

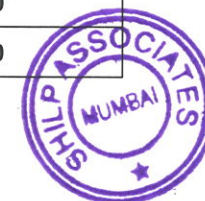
	COLOUR CODE	YELLOW	BLUE	GREEN	Orange	Grey	Red	OFFERS RECEIVED FOR SUJATA CHSL					
	ACCEPTANCE LEVEL	High	As Specified/ Good	Fair	Medium	Low	Not Acceptable	WEIGHTAGE OF COMMERCIAL OFFER					
	SCORE	10	8	6	4	2	0	OFFER UNDER SECTION 33(11) DCPR 2034 PROVISIONS					
Sr No	Name of Developer/ Consortium/ SPV	Weightage	Scoring Norms				GURUKRUPA REALCON LLP			ROSWALT REALTY PVT LTD			
	Commercials	50%											
1	Maximum Carpet Area for residential tenement including Fungible per member (MOFA)	20%	Yellow	Above		49%	High	48%	As Specified/ Good	1.60	50%	High	2.00
			Blue	46%	to	48%	As Specified/ Good						
			Green	43%	to	45%	Fair						
			Orange	40%	to	42%	Medium						
			Grey	37%	to	39%	Low						
			Red	Less Than		36%	Not Acceptabl						
2	Corpus fund /Hardship Compensation Amount member (in INR)	10%	Yellow	Above		₹ 3,250.00	High	₹ 3,100.00	As Specified/ Good	0.80	₹ 3,250.00	High	1.00
			Blue	₹ 3,001.00	to	₹ 3,250.00							
			Green	₹ 2,751.00	to	₹ 3,000.00							
			Orange	₹ 2,501.00	to	₹ 2,750.00							
			Grey	₹ 2,251.00	to	₹ 2,500.00							
			Red	Less Than		₹ 2,250.00							
3	Yearly rent & Schedule for temporary alternate accommodation per member (in INR) along with escalation rate for the subsequent year(s)	10%	Yellow	Above		₹ 251.00		₹ 250.00	As Specified/ Good	0.80	₹ 275.00	High	1.00
			Blue	₹ 226.00	to	₹ 250.00							
			Green	₹ 201.00	to	₹ 225.00							
			Orange	₹ 176.00	to	₹ 200.00							
			Grey	₹ 151.00	to	₹ 175.00							
			Red	Less Than		₹ 150.00							
4	No. of Car parks per member	10%	Yellow	2			1	Fair	0.60	1	Fair	0.60	
			Blue	AS PER NORMS									
			Green	1									
			Red	0									
										3.80			4.60



	COLOUR CODE	YELLOW	BLUE	GREEN	Orange	Grey	Red		OFFERS RECEIVED FOR SUJATA CHSL					
	ACCEPTANCE LEVEL	High	As Specified/ Good	Fair	Medium	Low	Not Acceptable		WEIGHTAGE OF FINANCIAL OFFER					
	SCORE	10	8	6	4	2	0		OFFER UNDER SECTION 33(7) B DCPR 2034 PROVISIONS					
Sr No	Name of Developer/ Consortium/ Financial	Weightage	Scoring Norms						GURUKRUPA REALCON LLP			ROSWALT REALTY PVT LTD		
		50%												
1	Upfront Funding (Ogoing / Completed PTC + Corpus + Rent + Shifting)	30%	Yellow	Above		30.01%	Project Cost	0.21%	Not Acceptable	0.00	30.69%	High	3.00	
			Blue	27.01%	to	30.00%	As Specified/							
			Green	24.01%	to	27.00%	Fair							
			Orange	21.01%	to	24.00%	Medium							
			Grey	18.01%	to	21.00%	Low							
			Red	Less Than		18.00%	Not							
2	Bank Guarantee from a nationalized bank (in Rupees) + Lien on salable flats	20%	Yellow	Above		20.01%	Project Cost	6.91%	Medium	0.80	7.32%	Medium	0.80	
			Blue	15.01%	to	20.00%								
			Green	10.01%	to	15.00%								
			Orange	5.01%	to	10.00%								
			Grey	0.01%	to	5.00%								
			Red	Less Than		0.00%								
									0.80			3.80		



BIDDER'S NAME	SCORE OF COMMERCIAL BID 33(11)	SCORE OF FINANCIAL BID 33 (11)	TOTAL SCORE OUT OF 10
GURUKRUPA REALCON LLP	3.80	0.80	4.60
ROSWALT REALTY PVT LTD	4.60	3.80	8.40





## OBSERVATION & EVALUATION REPORT BASED ON OFFER RECEIVED FROM BOTH DEVELOPERS

Commercial i.e Offer Weightage:

### ADDITIONAL MOFA CARPET AREA:

*For Residential Member's*

**GURUKRUPA REALCON LLP : 48%** Additional MOFA Carpet Area on Existing including Opla Balcony & Additional Area Constructed Beyond Building Line

**ROSWALT REALTY PVT LTD : 50%** Additional MOFA Carpet Area on Existing including Opla Balcony & Additional Area Constructed Beyond Building Line

*For Garage Holder's*

**GURUKRUPA REALCON LLP : 38%** Additional MOFA Carpet Area on Existing including Opla Balcony & Additional Area Constructed Beyond Building Line

**ROSWALT REALTY PVT LTD : 40%** Additional MOFA Carpet Area on Existing including Opla Balcony & Additional Area Constructed Beyond Building Line

ADDITIONAL MOFA CARPET AREA								
	Offer from Developers	Total Carpet Area of All Existing Members	Proposed Total Carpet Area of Existing Members	Difference in Carpet Area	Approx. Valuation of Difference Carpet Area	No of Members	Per Member Approx. Profit / Loss	
	Additional Area	In Sq Ft	In Sq Ft	In Sq Ft	₹ 50,000			
Developer Name								
GURUKRUPA REALCON LLP	48%	14,666.38	21,706.24	-293.33	-₹ 1,46,66,381	24	-₹ 6,11,099	NEGATIVE
ROSWALT REALTY PVT LTD	50%		21,999.57	293.33	₹ 1,46,66,381		₹ 6,11,099	POSITIVE
The Carpet area offered as per 48% to 50% by Roswalt is affecting by 300.97 Sq.ft as per the market sale rate of 50000 per.sq.ft it will be loss of society in carpet area of Rs.1,46,66,381/-								
> As per our Observation Gurukrupa Realcon LLP is offering Additional MOFA Carpet Area on including Opla Balcony & Additional Area Constructed Beyond Building Line								
> As per our Observation Roswalt Realty Pvt Ltd is Offering Additional MOFA Carpet Area on Carpet Area including Opla Balcony & Additional Area Constructed Beyond Building Line								



**CORPUS FUND/ HARDSHIP COMPENSATION:**

*For Residential Member's*

**GURUKRUPA REALCON LLP : Rs.3,100/- Per Sq Ft on Existing Carpet Area Including Existing Otl & Existing Balcony**

**ROSWALT REALTY PVT LTD : Rs.3,250/- Per Sq Ft on Existing Carpet Area including Otl Balcony & Additional Area Constructed Beyond Building Line**

*For Garage Holder's*

**GURUKRUPA REALCON LLP : To be discussed.**

**ROSWALT REALTY PVT LTD : Rs.3,250/- Per Sq Ft on Existing Carpet Area including Otl Balcony & Additional Area Constructed Beyond Building Line**

CORPUS FUND/ HARDSHIP COMPENSATION						
	Offer from Developers	Total Carpet Area of All Existing Members	Corpus Fund / Hardship Compensation on Total Carpet Area of Existing Members	Difference in Corpus / Hardship Compensation	No of Members	Per Member Approx. Profit / Loss
Developer Name	Corpus Per Sq Ft	In Sq Ft				
GURUKRUPA REALCON LLP	₹ 3,100	14,666.38	₹ 4,54,65,780	-₹ 21,99,957	24	-₹ 91,665 <b>NEGATIVE</b>
ROSWALT REALTY PVT LTD	₹ 3,250		₹ 4,76,65,737	₹ 21,99,957		₹ 91,665 <b>POSITIVE</b>

The Corpus fund/ Hardship Compensation given by both the Developer comparison of both Roswalt & Gurukrupa Realcon. Gurukrupa Realcon is giving less amount by Rs 21,99,957/-

> As per our Observation Gurukrupa Realcon LLP is offering Corpus Fund / Hardship Compensation on Carpet Area Including Existing Otl & Existing Balcony

> As per our Observation Roswalt Realty Pvt Ltd is offering Corpus Fund / Hardship Compensation on Carpet Area including Otl Balcony & Additional Area Constructed Beyond Building Line



# RENT / HARDSHIP COMPENSATION FOR TEMPORARY ACCOMODATION:

## For Residential Member's

GURUKRUPA REALCON LLP : **Rs.250/- Per Sq Ft** on Existing Carpet Area Including Existing Otle & Existing Balcony

ROSWALT REALTY PVT LTD : **Rs.275/- Per Sq Ft** on Existing Carpet Area including Otle Balcony & Additional Area Constructed Beyond Building Line

## For Garage Holder's

GURUKRUPA REALCON LLP : **-**

ROSWALT REALTY PVT LTD : **Rs.3,250/-** on Existing Carpet Area including Otle Balcony & Additional Area Constructed Beyond Building Line

RENT / HARDSHIP COMPESNSATION FOR TEMPORARY ACCOMODATION								
	Offer from Developers	Total Carpet Area of All Existing Members	Rent / Hardship Compensation for Temporary Accommodation on Total Carpet Area of Existing Members per Month	Difference in Rent / Hardship Compensation for Temporary Accommodation Per Month	Difference in Rent / Hardship Compensation for Temporary Accommodation Per Year	No of Members	Per Member Approx. Profit / Loss Per Year	
Developer Name	Rent Per Sq Ft	In Sq Ft						
GURUKRUPA REALCON LLP	₹ 250		₹ 36,66,595	-₹ 3,66,660	-₹ 43,99,914	24	-₹ 1,83,330	NEGATIVE
ROSWALT REALTY PVT LTD	₹ 275		₹ 40,33,255	₹ 3,66,660	₹ 43,99,914		₹ 1,83,330	POSITIVE

The Rent / Hardship Compensation for Temporary Accommodation given by both the Developer comparison of both Roswalt & Gurukrupa Realcon.

Gurukrupa Realcon is giving less amount by Rs 3,66,660/-

> As per our Observation Gurukrupa Realcon LLP is offering Rent / Hardship Compensation For Temporary Accommodation on Carpet Area Including Existing Otle & Existing Balcony

> As per our Observation Roswalt Realty Pvt Ltd is offering Corpus Fund / Hardship Compensation on Carpet Area including Otle Balcony & Additional Area Constructed Beyond Building Line

## CAR PARKING PER MEMBER:

GURUKRUPA REALCON LLP : One Parking per member.





ROSWALT REALTY PVT LTD : One Parking per member.

**Financial i.e. Initial Investment in Project, Bank Guarantee Value & Lien Area & Solvency Certificate from Nationalized Bank & Net Worth Certificate CA Verified Weightage:**

**PERMANENT TRANSIT CAMP (PTC):**

GURUKRUPA REALCON LLP: The Developer does not have his own PTC, though the developer has stated during the presentation that the same will obtained at the later stage.

ROSWALT REALTY PVT LTD : The Developer has his Project under construction in 33(11) with their own self PTC.

**RENT DISBURSEMENT:**

**GURUKRUPA REALCON LLP:** Rent Disbursement not mentioned.

**ROSWALT REALTY PVT LTD:** Rent in PDC of 11 months.

**BROKERAGE & SHIFTING CHARGES:**

**GURUKRUPA REALCON LLP:** The Brokerage one month Rent.

**ROSWALT REALTY PVT LTD :** The Brokerage one month Rent.



#### **CORPUS FUND/ HARDSHIP COMPENSATION DISBURSEMENT:**

##### **GURUKRUPA REALCON LLP: Disbursement of Corpus Fund/ Hardship Compensation**

- 50% after members vacating existing premises
- 50% at the time of repossession.

##### **ROSWALT REALTY PVT LTD: Disbursement of Corpus Fund/ Hardship Compensation**

- 50% at time of vacating and handover of peaceful possession of the building.
- 25% at the handover completion of RCC work of building.
- 25% on giving the possession back to the existing members.

#### **BANK GUARANTEE VALUE & LIEN AREA:**

##### **GURUKRUPA REALCON LLP : Bank Guarantee Value & Lien Area**

- 2 Flats will be kept as lien & shall be release as per schedule. **(Area of Flats not mentioned)**

##### **ROSWALT REALTY PVT LTD: Bank Guarantee Value & Lien Area**

- Flats equivalent to 15 Cr. in the same building post the issue of IOA / IOD to the society as alien for the area equivalent to the construction cost for the existing members which shall be released to us stage wise as per stage decided by us mutually a security to existing members.

**Note: The Society may ask to the developer, Liquidate Bank Guarantee before awarding the project to most preferable developer.**





## TENTATIVE PROPOSED PLANNING FOR SOCIETY: 1<sup>st</sup> PRESENTATION

### GURUKRUPA REALCON LLP : 1<sup>st</sup> PRESENTATION SHARED WITH SOCIETY ABOVE 70 METERS BUILDING

#### POSITIVE

- Spacious entrance lobby.
- Every road have commercial frontage.
- Good vehicular circulation at podium level.
- Proper utilization of space.
- Efficient traffic flow design minimizes delays.
- Adequate natural light and ventilation.
- Layout maximizes light and ventilation.

#### NEGATIVE

- Due to the placement of car lift away from entrance lobby. There is no drop off area created.
- Changing area with toilet required near swimming pool area.
- Depth of passage is more than required in planning which leads to unusable spaces in lobby.
- Longer passage is created in the apartment which will increase walking distance.
- Size of swimming pool is less than average.



**ROSEWALT REALTY LLP : 1<sup>st</sup> PRESENTATION SHARED WITH SOCIETY UPTO 70 METERS BUILDING**

**POSITIVE**

- Efficient planning with proper usage of area.
- Different commercial and residential entry which gives privacy to residential.
- Ratio of elevators to the population density in planning is advantageous.
- Separate dedicated lobby for commercial and residential apartments.
- Good vehicular circulation at podium level.
- Each room of apartment's unobstructed windows.
- Layout maximizes light and ventilation.

**NEGATIVE**

- Longer passage is created in the apartment which will increase walking distance.



## TENTATIVE REVISED PROPOSED PLANNING REQUESTED BY SOCIETY: 2<sup>ND</sup> PRESENTATION

GURUKRUPA REALCON LLP: 2<sup>ND</sup> PRESENTATION SHARED WITH SOCIETY UPTO 70 METERS BUILDING.

### NEGATIVE

- Not Provided- As per society committee's mail conversation with Gurukrupa Realcon hasn't submitted by 21st April 2024. Follow-up emails were sent on 24th April, 26th April, 30th April, 3rd May and 6<sup>th</sup> May. They replied on 3<sup>rd</sup> May needing more time but then stopped communicating.

ROSEWALT REALTY LLP : 2<sup>ND</sup> PRESENTATION SHARED WITH SOCIETY ABOVE 70 METERS BUILDING

### POSITIVE

- Efficient planning with proper usage of area.
- Easy accessibility ensures hassle-free parking
- Minimum wastage of passage space.
- Two apartments per floor which give more privacy.
- Layout maximizes light and ventilation

### NEGATIVE

- Building design with No separate commercial and residential entrances.

