



NILAY SARATHI
YOUR TRUSTED PARTNER IN REDEVELOPMENT

2nd Floor Chintamani Bungalow, Advait Nagar, Paud Phata, Pune
Cell No: 9960683944 email: nilaysarathiproject@gmail.com

DATE: 09.08.2025

**To,
The Chairman/Secretary,
Shree Ram Jyoti CHS,
Gulawani Maharaj Road,
Erandwane, Pune - 411004**

Subject: Comparative Charts and Final Short-listed process for Developer Selection

Respected Members,

This letter is issued for recording of procedures and events for the process of "Selection of Developers" for the Proposed Redevelopment of Shree Ram Jyoti CHS on 20/48, Gulawani Maharaj road, Erandwane, Pune. The evaluation chart is prepared to be circulated to the members for record with respect to offer, experience in the redevelopment process, credibility and financial liquidity. A total of 3 developers shortlisted for the interview and site visits were as follows:

1. S K Fortune
2. Gangotree Homes
3. Rui Universal Realities



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- i) The objective of interviews was to assess the approach towards our Redevelopment and the flexibility and understanding our needs in terms of planning, specifications, site limitations and overall approach towards the locational advantages and challenges.
- ii) The developers have given their view point about the holistic approach while submitting the offer and to access the credibility, financial background and handing over the completed projects in Redevelopment are very critical along with the Offer in terms of Area, Corpus, and Rent etc. A query by all developers to increase commercial premises was discussed and when maximum of 5% over the proposed addition was suggested it was decided to maintain the status of Commercial and Residential mix as it is.
- iii) We propose to shortlist 1 Developer out of the 3 Developers based as an outcome of the interview, updated offer and site visits. The updated offer comparative is attached herewith.
 - a) Block Plan with margins and broad outline about footprint, number of flats per floor and total number of floors. A conceptual section was mandatory with the above block plan and attached herewith for reference.
 - b) A Financial overview statement of all 3 Developers has been reviewed and these are attached along with the report.



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- iv) A RERA report of all 3 developers has also been procured to check any project delays and complaints.

This letter is issued to enable the information transfer to the member to take a holistic decision for selection of developer for Shree Ram Jyoti CHS project.

SINCERELY

Harshal Kavdikar
Architect
CA/95/18370

AR.HARSHAL KAVDIKAR

CA/95/18370

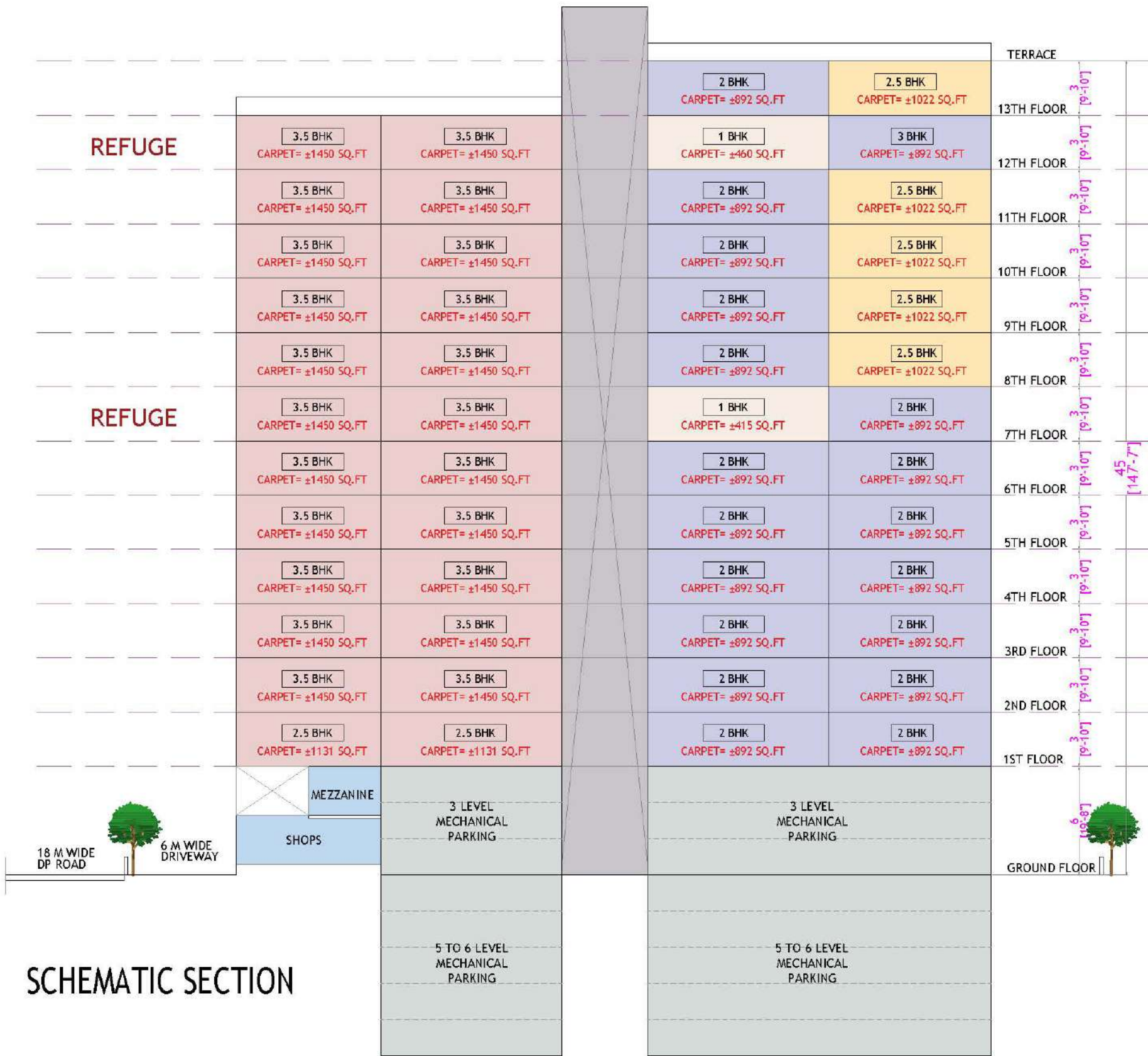
Enclosed: Annexure I: Comparative chart of all 3 Developers. (Total 1 pages)

Annexure II: Block plans of 3 Developers.

Annexure III: Financial Statement of 3 developers.

ANNEXURE I : REDEVELOPMENT OF SHREE RAM JYOTI CHS : COMPARATIVE CHART FOR ANALYSIS 08/08/2025				
Existing Area of Plot = 18,182.55 sqfts Residential - 17,117 Sq. fts. (Carpet) Commercial - 2,657 Sq. fts. (Carpet)		Developer 1	Developer 2	Developer 3
		RUI UNIVERSAL REALITIES	GANGOTREE HOMES	SK FORTUNE
Sr.No.	Description(proposed)			
1	Carpet Area (Residential)	24820 SQ.FT	23621 SQ.FT	24306 SQ.FT
	Carpet Area (Commercial)	3853 SQ.FT	3667 SQ.FT	3773 SQ.FT
	Offered Carpet (%)	45%	38%	42%
2	Corpus funds for Society	Rs. 1.25 Cr.	Rs. 1.25 Cr.	Rs. 1.25 Cr.
		New and old members	New and old members	New and old members
3	Inconvinience Allowance / Betterment Charges	Residential - 5 Lakh	Residential - 3 Lakh	Residential - 3 Lakh
		Commercial- 25 Lakh	Commercial- 25 Lakh	Commercial- 25 Lakh
		-	-	50% at the time of handing over Old flat and 50% at the time of possession of New flat
4	Monthly Rent offered	Residential - Rs. 45/ Sq.ft	Residential - Rs. 45/ Sq.ft	Residential - Rs. 45/ Sq.ft
		Commercial - Rs. 45,000/- month	Commercial - Rs. 45,000/- month	Commercial - Rs. 45,000/- month
		10% increment per year	10% increment per year	-
5	Refundable Deposit	3 Months	1.5 Month	3 Months
6	Brokrage	1 Month	NA	1 Month
7	Shifting Charges (To and Fro)	Rs.40,000/member	Rs. 30,000/ member	Rs. 30,000/member
8	Stamp Duty, MSEB, GST to be borne by the Developer	Stamp Duty - 1.50 Cr. GST - 2.50 Cr.	Stamp duty: Agreed. 1.15 Cr GST : Agreed. 2 Cr	-
7	Car Parks	Yes	Yes.	One covered car parking space / slot to each residential unit . Type of parking as per final design.
8	Bank Guarantee(As Per Government rules through Nationalised Bank, Developer shall propose his solution towards this specific point elaborately)	Developer will paying betterment charges of total amount of Rs. 4.35 Cr to existing members upfront and developer are also offering 2 flats as lien mortgage towards security for society. (valuation approx. 5.50 to 5.75 CR)	Expenses of 20% will be done before vacant possession of existing premises	-
9	Concession Rate offered	Residential - For first 100 sq.ft saleable area @ Rs. 13,500/- per sq.ft Commercial - For first 100 sq.ft saleable @ Rs. 40,000/- per sq.ft (If FSI and DC rules permits)	5% discount upto 100 sq.ft carpet area i.e., 135 sq.ft saleable area	-
10	Special Clause	36 Months	42 Months	30 Months + 6 months grace period
	.			

NOTE THIS DRAWING IS PURELY CONCEPTUAL DRAWING MADE ON BASIS OF INFORMATION AND REQUIREMENTS GIVEN BY THE CLIENT/OWNER/DEVELOPER.THIS DRAWING IS NOT TO BE USED AS A LEGAL DOCUMENT ANYWHERE PRIOR TO SANCTIONING OF THE SAME FROM SANCTIONING AUTHORITY.



BUILT-UP & SALABLE AREA STATEMENT				
RESIDENTIAL AND COMMERCIAL				
FLOOR	TOTAL CARPET		SALEABLE AREA @ 35%	F.S.I. / FLOOR
	--- SQ. M	--- SQ. FT	--- SQ. FT	--- SQ. M
1ST FLOOR	375.90	4046	5462	474.15
2ND TO 6TH	2176.80	23431	31632	2678.05
8TH TO 11TH	1789.40	19261	26002	2188.80
REFUGE 7TH	395.79	4260	5751	498.70
REFUGE 12TH	377.28	4061	5482	498.70
13TH FLOOR	178.81	1925	2598	252.88
COMMERCIAL	285.00	3068	4141	386.40
TOTAL AREAS	5578.98	60052.14	81070.4	6977.7

SCHEMATIC SECTION

FOR SHREE RAM JYOTI CHS

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ARCHITECTS | PLANNERS | URBAN DESIGNERS

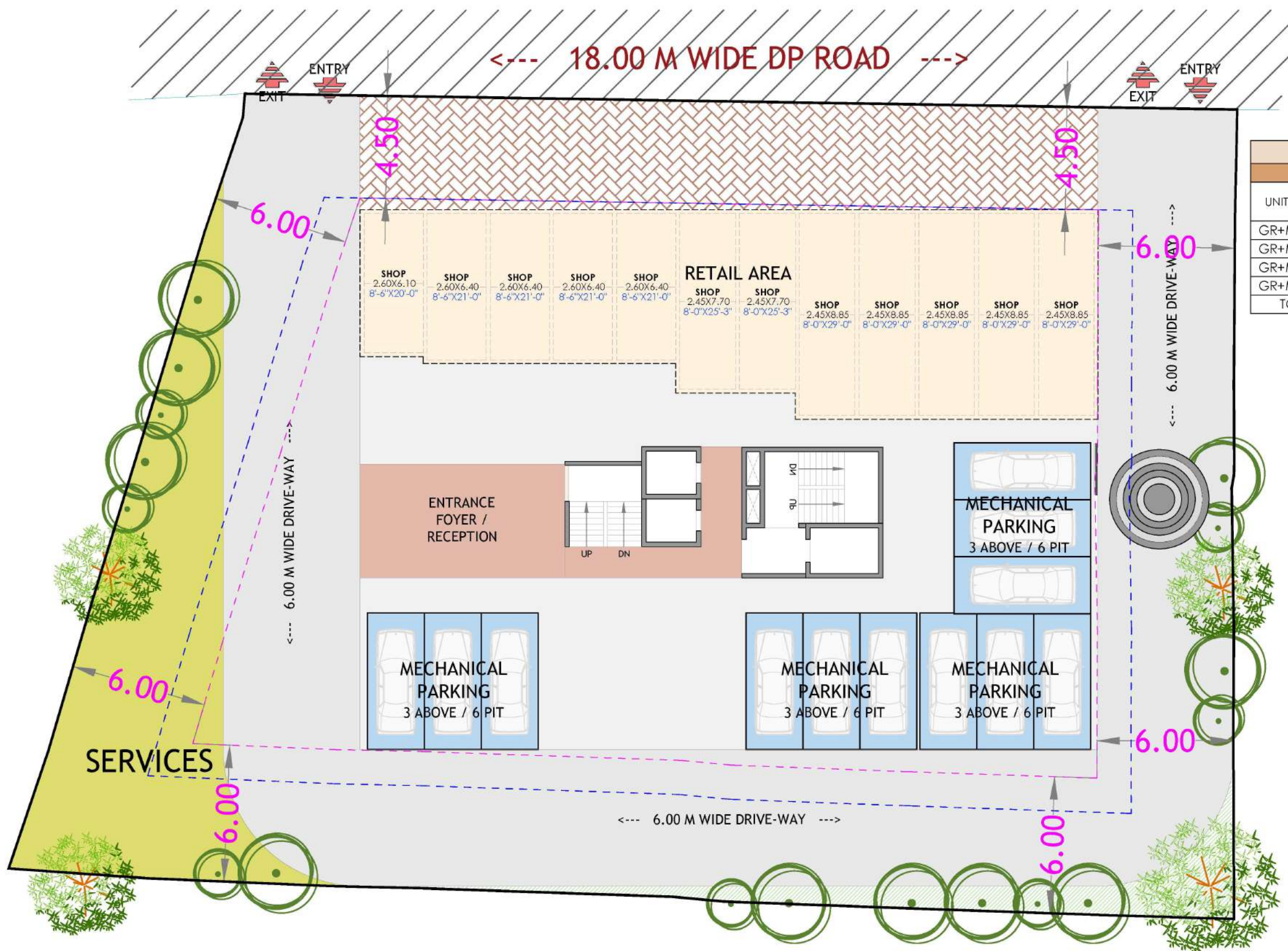
PROPOSED REDEVELOPMENT SCHEME OF SHREE RAM JYOTI CO-OP HOUSING SOCIETY, ERANDWANE, PUNE

1221/B 1 WRANGLER PARANJPE ROAD BEHIND BHAVE X RAY CLINIC F C ROAD, PUNE - 411004
PHONE: +91-20-25531675/76 | WEBSITE: www.aandtconsultants.in , info@atconsultants.in

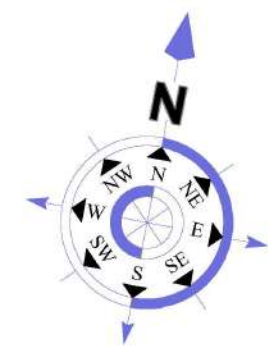
A&T
CONSULTANTS

DATE: 10.07.2025

DWG BY : A.S.
CHK BY : M.B..



BUILT-UP & SALABLE AREA STATEMENT							
SHOWROOMS							
UNIT NO.	UNIT TYPE	UNITS / FL	NO OF FLOORS	TOTAL CARPET		SALEABLE AREA @ 35%	F.S.I. / FLOOR
GR+MEZZ.	SHOP	5	1	31.32	337	506	386.40
GR+MEZZ.	SHOP	4		26.55	286	429	
GR+MEZZ.	SHOP	2		23.10	249	373	
GR+MEZZ.	SHOP	1		22.20	239	358	
TOTAL RETAIL		12		285.00	3068	6204	386.40



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CHK BY : M.B..

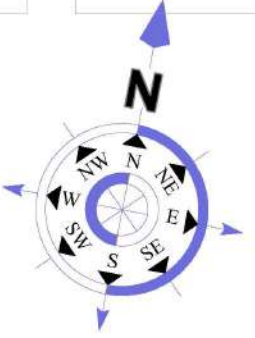
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BUILT-UP & SALABLE AREA STATEMENT							
RESIDENTIAL (FIRST FLOOR)							
UNIT NO.	UNIT TYPE	UNITS / FL	NO OF FLOORS	TOTAL CARPET		SALEABLE AREA @ 35%	F.S.I. / FLOOR
				--- SQ. M	--- SQ. FT	--- SQ. FT	--- SQ. M
01	2.5 BHK	1	1	105.04	1131	1526	474.15
02	2.5 BHK	1		105.04	1131	1526	
03	2 BHK	1		82.91	892	1205	
04	2 BHK	1		82.91	892	1205	
TOTAL/FLR		4		375.90	4046.19	5462.4	
TOTAL RESIDENTIAL		4		375.90	4046	5462	474.15



FIRST FLOOR PLAN

FOR SHREE RAM JYOTI CHS
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PROPOSED REDEVELOPMENT SCHEME OF SHREE RAM JYOTI CO-OP HOUSING SOCIETY, ERANDWANE, PUNE
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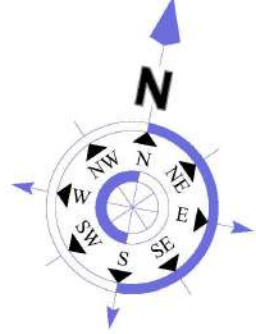
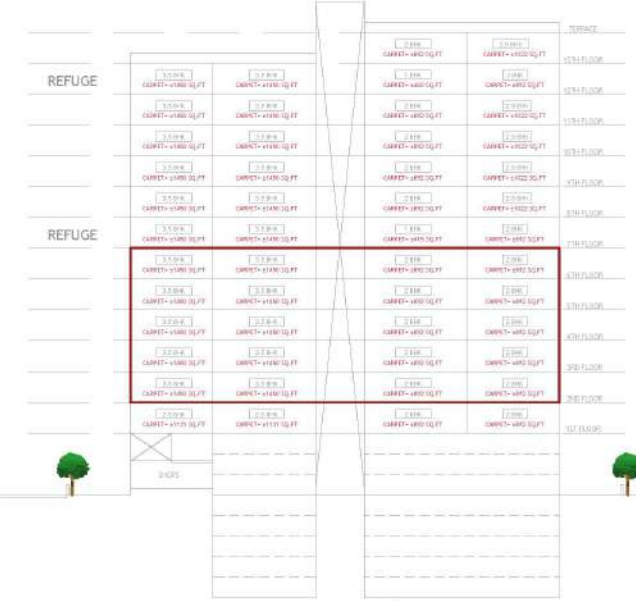


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BUILT-UP & SALABLE AREA STATEMENT							
RESIDENTIAL (2ND TO 6TH FLOOR)							
UNIT NO.	UNIT TYPE	UNITS / FL	NO OF FLOORS	TOTAL CARPET		SALEABLE AREA @ 35%	F.S.I. / FLOOR
				--- SQ. M	--- SQ. FT	--- SQ. FT	--- SQ. M
01	3.5 BHK	1	5	134.77	1451	1958	535.61
02	3.5 BHK	1		134.77	1451	1958	
03	2 BHK	1		82.91	892	1205	
04	2 BHK	1		82.91	892	1205	
TOTAL/FLR		4		435.36	4686.22	6326.4	
TOTAL RESIDENTIAL		20		2176.80	23431	31632	2678.05



2ND TO 6TH FLOOR

FOR SHREE RAM JYOTI CHS

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PROPOSED REDEVELOPMENT SCHEME OF SHREE RAM JYOTI CO-OP HOUSING SOCIETY, ERANDWANE, PUNE

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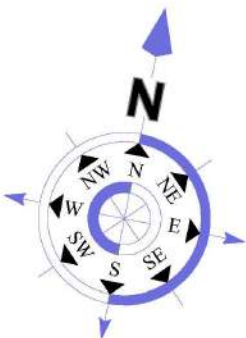
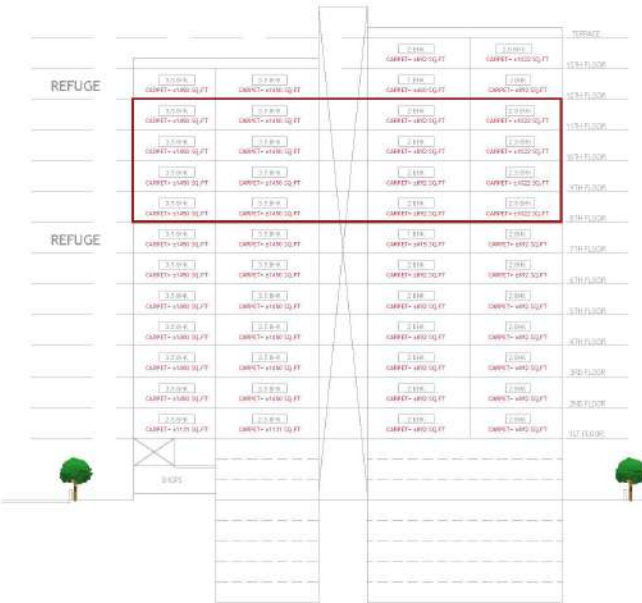
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BUILT-UP & SALABLE AREA STATEMENT							
RESIDENTIAL (8TH TO 11TH FLOOR)							
UNIT NO.	UNIT TYPE	UNITS / FL	NO OF FLOORS	TOTAL CARPET		SALEABLE AREA @ 35%	F.S.I. / FLOOR
				--- SQ. M	--- SQ. FT	--- SQ. FT	--- SQ. M
01	3.5 BHK	1	4	134.77	1451	1958	547.20
02	3.5 BHK	1		134.77	1451	1958	
03	2.5 BHK	1		94.90	1022	1379	
04	2 BHK	1		82.91	892	1205	
TOTAL/FLR		4		447.35	4815.28	6500.6	
TOTAL RESIDENTIAL		16		1789.40	19261	26002	2188.80



8TH TO 11TH FLOOR

FOR SHREE RAM JYOTI CHS
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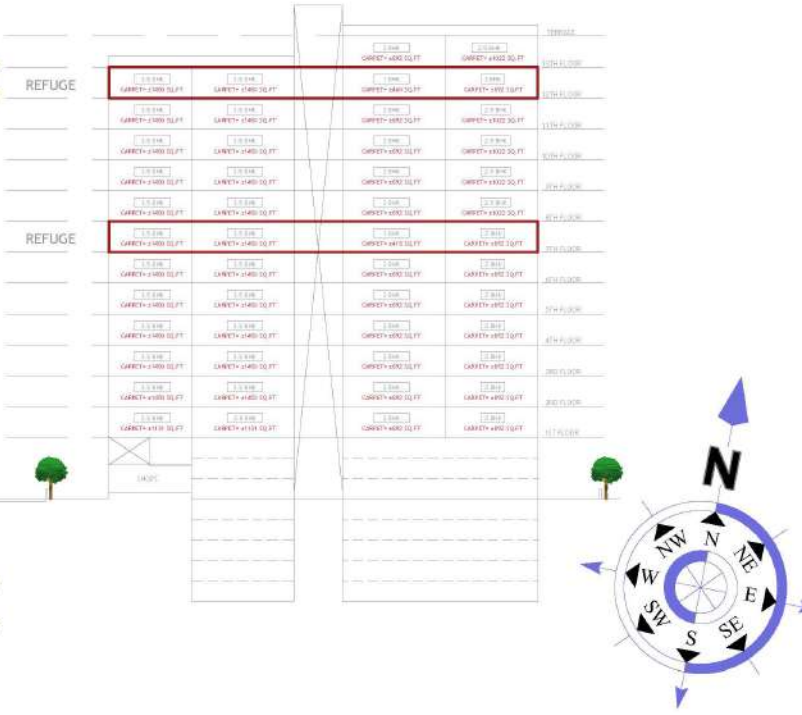


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BUILT-UP & SALABLE AREA STATEMENT						
RESIDENTIAL (REFUGE FLOOR-7TH FLOOR)						
UNIT NO.	UNIT TYPE	UNITS / FL	NO OF FLOORS	TOTAL CARPET		SALEABLE AREA @ 35%
				--- SQ. M	--- SQ. FT	--- SQ. FT
01	3.5 BHK	1	1	134.77	1451	1958
02	3.5 BHK	1		134.77	1451	1958
03	1 BHK	1		64.40	693	936
04	1 BHK	1		43.34	467	630
TOTAL/FLR		4		377.28	4061.04	5482.4
TOTAL RESIDENTIAL		4		377.28	4061	5482
RESIDENTIAL (REFUGE FLOOR-12TH FLOOR)						
UNIT NO.	UNIT TYPE	UNITS / FL	NO OF FLOORS	TOTAL CARPET		SALEABLE AREA @ 35%
				--- SQ. M	--- SQ. FT	--- SQ. FT
01	3.5 BHK	1	1	134.77	1451	1958
02	3.5 BHK	1		134.77	1451	1958
03	2 BHK	1		82.91	892	1205
04	1 BHK	1		43.34	467	630
TOTAL/FLR		4		395.79	4260.28	5751.4
TOTAL RESIDENTIAL		4		395.79	4260	5751



REFUGE FLOOR PLAN

FOR SHREE RAM JYOTI CHS
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PROPOSED REDEVELOPMENT SCHEME OF SHREE RAM JYOTI
CO-OP HOUSING SOCIETY, ERANDWANE, PUNE
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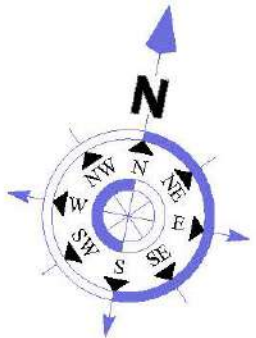
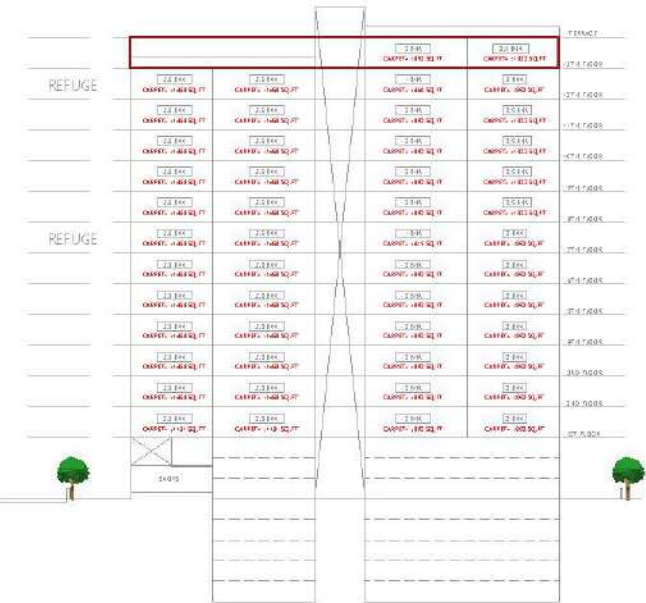


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BUILT-UP & SALABLE AREA STATEMENT						
RESIDENTIAL (13TH FLOOR)						
UNIT NO.	UNIT TYPE	UNITS / FL	NO OF FLOORS	TOTAL CARPET		SALEABLE AREA @ 35%
				--- SQ. M ---	--- SQ. FT ---	---
01	2 BHK	1	1	82.91	892	1205
02	2.5 BHK	1		94.90	1022	1379
TOTAL/FLR		2		178.81	1924.71	2598.4
TOTAL RESIDENTIAL		2		178.81	1925	2598
						547.20



13TH FLOOR

FOR SHREE RAM JYOTI CHS

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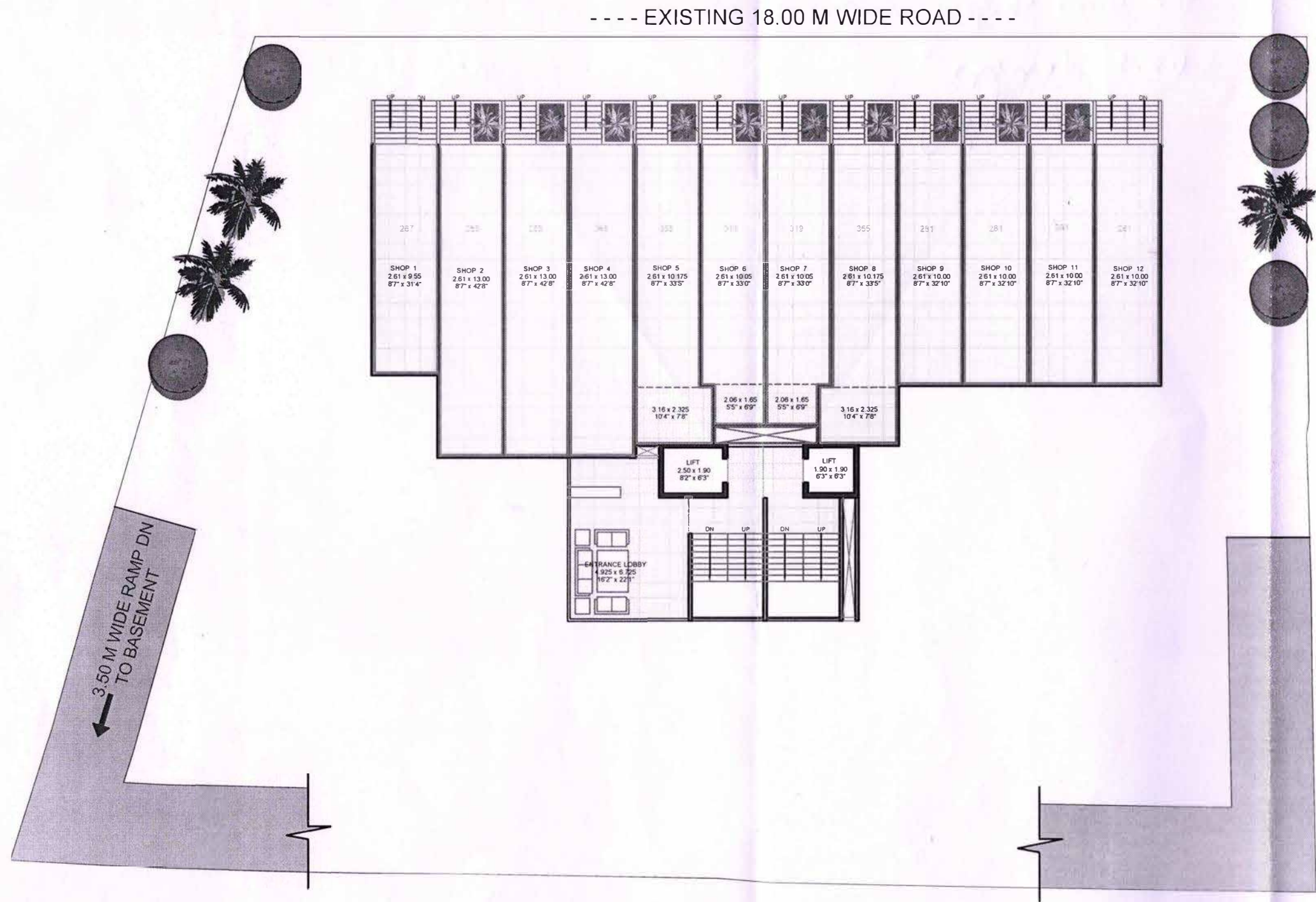
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RERA SALABLE AREA STATEMENT (SQ.FT)

SHOP NO.	SHOP CARPET
SHOP 1	268
SHOP 2	365
SHOP 3	365
SHOP 4	365
SHOP 5	365
SHOP 6	319
SHOP 7	319
SHOP 8	365
SHOP 9	281
SHOP 10	281
SHOP 11	281
SHOP 12	281

NORTH



UPPER GROUND FLOOR PLAN

SHREE RAM JYOTI
ADDRESS :- ERANDWANE, PUNE.
SK FORTUNE GROUP



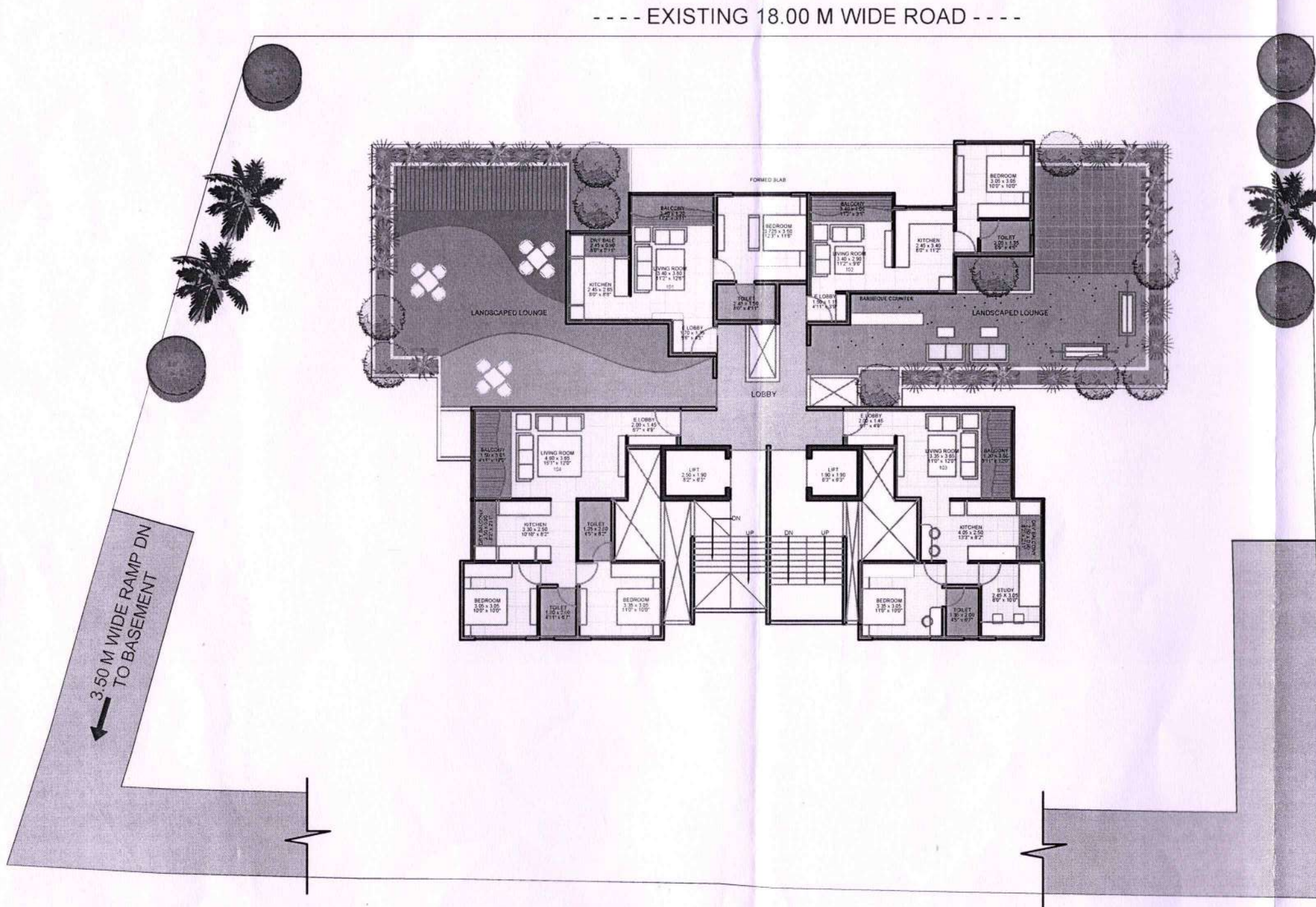
A Satish Kokate Venture



ADS
A DESIGN STUDIO

Aditri, Office no. 301/401, Plot no. 4/22, S.no.88,
near Sahakar Udyan, Erandwane, Pune, 411004
020-29952054/29952055, adesignstudio1@gmail.com

option 2 For Residential.



CARPET AREA STATEMENT AS PER RERA (SQ.FT)				
FLAT NO.	FLAT CARPET + DRY BALC.	BALC.	TERRACE	TOTAL
101	461	44	0	505
102	371	38	0	410
103	557	47	0	604
104	653	59	0	712

NORTH

1ST FLOOR PLAN

SHREE RAM JYOTI

ADDRESS :- ERANDWANE, PUNE.

SK FORTUNE GROUP

skFortune®

Group

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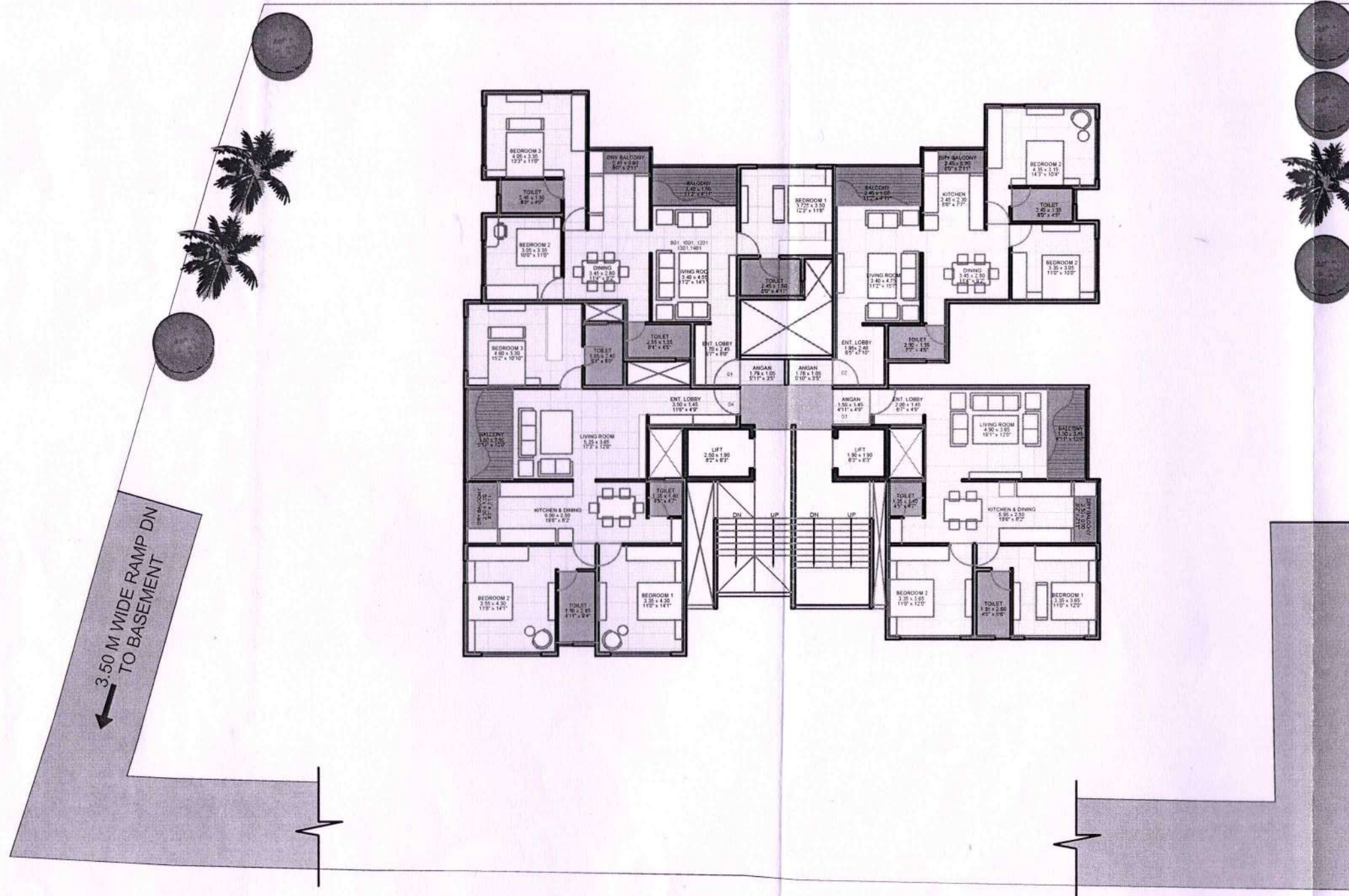
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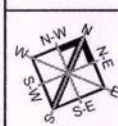
---- EXISTING 18.00 M WIDE ROAD ----



CARPET AREA STATEMENT AS PER RERA (SQ.FT)

FLAT NO.	FLAT CARPET + DRY BALC.	BALC.	ANGAN	TERRACE	TOTAL
01	987	55	20	0	1062
02	795	55	20	0	870
03	792	59	23	0	875
04	1130	71	0	0	1201

NORTH



TYPICAL FLOOR PLAN

SHREE RAM JYOTI
ADDRESS :- ERANDWANE, PUNE.
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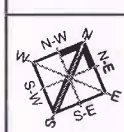
----- EXISTING 18.00 M WIDE ROAD -----



CARPET AREA STATEMENT AS PER RERA (SQ.FT)

FLAT NO.	FLAT CARPET + DRY BALC.	BALC.	ANGAN	TERRACE	TOTAL
601	987	55	0	0	1042
602	988	55	0	0	1043
603	612	59	23	0	694
604	1130	71	0	0	1201

NORTH



REFUGE FLOOR PLAN

SHREE RAM JYOTI
ADDRESS :- ERANDWANE, PUNE.
SK FORTUNE GROUP



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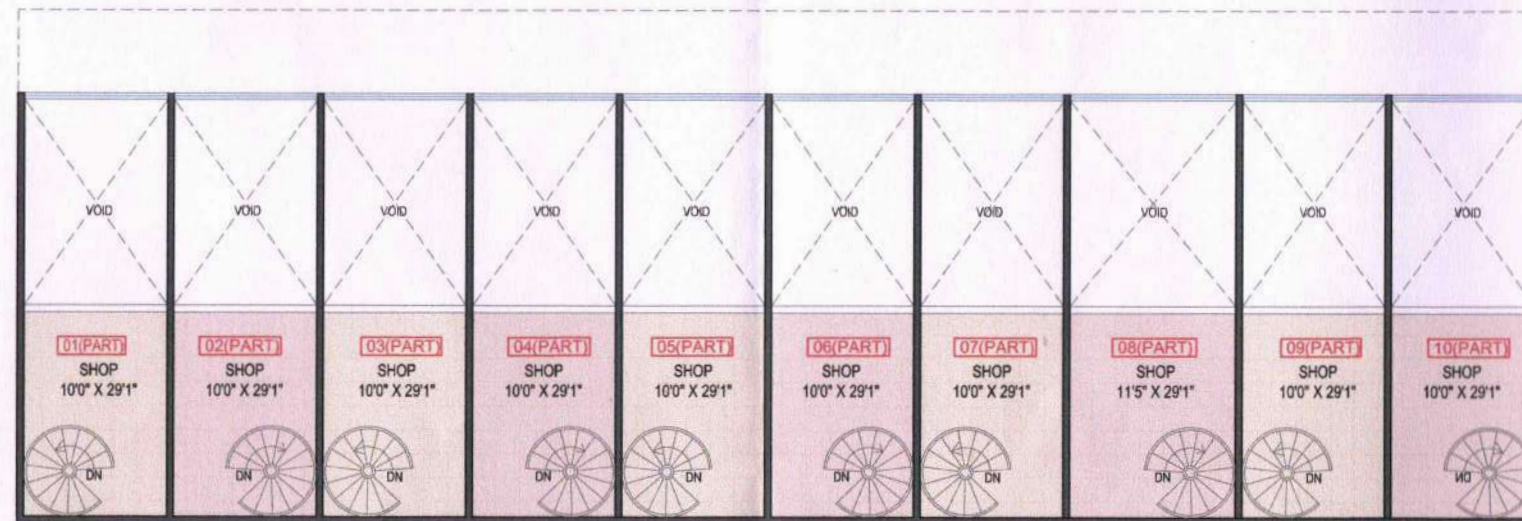


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020-29952054/29952055, adesigstudio1@gmail.com



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQ. MT. & SQ. FT.)

SHOP NO.	GROUND CARPET		MEZZANINE CARPET		TOTAL CARPET AREA	
	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
01	26.58	286	12.84	138	39.42	424
02	26.58	286	12.84	138	39.42	424
03	26.58	286	12.84	138	39.42	424
04	26.58	286	12.84	138	39.42	424
05	26.58	286	12.84	138	39.42	424

RERA CARPET AREA STATEMENT (IN SQ. MT. & SQ. FT.)

SHOP NO.	GROUND CARPET		MEZZANINE CARPET		TOTAL CARPET AREA	
	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
06	26.58	286	12.84	138	39.42	424
07	26.58	286	12.84	138	39.42	424
08	30.74	331	14.85	160	45.59	491
09	26.58	286	12.84	138	39.42	424
10	26.58	286	12.84	138	39.42	424

PAH NAME & PROJ ADDRESS -

PROPOSED RESI. & COMM. BLDG. SHREERAM JYOTI,
CO.OP.HSG.SOC.LTD.AT ERANDWANE PUNE.



18 / 07 / 2025



DRAWN BY REVISION
SAMEER 01

18.00 M. WIDE ROAD



RERA CARPET AREA STATEMENT (IN SQ. MT. & SQ. FT.)

FLAT NO.	FLAT CARPET WITH ENCL. BALC.		OPEN BALCONY / SIT - OUT		TERRACE CARPET		TOTAL CARPET AREA	
	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
101	112.44	1210	8.93	96	0	0	121.37	1306
102	91.92	989	8.93	96	0	0	100.85	1086
103	64.33	692	7.35	79	0	0	71.68	772
104	64.33	692	7.35	79	0	0	71.68	772

PAH NAME & PROJ ADDRESS -

PROPOSED RESI. & COMM. BLDG. SHREERAM JYOTI,
CO.OP.HSG.SOC.LTD.AT ERANDWANE PUNE.

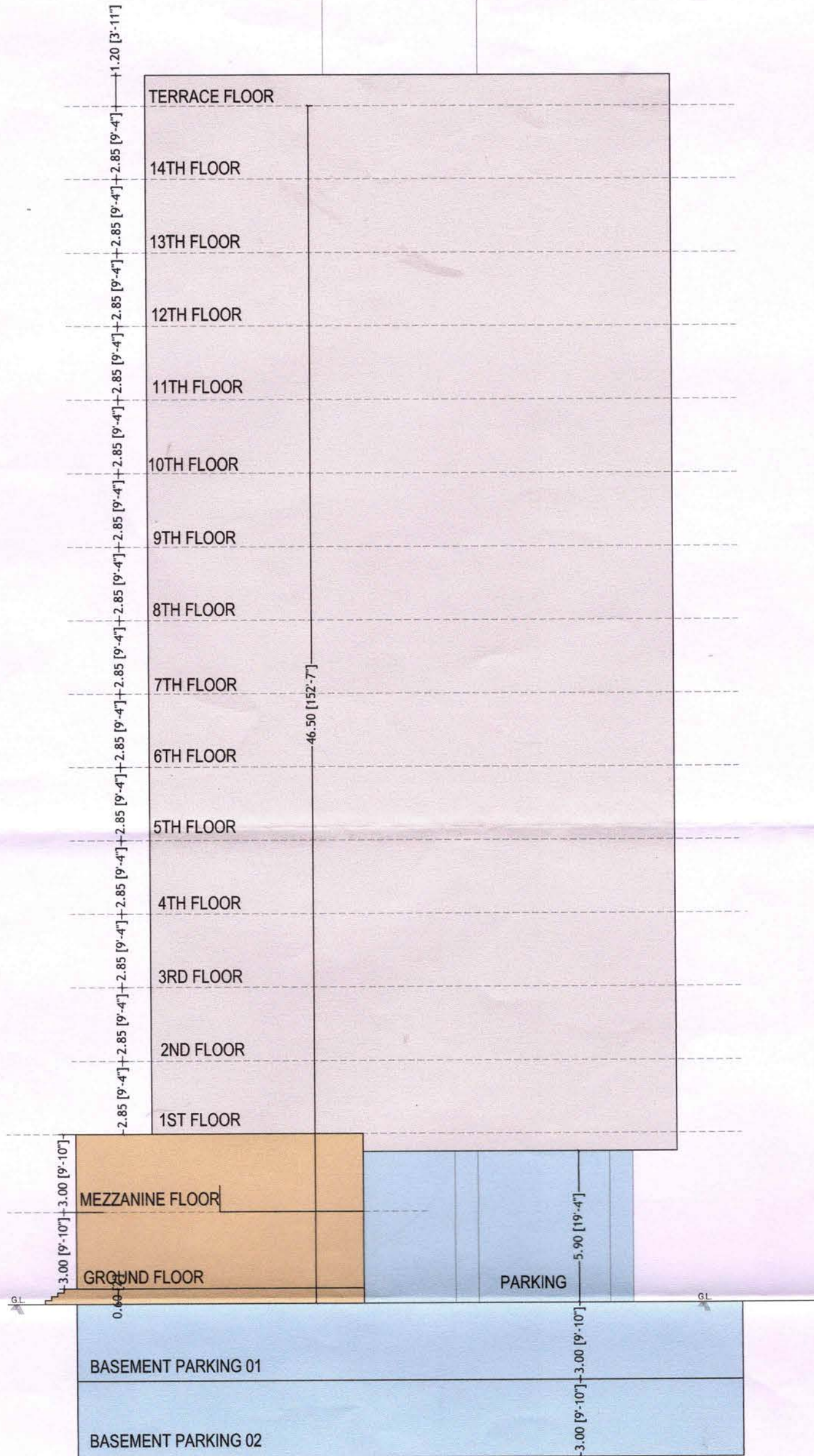
TYPICAL FLOOR PLAN



18 / 07 / 2025



DRAWN BY: SAMEER
REVISION: 01



SCHEMATIC SECTION

PAH NAME & PROJ ADDRESS -

PROPOSED RESI.& COMM. BLDG. SHREERAM JYOTI,
CO.OP.HSG.SOC.LTD.AT ERANDWANE PUNE.



18 / 07 / 2025



DRAWN BY	REVISION
SAMEER	01

1 Sales Details

Particulars	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025
Units Sold	28	42	58	60
Sales Value	30.5 Cr	60.12 Cr	80.51 Cr	104.5 Cr

2 Profitability

Particulars	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025
Profit Before Remunerations	7.71 Cr	4.92 Cr	1.47 Cr	7.70 Cr
Net Profit before Tax	5.31 Cr	2 Cr	75 Lacs	7.16 Cr
Finance Charges	2.5 Cr	2.93 Cr	4.19 Cr	5.19 Cr

3 Net Worth As of March 2025 of Group

Name of Director	Net worth in Cr.
Ganesh Jadhav	5.52
Rajendra Awate	5.65
Makarand Kelkar	5.75
Total Net Worth	16.92

4 Total Borrowing of the Group 16.30 Cr.

As on 31st July
2025

5 Upcoming Projects

Projects	No of Units	Built-up Area (sq.ft.)	TDR, Paid FSI & Corp Charges
1	14	22000	2.65 Cr
2	40	46000	5.4 Cr
3	28	35000	6.32 Cr
4	18	19000	1.66 Cr
Total	100	122000	25.18 Cr

Authorized Signatory




Address : 801-804, Siddharth Towers-1, Near Karishma Soc., Kothrud, Pune - 411038

Phone : +9188888 36564 | Web : www.gangotree.co.in

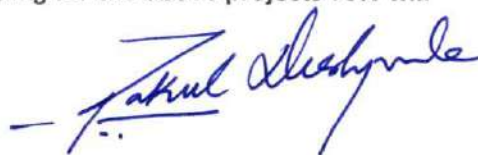
Turnover figures for the last four years in terms of units sold and approximate sales value.
(FY 2021-22,2022-23,2023-24 and 2024-25).

	21-22	22-23	23-24	24-25
TURNOVER	0	3,77,58,899	19,69,03,671	11,22,83,701
PROFIT BEFORE TAX		1,16,57,695	6,14,24,851	3,50,27,329
INTEREST		0	0	0
NETWORTH		5,03,87,143	9,62,82,825	12,01,01,409
BORROWINGS		0	0	0
NETWORTH - 31-03-2024				
LLP	9,62,82,825			
SHAM SIR	21,86,25,097			
NAKUL SIR	12,62,65,399			
TOTAL GROUP NETWORTH	44,11,73,321			

Project under negotiations-

Ongoing Redevelopment Projects				
Sr.No	Name of project	Total saleable Sq. Ft	No flat	Configuration
1	1 Ugam Vidisha Co-op Hsg. Socy., Karve Nagar.	7,000	5	2 BHK
2	145 Rugved Co-Op Socy., lane no.3, Dahanukar Colony.	33,000	23	2 and 3 BHK
3	10/22 Girikunj Co-Op. Socy., lane no.9, Dahanukar Colony	65,000	48	2 and 3 BHK
4	45 Devdatta Kripa Co-op Hsg Socy, Near Pandit Lawns	94,000	54	2, 3 and 4 BHK
5	43 Prathamesh CHSL Lokmanya Colony	54,000	37	2 and 3 BHK
6	253 Siddhivinayaka CHSL Right Bhusari Colony	30,000	20	2 and 3 BHK
7	114 Kanchanpuri CHSL Shivrithr Nagar	1,00,000	65	2 and 3 BHK
8	51 Sushma Enclave Right Bhusari Colony	28,000	21	2 and 3 BHK

Approximate TDR cost is 21 Cr and of the source of funding for the above projects 75% will be self funding and 25% will be Sales Proceeding




Address : Yugay Mangal Complex, Office No. 39, 40 & 41, Near Gandhi Lawns, Kothrud, Pune : 411038

Year	Units Sold	Approx Value	Approx Net Profit Before Tax	Approx Interest Cost	Approx Net Worth
2021 - 2022	150	90,00,00,000	15,20,00,000	-	32,00,00,000
2022 - 2023	190	1,32,00,00,000	16,70,00,000	-	38,00,00,000
2023 - 2024	180	2,25,00,00,000	24,80,00,000	30,00,000	58,00,00,000
2024 - 2025	190	2,90,00,00,000	28,50,00,000	45,00,000	95,00,00,000

- Total Borrowing of firm - 11.5 Cr. from over draft facility from Axis Bank on existing own preleased units at Tilak Road

- Projects under Negotiation - 4

- 125 Units

- Approx 2.5 Lakh Sq.Ft. Builtup Area

- Approx TDR - 20 Cr.