

**GREEN ACRE RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD.**  
**Developer's Comparison Chart**

(A)	PARTICULAR	NIDISHA BUILDCON LLP	MORAYA ASSOCIATES	VRB BUILDCON
1	<b>Rent:</b> Rent to be paid to the Existing Members for a period of 24 Months. Every Year 10% Increase in rent till completion project	Rs.30/- Per sq.ft per month	1 BHK Rs.15,000/- 2 BHK Rs. 20,000/- Bungalow Rs. 27,000/- Per Unit Per Month	Rs. 30 Per Sq.ft per month Monthly Installments
2	<b>Deposit:</b> Deposit Amount.	Rs.90/- (Refundable Per sq.ft per month	Rs. 30,000/- Refundable Deposit	N/A
3	<b>Other Expenses:</b> To and Fro Charges.	Rs. 30,000/- (Lump Sum)	Rs. 20,000/- Per Flat ( Lump Sum)	Rs.15000+15000 (Lump Sum)
4	Brokerage for period of every <b>11 months</b> maximum 2 times	One month rent one time only	No	Nil
5	<b>Additional Free Carpet Area</b> over & above the Existing Carpet Area offered to each member (List of flats & Carpet area given in the Tender form)	40% Of existing Carpet area	18% Of existing Carpet area	8% of existing Carpet Area. Terrace/open Space is considered as 10% of existing area and added to existing carpet area
6	<b>All Expenses</b> 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.	Ok	Yes	Yes
7	<b>Conveyance of New Structure:</b> Developer shall execute the Conveyance Deed of the entire new building structure, including all common areas, amenities, and the proportionate share of land, in favor of the Society within [e.g., 3 months] of obtaining the Occupation Certificate (OC) for the entire project. All costs related to this conveyance shall be borne by the Developer. This also includes the process of formalizing membership for new flat owners and facilitating transfer of titles.	Ok	Yes	Yes
8	<b>Corpus Fund</b> to be offered by the Developer to the Society.	Rs. 1,00,000/- Per Member	Rs. 25,000/- Per Flat	Rs. 30 Lacs
9	Betterment Charges - Betterment Charges to be offered by the Developer to each existing member of the Society	Rs. 200/- Sq.ft on Existing Carpet	Rs. 30,000/- Per Member	N.A
10	<b>Betterment Charges</b>			
A	Payment Terms (Society)			
i.	On execution of Development Agreement & POA	50%	50%	-
ii.	On Possession of new flat	50%	50%	-
B	<b>Payment Terms (Members) Corpus</b>			
i.	On execution of Development Agreement & POA	-	50%	-
ii.	On Possession of new flat	100%	50%	-
11	<b>Concessional Rate:</b> Concessional rate for additional area, if any, demanded by existing members. (Please Specify Carpet & Built-up area rates for better clarity)	For First 100 Sq.ft carpet or 135 sq.ft Saleable Rs. 8,500/- Sq.ft Saleable area	Rs.9000/- Per Sq.ft	Rs. 800 Discount to saleable Market Rate
12	<b>Maximum Concessional Area:</b> The maximum aggregate RERA Carpet Area available to all Existing Members for purchase at the concessional rate (as per Point 11) shall be 100 sq. ft. beyond their entitlement. This area shall be proportionately distributed among interested members as per Society's decision.	Ok	300 Sq.ft Salable	100 Sq.ft Carpet
13	<b>Concessional rate for excess area,</b> if any, due to planning constraint for the existing members.	Same As 11	Rs. 9000/- Per Sq.ft	To be negotiated
14	<b>Internal Flat Height:</b> The clear internal finished height of each new flat (from finished floor level to finished ceiling level) shall be a minimum of 2.9 meters. The slab-to-slab height shall be 3 meters, ensuring ample space for all finishes.	Ok	Compulsory Clear Finish height of minimum 2.95 mtrs.	2.9 mtrs
15	<b>BANK GUARANTEE OPTIONS: -</b>			
	<b>A)</b> Bank Guarantee of Nationalized Bank to be provided to the society before vacating the building. <b>B)</b> Any other form of Bank Guarantee.	We will Discussed	No Bank guarantee. To give Security Deposit Cheque of Construction Cost	TDR in name of society
16	<b>Developer's Profile &amp; Experience:</b> Developer to submit a detailed company profile including, but not limited to, its organizational structure, key personnel, and an explicit declaration of its experience in handling redevelopment projects in Maharashtra, particularly Pune, and adherence to RERA guidelines. All submitted claims of experience must be verifiable.	Ok	Attached	Attached
17	<b>Financial Capability:</b> Developer to submit audited financial statements (Balance Sheet, Profit & Loss Account, Cash Flow Statement) for the last 5 financial years, along with a Net Worth Certificate from a Statutory Auditor (Chartered Accountant). The Developer must demonstrate a minimum net worth of [e.g., 25% of the estimated project cost] to undertake this project.	Ok	Attached	Shall be provided
18	<b>Track Record &amp; Project Delivery:</b> Developer to provide a comprehensive list of: (a) Redevelopment projects successfully completed with Occupation Certificate (OC) in Pune/Maharashtra in the last 5 years, along with corresponding RERA Registration Certificates and completion details (date of start, date of OC, original promised date). (b) Current ongoing projects with RERA Registration Certificates and current status. (c) A minimum of [e.g., 2] contactable references from past society projects (including Society Secretary/Chairman) for due diligence.	Ok	Attached	Attached
19	<b>Possession &amp; Occupation Certificate (OC):</b> Developer shall hand over possession of all new flats to the Existing Members only after obtaining the Occupation Certificate (OC) for the entire building from PCMC. Prior to handover, developer shall provide each member with their individual OC for their flat, along with all necessary completion documents and plans. No partial possession shall be offered without full OC.	Ok	Yes	Yes
20	Maintenance Charges for Unsold Units: Developer shall bear <b>100% of the maintenance charges, property taxes, and any other statutory levies</b> for all unsold units from the date of obtaining the Occupation Certificate (OC) <b>until their actual sale and transfer to end-buyers.</b> This includes contributions to the Society's sinking fund, repair fund, and other charges applicable to flats.	Ok	Yes	Yes

21	Parking Provisions: Each Existing Member shall be allotted and registered with <b>one dedicated Covered Car Parking slot of minimum [e.g., 10ft x 20ft] dimensions</b> on the still/basement level, and <b>two dedicated Two-Wheeler Parking slots</b> of decent size. No Mechanical, Stack, or Puzzle parking shall be provided for Existing Members. <b>Adequate and clearly designated Visitor's Parking</b> (as per UDPCR norms or minimum [e.g., 5% of total parking]) shall be provided within the premises. All parking allotments for existing members shall be <b>permanent and part of their new flat registration</b> .	1) One Car parking for each member 2) 2.5* 5.0 mtrs size 3) Parking may be Mechanical 4) 5% visitors Parking	As Per Plan	1 Car covered parking and common 2 Two wheeler. (Mechanical/Stag/puzzle parking)
22	FSI & Development Rights Benefit Sharing: In the event of any increase in FSI, TDR potential, Premium FSI, or any other development rights becoming available for the project from any authority (PMC, State/Central Govt., UDPCR amendments, etc.) during the project execution period, the utilization of such additional rights shall be subject to the <b>Society's explicit written approval</b> . The benefits derived from the sale or utilization of such additional rights shall be shared between the Developer and the Society in a <b>mutually agreed ratio of [Specify Ratio, e.g., 50:50 or 60:40 in favor of Society]</b> . This sharing shall be calculated on the <b>net profit</b> derived from the sale of additional units generated from such FSI.	Ok	The Same will be with Society	Yes
23	Project Completion Duration: The entire project, including obtaining the Occupation Certificate (OC) and handing over possession of all new flats to Existing Members, shall be completed within a <b>firm period of 27 months</b> from the date of obtaining Vacant Possession from all members. A grace period of <b>maximum 6 months</b> may be permitted only under exceptional <b>force majeure conditions, subject to the Society's written approval</b> . Time is of the essence of this Contract, and strict adherence to the timeline is mandatory.	Ok	36+6 Months	36 Months
24	SOURCES OF FUNDS OF THE DEVELOPER			
a.	Own funds	20%	100%	60%
b.	Bank loans	30%	-	40%
c.	Other	50% Pre Sale	-	-
	Total (a+b+c)	100%	100%	100%
25	Mortgage Rights: The Developer shall have the right to mortgage <b>only the 'free-sale component'</b> (units intended for open market sale) of the project for project-specific funding. Under no circumstances shall the <b>Society's land, existing members' new flats, or any common areas/amenities be mortgaged or encumbered</b> by the Developer. An undertaking to this effect, along with a <b>charge creation on unsold inventory for Society's benefit</b> , shall be part of the Development Agreement.	Ok	Yes	Yes
26	Refuge Area	Ok. If Required	As Per Plan	Yes As per PMC
27	Project Nature: The project shall be <b>exclusively 'Residential'</b> in nature, in line with the current zoning regulations. No commercial, semi-commercial, or any other non-residential activity shall be permitted within the project premises, except for essential service areas permitted by PMC for residential buildings.	Ok	Yes	Yes
28	Litigation Disclosure & Indemnity: The Developer shall provide a <b>sworn affidavit</b> disclosing all past and present litigation, arbitration, or disputes (including those with past societies, creditors, or regulatory bodies) against the developer firm, its promoters, or directors. In case of any undisclosed litigation or future litigation arising from the Developer's actions/inactions related to this project, the Developer shall <b>fully indemnify the Society and its members</b> against all losses, costs, and damages.	Ok	Nil	Attached
29	Detailed Specifications and Amenities: Comprehensive and <b>high-quality specifications</b> for construction materials, internal finishes, external aesthetics, and common amenities (lifts, common lighting, landscaping, security systems, etc.) shall be attached as Annexure to the Development Agreement. These specifications shall be binding, and any changes must have the <b>Society's prior written approval</b> . The quality of materials and finishes shall be consistent with a <b>premium residential project</b> in the area.	Ok	Ok	Attached
30	PMC Fees: Project Management Consultancy Fees to be paid to the Society by Developer on execution of Development Agreement.	Ok	Ok	Ok
31	Verifiable Project Delivery Record: Developer shall provide <b>official Certificates from the relevant authority</b> (e.g., PCMC, RERA) for all completed redevelopment projects in Maharashtra in the past 5 years, clearly stating the project start date, <b>original promised completion date, and actual Occupation Certificate (OC) date</b> . This information is crucial for assessing the Developer's track record for timely delivery.	Ok	Attached	Attached