
**COMPARATIVE STATEMENT
OF OFFERS RECEIVED FROM DEVELOPERS
FOR THE REDEVELOPMENT OF
SUJATA NIVAS CHS LTD.**

S.V. ROAD, BANDRA (WEST)

DATE : 20 JAN 2024

PREPARED BY : M/S SHILP ASSOCIATES.

Shilp associates
Architectural Algorithms
Project Management Consultant

TOTAL FOUR DEVELOPERS SUBMITTED THEIR BIDS ALONG WITH THE PRELIMINARY CONDITION OF EMD SPECIFIED IN THE TENDER DOCUMENT

| SR NO | DEVELOPERS NAME |
|-------|---|
| 1 | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP |
| 2 | M/S. INSPIRA REALTY AND INFRA PVT LTD |
| 3 | ROMELL REAL ESTATE PVT. LTD. |
| 4 | ROSEWALT REALTY PVT. LTD. |

THIS EVALUATION REPORT IS THEREFORE PREPARED TO PROVIDE DETAILED INSIGHT OF ABOVE 4 ENTITIES BASED ON ALL THE DOCUMENTS SUBMISSIONS, THEIR OFFER MADE. ALL THE ENTITIES HAVE BEEN REQUESTED SEVERAL TIMES TO FULFIL MAXIMUM DOCUMENTS/ EVIDENCES OF THEIR OWN GROUPS IN ORDER TO PROVIDE PROPER JUSTICE TO THE COMPARISON REPORT. THIS REPORT CONSISTS OF FOLLOWING:

- **SUMMARY OF SUPPORTING DOCUMENTS RECEIVED, REQUESTED IN TENDERING PROCESS**
- **ANALYSIS OF COMMERCIAL BIDS**
- **ANALYSIS OF TECHNICAL BIDS**

NOTE :

REPORT IS BASED ON THE INFORMATION AND DOCUMENTS RECEIVED FROM THE BIDDERS ALONG WITH THEIR BIDS. EVALUATION OF BIDDER'S CREDENTIALS FROM FINANCIAL VALIDATIONS IS DONE FROM OUR ASSOCIATES. SOCIETY ALSO RECHECK THROUGH IT FROM THEIR FINANCIAL AND LEGAL CONSULTANTS IF NEEDED.

1ST COMMERCIAL OFFER COMPARISON – DURING THE OPENING OF TENDER (12TH AUGUST 2023)

| NAME IN WHICH THE BID IS SUBMITTED | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP | M/S. INSPIRA REALTY AND INFRA PVT LTD | ROMELL REAL ESTATE PVT. LTD. | ROSEWALT REALTY PVT. LTD. |
|---|--|---|--|--|
| Maximum Carpet Area including Fungible per member (MOFA) | 48% | 27% | 32% additional RERA Carpet Area | 35% |
| Clear Height of Flat Minimum 10 Feet | 3.05 Mtr 10' 0" (10 Feet - 0 Inches) | 9 Feet 5 Inches | 10' Feet floor to floor | Yes |
| Corpus fund / member (in INR) | Rs. 2,500/- per sq.ft for existing residential member Schedule of Payment 1) 50% given after vacating 2) 50% given at the time of possession | Rs. 1,200/- per sq.ft on existing carpet area | Rs. 2,000/- per Sq.ft. on existing carpet area | Rs.3,000/- per Sq.ft. on existing area |
| No of Car Parks per member | One Car Parking | 01 Car Park | As per BMC norms | As per MCGM policy |
| Monthly rent | Residential members is fixed at Rs.55,000/- for first year subsequently 10% increase in the rent on cumulative amount for subsequent 2nd and 3rd year of construction | Rs. 100/- per sq.ft. on existing carpet area | Rs.150/- per Sq.ft. on existing carpet area (10% increase in every year) | Rs.250/- per sq.ft. on existing area |

1ST COMMERCIAL OFFER COMPARISON – DURING THE OPENING OF TENDER (12TH AUGUST 2023)

| NAME IN WHICH THE BID IS SUBMITTED | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP | M/S. INSPIRA REALTY AND INFRA PVT LTD | ROMELL REAL ESTATE PVT. LTD. | ROSEWALT REALTY PVT. LTD. |
|---|--|--|--|---------------------------|
| Brokerage in % or INR | Rs.55,000/- One Month Rent | 01 Months' rent payable as | One Month Rent (Per year) | One Month Rent |
| Shifting charges (to and fro) | Rs.50,000/- Each member | Rs. 50,000/- Per member | Rs. 35,000/- Per member | Rs. 35,000/- Per member |
| Bank Guarantee from a nationalized bank (in Rupees) | 2 Flats will be kept as lien & shall be released as per schedule | 2, 000 Sqft lien to be released stage wise | BG in the form of lien against flats within the same project | Not Mentioned |
| Tentative period of completion of the entire project including Sale component with infrastructure and amenities | 36 Months (From the date of the Issue of CC of the Society) | 36 Months plus 6 months (grace) | 36 Months +6 months Grace period | 24 Months |

AS OFFERED – 19TH JANUARY 2024

| Flat No. | Carpet Area Including Existing Otla & Existing Balcony | Carpet Area including Otla Balcony & Additional Area Constructed Beyond Building Line | PROPOSED "MOFA & RERA CARPET" TO THE EXISTING MEMBERS OFFERED BY DEVELOPER'S | | | | | | | |
|----------|--|---|--|------------|--|------------|---|------------|--|------------|
| | | | GURUKRUPA REALCON INFRASTRUCTURE LLP | | INSPIRA REALTY AND INFRA PVT LTD | | ROMELL REAL ESTATE PVT. LTD. | | ROSEWALT REALTY PVT. LTD. | |
| | | | Proposed Area offered on Carpet Area including Otla Balcony & Additional Area Constructed Beyond Building Line | | Proposed Area offered on Carpet Area including Otla Balcony & Additional Area Constructed Beyond Building Line | | Proposed Area offered on Carpet Area Including Existing Otla & Existing Balcony | | Proposed Area offered on Carpet Area including Otla Balcony & Additional Area Constructed Beyond Building Line | |
| | | | MOFA | RERA | MOFA | RERA | MOFA | RERA | MOFA | RERA |
| | | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) |
| | | | 48% | | 35% | | 35% | | 45% | |
| A WING | | | | | | | | | | |
| 1 | 710.1 | 710.10 | 1,050.95 | 1,064.58 | 958.64 | 987.39 | 958.64 | 983.49 | 1,029.65 | 1,070.83 |
| 2 | 534.75 | 569.14 | 842.33 | 853.25 | 768.34 | 791.39 | 721.91 | 740.63 | 825.25 | 858.26 |
| 3 | 754.88 | 754.88 | 1,117.22 | 1,131.72 | 1,019.09 | 1,049.66 | 1,019.09 | 1,045.51 | 1,094.58 | 1,138.36 |
| 4 | 505.79 | 505.79 | 748.57 | 758.28 | 682.82 | 703.30 | 682.82 | 700.52 | 733.40 | 762.73 |
| 5 | 754.88 | 754.88 | 1,117.22 | 1,131.72 | 1,019.09 | 1,049.66 | 1,019.09 | 1,045.51 | 1,094.58 | 1,138.36 |
| 6 | 505.79 | 505.79 | 748.57 | 758.28 | 682.82 | 703.30 | 682.82 | 700.52 | 733.40 | 762.73 |
| 7 | 754.88 | 754.88 | 1,117.22 | 1,131.72 | 1,019.09 | 1,049.66 | 1,019.09 | 1,045.51 | 1,094.58 | 1,138.36 |
| 8 | 505.79 | 505.79 | 748.57 | 758.28 | 682.82 | 703.30 | 682.82 | 700.52 | 733.40 | 762.73 |
| B WING | | | | | | | | | | |
| 9 | 726.14 | 773.39 | 1,144.62 | 1,159.47 | 1,044.08 | 1,075.40 | 980.29 | 1,005.70 | 1,121.42 | 1,166.27 |
| 10 | 522.59 | 532.38 | 787.92 | 798.14 | 718.71 | 740.27 | 705.50 | 723.79 | 771.95 | 802.83 |
| 11 | 726.14 | 726.14 | 1,074.69 | 1,088.63 | 980.29 | 1,009.70 | 980.29 | 1,005.70 | 1,052.90 | 1,095.02 |
| 12 | 522.59 | 522.59 | 773.43 | 783.47 | 705.50 | 726.66 | 705.50 | 723.79 | 757.76 | 788.07 |
| 13 | 726.14 | 726.14 | 1,074.69 | 1,088.63 | 980.29 | 1,009.70 | 980.29 | 1,005.70 | 1,052.90 | 1,095.02 |
| 14 | 522.59 | 522.59 | 773.43 | 783.47 | 705.50 | 726.66 | 705.50 | 723.79 | 757.76 | 788.07 |
| 15 | 726.14 | 726.14 | 1,074.69 | 1,088.63 | 980.29 | 1,009.70 | 980.29 | 1,005.70 | 1,052.90 | 1,095.02 |
| 16 | 522.59 | 522.59 | 773.43 | 783.47 | 705.50 | 726.66 | 705.50 | 723.79 | 757.76 | 788.07 |

AS OFFERED – 19TH JANUARY 2024

| Flat No. | Carpet Area Including Existing Otlā & Existing Balcony | Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line | PROPOSED "MOFA & RERA CARPET" TO THE EXISTING MEMBERS OFFERED BY DEVELOPER'S | | | | | | | |
|----------|--|---|--|------------|--|------------|---|------------|--|------------|
| | | | GURUKRUPA REALCON INFRASTRUCTURE LLP | | INSPIRA REALTY AND INFRA PVT LTD | | ROMELL REAL ESTATE PVT. LTD. | | ROSEWALT REALTY PVT. LTD. | |
| | | | Proposed Area offered on Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line | | Proposed Area offered on Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line | | Proposed Area offered on Carpet Area Including Existing Otlā & Existing Balcony | | Proposed Area offered on Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line | |
| | | | MOFA | RERA | MOFA | RERA | MOFA | RERA | MOFA | RERA |
| | | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) |
| | | | 48% | | 35% | | 35% | | 45% | |
| C WING | | | | | | | | | | |
| 17 | 435.62 | 435.62 | 644.72 | 653.08 | 588.09 | 605.73 | 588.09 | 603.33 | 631.65 | 656.91 |
| 18 | 702.67 | 702.67 | 1,039.95 | 1,053.44 | 948.60 | 977.06 | 948.60 | 973.20 | 1,018.87 | 1,059.63 |
| 19 | 435.62 | 435.62 | 644.72 | 653.08 | 588.09 | 605.73 | 588.09 | 603.33 | 631.65 | 656.91 |
| 20 | 702.67 | 702.67 | 1,039.95 | 1,053.44 | 948.60 | 977.06 | 948.60 | 973.20 | 1,018.87 | 1,059.63 |
| 21 | 435.62 | 435.62 | 644.72 | 653.08 | 588.09 | 605.73 | 588.09 | 603.33 | 631.65 | 656.91 |
| 22 | 702.67 | 702.67 | 1,039.95 | 1,053.44 | 948.60 | 977.06 | 948.60 | 973.20 | 1,018.87 | 1,059.63 |
| 23 | 1138.29 | 1,138.29 | 1,684.67 | 1,706.52 | 1,536.69 | 1,582.79 | 1,536.69 | 1,576.53 | 1,650.52 | 1,716.54 |
| | | | | | | | | | | |
| GARAGES | | | | | 35% EXTRA | | | | 35% EXTRA | |
| G-01 | 157.8 | 157.80 | 157.80 | | 213.03 | 219.42 | 157.80 | 157.80 | 213.03 | 221.55 |
| G-02 | 157.8 | 157.80 | 157.80 | | 213.03 | 219.42 | 157.80 | 157.80 | 213.03 | 221.55 |
| G-03 | 157.8 | 224.21 | 224.21 | | 302.68 | 311.76 | 157.80 | 157.80 | 302.68 | 314.79 |
| | | | | | | | | | | |

AS OFFERED – 19TH JANUARY 2024

| SR NO | CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY | CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | "CORPUS FUND" ON EXISTING CARPET AREA | | | |
|-------|--|---|--|--|--|--|
| | | | GURUKRUPA REALCON INFRASTRUCTURE LLP | INSPIRA REALTY AND INFRA PVT LTD | ROMELL REAL ESTATE PVT. LTD. "REVISED OFFER" | ROSEWALT REALTY PVT. LTD. |
| | | | PROPOSED AREA OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | PROPOSED AREA OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | PROPOSED AREA OFFERED ON CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY | PROPOSED AREA OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE |
| | | | (PER SQ.FT) | (PER SQ.FT) | (PER SQ.FT) | (PER SQ.FT) |
| | | | Rs. | Rs. | Rs. | Rs. |
| | (IN SQ.FT) | (IN SQ.FT) | 2,500.00 | 1,200.00 | 3,000.00 | 3,000.00 |
| 1 | 435.62 | 435.62 | 10,89,050.00 | 5,22,744.00 | 13,06,860.00 | 13,06,860.00 |
| 2 | 505.79 | 505.79 | 12,64,475.00 | 6,06,948.00 | 15,17,370.00 | 15,17,370.00 |
| 3 | 522.59 | 522.59 | 13,06,475.00 | 6,27,108.00 | 15,67,770.00 | 15,67,770.00 |
| 4 | 522.59 | 532.38 | 13,30,950.00 | 6,38,856.00 | 15,67,770.00 | 15,97,140.00 |
| 5 | 534.75 | 569.14 | 14,22,850.00 | 6,82,968.00 | 16,04,250.00 | 17,07,420.00 |
| 6 | 702.67 | 702.67 | 17,56,675.00 | 8,43,204.00 | 21,08,010.00 | 21,08,010.00 |
| 7 | 710.1 | 710.10 | 17,75,250.00 | 8,52,120.00 | 21,30,300.00 | 21,30,300.00 |
| 8 | 726.14 | 726.14 | 18,15,350.00 | 8,71,368.00 | 21,78,420.00 | 21,78,420.00 |
| 9 | 754.88 | 754.88 | 18,87,200.00 | 9,05,856.00 | 22,64,640.00 | 22,64,640.00 |
| 10 | 726.14 | 773.39 | 19,33,475.00 | 9,28,068.00 | 21,78,420.00 | 23,20,170.00 |
| 11 | 1138.29 | 1,138.29 | 28,45,725.00 | 13,65,948.00 | 34,14,870.00 | 34,14,870.00 |

AS OFFERED – 19TH JANUARY 2024

| SR NO | CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY | CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | "RENT" ON EXISTING CARPET AREA | | | |
|-------|--|---|--|--|---|--|
| | | | GURUKRUPA REALCON INFRASTRUCTURE LLP | INSPIRA REALTY AND INFRA PVT LTD | ROMELL REAL ESTATE PVT. LTD. "REVISED OFFER" | ROSEWALT REALTY PVT. LTD. |
| | | | PROPOSED RENT OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | PROPOSED RENT OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | PROPOSED RENT OFFERED ON CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY | PROPOSED RENT OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE |
| | | | MONTHLY (10% ESCALATION YEARLY) | (PER SQ.FT) | (PER SQ.FT) | (PER SQ.FT) |
| | | | Rs. | Rs. | Rs. | Rs. |
| | (IN SQ.FT) | (IN SQ.FT) | 55,000.00 | 100.00 | 200.00 | 250.00 |
| 1 | 435.62 | 435.62 | 55,000.00 | 43,562.00 | 87,124.00 | 1,08,905.00 |
| 2 | 505.79 | 505.79 | 55,000.00 | 50,579.00 | 1,01,158.00 | 1,26,447.50 |
| 3 | 522.59 | 522.59 | 55,000.00 | 52,259.00 | 1,04,518.00 | 1,30,647.50 |
| 4 | 522.59 | 532.38 | 55,000.00 | 53,238.00 | 1,04,518.00 | 1,33,095.00 |
| 5 | 534.75 | 569.14 | 55,000.00 | 56,914.00 | 1,06,950.00 | 1,42,285.00 |
| 6 | 702.67 | 702.67 | 55,000.00 | 70,267.00 | 1,40,534.00 | 1,75,667.50 |
| 7 | 710.1 | 710.10 | 55,000.00 | 71,010.00 | 1,42,020.00 | 1,77,525.00 |
| 8 | 726.14 | 726.14 | 55,000.00 | 72,614.00 | 1,45,228.00 | 1,81,535.00 |
| 9 | 754.88 | 754.88 | 55,000.00 | 75,488.00 | 1,50,976.00 | 1,88,720.00 |
| 10 | 726.14 | 773.39 | 55,000.00 | 77,339.00 | 1,45,228.00 | 1,93,347.50 |
| 11 | 1138.29 | 1,138.29 | 55,000.00 | 1,13,829.00 | 2,27,658.00 | 2,84,572.50 |

THE CARPET AREA MOFA/RERA CLARIFICATION REQUESTED FROM ALL THE DEVELOPERS, AS PER OUR OBSERVATION **“M/S. GURUKRUPA REALCON”** HAS CALCULATED ADDITIONAL MOFA/RERA AREA ON **“CARPET AREA INCLUDING OTLA, BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE”** BUT RERA CARPET AREA OFFERED IS CALCULATED ONLY ON THE PROPOSED MOFA ADDITIONAL AREA FOR EXAMPLE :

| FLAT NO. | CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY | CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | EXTRA CARPET TO BE PROVIDED BY THE DEVELOPER | |
|----------|--|--|---|------------|
| | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) |
| | | | MOFA | RERA |
| | A | B | C | D |
| A WING | | | (48% X B) | (4% X C) |
| 1 | 726.14 | 773.39 | 371.00 | 386.00 |

THE CARPET AREA MOFA/RERA CLARIFICATION REQUESTED FROM ALL THE DEVELOPERS, AS PER OUR OBSERVATION“**ROMELL REAL ESTATE PVT. LTD.**” HAS CALCULATED ADDITIONAL MOFA /RERA AREA ON “**CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY**” FOR EXAMPLE:

| FLAT NO. | CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY | CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE | EXTRA CARPET TO BE PROVIDED BY THE DEVELOPER | |
|----------|--|--|---|-------------------------|
| | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) | (IN SQ.FT) |
| | | | MOFA | RERA |
| | A | B | C | D |
| A WING | | | $(35\% \times A) + A$ | $(38.5\% \times A) + A$ |
| 1 | 726.14 | 773.39 | 980.29 | 1,005.70 |