

## COMPARISAN OF BEEDS APPROVED AT TENDER OPENING C

( As revised & presented by the Devel

Note: Society's existing carpet Area as per RERA ( exc

sr no	Parameters	Siddhashila Developers		
<b>A</b>	<b><u>Benefits offered</u></b>			Amt. Rs.@
1.A	<b>With 12 M Road Width</b> : Rera Carpet area that will be given free of cost to each member	%	Sq. ft.	15000/sft
		<b>40</b>	8363	<b>1254 lacs</b>
1.B	<b>With 15 M Road Width</b> : Rera Carpet area that will be given free of cost to each member			
		<b>51</b>	10663	<b>1599 lacs</b>
2	In addition to the rera carpet area , double ht. terrace area if any / member			NA
3	parking area and no. of parkings offered to members	<u>Four Wheeler</u>		1
		<u>Two Wheeler</u>		Not indicated
4	Rate for additional area if any to be given to members			12500 /sft salable
5	Amount of corpus fund /member			Rs150000
	Total corpus fund			<b>Rs. 39 lacs</b>
6	Bettement charges /sq ft	Rs. 200		
	- resident	Rs. 200		
	- commercial			<b>Rs. 39 lacs</b>
7	Details of additional amenities & Spec. if any offered			Not indicated
8	Rate for monthly rent on exist area for alt.accomodation	Rs 35/sft	Rs.202 lacs	
	-Resident	Rs 70/sft	Rs.35 lac	
	-Commercial		<b>Rs.237 lac</b>	
9	Shifting charges to & fro per member			professional agenny will be provided
10	20 % Bank gurantee i.e. Rs. 5.2 Cr & 5 % security deposit i.e. 1.3 cr of the construction cost at Rs. 2500 /Sft for construct area of 103450 sft i.e. (1.25*82750 bultup) incl parking+comp wall			Agrred for Bank Guarantee & security deposit
	<b>TOTAL AMT. Rs. LACS ( 12 M Road )</b>			<b>1569</b>
	<b>TOTAL AMT. Rs. LACS (15 M Road)</b>			<b>1914</b>
<b>B</b>	<b><u>OTHER POINTS</u></b>			
a)	<b>Tender document clauses not agreed /amended</b>			
	4.2 - Completion of building within 24 mths from the date of vacation			30 + 6 grace months after start of construction
	4.10 - 5 % security deposit of const.cost.			Agreed
	4.11 - 20% Bank gurantee of const. cost			Agreed
	4.19 - Floor to floor height to be 3.35 M for flats			For residential units it would be 3.05 M &

& 6 M for shops  
7.5 - Internal gypsum plaster over single coat cement sand plaster

6 M for shops including mezzanine floor  
Internal POP plaster

sr no	Parameters	Siddhashila Developers
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7.11 - Main ent. Lobby - Italian marble / granite  
7.24 - Main door teak wood frame & flush door with veneer & melamine polish will fittings

Lobby with vitrified tiles  
Plywood frame for doors

7.32 - Internal paint. washable acrylic emulsion of Nerolac / Asian or equivalent

Internal paint - OBD

7.42 - solar water heat system for every flat & solar PV for electricity generation if possible

Agreed

7.57 - separate society office on ground floor

Society office will be on terrace floor

7.61 - Gym, play area with play equipments for kids

Will be provided on terrace

7.69 - Provision for EV charging pts at parking

common EV charging pt will provide

**Note : Other terms conditions & specifications given in Tender Document are agreed to all developers**

**b) Developer's profile**

1 Constitution : individual/partner/company / HUF

partnership - names ,addresses ,tel nos  
not given

2 Established in

2012

2 Name of the key person , his mobile/tel /email

given to secretary

3 Present Bankers

not given

4 Name of the firm /CA who has audited financial returns for 3 years prior to 31.03.2019

given for FY 2018-19,2019-20

5 Audited financial reports of last 3 yrs for firms & IT returns including the partners / directors

Tax audit report for FY 2020-21, 2021-22 & IT returns for AY 2021-22 , 2022-23 given

6 Letters of satisfaction from soc. for projects done

Not given

**c) Details of projects done**

1 New projects completed in last 5 years

6 projects on open plots having 58480 sq.M.

2 Redevelopment projects completed in last 5 yrs

4 projects covering 5215 Sq.M plot area , 133 flats & Project cost of Rs. 148 Cr

3 | Details of New Projects under construction

6 projects of flats / shops of which the project cost is Rs.1231 Cr

**ON 23.01.2023 FOR REDEVELOPMENT OF SHREE DHANALAXMI C.H.S.**

Developers in SGBM dated 02.04.2023 )

(i.e. top terrace of 1800 sq.ft. of Flat A-18) is 20908 sq.ft.

<b>Nirman Developers Jointly with Achalare Realtors Pvt Ltd</b>			<b>Bhairav Prpmoters</b>		
%	Sq. ft.	Amt. Rs.@ 15000/sft	%	Sq. ft.	Amt. Rs.@ 15000/sft
<b>38</b>	7945	<b>1192 lacs</b>	<b>39</b>	8154	<b>1223 lacs</b>
48	10036	<b>1550 lacs</b>	<b>51</b>	10663	<b>1599 lacs</b>
NO			NO		
1			1		
2			common		
10 % less on mkt rate			11500 /sft upto 200sft & for addl. 10% less market rate on salable area i.e. Rs.13500		
Rs150000 <b>Rs. 39 lacs</b>			Rs 200000 <b>RS.52 lacs</b>		
Rs. 250 Rs. 250 <b>Rs.52 lacs</b>			Rs. 500 Rs. 500 <b>Rs.105 lac</b>		
Specifications will be better			Not indicated		
Rs 36/sft		Rs.208lacs	Rs 35/sft		Rs.202 lacs
Rs 36/sft		Rs.18 lac	Rs.100/sft		Rs.50 lacs
		<b>Rs.226 lac</b>			<b>Rs.252 lacs</b>
Rs. 40,000			Rs 30000		
By not agreeing int. savings to developer at 7.5 % p.a.on B.G. at 15 % p.a.on S.D. for 3 years <b>(Rs117 lacs)</b> <b>(Rs.58 lacs )</b>			Agrred for Bank Guarantee & security deposit		
<b>1334</b>			<b>1632</b>		
<b>1692</b>			<b>2008</b>		
36 months from date of vacation					
cancelled the clause			Agreed		
cancelled the clause			Agreed		
For residential units it would 3.05 M			For residential units it would 3.05 M		

Not amended / cancelled	Not amended / cancelled
<b>Nirman Developers</b>	<b>Bhairav Prpmoters</b>
Not amended / cancelled	Not amended / cancelled
Not amended / cancelled	Decorative with laminate finish with std fitting & fixtures
Not amended / cancelled	Internal paint - OBD
cancelled solar water heat system but solar pv for elecricity will be given	solar water heat system will be provided
Not amended / cancelled	not mentioned
Not amended / cancelled	will be provided
common EV charging pt will provide	will provide sufficient points
<u>ers.</u>	
joint venture -names ,addresses ,tel nos of partners not given	partnership - details provided
Nirman -2002, Achalare -1993 given to secretary	2019 given to secretary
not given	ICICI Bank - Bhandarkar Rd
not given	given
not given	given for Fy2019-20,2020-21 & IT returns for AY 20-21, 21 -22 for Prime properties ?
Not given	Not given
<u>Nirman Dev.</u> -15 projects on plots with area of 23.5 Acres with 1372 flat/shops	4 projects, list with OC's are given
<u>Achalare</u> - 29 resi / comm projects with salable area of 10.14 lac sq ft	
<u>Nirman Dev.</u> - 2 proj. with plot area of 29517 sq ft ongoing <u>Achalare</u> - Nil	Nil

Nirman Dev.- 4 projects Resi / comm with  
plot area of 10.5 acre with 464 units  
Achalare - 4 project resi/com of 349units &  
salable area of 310185 sft

8 projects out of which 3 are redevelopment.  
Area given for 6 projects is 7713 .SQM  
RERA regn. & C C enclosed for some projects

Date : 03.08.2023

<b>Remarks</b>
Compensation for 1800 sq ft top terrace of A -18 & owned covered car park by A-7 will <u>be settled by developers</u>
Bhairav Rs.7 lac/ extra car
all have given for 26 units instead 27 units
rent amount est. for 30 mths & 3 mth deposit
Clause no. 4.10 & 4.11 of tender
<u>36 month is too long we should insist max of 30 months</u>
<u>Important clause for society</u>
<u>Important clause for society</u>
<u>min. 10 ft floor to ceiling ht</u>

reqd else 8-10% loss in volume

**Remarks**

Recd with bids & given to  
accountant for verification

Important to have these



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