

To,
Shree Dhanlaxmi Co. Op. Hsg. Soc. Ltd.,
3025/6, Shivajinagar,
Off Senapati Bapat Road,
Pune 411016.

Sub : Submission of tender document

Dear Sir/Madam,

We are pleased to present our proposal for proposed redevelopment of “**Shree Dhanlaxmi Co. Op. Housing Society Ltd**” located at 3025/6, Shivajinagar, Off Senapati Bapat Road, Pune 411016.

We, M/s. **Nirman Developers and Achlare Realtors Pvt. Ltd.**, are jointly submitting the tender document for the proposed redevelopment of your society building. We would also like to inform that we had previously submitted a quote for redevelopment to your society along with our financials, hence we are not attaching the financial documents again with this tender.

The sealed envelope enclosed consists of duly filled tender document, along with documents requested and annexures.

We are also submitting a DD of **Rs. 5,00,000/- (Rupees Five Lakh Only)** Bearing No. **266669** dated **12.01.2023** drawn on **IDFC First Bank, Law College Road Branch, Pune**, towards EMD for this tender.

Thank you for the opportunity to participate in this tender. Looking forward to a fruitful relationship.

For **Nirman Developers**,



Mr. Sandeep Maheshwari

(Partner)

Contact No. 9890024054

Email : sandeep@nirmandevelopers.com



REDEVELOPMENT ONGOING PROJECTS

S. No.	Name of Project	Area of Plot	Location	Saleable Area of Project (Sq. Ft.)	No. of Units
1	Nirman Vishnubaug	23817 S. Ft.	Model Colony	1,09,874	58
2	Nirman Kanchanganga	5700 S. Ft.	Sahakarnagar	20,980	15
				1,30,854	73

ONGOING PROJECTS

S. No.	Name of Project	Area of Plot	Location	Saleable Area of Project (Sq. Ft.)	No. of Units
3	Nirman Altius Phase - II	2.75 Acres	Kharadi	1,66,154	144
4	Nirman Aura Phase - II	3 Acres	Ambegaon	1,45,011	156
5	Nirman Viva Phase - III	4.25 Acres	Ambegaon	49,000	54
6	Brookefield Willows Phase - III	4.5 Acres	Pisoli	1,14,847	110
				4,75,012	464





NIRMAN
DEVELOPERS
ANNEXURE - 'B'

COMPLETED PROJECTS

S. No.	Name of Project	Area of Plot (Sq. Ft.)	Location	Saleable Area of Project (Sq. Ft.)	No. of Units	Year of Completion
1	Nirman Vrundavan	10914	Sinhagad Road	23000	29	2004
2	Nirman Nisarg	6000	Bhusari Colony	6500	7	2005
3	Nirman Harmony	6050	Bibvewadi	11500	10	2005
4	Nirman Parijat	10764	Karve Nagar	21000	21	2006
5	Nirman Rutugandh	10796	Nagar Road	24500	28	2007
6	Nirman Daffodils	4370	Bavdhan	5500	6	2008
7	Nirman Exotica	18761	Bavdhan	31000	23	2010
8	Nirman Eternity	26910	Pashan	37000	34	2011
9	Nirman Sankalp	8385	Dattawadi	20000	16	2011
10	Nirman Landmark	75350	Warje	103000	99	2013
11	Nirman Viva - Phase I & II	4.25 Acres	Ambegaon	242000	279	Phase I - 2015 Phase II - 2018
12	Nirman Altius - Phase I	2.75 Acres	Kharadi	110000	94	2018
13	Brookefield Willows-Phase I&II	4.5 Acres	Pisoli	166000	194	2019
14	Nirman Ajinkyatara - Phase I & II	4.5 Acres	Sinhagad Road	287000	357	2021
15	Nirman Aura - Phase I	3 Acres	Ambegaon	122900	175	2021
				12,10,900	1372	

Nirman Developers

205, Citi Center, Opp. Ayurved Rasshala, Karve Road, Pune - 411004.
Telefax : 254 55 880 / 1 • www.nirmandevelopers.in





Details of Ongoing Projects of Group					
Sr. no.	Name of the project	Type of Project	Location of the Project	Saleable area (in sq ft.)	No of Units
1	Honeydew Wing D	Commercial	Karasamboli	8,828	30
2	Amber	Residential	Baner	9,908	12
3	Spring Gardens Phase 1	Residential	Borhadewadi Moshi	124,171	141
4	Spring Gardens Phase 2	Residential	Borhadewadi Moshi	167,278	166
Total				310,185	349



Detail of Completed Projects of the Group					
Sr. no.	Name of the Project	Type of Project	Location	Saleable area (in sq ft.)	Year of Completion of Project
1	Vinayak Apartment	RES	Vishrantwadi	4,294	1993
	Vinayak Apartment	RES	Vishrantwadi		
2	Hill View Phase - I	RES / COMM	BANER	7,529	1995
3	Hill View Phase II	RES / COMM	BANER	7,472	1997
4	Rupali Phase I	RES	BALEWADI	7,102	1998
	Rupali Phase I	COMM	BALEWADI		
5	Rupali Phase II	RES	BALEWADI	3,406	2000
	Rupali Phase II	COMM	BALEWADI		
6	Rutuja Apartments	RES	BANER	6,440	2001
	Gauravi Apartment	RES	BANER	4,239	2002
7	Sai Residency A Wing	RES	BANER	13,266	2004
8	Sai Residency B Wing	RES	BANER	9,604	2005
9	Sai Residency C Wing	RES	BANER	8,052	2008
10	Vedant Apartments	RES	KOTHRUD	15,050	2008
11	Ganesh Sahajivan	RES	BANER	4,000	2009
11	Vedant Apartments	COMM	KOTHRUD	6,610	2010
18	52 Green Wood	RES	BANER	97,940	2010
	52 Green Wood	COMM	BANER		
12	Tierra Viva	RES	BANER	72,320	2012
	Tierra Viva	COMM	BANER	5,000	2012
14	Basil Garden B	RES	BANER	5,940	2012
16	My World	RES	BANER	236,559	2012
	My World	COMM	BANER		
17	Eternity	RES	BANER	7,010	2013
17	Basil Garden A	RES	BANER	6,921	2015
20	Basil Garden C	RES	BANER	6,921	2015
21	Apricot	RES	BANER	6,136	2016
22	Theorem	COMM	BANER	20,582	2016
23	Shreephal Homes	RES	BANER	8,710	2017
24	Honeydew	RES	KASARAMBOLI	99,553	2018
25	Olympia	COMM	BANER	50,162	2019
26	Citrine	RES	MARUNJI	75,193	2019
27	Ecoville Iris	Plotting	Urawade	70,570	2021
28	Honeydew Wing B	RES	KASARAMBOLI	38,552	2022
29	Ecoville Aster	Plotting	Ghotawade	109,527	2022
Total				1,014,660	

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

TENDER DOCUMENT

Redevelopment of land at
3025/6 Shivajinagar, Off Senapati Bapat road,
Pune 411016
FOR

“Shree Dhanlaxmi Cooperative Housing Society”

(Reg. No. PNA(PNA)/HSG(TC)/673/85-86 dt.31-10-85



5th floor, Nextgen Avenue, Survey No. 103 Part,
C.T.S No. 2850, Bahiratwadi , Senapati Bapat Road,
Near ICC Trade Tower, Pune – 411016.

t. : 020 – 66268888

email: mail@vkarch.com

www.vkarch.com

BID DOCUMENTS

Contents :

1. Tender Notice
2. General Introduction
3. Administrative conditions of tender
4. General Conditions
5. Applicable Rules & Regulations
6. Bids – Quotations
7. Detailed specifications and amenities.
8. Sanction plan
9. Google Location Map
10. DP Provision
11. Typical existing floor Plan. (As per Old sanction drawing available)
12. Format of Builder's/ Developer's business profile
13. Annexures

Note :

Intending tenderers are advised to familiarise themselves of the site conditions by visiting the site.

Contact persons of Shree Dhanalaxmi Society:

1. Mrs.Vidya Pundlik (Chairman) – 98220 32992
- 2 Mrs.Yogita Rajurkar (Secretary) – 99233 53170
- 3 Mr.Rahul Khandekar (Treasurer) - 98220 87487
- 4 Mr.Amogh Upadhye (Jt. Secretary)-98221 96603

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

1.0 . TENDER NOTICE

Shree Dhanlaxmi Cooperative Housing Society of CTS no 3025/6 Shivajinagar, Pune, invites sealed tenders for the full redevelopment of their property. Intending tenderer should be reputed developers with proven track record of successful and timely execution of such projects in Metro cities in Maharashtra and should fulfill the conditions of eligibility as laid down in the tender documents.

Tender Document can be obtained from Architects office, 5tn floor, Nextgen Avenue, Survey No. 103 Part, C.T.S No. 2850, Bahiratwadi , Senapati Bapat Road, Near ICC Trade Tower, Pune – 411016. on payment of Rs.10,000/- (Rs. Ten Thousand Rupees Only) + GST @ 18% in form of cash / DD to be payable to **“Shree Dhanlaxmi Cooperative Housing Society Limited”** per tender on 03/09/2022 to 16/09/2022 between 10:30 AM To 06:00 PM on Weekdays.

An Earnest Money deposit along-with Tender of Rs. 5.0 lacs (Rs. Five Lacs Only) shall be paid by Developer / Builder D.D. in favour of **“Shree Dhanlaxmi Cooperative Housing Society Limited”** of CTS no 3025/6, Shivajinagar, Senapati Bapat Road, Pune.

Pre-bid meeting will be held at 4:00 PM On 27/09/2022 at Architect's office.

The sealed tenders will be submitted on or before 10/10/2022 up to Time 04:00 PM at Architect's office and shall be opened on 10/10/2022 at Architect's Office at Time 5:00 PM on in the presence of Developer/Builder who choose to remain present. The Society reserves the right to reject any or all tenders without assigning any reasons thereof.

Pune

Chairman / Secretary

Date

Shree Dhanlaxmi Coop. Hsng. Society, Pune

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

2.0 GENERAL INTRODUCTION

Introduction :

Shree Dhanlaxmi Cooperative Housing Society owns a plot of land bearing F.P no.3025/6 Shivajinagar, Pune measuring 1,922 Sq.M.(20,688 Sq.Ft).

New DP and EP indicates that there is no road widening, but the society is accessible via a road of width 15m.

Building B		
Flat no	Type	RERA Carpet area sq. ft.
1	2BHK	890
2	2BHK	890
	Garage	200
3	2BHK	890
4	2BHK	890
5	3BHK	1038
6	1BHK	732
Building A		
Flat no	Type	RERA Carpet area sq. ft.
6A	3BHK	1192
7	3BHK	1116
8	2BHK	988
9	2BHK	848
10	3BHK	1059
11	3BHK	1192
12	3BHK	1116
13	2BHK	988
14	2BHK	848
15	3BHK	1059
16	3BHK	1192
17	3BHK	1116
18	2BHK	988
	Top open terrace	1800
Shop 1		278
Shop 2		278
Shop 3		182
Shop 4		278
Shop 5		278
Store room 1		191
Store room 2		191
Total Carpet area as per RERA		22,708
Total Carpet area as per RERA excl. the Top terrace		20,908

Note:- Above areas are computed as per RERA norms from PMC Sanctioned Plans of Existing Buildings. Builders/Developers may verify the same as necessary.

2.1 Practically there are 27 units (19 Flats, 1 garage, 5 Shops & 2 Store Rooms)
Developer / Builder needs to verify the carpet before bidding the Tender.

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

2.2 The Society has decided to redevelop the conveyed land on which the Apartments sits by availing TDR potential as per rules through Builder / Developer. Majority Resolution has been passed towards the same.

2.3 All dwellings units in each type should have the equivalent floor area.

2.4 The top roof terraces of the buildings should be open and access available to all residents of the building. Owner of Flat A -18 would have exclusive right on 1,800 sq. ft. area of top terrace.

Location plan and site plan is enclosed.

3 . ADMINISTRATIVE CONDITIONS OF TENDER

3.1 Eligibility Criteria for the tenderer / builder / developer

- A) The tenderer / builder / developer should be based in Metro cities in Maharashtra and should be preferably member of CREDAI or similar organizations.
- B) The tenderer / builder / developer should have a minimum of 10 years of experience in the field of building construction and especially in redevelopment schemes. He should have a proven track record of successful completion of at least 2 redevelopment schemes within Metro cities in Maharashtra. The tenderer should submit his business profile in the format enclosed in the tender papers.

3.2 The Shree Dhanlaxmi Cooperative Housing Society will appoint appropriate professional consultants to assist and guide it in the administration of the redevelopment project.

3.3 The selected tenderer will be invited to prepare a detailed plan and make a presentation to the members of the Society and explain the details of the proposal / scheme. The Society will take a final decision about the execution of the project after considering the detailed proposal.

3.4 The Society reserves the right to accept or reject any tender without assigning any reasons. The Society shall have the right to cancel the redevelopment project if no suitable / satisfactory proposals are received during the process. The decision of the Society will be final and no correspondence about it will be entertained.

3.5 Each Society member shall be offered with equal percentage increase in existing carpet areas.

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

4.0 GENERAL CONDITIONS

Quotes are required for following redevelopment scheme as follows

Redevelopment of Building A and B.

4.1 The possession for construction shall be given to Selected Builder/Developer only after he receives full sanction of Plans including TDR + Paid Premium FSI and approval of the same by Society Members.

4.2 Builder / Developer will complete the work within ^{36.} ~~24~~ months from the date of vacating the tenements by all members.

4.3 Builder / Developer shall complete the Pre-construction formalities such as obtaining demarcation certificate, getting the plans approved from PMC. Making alternative temporary accommodation to existing members etc. within **3 months** from signing agreement.

4.4 Builder / Developer shall also complete all Post-construction formalities such as obtaining all required NOC's, Completion certificate from governing authority/es, Handing over peace full possession to Society members, Obtain or Assist to Society in all manner for formation of Society as per applicable laws. Society's existing name shall remain as it is after completion of project.

4.5 Builder / Developer shall also purchase **TDR and Premium (Paid) FSI as required prior to commencement** of construction work. TDR & Premium (Paid) FSI shall be purchased in the name of the Society.

4.6 Developer shall complete construction as per agreed list of specifications and amenities. All relevant **IS code** for materials and construction shall apply.

4.7 **Developer will bear all relevant taxes**, charges, electrical connection expenses, stamp duties in respect of units to be handed over to existing Members.

4.8 Builder / Developer shall be responsible to provide **alternate temporary accommodation** of equivalent area in the vicinity or shall compensate for amount of rent and required deposit, if alternative accommodation is arranged by the members. Rent to cover whole period from date of vacation to date possession of new flat. Transport fees should also be paid for to and fro transfer of furniture and property for the said activity.

4.9 **Shopkeepers** should be provided a **temporary structure** at the fencing to carry out their business during redevelopment without any disruption **OR Rent** (as above) for alternate premises for those who are willing to move. Existing MSEB meters of the shops should remain intact till possession of shop (for those who use temporary structure)

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

4.10 Builders shall pay an amount of **5% of the total Construction Cost as security deposit** to the society which shall be refunded, 80% on successful completion of project and 20% after **defects liability period of 5 year from date of completion** without interest.

4.11 The selected Builder / Developer shall also give a bank guarantee from any Nationalised bank of 20% of Construction Cost towards performance of the agreement in the agreed format.

4.12 Builder / Developer shall pay an agreed amount per member towards **corpus fund** and will also collect similar amount from new purchasers and together the amount will be transferred to the Society before completion of the project.

4.13 Tenders submitted without payment of Earnest Money Deposit will not be opened or accepted. **Demand Draft** for Tender document to be in favour of Society.

4.14 The offer of the tenderer shall remain open for a period of 120 days from date of submission. During this period no tenderer will be allowed to withdraw his tender.

4.15 The tender documents shall be submitted in a sealed cover containing the Earnest Money. All the envelopes/covers shall be addressed to the "The Secretary, Shree Dhanlaxmi Cooperative Housing Society of CTS no 3025/6 Shivajinagar, Pune" with the name of the Builder / Developer given in the bottom left hand corner and superscribed 'Tender for redevelopment of Shree Dhanlaxmi Cooperative Housing Society of CTS no 3025/6 Shivajinagar, Pune'.

4.16 Builder / Developer shall visit the site before submitting the tender.

4.17 This is Bid Quotation tender. The Bid Quotation is appended with the tender and the tenderer shall submit his offer in the Bid Quotation as per given format.

4.18 Betterment charge of to be given in proportion of their existing carpet area separately for residential & Commercial units.

4.19 Floor to Floor Height For Residential Units should be **3.35m** & For Shops 6.00 M

4.20 Builder must provide a detailed work delivery program sheet for Project Management of this redevelopment project. If the project delivery schedule is overshoot significantly and the Builder is unable to proceed with the project in a time-bound manner, to the satisfaction of the Society, the **Society deserves the right to take-over the project** for the completion of the project as laid out by the Society's Architect and consultants. In such a case, the Builder **forfeits any profit** on the project, and his investment will be duly returned to him, only after full project completion and mutually documented financial closure.

4.21 Builder / Developer shall pay an amount of **Rs. 5,00,000/- (five lakhs)** towards Earnest Money Deposit along with his bids. EMD of unsuccessful developers shall be refunded without any interest.

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

4.22 Cost of this Bid Document is Rs. 10,000/- (Rs. Ten thousand) which shall be paid in form of DD drawn in favor of **Shree Dhanalaxmi Co-Operative HSG. Society LTD.** at the time of purchase of the same.

4.23 As of present, UDCPR(2020), the total applicable FSI, including paid FSI & TDR is 2.50 on plot Area. Builder **must utilise the full potential**, or give best quote based on such assumption. No concession shall be considered for lesser usage of full FSI potential.

4.24 If the permissible FSI / built-up is increased by modifications to D. C. Rules by PMC during or after the redevelopment of the society, benefit arising out of such modifications shall **remain with the society** and the developer shall have no claim on the same.

4.25 Under no circumstances shall any Builder / Developer be entitled to claim any variations whatsoever against Bid Quotations.

4.26 The tenderer / Bidders can attend Pre- Bid meeting for any clarifications regarding the tender.

4.27 Every page of the tender document shall have the seal of the Builder / Developer and initialed, and full signature where specifically indicated.

4.28 No loss / compensation / damages shall be payable by the Employer / Owner to the Builder / Developer / any one if the work stopped by the order of any judicial / Higher Administrative authority.

4.29 Developer/Builder shall register the Project to MAHARERA.

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

5.0 APPLICABLE RULES & REGULATIONS

The Shree Dhanalaxmi Co-Operative HSG. Society LTD. have decided to redevelop the total land by availing TDR potential +FSI on payment of Premium as per Development Control & Promotion Regulations for Pune Municipal Corporation (UDCPR-2020) rules through Builder / Developer.

Sr. No	Description of Area		Sq m	Sq ft	Remarks
1)	Plot Area		1,922.00	20,688	As per Sanctioned Plan
2)	Deduct Road Widening Area		0.00	0	To be confirmed after Zoning Demarcation
3)	Net Plot Area		1,922.00	20,688	
4)	Basic FSI	1.10 on Net Plot Area	2,114.20	22,757	Based on Residential or Residential+Commercial Proposal
5)	Paid FSI	0.50 on Plot Area	960.98	10,344	As per DP 2017, Applicable against 15.0m wide road
6)	TDR against Road Handover	0.00	0.00	0	To be confirmed after Zoning Demarcation
7)	TDR to be Purchased	0.90	1,729.80	18,620	
8)	Total Permissible FSI	2.50	4,805.00	51,721	
9)	Ancillary FSI	0.60	2,883.00	31,032	Subject to Residential/Commercial
10)	Total Permissible B/Up Area		7,688.00	82,753	

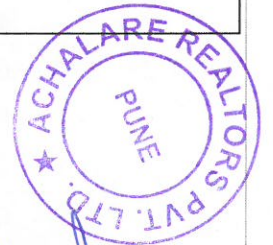
REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

6.0 BIDS – QUOTATIONS

Sr. No.	Description	Quote Per Unit/Percentage
6.1	RERA Carpet area that will be given free of cost to each members	41% (Forty one Percent only).
6.2	In addition to the RERA carpet area, double height terrace area per member if any	No.
6.3	Parking area & No. of parking lot offered to members:	
6.3a	4 Wheeler	1
6.3b	2 Wheeler	2.
6.4	Rate for the additional area if any to be given to members	10% Discount on market Rate.
6.5	Amount of corpus fund per member and total corpus fund	1,50,000.00 per member.
6.6	Amount of Betterment Charges per sq.ft on Carpet for Residential & Commercial Separately	Rs 250.00 per s.ft. (Rs Two Hundred Fifty only).
6.7	Details of additional amenities and specification if any to be offered	Separate Sheet Can be attached
6.8	Amount of monthly rent per member Per Sq ft of existing Carpet Area for alternative temporary accommodation	Rs. 36.00 per sft. (Rs Thirty six only).
6.9	Amount towards shifting charges to and fro to Society members.	Rs 40,000/- (Rs Forty Thousand only)
6.10	Any other offers or benefits in terms of area / funds for the benefit of the Society	The Specifications will be upgraded.

Nirman Developers


Partner





REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

7.0. DETAILED SPECIFICATIONS AND AMENITIES TO BE PROVIDED BY DEVELOPER/BUILDER

Sr No	General Specifications (Minimum expected)
7.1	Latest IS Code Compliant RCC Frame Structure with Earthquake Resistant Structure
7.2	Anti termite Treatment
7.3	External Brickwork / AAC Block work 150 mm thick
7.4	Internal 100 mm Brickwork / AAC Block
7.5	Internal gypsum plaster over single coat cement sand plaster.
7.6	Single coat plaster in Toilets
7.7	1 st coat of 10mm regular sand plaster, 2 nd coat Of Ecmas izonil 100% waterproof breathable , natural based component ready mix paste.
7.8	Waterproofing with brick bat coba in Toilets/Bath/attached terrace/ top terrace with 10 years guarantee.
7.9	Checked Tiles/Tremix floor with marking at Parking Floor
7.10	Paving block for other open space area. Other than driveway
7.11	Main entrance lobby – Italian marble / Granite flooring
7.12	Other common lobby area designer vitrified 600x600 mm/approved size flooring of approved quality
7.13	Internal flat flooring 600 x 600 mm /approved size vitrified tile of approved quality. Laminated wooden flooring in all bed rooms.
7.14	Toilet flooring 300 x 300/approved size mm Anti skid ceramic tile
7.15	Ceramic tile dado up to lintel level 300 x 450 mm/ approved size both in Bath/ WC or Toilets. Wash basins to be fitted with on granite platform with mirror. Exhaust fans, Towel rods, Toilet paper holding fixtures to be provided of premium brands.
7.16	Kitchen dado ceramic tile 300x450 mm/approved size up to Ceiling level.
7.17	Dado at wash basin area up to 3'0", Size 300 x 300 mm/as approved
7.18	Granite sills to windows
7.19	Black granite kitchen otta with Stainless Steel Sink and modular kitchen with provision of Chimney. Provide Modular kitchen with Trollies with shelves above kitchen platform and Chimney above kitchen stove as well as Exhaust fan.
7.20	Granite Treads and risers for Ground Floor while Kotah Treads and Risers for the above floors.
7.21	Granite cladding to lift area
7.22	Granite door frame for Toilet & Bath/ WC with waterproof FRP flush door with all fittings
7.23	Anti skid ceramic tile of approved size flooring in attached terrace area
7.24	Main door teak wood frame & flush door with both side veneer & melamine polish with all necessary fittings.

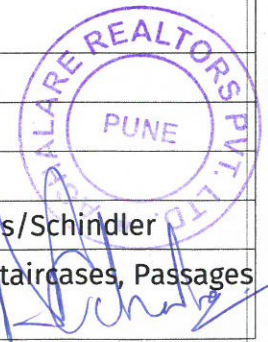
Nirman Developers

(Signature)
Partner

(Signature)
Sign & Seal of Contractor

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

Sr No	General Specifications (Minimum expected)
7.25	Internal door flush door both side painted with plywood frame with all necessary fittings
7.26	MS/GI/ Aluminum (Jindal Make, 18 Guage) powder coated Sliding/Openable door for openings in attached terrace
7.27	Upvc/Aluminum (Jindal Make, 18 Guage) powder coated windows - 3 track with mosquito net, provision for exhaust fan at kitchen window.
7.28	Glass powder coated louvered ventilators to toilet area with provision for exhaust fan
7.29	Powder coated MS grill /Safety door to main door
7.30	MS Box grills with 10 mm dia /thick bars to window with safety measures (incl. safe distance /gaps) . distance between window & grill to be 12 inches.
7.31	SS / Glass Railing to attached terrace & Staircase
7.32	Internal Painting – Washable acrylic emulsion of Nerolac/Asian or equivalent
7.33	External painting – Nerolac/Asian Apex Ultima or equivalent (7 years warranty)
7.34	Concealed Wiring of approved make, Modular Switches, & Concealed Plumbing of Cpvc pipes etc.
7.34a	External Piping over walls shall be of Upvc.
7.35	High quality wall hung WC, water saver flush tank, 2 way bib cock with health faucet. Wash basins in Toilets to fixed on granite platform. Mirror to be provided above wash basins. Exhaust Fans to be provided in toilets. Plumbing material to be of Jaguar or equivalent.
7.36	25 litre boilers with arrangement for thermostat for the solar water heater
7.37	Shops with glass doors and toughened glass partition for the front side – Modi / SL Gobain Or equivalent and MS rolling shutter with Mechanized system. Shop floor height to be 18 ft To 20 ft and attached toilet, however it should be seen that shop owners and resident members get same % increase in the FSI over their existing areas.
Common Amenities/Facilities	
7.39	Security Cabin with Gate and CCTV at Main Lobbies, Entrance Gate and parking areas
7.40	Compound wall & Tremix Pavement to driveway
7.41	Rain water harvesting system
7.42	Solar water heating system for every flats and Solar PV Electrical Panels for Common electricity generation if feasible.
7.44	Vermiculture Pit
7.45	Landscaped Play Area for Society
7.46	External Lighting.
7.47	1 No. 8 Passenger and 1 Stretcher Auto-Door Elevator of make Kone/Otis/Schindler
7.48	Generator Backup for Lift / Pump Room / Common Area Like Parking, Staircases, Passages etc.



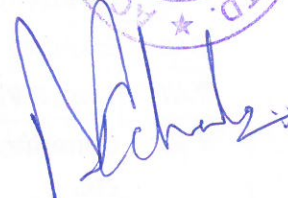
REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

7.49	Broadband Connectivity with Fibre Optic cable
7.50	Common DTH (Direct to Home) TV Connection.
7.51	Fire Fighting provision as per rules & regulation
7.52	Piped Gas
7.53	Video security at all flats main door
7.54	Access control at Main Building Lobby
7.55	Provision for Kitchen chimney installation
7.56	Garbage chute for Wet and Dry waste
7.57	Separate Society Office at Ground Floor
7.58	Designer Name Plates and Letter Box for each member at main lobby
7.59	Separate water taps for car washing and gardening in parking and garden areas.
7.60	Jogging Track
7.61	Small Gym, Play Area with play equipment for Kids.
7.62	Provision of Visitor's Parking
7.63	Terrace to be multi-utility. Can be used as a temporary function hall
7.64	A common toilet in the common area for watchman, gardener, etc
7.65	Two separate water connections to Kitchen Sink one from PMC Supply and one from Overhead tank
7.66	Provision of Visitor's Parking
7.67	Borewell with pump and standard motor with standby set of pump and motor
7.68	Commercial and residential building to be separate keeping 2 to 3 meter distance and joined By beams at a appropriate height to be seen as one unit.
7.69	Provision of Electrical Vehicle Charging Points at Parking.

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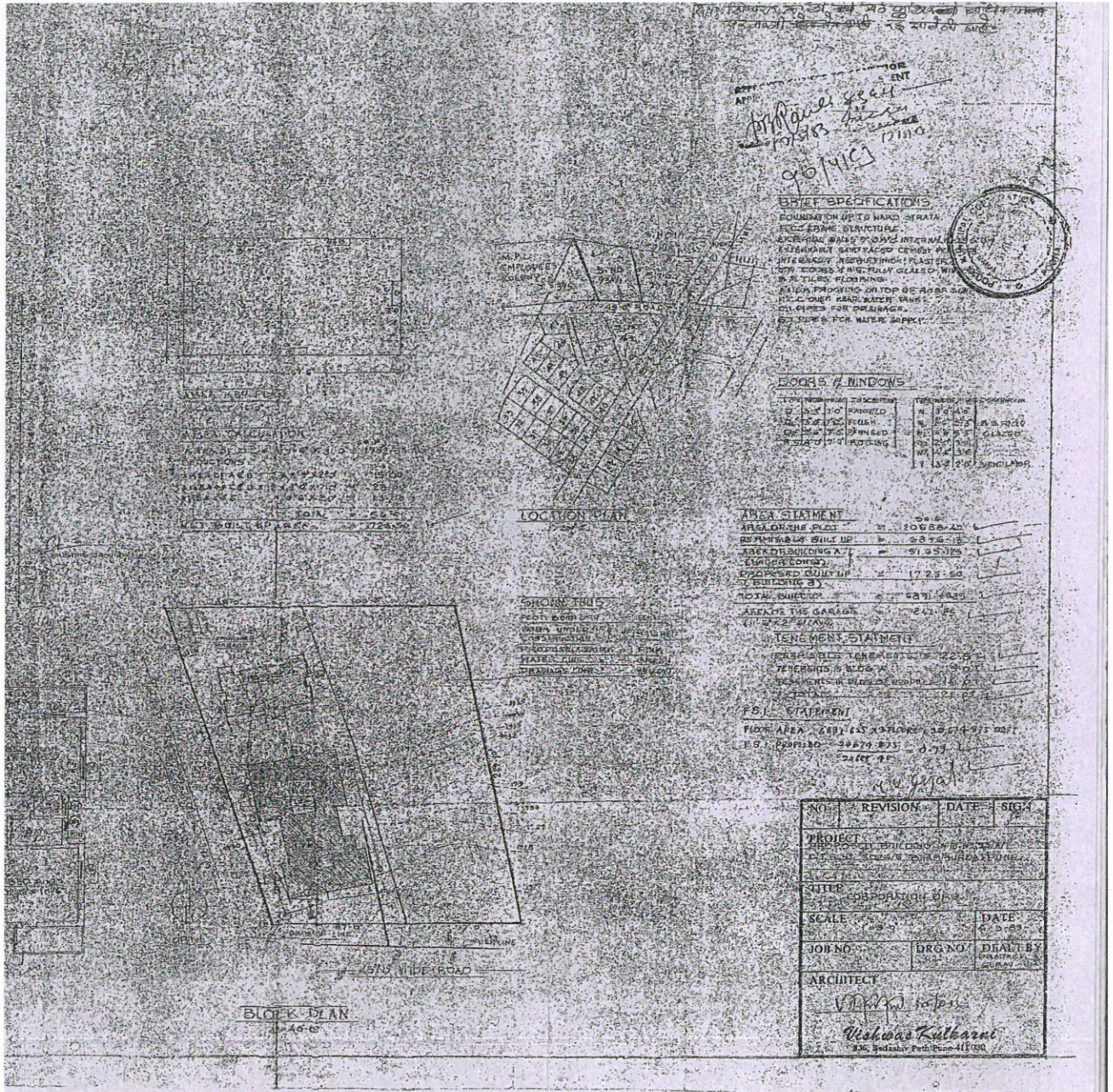

Partner





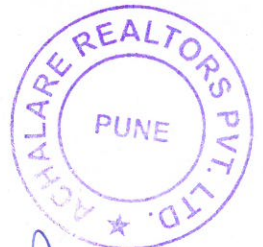
REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

8. SANCTION PLAN



Nirman Developers

Partner



Signature of Contractor

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

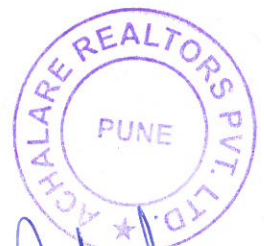
9. GOOGLE LOCATION MAP

The site is located just off the important Senapati Bapat Road, right off the junction after Symbiosis.



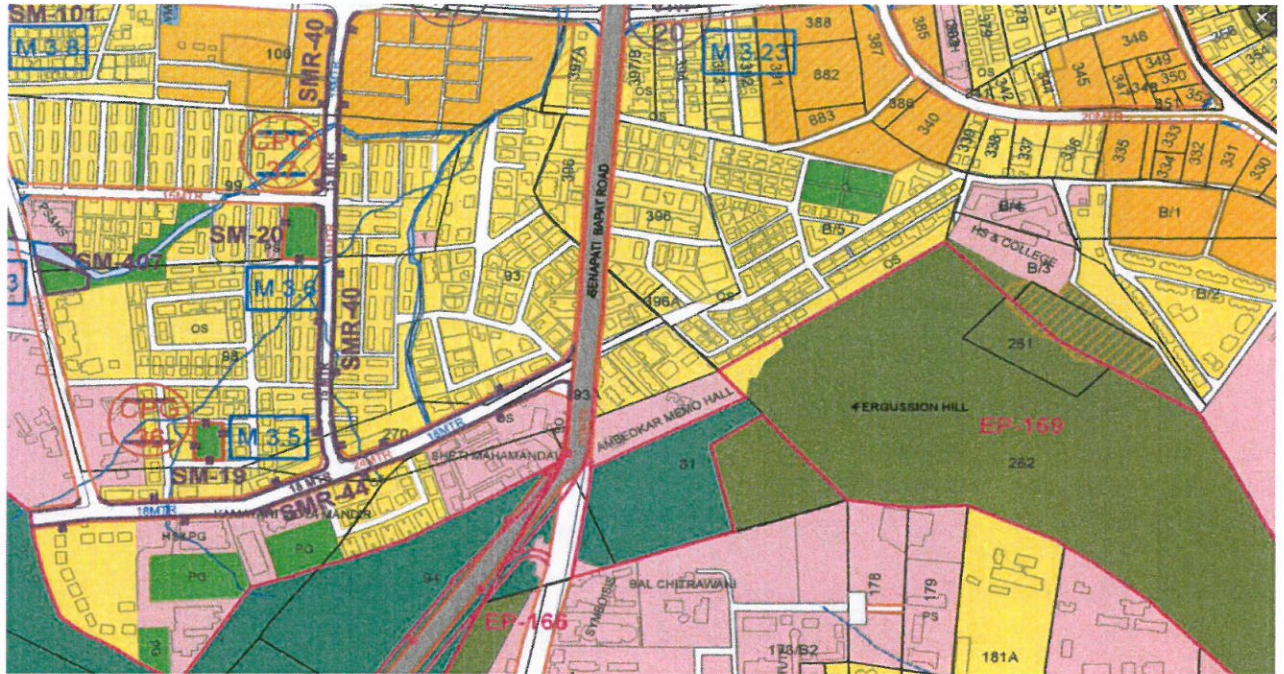
Nirman Developers

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Partner



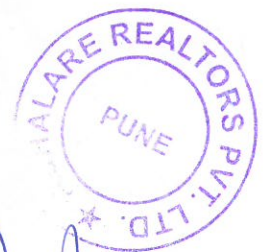
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10. DP PROVISION



Nirman Developers

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Partner

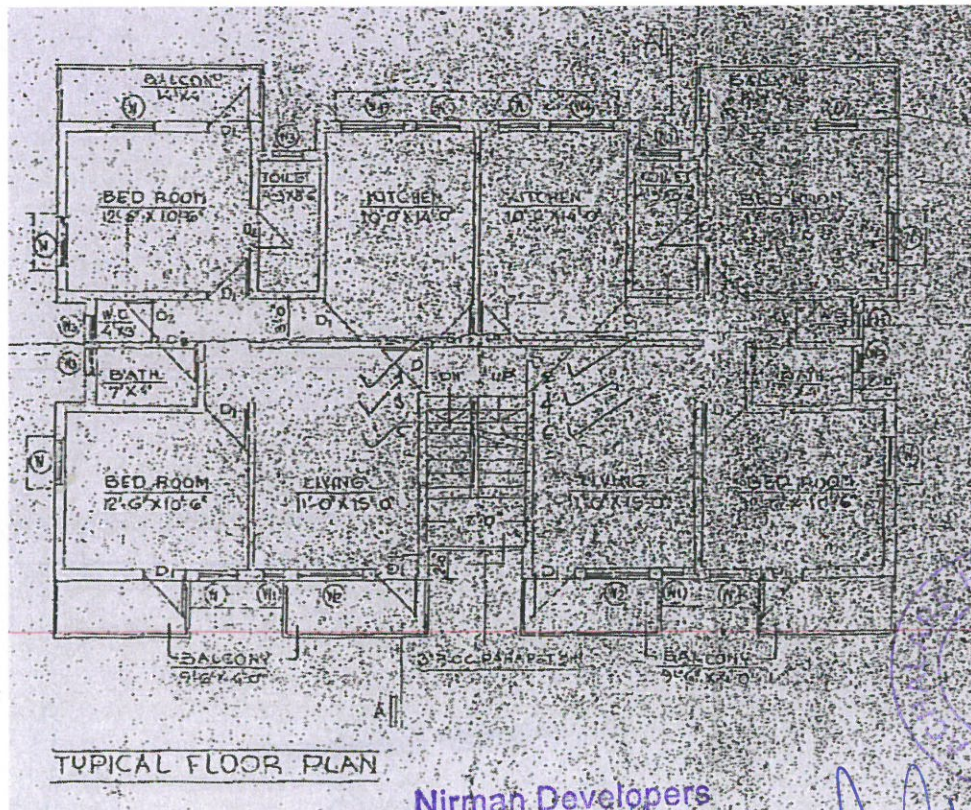
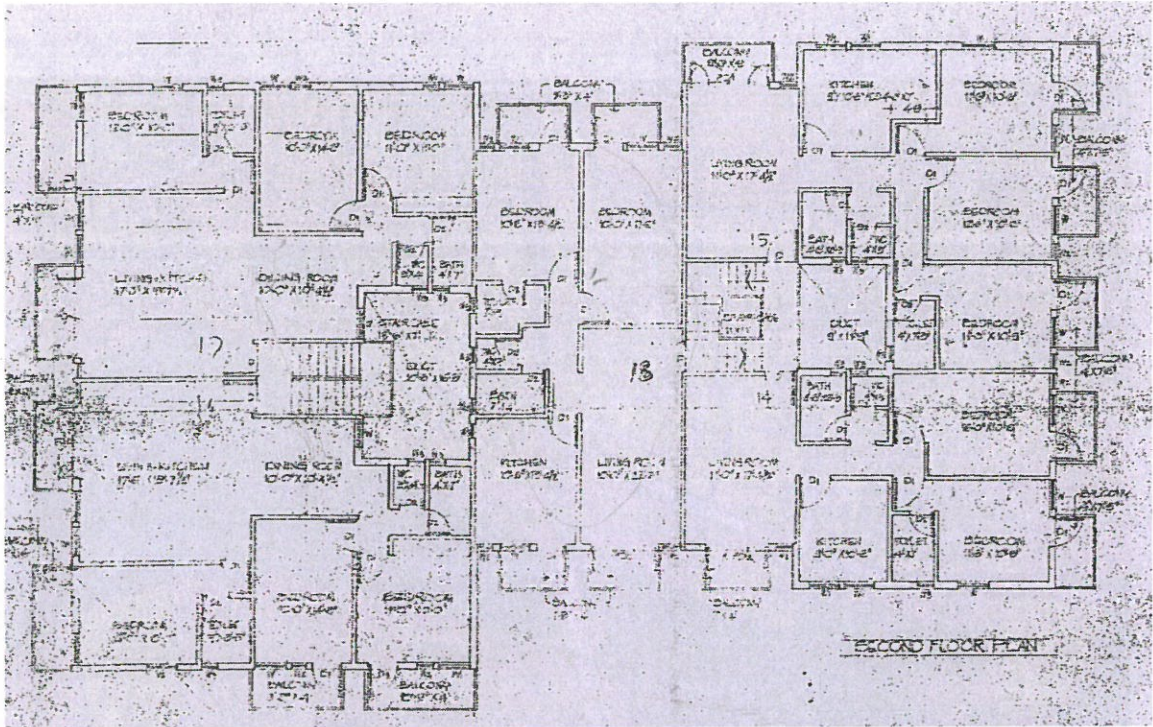


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REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

11. TYPICAL EXISTING FLOOR PLANS

(Also attached separately as Drg Set)



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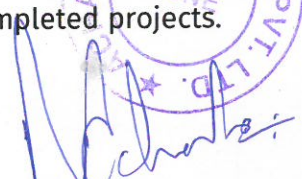
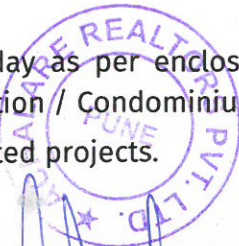
REALTORS PVT. LTD. PUNE

12. BUILDER'S PROFILE

- Name of the company :
- Address :
- Constitution : Individual / Partnership / Company / HUF:
(In case of partnership firm / company names of all partners / directors with their names , addresses and telephones to be provided.)
- Name of Key person :
- His mobile and Telephone no :
- e-mail address:
- Established in :
- Present bankers :
- Name of the firm / C.A who has audited financial returns for 3 years prior to 31.03.2019 :
- Audited financial reports of last 3 years for firm / company as well as it's partners / directors /In case of Partnership firm for the firm as well as it's partners to be provided including their IT Returns
- Details of the new projects completed in last 5 years as per enclosed proforma (Annexure A) including their photos /brochure.
- Details of Redevelopment projects completed in last 5 years as per enclosed proforma (Annexe B) - Please attach certificate from society/ Organisation / Condominium.
- Details of new projects under construction / in progress as on today as per enclosed proforma (Annexe C) - Please attach certificate from society/ Organisation / Condominium.
- To also submit the letters of satisfactions from the society's for completed projects.
- Brief background of your activity:

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Partner

REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

13. ANNEXURES

Annexure A

Details of new projects completed in last 5 years

Particulars	Project 1	Project 2
Area / Location Address		
Name of the Project		
No of flats / Shops completed		
Project completed in months		

Annexure B

Details of redevelopment projects completed in last 5 years

Particulars	Project 1	Project 2
Area / Location Address		
Name of the Project		
No of flats / Shops completed		
Project completed in months ie time took from demolition to possession stage		

Annex C

Details of New projects under construction / In progress

Particulars	Project 1	Project 2
Area / Location Address		
Name of the Project		
No of flats / Shops completed		
Likely date of completion.		

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Partner

