

Pointers and responses received:

Sr. No.	Questions raised	Responses received	
		Vibrant Group	Earth Vintage
1	You will redevelop under 33(7)	Yes	No
2	You will redevelop under 33(9)	Yes	Yes
3	When will redevelopment agreement take place	Within 3 months of receiving NOC from Charity commissioner	Within 15 days of receiving NOC from Charity commissioner
4	Minimum Carpet area to the Trust	72000	72210
5	No. of Car Park to the Trust	Max 80, which is including visitors parking to trust	72+36 = 108
6	No. of Two Wheeler parking units to the Trust	80 two wheeler parking	72 two wheeler parking
7	Monetary consideration to the Trust	36 crs	36.21 crs
8	Carpet area to the residential tenants who are holding 300 sq feet or less than 300 sq feet	475 sq feet	490 sq feet
9	Carpet area to the residential tenants who are holding above 300 sq feet	60% extra carpet area over and above the carpet area occupied in existing building	Tenant upto 300 sq feet will be provided 490 sq feet, if holding above 300 sq feet, 70% more
10	Carpet area to non residential tenants	35% extra carpet area over and above the carpet area occupied in existing building, and also to provide loft as per DCPR Rules 2034.	35% extra carpet area over and above the carpet area occupied in existing building, and also to provide loft as per DCPR Rules 2034.
11	Additional area to the tenants having loft of 5 ft. and above	As per MHADA	No additional area
12	Corpus fund to the residential tenants	Rs. 150,000 to each tenant upto 300 SQ feet and Rs. 200,000 to each tenant above 300 Sq feet.	Rs. 200,000 or builder will maintain structure for 10 years
13	Corpus fund to the commercial tenants	Rs. 100,000 to each tenant upto 150 SQ feet and Rs. 200,000 to each tenant having area between 150-300 Sq feet, and Rs. 300,000 above 300 Sq feet.	Rs. 200,000 to each tenant upto 300 SQ feet and Rs. 300,000 to each tenant having area above 300 Sq feet or builder will maintain structure for 10 years
14	Shifting compensation to the residential tenants	Rs. 25,000 to each tenant	Rs. 25,000 to each tenant
15	Shifting compensation to the commercial tenants	Rs. 25,000 to each tenant	Rs. 25,000 to each tenant
16	Rent compensation for Residential tenants less than 300 sq feet	Rs. 18, 000 per month upto 300 sq feet.	Rs. 18, 000 per month upto 300 sq feet.
17	Rent compensation for Residential tenants more than 300 sq feet	Rs. 21, 000 per month above 300 sq feet.	Rs. 18, 000 per month + Rs. 60 per months for additional sq feet
18	Rent compensation for Commercial tenants	Rs. 100 per sq feet	Rs. 100 per sq feet
19	Time of completion of giving possession to existing residential tenants	36 months + 12 months grace from date of commencement certificates	36 months + 6 months grace from date of commencement certificates
20	Time of completion of giving possession to existing commercial tenants	36 months + 12 months grace from date of commencement certificates	36 months + 6 months grace from date of commencement certificates
21	Time of completion of giving possession to the Trust	36 months + 12 months grace from date of commencement certificates	48 months from date of commencement certificates

22	Specify common amenities for the Existing residential tenants	1. Self contained society office 2. Fitness centre/ gymnasium 3. RG area 4. Double height AC entrance lobby 5. Roof top terrace lounge	Gym, society office, fitness centre, decorated entrance lobby, AC area sitting, RG area put multi faculty area etc as may be mutually decided.
23	Specify minimum common area provided on each floor	Approx 2000 sq feet common to be provided on each floor as per planning	Approx 40% of the floor area. As per mutually prepared plan to be submitted for approval
24	Specify internal amenities/ specification for the existing residential tenants	List already given	2*2 ft vetrified floor tiles. Coloured tiles in bathroom in 4 inch dado, kitchen platform with granite. SS Sink etc as may be mutually agreed.
25	Specify utility facility for the commercial tenants	Shall be mutually finalised with them at the time of entering PAA (Permanent alternative accomodation) agreement	Rain water harvesting/ STP (severage treatment plan)/ DG Set/ BMS room etc as may be mutually agreed.
26	Specify Flat per floor	8 flats per floor depending on final planning	4 to 8 flats per floor or as may be mutually decided by artichects after certification of eligibility of each occupant by authority
27	Specify total no. of elevators in each building	3-4 elevators for each building	Upto 70 meters - 2 lifts If more - 3 lifts We intend to propose 4 elevators in each building
28	Specify car parking for existing tenants	As per DCPR 2034 rules	As per DCPR 2034 rules and will be reflected in approved plan
29	Specify scooter parking for existing tenants	As per DCPR 2034 rules	As per DCPR 2034 rules and will be reflected in approved plan
30	Specify hardship compensation to be paid to existing tenants if the building is not completed in specific time	There shall be escation of 10% in the agreed amount of rentals.	Rs. 10,000 per month.
31	Specify hardship compensation to be paid to the Trust if the building is not completed in specific time	Rs. 10,00,000 per month in case of delay	Rs. 10,00,000 per month in case of delay
32	Specify terms and schedule of payment to the Trust	To be discussed mutually	As per tender or as may be mutually agreed
33	Specify terms and schedule of payment to the existing tenants	To be decided with tenants before signing the irrevocable consent	3 months rent as deposit, 6 months transit rent in advance when shifting
34	Specify expenses of formation of Co-operative housing society and handing over of corpus for all the residents to the society	Expenses will be borne by the developer	Expenses will be borne by the developer, and corpus will be handed over on obtaining OC and on the day of shifting to occupy in new premises by tenants.
35	Specify bank guarantee for the entire project	Bank guarantee shall be created as per the latest MHADA regulations	Bank guarantee shall be created as per the latest MHADA regulations
36	If tax liability arises due to capital gain in difference in stamp duty value the capital gain tax difference should be borne by the developer	To be discussed jointly with professionals to minimise tax liability	To be discussed jointly with professionals to minimise tax liability
37	When will the final conveyance be done for tenants society and sellable society by the Trust	After giving possession to the trust of their premises	Within 6 months after obtaining OC of the respective buildings

38	Separate societies for Tenants/ Sale	Yes separate societies shall be formed for newly constructed buildings/ wings	Yes if permitted
39	What will be the title to the Trust along with separate building	Trust shall be the absolute owner of the newly constructed separate building/ wing for them along with proportionate undivided share in the land.	Trust shall be the absolute owner of the newly constructed separate building/ wing for them along with proportionate undivided share in the land.
40	Will the Trust building be independent building	Yes separate	Yes separate
41	Remedy in the event settlement with tenants not coming through within stipulated period	51% approval to be obtained by the trusts so that event doesn't arise.	Action as per the law against non-cooperating tenants
42	Stamp duty/ reg. charges on the DA will be borne by the builder	Borne by developer	Borne by developer
43	Amenities, specifications for the Trust building	Shall be mutually discussed and finalised	Shall be mutually discussed and finalised
44	Mode of documentation for transfer of title to respective societies	As per law, conveyance shall be registered with proportionate share in land	As per law, conveyance shall be registered with proportionate share in land
45	Penalties for non-compliance	As may be mutually decided	As may be mutually decided
46	Penalty for delay	As per points 30, 31	As per points 30, 31
47	Blanket indemnity	To be discussed mutually	To be discussed mutually