balance basis.	5000 sq.ft. RERA CA	B/G/ Lien Equivalent to 20% of the Rehab Construction Cost on reducible basis in proportion to the construction stage.	10000 sq.ft. (REERA Carpet Residential area.) 3000 sq.ft. (REERA Carpet Commercial area.) Combination of Residential & Commercial	30000 sq.ft. (REERA Carpet area.)
18	Cost taxation , stamp duty , GST, etc. shall be borne by the developer.	Members who have not come Forwarded to execute and register the development Agreement their Stamp Duty and Registration charges and GST on Permanent Alternate Accommodation Agreement (PAAA) will not borne by Developer. Stamp Duty, Registration Charges and GST on additional RERA CA Purchased will borne by respective member/flat owner.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
19	Project Management Consultant fees as per the Tender conditions To be Paid by the Developer	Rs.50 lac. (For all consultants including PMC & taxes)	Rs.3 Cr. (For all consultants including PMC)	Yes	Rs.3 Cr. (Including all fees.)	Yes. (fees of consultants will be paid as mentioned in the tender document on the members and shops construction area.)	Rs.1.2 Cr. + GST as PMC fees and other consultants.	Yes	Yes	Rs.2Cr. (For all Consultant including GST)
20	Sources of fund for this project (Self Fund/bank/sale/any other)	1)Self Fund-45%, 2)Bank-30%, 3)Other- 25% Sales Proceedings.	1) Self Fund-Rs.150Cr. 2)Bank Fund Rs.200Cr. 3) Other- booking amount/advance from sale of flat-Rs.200Cr.	1)Self Fund 2)Bank 3)Sale proceeds	1)Self Fund	Combination of Equity, Internal accruals, borrowed funds & revenue from the Project.	1)Self Fund-40% 2)Bank- 60%	1)Self Fund-50% 2)Purchase- 0%, 3) Other- 50% Customer Advances.	1)Self Fund- 10%-15% As may be required, 2)Bank Credits- 25% based on cash flow requirements , 3)Other- balance from customer advances.	1)Self Fund 2)Bank finance
21	Net Worth	Rs. 1153.85 Cr.	Rs-532.34 Cr.	KANAKIA SPACES- Rs.64 Cr. KANAKIA FUTURE REALITY- Rs.67 Cr.	Rs-547.42 Cr	Rs-1473 Cr.	Rs-1046 Cr.	1)2022-23-9611 Cr, 2)2021-23-9579 Cr, 3)2020-21-5772 Cr.	Rs-1442.63 Cr.	1)FY 2022-23- Rs. 610.24 Cr, 2)FY 2021-22- Rs. 564.15 Cr.
22	Current Solvency Value in Cr.	ADPL-Rs.200.00 Cr. Amit Jain- Rs.184.00 Cr.	Rs-464.27 Cr.	To be furnished at a later stage.	To be submitted once shortlisted	Details Required	Rs-100 Cr/-	Rs-500 Cr/-	Rs-778 Cr/-	Details Required
23	Turn Over details for last 3 years	1)2021-22-Rs. 449 Cr 2)2020-21- Rs.108 Cr 3)2019-20-Rs. 342 Cr	1)March2023- Rs.38.68 Cr. 2)March2022- Rs.93.98 Cr. 3)March2021- Rs.43.97 Cr.	KANAKIA SPACES- Rs.123 Cr. KANAKIA FUTURE REALITY- Rs.47 Cr.	Details Required	Details Required	1)2022-23-824.17 Cr 2)2021-22-977.60 Cr 3)2020-21-501.99 Cr	Clarity in information required	1)2022+ Rs. 303 Cr 2)2022+ Rs. 768 Cr 3)2021+Rs. 638 Cr 4)2020+ Rs. 1263.00Cr	1)2022-23- Rs. 577.51 Cr 2)2021-22-Rs. 383.35 Cr 3)2020-21- Rs. 1311.91Cr
24	No of projects delivered	Open Land-18, Redevelopment-10	Open Land-4, Redevelopment-NA	70 (Redevelopment/ Open Land)	Open Land, Redevelopment-16	Open Land-14, Redevelopment-9	Open Land-48, Redevelopment-2	13(Redevelopment/ Open Land)	17 (Open Land/ Cess/ SRA Sale Component)	Open Land-50, Redevelopment-NA
25	No of on-going projects registered with MahaRera	Open Land-4, Redevelopment-3	Open Land-3, Redevelopment-3	Open Land-4, Redevelopment-1	Open Land, Redevelopment-3	Open Land-6, Redevelopment-7	Open Land-27, Redevelopment-5	26(Redevelopment/ Open Land)	Open Land/ Cess/ SRA Sale Component-9, Redevelopment-2	Open Land-5, Redevelopment-2(REERA awaited)
26	Total Habitable BUA in sq. ft. constructed till date	65,33,100 sq.ft (42,85,100 completed + 224800 ongoing)	6,50,000 sq.ft.	11,21,519sq.ft	1,146,000 sq. ft	20 million sq. ft. Plus	Approx. 26 million sq.ft	82,000,000 sq.ft	Clarity in information required	20million sq.ft plus
27	Completed/Ongoing Redevelopment Projects having Plot area more than 10,000 Sq.mt with dates of DA, IOD and Occupation Certificate as applicable	4	N.A	1 (Ongoing project- borivali. Date- already executed, CC- expected to received in 6 months.)	5	2	1	Clarity in information required	Details Required	Details Required
28	Details Required of any current Legal case and Complaints in MAHARERA	NA	NA	Ongoing legal cases will not have any impact on the execution our project.	Yes	To be shared with Society at the time of execution of Definitive Documents, if any	NA	Yes	Yes (Can be provided at the LOI stage)	12 nos
29	Deviations considered while give the offer	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
30	Tentative Timeline planned from Selection to DA and from DA to IOD (Full potential approval under Cluster Scheme) If selected as preferred Developer	Selection to DA- 6 months DA to IOD- 6 months, this shall be subject to equal co-operation from society and their consultants.	Details Required	9-12 months from date of LOI	Selection to DA-4 months and from DA to IOD- 1 year.	FSI to the extent, required to safeguard the committed area to the Society, to be loaded on the said Property and the corresponding plans to be sanctioned and IOD/ DA to be issued by the Concerned competent authority, prior to seeking vacant possession of the said property for commencing development by the Developer.	LOI to DA- 2-3 months, DA to IOD- 5-7 months subject to EC clearance.	Clarity in information required	1)Submission of plan to Society- 60 days from acceptance of LOI 2)IOB 6 Months from the date Approval of the Plans by Society. 3) CC- 4 Months from the date of last member vacating the premises. 4) DA Shall be mutually discussed and agreed between the Parties.	LOI to DA-3 months, DA to IOD-9 months
31	Number of days in which proposed plans and scheme can be presented to the Society upon shortlisting by the Society	4 weeks	Further Information Required	3 months from date of LOI	2 months	Can be discussed Mutually	45 days	Clarity in Information required	Clarity in information required	120 days
32	Details of any 3 Residential Projects in last 5 years with dates of DA, IOD, CC and Total BUA of all 3 projects.	1) Arkade Earth Date of D.A-03-May- 2016 Date of I.O.D-Feb 2015 Date of C-Nov-2015 Date of O.C-Phase1-Feb 2022 O.C-Phase2-April 2022 2) Arkade Durban, Vile Parle(E) Date of D.A-01-March-2020 Date of I.O.D-Sep 2020 Date of C-Oct 2020 Date of O.C-Nov-2022 3)Arkade Serene Date of D.A-22 Dec 2020 Date of I.O.D-Feb-2023 Date of C.C-Jul 2021 Date of O.C- Feb 2023	1) GEECEE CLOUD 36, Navi Mumbai. Date of I.O.D-NA Date of C.C-26.02.2013 Date of O.C- 08.02.2018 2) The MIST- PHASE-I Date of I.O.D-NA Date of C.C-11.08.2015 Date of O.C-24.10.2019 3) Emerald (part I) Date of I.O.D-NA Date of C.C-18.09.2018 Date of O.C- 14.09.2023	1) Kanakia Aroha Date of D.A-01.04.2014 Date of O.C- 06.05.2014 2) Kanakia Park, BMC Date of I.O.D-16.12.2014 Date of C.C-11.02.2015 Date of O.C-24.10.2018 3) Hollywood Date of I.O.D-20.01.2016 Date of C.C- 08.06.2016 Date of O.C- 17.05.2019	1) Ashish Emticomb Employees CHSL, chincholi, Malad. Date of D.A- 31.03.2016 Date of I.O.D- 08.08.2020 Date of O.C- 08.10.2023 Date of O.C- 05.09.2023 2)Kings Krest B.S.Dadar Date of D.A- 29.03.2008 Date of I.O.D- 14.08.2013 Date of C.C- 28.03.2016 Date of O.C- 15.09.2021	1)Rustomjee Elements (Redevelopment) Date of I.O.D-16.12.2011 Date of C.C-1.06.2012 Date of O.C-17.09.2021 2)Rustomjee Seasons (Redevelopment) Date of I.O.D-28.11.2013 Date of O.C-03.11.2015 Date of O.C-01.07.02.2020 3)Rustomjee Crown Date of I.O.D-21.10.2009 Date of I.O.D-04.03.2021 Date of O.C-08.08.2023	1)Jay Vijay Date of D.A- 09.04.2013 Date of O.C- 12.08.2015 Date of C.C-25.02.2016 Date of O.C- 02.02.2020 2) Link Palace Date of D.A- 13.02.2014 Date of I.O.D-31.10.2024 Date of C.C-30.10.2015 Date of O.C- 18.01.2018 3)Wings Date of D.A- 31.02.2016 Date of I.O.D-13.04.2017 Date of C.C-02.05.2017 Date of O.C-Aug 2024	Clarity in information required	1)The Residence, walkeshwar, mallhar Bili Date of I.O.D-13.09.2012 Date of C.C-18.07.2013 Date of O.C- 13.03.2020 2) B-Elegante- wing A, wing B, wing C- Lokhandwala, Andher(W) Date of I.O.D-13.05.2009 Date of C.C-19.01.2010 Date of O.C- wing A-20.06.2018 wing B-30.06.2017 wing C- 30.06.2017 3) The Reserve, Worli Date of I.O.D-13.04.2017 Date of C.C-02.05.2017 Date of O.C-16.12.2021	1)Runwal Forest- Kanjur Marg Date of I.O.D-29 March2014 Date of O.C-28 Jun 2022 2) Runwal Greens- Nihar Date of I.O.D-16 Jul 2010 Date of O.C-17 Jul 2019 3)Runwal Bliss Date of I.O.D-20 Nov 2015 Date of O.C-11 Sep 2023 Date of O.C-15.07.22