

Summary of terms offered by Stork Realtors Private Ltd as on February 2025

Sr. No.	Particulars	Stork Realtors Private Ltd
1	Lumpsum payment to Trust	Rs. 42,30,00,000/-
2	Area of Trust Building	81,000 sq ft
3	Parking to Trust	100 car parking
4	Rent to Trust	Will be mutually discussed at the time of appointment
5a	Final Tenant Area - Residents	580 sq ft for < 376 sq ft (MOFA)
	Final Tenant Area - Residents	55% extra carpet area over and above existing area for > 376 sq ft
5b	Final Tenant Area - Commercial	35% extra carpet area over and above existing area
	Tenants with loft 6ft and above	NA
6a	Rent - Resident Tenant	Rs 31,000 per month for < 376 sq ft Rs 100 per sq ft per month > 376 sq ft Rent escalation by 10% every year till possession
6b	Rent - Commercial Tenant	Rs. 300 per sq ft - on ground floor Rs. 250 per sq ft - to all others Rent escalation by 10% every year till possession Minimum rent to all commercial tenants - Rs. 27,000
7a	Shifting compensation - Resident Tenant	One time - Rs. 31,000
7b	Shifting compensation - Commercial Tenant	One time - Rs. 31,000
8a	Brokerage - Resident Tenant	1 month rent
8b	Brokerage - Commercial Tenant	1 month rent
9a	Corpus - Resident Tenant	Rs 2,50,000
9b	Corpus - Commercial Tenant	Rs 1,000 per sq ft
10	Parking to Tenants	As per DCPR 2034 - (Not committed)
11	Time span to complete	4 years from date of Plinth commencement certificate plus 6 months grace