

SUJATA NIWAS BANDRA (WEST)

ANNEXURE I

| Sr. No. | Description  |   | PMC REMARK   |  | PMC REMARK   |  | PMC REMARK   |   | PMC REMARK  |
|---------|--|---|--|--|--|--|--|---|---|
|         | Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)   | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP   | Ok   | M/S. INSPIRA REALTY AND INFRA PVT LTD  | Ok   | ROMELL REAL ESTATE PVT. LTD.   | Ok   | ROSEWALT REALTY PVT. LTD.   | Ok  |
| 1       | Nature of bidder<br>Proprietorship / Partnership / Pvt Ltd / Public Ltd / Consortium / SPV / Other<br>If Others, please specify.   | LIMITED LIABILITY PARTNERSHIP FIRM  | ✓  | PVT LTD  | ✓  | PVT LTD  | ✓  | PVT LTD   | ✓   |
| 2       | EMD of Rs.50 Lakhs/-   | Submitted   | ✓  | Submitted  | ✓  | Submitted  | ✓  | Submitted   | ✓   |
| 3       | Registered address / Tel. no. of the bidder<br>(In case of Consortium, SPV or any other joint venture, please specify registered address and tel. no. of each of the members / partners with documentary evidence)   | C/106, Vashi Plaza, Sector-17, New Mumbai- 400703<br>gurukruparealcon@gmail.com         | ✓  | Level 6 Gala Impecca, Next to Courtyard Marriott, Andheri Kurla Road, Andheri East, Mumbai 400059  | ✓  | 4th Floor, Prius Infinity, Subhash Road, Vile Parle ( E), Mumbai- 400057.<br><br>022- 4897 9200<br><br>finance@romellgroup.com<br>www.romellgroup.com        | ✓  | 903, Naman Centre G Block, BKC, Bandra (East), Mumbai- 400051 Mobile- 98211 96600 | ✓   |
| 4       | Duly certified documentary evidence for nature of bidder<br>(In case of Consortium, SPV or any other joint venture, also give details and documentary evidence for each of the members / partners)<br><br>Provide the list of documents attached   | GST Registration Certificate  | GST Registraion Certificate Submitted Society may ask to submit other relevant documents | GST Registration Certificate Certificate of Incorporation E- Article of Association  | Company Registration Certificate & AOA of INSPIRA REALTY AND INFRA PVT LTD LIMITED submitted | GST Registration Certificate Certificate of Incorporation ISO 9001:2000 Certificate MOA & AOA  | Relevant Doq's Submitted   | GST Registration Certificate Certificate of Incorporation MCA - MOA & AOA         | Relevant Doq's Submitted  |
| 5       | Duly certified Audited Annual Reports / Balance Sheets / P & L Accounts of the bidder for the last 3 years.<br>(In case of Consortium, SPV or any other joint venture, give details of each of the members/partners)   | Attached  | Certified Annual Reports of GURUKRUPA REALCON INFRASTRUCTURE LLP submitted.              | Attached   | Certified Annual Reports of INSPIRA REALTY AND INFRA PVT LTD submitted.                      | Attached   | Certified Annual Reports of ROMELL REAL ESTATE PVT. LTD. submitted.              | Attached  | Certified Annual Reports of Rosewalt Realty submitted.                          |
| 6       | Net worth of bidder (duly certified)<br>(In case of Consortium, SPV or any other joint venture, specify net worth of each of the members/partners)   | As per Annexure its Attached<br><br>(NO ATTACHMENT OF NET WORTH CERTIFICATE)            | Society Should ask to submit the same  | Net Worth as on 31st March, 2021 is on name of M/s Aayush Agarwal Trust Rs. 10.07 Crores<br><br>Net Worth as on 31st March, 2022 is on name of Mr. Aayush Agarwal Rs. 170 Crores | Relevant Doq's Submitted   | Net Worth as on 31st March, 2022 is M/s Romell Real Estate Pvt Ltd Rs. 478.46 Crores   | Relevant Doq's Submitted   | Net Worth as on 31st March, 2021 is Mr. Shantanoo Rane Rs. 88.30 Crores           | Relevant Doq's Submitted  |
| 7       | Bankers Certificate regarding solvency of the bidder.  | NA  | Society Should ask to submit the same  | Not Submitted  | Society Should ask to submit the same  | Citizen Credit Co-op Bank Ltd Provided Rs.100 Cr Solvency Certificate, Dated 07th December 2022, Valid for 1 Year on Name of M/s Romell Real Estate Pvt Ltd. | Relevant Doq's Submitted   | Not Attached at this Stage Will give Later  | Society Should ask to submit the same   |
| 8       | Experience with details of completed / ongoing projects by the bidder.<br>(In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners)  | Attached  | Profile Attached   | Attached   | List of completed and ongoing projects by INSPIRA REALTY AND INFRA PVT LTD is attached       | Attached   | List of completed and ongoing projects by ROMELL REAL ESTATE PVT LTD is attached | Attached  | List of completed and ongoing projects by ROSEWALT REALTY PVT. LTD. is attached |
| 9       | Total constructed area under redevelopment projects till date  | 15,04,000.00 Sq Ft  | As per mentioned in Annexure   | 5,66,150.00 Sq Ft  | As per List Provided by Developer  | 12,09,262.63 Sq Ft   | As per List Provided by Developer  | 3,55,269.00 Sq Ft   | As per List Provided by Developer   |
| 10      | Experience with details of completed /ongoing projects involving redevelopment after Covid Period, with total Plot Area & No. of tenements, Approx. Cost of Project. (If any) Running Project in DCPR 2034, 33(11) Policy. (In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners) | Attached<br><br>(In profile Projects are Listed but Type of Project Land Not Mentioned) | Land Type or Specified Development Under which DCPR policy not mentioned                 | List Attached  | Land Type or Specified Development Under which DCPR policy not mentioned                     | List Attached  | Land Type or Specified Development Under which DCPR policy not mentioned         | List Attached   | Land Type or Specified Development Under which DCPR policy not mentioned        |





| Sr. No. | Description  |  | PMC REMARK   |                                       | PMC REMARK   |  | PMC REMARK   |   | PMC REMARK   |
|---------|--|--|--|---------------------------------------|--|--|--|---|--|
|         | Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)   | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP                        | Ok   | M/S. INSPIRA REALTY AND INFRA PVT LTD | Ok   | ROMELL REAL ESTATE PVT. LTD.   | Ok   | ROSEWALT REALTY PVT. LTD.   | Ok   |
| 11      | Arbitration & Litigation Record, if any  | NO   | Arbitration & ligations matters will be verified by Society's through appointed Solicitor. | N A                                   | Arbitration & ligations matters will be verified by Society's through appointed Solicitor. | NIL  | Arbitration & ligations matters will be verified by Society's through appointed Solicitor. | Nil   | Arbitration & ligations matters will be verified by Society's through appointed Solicitor. |
| 12      | Professional Fees of PMC Advocate/ Legal Consultant (will be born by selected bidder) (Expected crierteria for bidder: payment of PMC & consultants) | We Pay   | ✓  | Not Mentioned                         | Society Should ask for the same  | Lumpsum fees to be finalized, if confirmed                             | Society may note this  | Not Mentioned   | Society Should ask for the same  |
| 13      | In addition to Bank Guarantee, security in the form of constructed area from saleable component to be reduce progressively.                          | 2 Flats will be kept as lein & shall be released as per schedule | ✓  | Not Mentioned                         | Society Should ask for the same  | provided is in the form of Lien against sale flats within the project. | ✓  | Not Accepted as We Intend to Develop Under Regulation 33(11) of DCPR 2034 | Society Should Clarify the same from Developer   |
| 14      | Share of society in additional FSI benefit, in the form of constructed area free of costs, if so available till completion of the project.           | offer given considering all benefits                             | Society note the same  | Not Mentioned                         | Society Should ask for the same  | 50%-50% after deduction of expenditure                                 | ✓  | Once Approved we will not change Plans                                    | Society Should Clarify the same from Developer   |





SUJATA NIWAS BANDRA (WEST)

ANNEXURE II -A OFFER UNDER SECTION 33 (7) DCPR 2034

| Sr No | Name in which the bid is submitted (Name of Developer/ Consortium/ SPV)   | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP | PMC REMARK | M/S. INSPIRA REALTY AND INFRA PVT LTD               | PMC REMARK  | ROMELL REAL ESTATE PVT. LTD.  | PMC REMARK | ROSEWALT REALTY PVT. LTD.     | PMC REMARK |
|-------|---|---|------------|---|---|-------------------------------|------------|-------------------------------|------------|
| 1     | Maximum Carpet Area for Residential tenement including Fungible per member (MOFA)   | Offer Given in Policy 33 (11)             |            | 12 %  | As per our Tender Condition the offer should be MOFA (Society Should seek clarification from Developer) | Offer Given in Policy 33 (11) |            | Offer Given in Policy 33 (11) |            |
| 2     | Clear Height of Residential Flat Minimum 10 Feet  |   |            | 9 Feet 5 Inches                                     | As per our Tender Condition it should be minimum 10 Feet  |                               |            |                               |            |
| 3     | Corpus fund / member (in INR)   |   |            | Residential Rs.800/-<br>On existing carpet area     | ✓   |                               |            |                               |            |
| 4     | Monthly rent for temporary alternate accommodation per member (in INR) along with escalation rate for the subsequent year(s)<br>(payable for one full calendar month as additional rental and for one full calendar month in which the Notice to take possession of new premises) |   |            | Rs. 100/- per sq.ft. on existing carpet area        | ✓   |                               |            |                               |            |
| 5     | Schedule and Mode of payment of rent  |   |            | Post dated Cheques                                  | ✓   |                               |            |                               |            |
| 6     | Temporary Society office or rent (Till Possession of New society office)  |   |            | Provision shall be made on site                     | ✓   |                               |            |                               |            |
| 7     | Brokerage in % or INR)  |   |            | 1 Month Rent  |   |                               |            |                               |            |
| 8     | Shifting charges (to and fro)   |   |            | Rs. 40,000/- Per member                             | ✓   |                               |            |                               |            |
| 9     | Bank Guarantee from a nationalized bank (in Rupees)   |   |            | Not Mentioned                                       | Bank Guarantee is mandatory condition as per 79(A)  |                               |            |                               |            |
| 10    | No of Car Park per member   |   |            | 01 Car Parking per Member ( Mechanical/Stack/Tower) | ✓   |                               |            |                               |            |
| 11    | Specified lead period for submission of proposal/approval's timelines.  |   |            | 6-8 Months  | ✓   |                               |            |                               |            |
| 12    | Occupation period of the rehab buildings after Commencement Certificate   |   |            | 36 Months plus 6 months grace period                | ✓   |                               |            |                               |            |
| 13    | Tentative period of completion of the entire project including Sale component with infrastructure and amenities   |   |            | 36 Months plus 6 months grace period                | ✓   |                               |            |                               |            |





SUJATA NIWAS BANDRA (WEST)

ANNEXURE II -A OFFER UNDER SECTION 33 (7) DCPR 2034

| Sr No | Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)  | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP | PMC REMARK | M/S. INSPIRA REALTY AND INFRA PVT LTD   | PMC REMARK   | ROMELL REAL ESTATE PVT. LTD. | PMC REMARK | ROSEWALT REALTY PVT. LTD. | PMC REMARK |
|-------|---|---|------------|---|--|------------------------------|------------|---------------------------|------------|
| 14    | Offer validity period   |   |            | 60 Days   | As per our Tender Condition it is Valid for 180 Days |                              |            |                           |            |
| 15    | Discount to the Members Additional available Area /Units to be purchased by existing members<br><br>Discount rate on additional area/ Units available to be purchased by existing members<br><br>Compensation to member for being allotted slightly lesser area due to planning constraints.<br><br>Payment by the member for being allotted slightly higher area due to planning constraints |   |            | 100 Sq.ft<br><br>Rs.50,000/- Per Sq.ft.<br><br>Rs.50,000/- Per Sq.ft.<br>Rate per sq.ft on carpet area<br><br>Rs.50,000/- Per Sq.ft.<br>Rate per sq.ft on carpet area | ✓  |                              |            |                           |            |





SUJATA NIWAS BANDRA (WEST)

ANNEXURE II - B OFFER UNDER SECTION 33 (11) DCPR 2034

| Sr No | Name in which the bid is submitted (Name of Developer/ Consortium/ SPV)   | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP   | PMC REMARK   | M/S. INSPIRA REALTY AND INFRA PVT LTD         | PMC REMARK   | ROMELL REAL ESTATE PVT. LTD.  | PMC REMARK  | ROSEWALT REALTY PVT. LTD.              | PMC REMARK  |
|-------|---|---|--|---|--|---|---|--|---|
| 1     | Maximum Carpet Area for Residential tenement including Fungible per member (MOFA)   | Free Carpet area offered per Residential members is 48% additional on existing area   | As per our Tender Condition the offer should be MOFA (Society Should seek clarification from Developer MOFA or RERA) | 27%   | As per our Tender Condition the offer should be MOFA (Society Should seek clarification from Developer MOFA or RERA) | Existing Carpet Area +32% additional RERA Carpet area including fungible for Residential user | As per our Tender Condition the offer should be MOFA (Society Should seek clarification from Developer RERA percentage) | 35% Extra Area                         | As per our Tender Condition the offer should be MOFA (Society Should seek clarification from Developer) |
| 2     | Clear Height of Residential Flat Minimum 10 Feet  | 3.05 Mtr<br>10' 0" (10 Feet - 0 Inches)   | ✓  | 9 Feet 5 Inches                               | As per our Tender Condition it should be minimum 10 Feet   | 10' Feet floor to floor   | ✓   | Yes                                    | As per our Tender Condition it should be minimum 10 Feet  |
| 3     | Corpus fund / member (in INR)   | Rs. 2,500/- per sq.ft for existing residential member<br><br>Schedule of Payment<br>1) 50% given after vacating<br>2) 50% given at the time of possession             | ✓  | Rs. 1,200/- per sq.ft on existing carpet area | Society should ask for schedule of Payment of Corpus   | Rs. 2,000/- per Sq.ft. on existing carpet area  | Society should ask for schedule of Payment of Corpus  | Rs.3,000/- per Sq.ft. on existing area | Society should ask for schedule of Payment of Corpus  |
| 4     | Monthly rent for temporary alternate accommodation per member (in INR) along with escalation rate for the subsequent year(s)<br>(payable for one full calendar month as additional rental and for one full calendar month in which the Notice to take possession of new premises) | 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 | society may take clarification about rent will be same for the all the members even if the carpet area different     | 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   | ✓   |
| 5     | Schedule and Mode of payment of rent  | Not Mentioned   | Society should ask for schedule of payment of rent   | Post dated Cheques                            | ✓  | Annual Post Dated Cheques   | Society should ask for schedule of payment of rent  | Post Dated Cheques                     | Society should ask for schedule of payment of rent  |
| 6     | Temporary Society office or rent (Till Possession of New society office)  | Not Mentioned   | Society Should ask to submit the same & Verify from the CA   | Provision shall made on site                  | ✓  | Will endeavour to provide depending on space available while construction                     | Society Note the same   | No                                     | Society Note the same   |
| 7     | Brokerage Iin % or INR)   | Rs.55,000/- One Month Rent  | ✓  | 01 Months' rent payable as                    | ✓  | One Month Rent (Per year)   | ✓   | One Month Rent                         |   |
| 8     | 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                | ✓   |





SUJATA NIWAS BANDRA (WEST)

ANNEXURE II - B OFFER UNDER SECTION 33 (11) DCPR 2034

| Sr No | Name in which the bid is submitted (Name of Developer/ Consortium/ SPV)  | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP  | PMC REMARK   | M/S. INSPIRA REALTY AND INFRA PVT LTD   | PMC REMARK   | ROMELL REAL ESTATE PVT. LTD.  | PMC REMARK  | ROSEWALT REALTY PVT. LTD.           | PMC REMARK  |
|-------|--|--|--|---|--|---|---|-------------------------------------|---|
| 9     | Bank Guarantee from a nationalized bank (in Rupees)  | 2 Flats will be kept as lein & shall be released as per schedule   | Bank Guarantee is mandatory condition as per 79(A)   | 2, 000 Sqft lien to be released stage wise  | Bank Guarantee is mandatory condition as per 79(A) | BG in the form of lien against flats within the same project  | Bank Guarantee is mandatory condition as per 79(A)  | Not Mentioned                       | Bank Guarantee is mandatory condition as per 79(A)  |
| 10    | No of Car Parks per member   | One Car Parking  | ✓  | 01 Car Park   | ✓  | As per BMC norms  | The Developer must provide minimum one approved car parking for each of the existing premises as per Tender Condition | As per MCGM policy                  | The Developer must provide minimum one approved car parking for each of the existing premises as per Tender Condition |
| 11    | Specified lead period for submission of proposal/approval's timelines.   | Not Mentioned  | Society Should ask for Tentetive Time line   | 6-8 Months  | Society Should ask for Tentetive Time line         | Within 3 months post execution of D.A. subject to consent of plan.  | Society Should ask for Tentetive Time line  | One Month Post DA                   | Society Should ask for Tentetive Time line  |
| 12    | Occupation period of the rehab buildings after Commencement Certificate  | 36 Months ( From the date of the Issue of CC of the Society)   | ✓  | 36 Months plus 6 months (grace)   | ✓  | 34 Months   | ✓   | 24 Months                           | ✓   |
| 13    | 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                           | ✓   |
| 14    | Offer validity period  | Not Mentioned  | As perTender Condition it is Valid for 180 Days  | 60 Days   | As perTender Condition it is Valid for 180 Days    | 60 Days   | As perTender Condition it is Valid for 180 Days   | Not Mentioned                       | As perTender Condition it is Valid for 180 Days   |
| 15    | Discount to the Members Additional available Area /Units to be purchased by existing members<br><br>Discount rate on additional area/ Units available to be purchased by existing members<br><br>Compensation to member for being allotted slighly lesser area due to planning constraints.<br><br>Payment by the member for being allotted slightly higher area due to planning constraints | _____ Sq.ft<br><br>Rs. 10% Less than prevailing Market Rate Per Sq.ft<br><br>Rate per sq.ft. on carpet area<br><br>Rate per sq.ft. on carpet area  | Maximum Additional Area Can be Purchased not Mentioned.<br><br>Compensation not Mentioned. | Rs.100- Per Sq. Ft.<br><br>Rs. 50,000/- per Sq.ft.<br><br>Rs.50,000/- Rate Per Sq. Ft. on carpet area<br><br>Rs.50,000/- Per Sq Ft on carpet area | ✓  | To be Decided   | Society ask for the same  | Mutually decided as per Market Rate | Society ask for the same  |
| 16    | Conditions & Notes in offer from Developers  | Developer will bear the cost of any dues pending with any Government Authorities.<br><br>As per MHADA Policy if any Deviation in Pro Rata FSI our offer will remain same as per this Proposal. | This is not the MHADA plot nor layout so there is no pro rata                              |   |  | This is to clarify that additional area is considered only on the basis of carpet area of the residential tenement as per statement provided within the tender. While the area of garage however, is considered on the basis of existing area only and will be provided in addition to the residential tenement area i.e. area defined in Annexure II-B serial no. 1. Any change in the manner of assumption and consideration of area by the society would accordingly result in changes to the areas mentioned in Annexure III serial no. 2,3, & 4. | Society may ask for the clearance during presentation.  |                                     |   |






SUJATA NIWAS BANDRA (WEST)

ANNEXURE III

|   | Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)                        | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP | PMC REMARK   | M/S. INSPIRA REALTY AND INFRA PVT LTD | PMC REMARK                      | ROMELL REAL ESTATE PVT. LTD.                   | PMC REMARK                      | ROSEWALT REALTY PVT. LTD.                             | PMC REMARK                      |
|---|---|---|--|---------------------------------------|---------------------------------|--|---------------------------------|---|---------------------------------|
| 1 | Total Built Up area considered for redevelopment of Sujata CHSL in Sq.mtr . (For Calculation) | 76,026 Sq.ft.                             | ✓  | Discuss in Presentation               | Society should ask for the same | 6,608.52 Sq.mt. (Approx)                       | ✓                               | 4860.00 Sq Mtr<br>6561.00 Sq mtr (Including Fungible) | ✓                               |
| 2 | Built-Up Area consumption of Rehab buildings in Sq. Mtr.                                      | 31,000 Sq.ft.                             | ✓  |                                       |                                 | 2,014.45Sq.mt. (Approx)                        | ✓                               | Not Mentioned   | Society should ask for the same |
| 3 | Built-Up Area consumption of Sale building in Sq. Mtr.  | 34,800 Sq.ft.                             | ✓  |                                       |                                 | 4,594.07 (Approx)                              | ✓                               | Not Mentioned   | Society should ask for the same |
| 4 | Built-Up Area consumption of Sale building in Sq. Mtr.fir residential                         | 65,871 Sq.ft.                             | Society Should ask to submit the same & Verify from the CA |                                       |                                 | 4,594.07 (Approx)                              | ✓                               | Not Mentioned   | Society should ask for the same |
| 5 | Height of proposed Rehab buildings in Metres  | Subject to Planing                        | Society Should ask to for the same for the tentative plan. |                                       |                                 | 70 Mtr. (as per Civil Aviation)                | ✓                               | As per AAI Remarks & Design Developers                |                                 |
| 5 | Height of proposed Sale building(s) in Metres   |   |  |                                       |                                 | 70 Mtr. (as per Civil Aviation)                | ✓                               | As per Height approved by AAI (But below 70Mtr)       |                                 |
| 6 | Tentative unit plan ( A4 size )   |   |  |                                       |                                 | NIL  | Society should ask for the same | will be submitted at approval stage                   |                                 |
| 7 | No. of flats per floor ( for Rehab buildings )  |   |  |                                       |                                 | As per planning with respect to site condition | ✓                               | As per Design   |                                 |
| 8 | No. of elevators per building including stretcher cum service lift ( for Rehab buildings)     |   |  | As per BMC norms                      | ✓                               | As per Design /MCGM requirements               |                                 |   |                                 |







**SUJATA NIWAS BANDRA (WEST)**

**ANNEXURE IV**

|    | Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)        | M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP | PMC REMARK   | M/S. INSPIRA REALTY AND INFRA PVT LTD | PMC REMARK  | ROMELL REAL ESTATE PVT. LTD.                      | PMC REMARK                                     | ROSEWALT REALTY PVT. LTD.       | PMC REMARK   |
|----|---|---|--|---------------------------------------|---|---|--|---------------------------------|--|
| 1  | Clear height for residential flat(minimum 10 Feet clear height is solicited ) | 3.05 MTR                                  | Will be provided   | No. 9.5"                              | As per our Tender Condition it should be minnum 10 Feet | 10' feet floor to floor                           | Will be provided                               | Yes                             | Society should Clarify the same from Developer             |
| 2  | FSI Consumption of Sale Building in Sq.mtr.                                   | 2,492.00                                  | ✓  | Not Mentioned                         | Tentative number Should be Mentioned                    | 4594.07 Sq.mt. (Approx)                           | ✓  | As per Final App. Existing Area | Tentative number Should be Mentioned                       |
| 3  | Recreation / health club with all modern facilities for Rehab component       | Yes                                       | Will be provided   | Subject to Approval                   | Society Should Clarify the Same from Developer          | As per BMC norms                                  | Society Should Clarify the Same from Developer | Yes                             | Society Should ask for the same                            |
| 4  | MGL/CNG pipe gas line   | Yes                                       | Will be provided   | Yes                                   | Will be provided  | Deposit for providing gas line will be paid by us | Will be provided                               | Yes/ if available               | Will be provided   |
| 5  | Provision for 24 hours BMC water supply and bore water supply                 | Yes                                       | Society Should ask to submit the same & Verify from the CA | Yes                                   | Will be provided  | As per BMC norms                                  | Will be provided                               | As per MCGM                     | Will be provided   |
| 6  | Fully furnished Society office (with area in Sq. Ft.)                         | 200 Sqft.                                 | Will be provided   | Yes                                   | Will be provided  | As per BMC norms                                  | Will be provided                               | As per Current DCPR 200 Sq.ft.  | Will be provided, subject to approval                      |
| 7  | Generator for elevators and common areas                                      | Yes                                       | Will be provided   | Yes                                   | Will be provided  | Subject to planning & CFO                         | Will be provided                               | No                              | Society Should ask to submit the same & Verify from the CA |
| 8  | Firefighting system and equipment according to international standards        | Yes                                       | Will be provided   | Yes                                   | Will be provided  | As per CFO  | Will be provided                               | Yes                             | Will be provided   |
| 9  | Solar system for compound, heater and street lighting                         | Yes                                       | Will be provided   | As Applicable                         | Society Should Clarify the Same from Developer          | Subject to finalization of planning               | Society Should Clarify the Same from Developer | Can be discussed                | Will be provided   |
| 10 | Solid Waste Management  | Yes                                       | Will be provided   | As Applicable                         | Will be provided  | As per BMC norms                                  | Will be provided                               | As per MCGM required            |  |
| 11 | Security / surveillance System  | Yes                                       | Will be provided   | Yes                                   | Will be provided  | will provide                                      | Will be provided                               | Yes                             | Will be provided   |
| 12 | Rainwater harvesting  | Yes                                       | Will be provided   | As Applicable                         | Will be provided  | As per BMC norms                                  | Will be provided                               | As per MCGM Policy              | Will be provided   |





**PROJECT LIST OF THE DEVELOPERS**

|  |                   | M/S. GURUKRUPA REALCON<br>INFRASTRUCTURE LLP | M/S. INSPIRA REALTY AND<br>INFRA PVT LTD                      | ROMELL REAL ESTATE PVT. LTD. | ROSEWALT REALTY PVT. LTD.   |
|--|-------------------|--|---|------------------------------|---|
| <b>Completed<br/>Project List</b>              | Project Name      | Gurukrupa Ugam                               | Elizabeth Homes   | Romell Rhythm                | Rayan Park  |
|  | Status            | Completed                                    | Completed   | Completed                    | Completed   |
|  | Address           | Pant Nagar, Ghatkopar                        | St. Francis Avenue, Santacruz<br>(west)                       | Malad (West)                 | Govandi Station Road, Govandi, Mumbai- 400043.  |
|  | Land Type         | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | BUA Area In Sq Ft | Not Mentioned                                | 30,550 Sq.ft  | 18,734.31 Sq.ft.             | 13002.81 Sq.mt.   |
|  | Cost Of Project   | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | Project Name      | Gurukrupa Labham                             | Vile Grand (Poonam Baug CHSL)                                 | Romell Vasant                | Rosewalt Height   |
|  | Status            | Completed                                    | Society Should ask to submit the<br>same & Verify from the CA | Completed                    | Completed   |
|  | Address           | Pant Nagar, Ghatkopar €                      | Nariman Point, Vile parle (East)                              | Mulund (east)                | village Deonar, Behind Raikar Chamber, opp<br>Shingadiya Company  |
|  | Land Type         | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | BUA Area In Sq Ft | Not Mentioned                                | 83,200 Sq.ft.   | 14,531.40 Sq.ft.             | 4,879.34 Sq.mt.   |
|  | Cost Of Project   | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | Project Name      | Gurukrupa Devam                              | Can not Recognised MHADA / PVT<br>Project from Profile        | Romell Grandouer             | Brizo Residency   |
|  | Status            | Completed                                    | Completed   | Completed                    | Completed   |
|  | Address           | Pant Nagar, Ghatkopar €                      | Telang Road, Matunga (East)                                   | Goregaon (East)              | Village Deonar Mankhurd Link Road, Govan Station<br>Road, Govandi, Mumbai- 400043.                          |
|  | Land Type         | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | BUA Area In Sq Ft | Not Mentioned                                | 32,500 Sq.ft.   | 225205.48 Sq.ft              | 3655.19 Sq.mt.  |
|  | Cost Of Project   | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | Project Name      | Gurukrupa Gangav                             | Jet Prime   | Romell Manik Villa           | 72- Maheshwardham   |
|  | Status            | Comleted                                     | Completed   | Completed                    | Completed   |
| <b>Ongoing /<br/>Upcoming<br/>Project List</b> | Address           | Garodia Nagar, Ghatkopar East                | Suren Road Andheri East                                       | Santacruz (East)             | TPS III of Village Ghatkopar, Maheshwar Dham<br>CHSL, Ghatkopar (East) Mumbai -400077                       |
|  | Land Type         | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | BUA Area In Sq Ft | Not Mentioned                                | 45,500 Sq.ft.   | 4,985.97                     | 3,566.19 Sq.mt.   |
|  | Cost Of Project   | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | Project Name      | Gurukrupa Vyom                               | Pratap Elegance ( Sahajiv CHSL)                               | Romell serena                | Ray   |
|  | Status            | RCC Completed- Interior work<br>onqoing      | Ongoing   | Ongoing                      | Ongoing   |
|  | Address           | Gulmohar Road, Juhu                          | Lallubhai Park, Andheri (West)                                | Borivalli (West)             | Village Dahisar Bharucha road, opp. Railway<br>Station, Dahisar (East)Mumbai 400068.                        |
|  | Land Type         | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | BUA Area In Sq Ft | Not Mentioned                                | 85,000 Sq.ft.   | 75,452.52 Sq.ft.             | 13,662.23 Sq.mt.  |
|  | Cost Of Project   | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | Project Name      | Gurukrupa Satyam                             | Pratap Palace (Rasik Kunk/Arvind<br>Apartments)               | Romell Allure                | Zaiden  |
|  | Status            | RCC Completed- Interior work<br>onqoing      | Ongoing   | Ongoing                      | Ongoing   |
|  | Address           | Kannamwar Nagar, Vikhroli (East)             | Mathuradas Road, Kandivali (west)                             | Borivali East)               | Village Oshiwara, Singh Housing colony, opp. Ruby<br>Hospital, S.V. Road, Jogeshwari (W), Mumbai<br>400102. |
|  | Land Type         | Not Mentioned                                | Not Mentioned   | Not Mentioned                | Not Mentioned   |
|  | BUA Area In Sq Ft | Not Mentioned                                | 1,44,770 Sq.ft.   | 108792.93 Sq.ft .            | 1,72,136.19 Sq.mt.  |
|  | Cost Of Project   |  | Not Mentioned   | Not Mentioned                | Not Mentioned   |

Enclosed List OF Projects submitted by developers

