

GAYATRI CO-OPERATIVE HOUSING SOCIETY LTD.
Builder's Comparison Chart

(A)	Particular	SIDDHIDATA BUILDCON	YASHVI DEVELOPERS	SAHARA CONSTRUCTION	KOUBER INFRAA	SHARDE INFRA TECH	MB GROUP	SWAMEE DEVELOPERS	VASUDHA DEVELOPERS
1)	Rent: Rent to be paid to the Existing Members for a period of 24 Months. Every Year 10% Increase in rent till completion project	20/- Rs. Per Sq. Per Month	10,000/- Rs. Per Sq. Per Month	8,000/- Rs. Per Sq. Per Month	10,000/- Rs. Per Sq. Per Month	20,000/- Rs. Per Sq. Per Month	A) 1 RK:- 9,000/- B) 1 BHK:- 12,000/- C) 2 BHK:- 16,000/-	Rs. 15/- sq. ft. on Existing Area	A) 1 RK:- 9,000/- B) 1 BHK:- 13,000/- C) 2 BHK:- 16,000/-
2)	Deposit: Deposit Amount	25,000/- Rs.	25,000/- Rs. (Refundable)	20,000/- Rs.	25,000/- Rs. (Refundable)	Rs. 20,00 For 3 Months	A) 1 RK:- 25,000/- B) 1 BHK:- 25,000/- C) 2 BHK:- 30,000/-	One month rent advance	A) 1 RK:- 15,000/- B) 1 BHK:- 25,000/- C) 2 BHK:- 30,000/- (One time Refundable)
3)	Other Expenses: To and Fro Charges	10,000/- Rs. (Lump Sum)	5,000/- Rs. (Lump Sum)	Nil	5,000/- Rs. (Lump Sum)	35,000/- Rs. (Lump Sum)	15,000/- Rs. (Lump Sum)	NA	1) 10,000/- Rs. Vacating 10,000/- Rs. Completion
4)	Brokerage for period of every 11 months maximum 2 times	Nil	Nil	Nil	Nil	1 Month Rent	Maximum One Time	NA	Nil
5)	Additional Free Carpet Area over & above the Existing Carpet Area offered to each member (List of flats & Carpet area given in the Tender form) Existing Carpet area of each flat admeasures.....sq ft.	Existing Carpet area of each flat admeasures 10,461/- sq ft. 25% of Existing Carpet Area	30% of Existing Carpet Area	21% of Existing Carpet Area	25% of Existing Carpet Area	24% of Existing Carpet Area	20% of Existing Carpet Area	20% Add of Existing Carpet Area	20% of Existing Carpet Area
6)	All Expenses like Stamp Duty, Registration Charges & GST as applicable on existing area and additional free area to be offered to existing members to be borne by Developer.	Yes	Nil	Nil	Nil	Yes	Yes	Yes	Yes
7)	Conveyance of new Structure: Member Addition Proposal for new members & Conveyance of New Structure in favour of Society.	Yes	Done By Developer	Nil	Nil	Yes	Yes	Yes	Yes
8)	Corpus Fund to be offered by the Developer to the Society.	Rs. 5 Lakhs (Lump Sum)	Nil	Nil	Nil	Rs. 10 Lakh (Lump Sum)	Rs. 30,000/- (Lump Sum)	NA	Rs. 10,00,000/- (Lump Sum)
9)	Betterment Charges : Betterment Charges to be offered by the Developer to each existing member of the Society	Rs. 50,000/- Per Flat	Nil	Nil	Nil	Rs. 50/- Per Sq. ft. of Carpet Area	Rs. 30,000/- Lump Sum	NA	Rs. 30,000/- Lump Sum Flat
10 A)	Corpus Fund:- Payment Terms (Society)	2.5 Lakhs	Nil	Nil	Nil	10%	At the time of Possession	NA	At the time of completion
10 B)	Corpus Fund:- Payment Terms (Members)	2.5 Lakhs	Nil	Nil	Nil	90%	At the time of Possession	NA	At the time of completion
10 C)	On execution of Development Agreement & POA	25,000/-	Nil	Nil	Nil	10%	At the time of Possession	NA	At the time of completion
10 D)	On Vacating the Building for Demolition	25,000/-	Nil	Nil	Nil	90%	At the time of Possession	NA	At the time of completion
11)	Concessional Rate: Concessional rate for additional area, if any, demanded by existing members. (Please Specify Carpet & Built-up area rates for better clarity)	6,500/- Rs. On Saleable Area	500/- Rs. Per Sq. ft.	600/- Rs. Per Sq. ft.	400/- Rs. Per Sq. ft.	Rs. 8,500/- Per Sq. ft.	Rs. 6,500/- Per Sq. ft. on Saleable area upto 300/- Sq. ft.	Rs. 7,500/- Per Sq. ft.	8,775/- Rs. Carpet Per Sq. ft. 6,500/- Built-up Per Sq. ft.
12)	Maximum Carpet area to be offered on which Concession/Discount will be available in aggregate for all existing members of the Society.	150/- Sq. ft.	Nil	Nil	Nil	100/- Sq. ft.	300/- Saleable Area	100 Sq. ft. Plus OR Mince	250/- Sq. ft.
13)	Concessional rate for excess area, if any, due to planning constraint for the existing members.	6,500/- Rs.	Nil	Nil	Nil	Rs. 9,500/- Per Sq. ft.	Rs. 6,500/- Per Sq. ft. on Saleable area	Rs. 7,500/- Per Sq. ft.	Rs. 8,775/- Per Sq. ft.
14)	Compensation which the Developer shall give to the existing members in case, due to planning constraint, the actual area allotted, is decreased up to sq. ft.	Nil	Nil	Nil	Nil	Rs. 8,500/- Per Sq. ft.	Rs. 6,500/- Per Sq. ft. on Saleable area	Nil	Rs. 8,775/- Per Sq. ft.
15)	Height: The internal height of the flat (The meaning of "clear finish" herein means finish level after flooring and finishing of ceiling)	2.95 Mtr	Nil	Nil	Nil	10 Feet	9'6"	2.90 mtr.	2.75 m to 2.8 m OR 9 feet
16)	BANK GUARANTEE OPTIONS:- A) Bank Guarantee of Nationalized Bank to be provided to the society before vacating the building. B) Any other form of Bank Guarantee.	Discuss	Nil	Nil	Nil	Rs. 50 Lakhs	NA	NA	Plan & TOR in the name of Building OR Property Guarantee
17)	Profile: Detailed Profile of the Developer Firm. (No Association or Consortium allowed)	Discuss	Nil	Nil	Nil	Attached	Attached	GSTN- 27AK5PD571381ZD	
18)	Financials : Audited Balance sheet of last 3 financial years with net worth certificate from CA.	Discuss	Nil	Nil	Nil	Attached	Attached	Yes Attached Documents	Yes

