

**PART "B" COMMERCIAL (PRICED)**

**TENDER DOCUMENT**

**PROPOSED REDEVELOPMENT OF**

**ASAWARI APARTMENTS CO-OP HOUSING**

**SOCIETY LTD**

**KANTI NAGAR, OPP. JAIN MANDIR, BEHIND JB NAGAR,  
ANDHERI (EAST), MUMBAI - 400059.**

**PMC**

**V S TECH & ASSOCIATES**

**OFFICE NO. 6 & 7, GOKUL BUILDING,  
NEAR FAROOQ HIGH SCHOOL,  
S. V. ROAD, JOGESHWARI (W ),  
MUMBAI - 400 102.**

**Tel: 022- 26782450/26782460**

**PART “B”**  
**COMMERCIAL BID**  
**(FINANCIAL PRICED BID)**

| INDEX     |  |          |
|-----------|--|----------|
| Chapter.  | Item   | Page No. |
| <b>B.</b> | <b>PART "B" - COMMERCIAL BID<br/>(PRICED BID)</b>                            |          |
| 1         | Schedule of Rates  | 4 - 8    |
| 2         | Schedule of Amenity Minimum Amenities Required For New Residential Building. | 9 -17    |
| 3         | Work Duration  | 18 -19   |
| 4         | Offer Letter From Developer on His Letter Head                               | 20 - 24  |

**COMMERCIAL BID (priced bid)  
For ASAWARI APARTMENTS CHSL  
CHAPTER – 1 Schedule of Rates.**

Offer by every Bidder, valid for 180 days to the end and intent that once the L. O. I. is issued within 180 days from the date of opening of the tenders, the offer that finally shall have been given by the tenderer of such L. O. I. will be binding on such a tenderer.

| Sr. No | Description   | Minimum Expected By Society (1)   | Offer by the Developer (2)   |
|--------|---|---|--|
| 1      | Additional carpet area to be offered to existing members free of cost   |   |  |
|        | Total carpet area of residence MOFA carpet area is 21359 sqft (Total residence 47 flats). Location of residence in new building shall be same as existing building except in floor raise. | ONE ROOM EXTRA, MOFA CARPET AREA Expected by society.   | ..... % MOFA CARPET AREA EXTRA more on Existing MOFA CARPET area.  |
| 2      | Hard ship and inconvenience compensation to individual members.   |   |  |
| a      | Society having Total MOFA Carpet Area 21359 sq. ft. ( Total 47 flats)   | Rs. 1200/- per Sq. Ft on MOFA Carpet Area. (Expected by society)  | Rs...../- per sq. ft. on MOFA carpet area.   |
| b      | Stages of hardship and inconvenience compensation to individual members.  | i) 50% at the time of signing Development Agreement.  | i) .....% at the Time of signing Development Agreement.  |
|        |   | ii) 50% before handing over vacant possession of his / her flat.  | ii) .....% before handing over vacant possession of his / her flat.  |
| 3 a    | Shifting and transportation.  | Rs. 30,000/- per flat for shifting, transportation during the redevelopment tenure for each flat.                       | Rs._____-/- for shifting charges for to and fro, transportation during the redevelopment tenure for each flat.       |
| 3 b    | Transportation due to delay in work   | If work spills beyond the stipulated time frame, then further amount of Rs. 20000/- extra per flat Shifting per member. | If work spills beyond the stipulated time frame then further amount of Rs...../- extra per flat Shifting per member. |

|     |   |  |   |
|-----|---|--|---|
| 4   | Displacement Compensation in lieu of temporary accommodation to Individual members. |  |   |
|     | Total 21359 sq ft. MOFA Carpet area. ( Having Total 47 flats )                      | <p>Rs 80/-per sq. ft. of MOFA carpet area for first 12 months. (First year)<br/>                 Rs. 90/- per sq. ft. of MOFA carpet area for another 12 months. (Second year)<br/>                 Rs. 100/- per sq. ft. of carpet area for another 12 months. (Third year).<br/>                 If work will not have completed till 3<sup>rd</sup> year, from 4th year onward Rs. 150/ per sq. ft. will be payable by developer till OC.<br/>                 First 6 months' Displacement Compensation cheques shall be given as advance, and balance postdated cheques per month shall be given for at least 18 months at the time of vacating the premises.<br/>                 Two months cheques shall be released on account of additional Displacement Compensation.</p> | <p>Rs ...../-per sq. ft. of MOFA carpet area for first 12 months (First year).<br/>                 Rs..... /- per sq. ft. of MOFA carpet area for another 12 months. (Second year)<br/> <br/>                 Rs..... /- per sq. ft. of MOFA carpet area for another 12 months. (Third year).<br/>                 Agree to pay Rs...../- per sq. ft. of MOFA carpet area on 4th year onwards till OC.</p> |
| 5 a | Parking for existing members.   | One Parking to be provided to each existing members of the society free of cost (no stack / mechanical parking/any other provision for parking as per DCPR 2034). As per MCGM rules parking will be provided, however one car parking shall be provided to existing Members.   | .....Parking for each existing member free of cost. (No stack / mechanical parking)   |

|     |   |  |          |
|-----|---|--|----------|
| 5 b | Podium / Basement parking provision   | Provision of parking for new members and visitors shall be made in podium / basement/ Any other provision.<br>Provision of Parking for visitor (as per MCGM Rules/ DCPR 2034.)<br>Common Two Wheeler parking area to be provided | Yes / No |
| 6   | N.A Tax to be paid by Developer   | As applicable to be borne Totality by developer.   | Yes / No |
| 7   | 1. Professional fees toward PMC Rs. 23,00,000/- plus GST.<br>2. Professional fees toward legal advisor, Advocates and Solicitors Rs. 11,00,000 /-plus GST<br>3. Additional Legal Advisor amount if any payable to above or any other professional services.   | Professional service charges shall be borne by developer and shall be deposited with society after signing Development Agreement   | Yes / No |
| 8   | a) Registration & Stamp Duty charges for Development Agreement with society shall be borne totally by Developer.<br>b) Registration & Stamp Duty charges for power of attorney by society shall be borne totally by Developer.<br>c) Registration & Stamp Duty charges for tri party agreement for Permanent Alternative Accommodation (PAAA) Agreement for each and every member of AACHSL.<br>d) GST & TDS as applicable. | Totally borne by developer.  | Yes / No |

|     |   |   |   |
|-----|---|---|---|
| 9   | Discounted Purchase rate to the existing members intending to purchase additional area.                               | 25% discount per members per additional area  | ____% Discount offer on sale Rate.                            |
| 9a  | Extent of additional carpet area for discount sell to existing members.   |   |   |
| 9b  | Planning constrain while planning Building  | If Reduction in area of existing Members Builder has to pay for Reduction.<br>If additional area no additional payment by existing members.   |   |
| 10  | Members who opted for floor rise.   |   | Extra premium charges Rs ...../- per sq. ft. per floor raise. |
| 11  | Bank Guarantee<br>Total Rs. 5 Crores as B.G & Rs. 5 Crores as lien by keeping 2000 sq.ft. of sales area with society. | Rs. 5 Cr (Rupees- Five Crores only) bank guarantee from nationalized bank with lien of 2000sq. ft. of sales area, the validity of both will be applicable till all existing members occupy the redeveloped new premises after the MCGM has issued Occupation Certificate for the new structure on the Society's Property. | <u>Yes / No</u>   |
| 11a |   | Bank guarantee submitted to Society should be valid till completion of work and providing OC to the Society.  |   |

|    |   |   |                 |
|----|---|---|-----------------|
| 12 | Security Deposit  | The developer shall deposit an additional sum of Rs. 2500000/- (Rs. Twenty-five Lacs Only) after signing Development Agreement which along with Earnest Money Deposit of Rs.5,00,000/- (Rs. Five Lacs Only) will be converted in to Security Deposit which shall not bear any interest and to be returned after all works as defined under the definition of “Completion Certificate” within the contract period. | <u>Yes / No</u> |
| 13 | Selected Developer will procure Conveyance of plot no.6 in the name of society and get registered plot no 6 and 7 in Property Card in the Name of society within a period of one year after society will issue LOI / MOU. | Total expenses of the same will be borne by Developer.  | Yes / No        |

**Note: -**

- Column-1 - above indicates the minimum expectation of society, but developers are encouraged to provide better then expectation in column - 2.
- Above offer by developer shall be net of taxes, any taxes against this shall be borne by the developer.
- “Schedule of rates” which should be duly filled in the specified format only without alterations or modifying the same. It is to be noted that the price part shall contain only prices & no condition what so ever.



**CHAPTER -2 schedule of Amenity**

## MINIMUM AMENITIES REQUIRED FOR NEW RESIDENTIAL BUILDING

| 1  | EXTERNAL AMENITIES:  | MINIMUM EXPECTED BY SOCIETY  | OFFER BY THE DEVELOPER |
|----|--|--|------------------------|
| a) | PLINTH   | 2' to 3' above the road level, In FLOOD Situation  | YES / NO               |
| b) | RCC  | Designed for earth quake Force & wind force minimum grade of concrete M-30 grade concrete in foundation and M -25 in super structure and in accordance with structural Engineer' design.   | YES / NO               |
| C) | External walls   | 9" bricks / 6" Bricks external walls with two coats Waterproof plaster ,   | YES / NO               |
| d) | External walls waterproof painting   | Water Repellent paints. 100 % acrylic super paint special coating with texture finish . Asian Paints/ Dr. Fixit , texture color used to be of Asian paints construction work , with 10 Year waterproofing warranty.  | YES / NO               |
| e) | Pre - construction anti- termite treatment                                 | (foundation /plinth / Building) ISI specifications IS code 6313 by P.C.I or a to z pest control. equivalent  | YES / NO               |
| 2  | Terrace Roof, lift machine roof, staircase roof, overhead water tank roof. | Brick bat coba India type Water proofing system with china mosaic chips 20 years guarantee against leakage.  | YES / NO               |
| 3  | Basement /podium- water PROOF TREATMENT                                    | Waterproofed by box type waterproofing system & shall be guaranteed for 20 years for water tightness for basement waterproofing treatment. For Podium waterproofing treatment it shall be of India waterproofing treatment with tiles finished with 20 years waterproofing warranty. | YES / NO               |

|    |  |  |          |
|----|--|--|----------|
| 4  | Compound gate                                    | M.S gate in decorative M.S Section.<br>In different section approve by PMC / society.  | YES / NO |
| 5  | Concrete internal roads                          | Adequate storms water drains along periphery of building compound walls, drive ways concrete M- 20 grade 6" thick lay over 9" thick rubble soling which are well compacted and with 60mm thick paver block. (Minimum compressive strength of paver blocks will be 35 Mpa.) | YES / NO |
| 6  | Garbage disposal system                          | Well-designed but easy to maintain.  | YES / NO |
| 7  | Firefighting and alarm system                    | All provision strictly in compliance with NBC norms and fire NOC as require by MCG M and Approve by CFO.   | YES / NO |
| 8  | Over Head Water tanks & Under Ground Water Tank  |  |          |
| a) | Over Head Water Tank and Underground water tank. | Over Head & Under Ground Water Tanks shall be water tight & built as per MCGM rules, with providing ceramics glazed tiles at bottom floor & side walls of total height of tank.  | YES / NO |
| b) | Underground Tank delivery system                 | S.S. Submersible pumps Suction & delivery foot valve, G.I. "C" Class / UPVC pipes of 120 schedule pipes<br>With auto cut off system.   | YES / NO |
| 9  | Bore Well and rainwater harvesting.              | MCGM rules for flushing purpose G.I. "C" Class/UPVC pipes of ASTM schedule 80 pipes and Bore well shall be charge with well design rainwater harvesting system.  | YES / NO |
| 10 | External Plumbing                                |  |          |
| a) | Drainage down take                               | C.I. Pipes up to 1 <sup>st</sup> floor level fitted on MS clamps along with Aluminum rat capes Above 1 <sup>st</sup> floor all pipes & fitting is of "B" class ISI Brand prince/ supreme PVC PIPES for Soil, Waste and Rain water pipes.                                   | YES / NO |
| b) | Underground drainage lines                       | Concrete G.S.W lines of 9" dia & branches 4" dia. GSW pipe Or L class PVC Drain pipes & all pipes are covered in M -15 grade Concreting.   | YES / NO |
| c) | Drainage Chambers                                | Size as per M.C.G.M specification heavy Duty CI cover /FRP cover with machine cut tandoor stone or kadappa inside<br>Inspection chambers walls.  | YES / NO |

|    |                              |   |          |
|----|------------------------------|---|----------|
| 11 | Rain water harvesting        | MCGM requirements efficiently collected from terrace and charge Underground bore well.  | YES / NO |
| 12 | Watchman's Cabin             | Security system, video door phone system, Intercom system.  | YES / NO |
| 13 | Society Office               | Equipped with all office furniture & table With attached toilet Block.  | YES / NO |
| 14 | Common Toilet                | For watchman, servants & driver's toilet shall be provided at ground floor/podium level.  | YES / NO |
| 15 | Gymnasium ( Conference Hall) | As per M.C.G.M. Rules, Gymnasium with A.C. T.V, basic gym equipment's with two treadmills, one Cardio unit and two cycling units./Or Conference Hall shall be provided.   | YES / NO |
| 16 | Electrical Meter room        | Adequate size to be provided at stilt area.   | YES / NO |
| 17 | Parking                      | Stilt /Basement /Podium car parking spaces shall be provided as per MCGM Rules.   | YES / NO |
| 18 | Charging Point               | Adequate number of EV Charging Points should be provided.   | YES / NO |
| 19 | COMPOUND                     |   |          |
| a) | Pavements                    | Heavy Duty (MPA 35) Paver Blocks glossy finish of SUPER MAKE 60mm thick, laid on concrete 6" thick along with rubble soling of 9" Thick.  | YES / NO |
| b) | Compound wall                | 5ft height with concrete coping at top with 2' height M.S. Grill on 3 sides however front side grill of 4' height 18" rubble wall in foundation along with both side plaster on brick & stone wall work.  | YES / NO |
| C) | Landscape Garden             | In open spaces along with arrangements for lights along with seating benches.   | YES / NO |
| 20 | M.S Grill /Safety Grills     | Uniform M S Grills or Remove M.S Railing for safety for closing of windows opening to be provided.  | YES / NO |
| 21 | Entrance Lobby               | 14 ft. height Italian Marble Flooring Gypsum / pop work decorative false ceiling with sparkling lights. Walls shall be covered with designer ceramic tiles of full height. Staircase and passage has Italian Marble up to 1st Floor level, murals shall be provided to Enhance beauty of the lobby. Name plates letter boxes at appropriate location in the entrance Lobby. | YES / NO |

|    |   |  |          |
|----|---|--|----------|
| 22 | Lift Lobby  | Jambs around lift door frame marble walls finished with gypsum & paint finishes.                             | YES / NO |
| 23 | Staircase & elevators   |  |          |
| a) | Entrance Lobby  | Upto 1 <sup>st</sup> floor one piece granite for the treads & Risers.  | YES / NO |
| b) | Upper floors  | Treads green marble with three grooves & Risers yellow Jais- almer. And Landing and passage vitrified tiles. | YES / NO |
| C) | Decorative railing  | S.S. Hand railing on top of staircase railing.   | YES / NO |
| D) | Elevators   | V3F system Otis/ Mitsibushi / Sehindler. One of above only ( Approved by PWD / MCGM)                         | YES / NO |
| 24 | <b>Painting:-</b><br>Common areas of staircase lift lobby, stilt area, Gymnasium, Society office, watchman cabin, Meter room. | Acrylic paint of Asian. Gypsum ceiling in paint finish with ambience lighting                                | YES / NO |

|    |  |  |          |
|----|--|--|----------|
| 2. | INTERNAL AMENITIES:                        |  |          |
| 1  | Internal walls                             | 4.5" brick / 4" Bricks with RCC bend at half height along with reinforcement plaster finish with gypsum plaster or pop dhada finish. | YES / NO |
| 2  | Firefighting system in kitchen             | Sprinkler and fire intrusion system in kitchen as per CFO approvals.   | YES / NO |
| 3  | Room Height                                | Clear 9'6" height i.e. from flooring to bottom of ceiling.   | YES / NO |
| 4  | Flat flooring                              |  |          |
| a  | Hall                                       | Vitrified Tiles floorings with 4" skirting.  | YES / NO |
| b  | Toilet? Bathroom                           | Vitrified Tiles floorings with full tiles walls.   | YES / NO |
| c  | Kitchen, bedroom                           | Vitrified Tiles floorings with full tiles walls in kitchen. In bed room Vitrified Tiles floorings with 4" skirting.                  | YES / NO |
| d  | Dado & skirting over the walls             | Skirting of same material will be providing to all Rooms.  | YES / NO |
| e  | All Rooms                                  | Decorating Molding finishing work gypsum/pop   | YES / NO |
| f  | Kitchen Platform                           | L or U shaped adjacent or opposite wall Platform with Granite top.   | YES / NO |
| g  | Sink                                       | Stainless steel 24" x 18" x 10" natural finish Bowl Nirali.  | YES / NO |
| h  | Aqua Guard                                 | Aqua water guard water connection Only.  | YES / NO |
| i  | Piped gas Connection                       | Restored Mahanagar Gas (M.G.L)   | YES / NO |
| j  | Garbage disposal System.                   | Yes  | YES / NO |
| 5  | Bathroom & Kitchen Waterproofing treatment | Floor and side wall.   | YES / NO |
| 6  | Doors frame                                | Frame is of TEAK WOOD  | YES / NO |

|    |                             |   |          |
|----|-----------------------------|---|----------|
| 7  | INTERNAL PAINTING:-         |   |          |
| a) | Internal walls of the flat. | Plastic paints in pop plumb   | YES / NO |
| b) | Doors                       | Quality Enamel Paint (Apolite, Asian).  | YES / NO |
| 8  | Plumbing Toilets            | CPVC piping. Supreme industries/ Prince/Astral WHB, European water closets are of Hind ware or any equal brand.<br>Sink Mixers: - Kohler / Jaguar<br>CP wall mounted with level handle in polished chrome/approved jaguar series.<br>O.H. Shower and spray nozzles spray pattern Rain starting at 0.5 bar flow pressure/approved jaguar series.<br>Single Lever Bath mixer: - Single-lever bath mixer<br>Jaguar series.<br>Angle Cock: - Jaguar<br>Waste Coupling: - Jaguar<br>Bottle Trap: - Jaguar<br>Floor Drain: - Chilly<br>Toilet Roll Holder: - Jaguar | YES / NO |
| 9  | Kitchen Fittings            | Kitchen Sink: - Nirali OR<br>6 Natural finish Bowl reversible jaguar series.  | YES / NO |
| 10 | Necessary Points            | Water purifier point in kitchen, washing machine point in toilet block or any other suitable location, Dish washer or Washing machine water Supply point in kitchen.  | YES / NO |
| 11 | Sanitary ware               | EWC of cera, Hardware, Euro make. Washbasins should be white & any colour of latest design.   | YES / NO |
| 12 | Gas Geyser                  | Water boiler electric / gas of Rcold/ Bajaj/ Havells<br>Venus Brand 35 Liters.  | YES / NO |
| 13 | Main Entrance Door          | Entrance door- 50 mm thick solid flush doors finished with melamine polish. Manual /Electronic locking system shall be provided.<br>Safety door main door hardware Door Knob: - with Key Hole<br>Hinges 4 Nos.: - BALL BEARING HINGES<br>Internal Tower Bolt: - BOX TYPE FLUSH BOLTS (10" Long<br>Door Stopper (magnetic)   | YES / NO |

|     |   |   |          |
|-----|---|---|----------|
| 14  | Bed Room Doors                              | 35 mm Flush door veneer finish melamine polishes.<br>Door Knob and Hinges 3<br>Nos BALL BEARING HINGES -<br>Internal Tower Bolt: - BOX TYPE FLUSH BOLTS SS<br>10" Long Door Stopper (magnetic)  | YES / NO |
| 15  | Toilet Doors                                | Aluminum Bakelite doors FRP doors 35 mm thick.  | YES / NO |
|     | a)  | With granite frame double offset frame.   | YES / NO |
|     | b) Toilet door hardware                     | Door Knob, Hinges 3<br>Nos BALL BEARING HINGES  | YES / NO |
| 16) | Windows                                     | Double patti of granite/ marble moulding for bedroom, kitchen & toilet unit.<br>Hall: - windows are Granite/ marble with double patti. Mosquito Net to be provided.<br>Aluminum& sliding pattern of required size shade of heavy gauges (JINDAL), oxidized.<br>Fitted with 5 mm thick clear / tinted / no reflective glass. | YES / NO |
| 17  | Toilet block                                | Oxidized Aluminum louvered Granite / marble frame with 5 mm thick glass louvers exhaust fan in each toilet block.   | YES / NO |
| 18  | Kitchen                                     | Double offset granite/Marble frame with aluminum window   | YES / NO |
| 19  | Split A/C compressor unit & drainage system | Provision for fixing of compressor unit for A.C. in all rooms including hall, bedrooms with provision of proper drainage System.  | YES / NO |
| 20  | French Windows                              | Toughened glass and S.S. Railing. All window glazing shall be double glass. Outer glass shall be hard no Reflective glass./ Plane toughened glasses.  | YES / NO |

|    |   |  |          |
|----|---|--|----------|
| C) | ELECTRICAL  | 3 phase electrical connection.<br>All wiring to be done with licensed electrical contractor.<br>ELCB, MCB to be provided every flat as per the approved circuit layout. D.G. Set of suitable capacity to be provided with required wiring.   | YES / NO |
|    | Telephone cables, Internet connection & other Utility services    | Sockets of 6 AMP & 16 AMPs should be Provided in all the rooms Switches & sockets should be provided in the toilets & kitchens. Video – intercom facility to be provided cable wiring & T.V point in hall, bed rooms Telephone point in hall, bed rooms Internet Sockets shall be provided in all rooms. External areas inside compound should be provided with LED light. | YES / NO |
|    | Common Area   | Aesthetic light fittings should be provided in common areas. There should be provision for backup generator for all common utility area & lift also be provided with C.C. Camera. And also CC TV camera should be provided in society premises.  | YES / NO |
|    | Main Door   | Doorbell with good chime. Entrance light with light point above the main door. Video cum-intercom phone system for security purpose.   | YES / NO |
|    | Drawing Room  | T.V. / Cable point /Internet Telephone socket light points & fan point, dimmer switch, picture light on wall plug point for T.V. & other purpose extra plug point  | YES / NO |
|    | Kitchen & kitchen plug Point                                      | A C Point 2 light points & 1 fan, dimmer switch, 1 point for exhaust fan. Washing machine fridge aqua guard, oven exhaust Fan, mixer one extra plug point Telephone socket, delton 6 pair wire Dishwasher points. Garbage disposable point.Fire <b>intrusion</b> system.   | YES / NO |
|    | Bed rooms (All)   | Lights points, fan point, Internet dimmer switch, Telephone socket, T.V. / Cable point, concealed night lamp point, plug point 5 Amp, 15 Amp. Plug with switch, socket plus A/c One extra plug point.  | YES / NO |
|    | Toilets (All)   | Light points, 15-amp switch, socket, water Heater, plugs point, extra plug point. and exhaust fan etc.   | YES / NO |
|    | Passage   | Light points on ceiling, wall, foot light concealed.   | YES / NO |
|    | Lift  | Schindler lift / Mitsubishi / Otis/ Hyundai lift as per MCGM requirement.  | YES / NO |
|    | Air Condition drainage pipe & electrical connection, copper pipes | Air condition drainage pipe & electrical connection, copper pipes & shall be provided in halls & all bed rooms. Above mentioned drainage & copper pipes Shall be insulated.  | YES / NO |



**Note:**

- ❖ Column-1 - above indicates the minimum expectation of society, but developer is encouraged to provide better than expectation in column-2.
- ❖ Above offer by developer shall be net of taxes; any taxes against this shall be borne by the developer.
- ❖ “Schedule of rates” which should be duly filled in the specified format only without alternate or modifying the same. It is to be noted that the price part shall contain only, prices & no condition what so ever.
- ❖ For amenities schedule the developer shall specifically mention the Brand name, catalogues that he proposes to provide for this redevelopment project.

**CHAPTER – 3 WORK DURATION**

Detail work schedule of entire approval activity from MCGM AND concerned government authority with Construction activity should be given by the Bidder along with the offer letter on the below given stage.

1. All NOC including Property Card transfer with Conveyance of plot no 6. : \_\_\_\_\_ Months
2. Principal approval for purchasing TDR and fungible FSI. : \_\_\_\_\_ Months
3. IOD issues : \_\_\_\_\_ Months
4. IOD compliance excluding demolition : \_\_\_\_\_ Months
5. Vacating premises after PAAA and hand over to Developer for demolishing building : \_\_\_\_\_ Months
6. Plinth CC : \_\_\_\_\_ Months
7. SUB STRUCTURE / Foundation / BASEMENT. : \_\_\_\_\_ Months
8. ABOVE PLINTH CC and FULL CC : \_\_\_\_\_ Months
9. SUPER STRUCTURE ABOVE PLINTH LEVEL : \_\_\_\_\_ Months
10. External brick walls and internal partition wall : \_\_\_\_\_ Months
11. External plaster & Internal plaster. : \_\_\_\_\_ Months
12. Waterproofing work. : \_\_\_\_\_ Months
13. Tiling work. : \_\_\_\_\_ Months
14. Fastening and fixture work inclusive : \_\_\_\_\_ Months
15. Carpentry work. : \_\_\_\_\_ Months
16. Plumbing work. : \_\_\_\_\_ Month
17. PAINTING and polishing work. : \_\_\_\_\_ Months
18. Utilities. : \_\_\_\_\_ Months
19. Common area development. : \_\_\_\_\_ Months
20. ELECTRICAL WORK. : \_\_\_\_\_ Months
21. Fire & Electronic security. : \_\_\_\_\_ Months
22. Lifts installation : \_\_\_\_\_ Months
23. OCCUPATION CERTIFICATE. : \_\_\_\_\_ Months
24. Water connection. : \_\_\_\_\_ Months
25. Other utility services connection : \_\_\_\_\_ Months
26. BUILDING COMPLETION CERIFICATE. : \_\_\_\_\_ Months

**Completion time: 24 months after vacating premises and hand over to Developer.**  
Twenty-Four calendar months from the day of the vacant possession of the said plot and the existing structure is handed over to the Developer for the purpose of redevelopment.

I / We agree to work on the project for mutual benefits, whereas we will upkeep the interest of Society (majority members) as prime concern over our financial benefits. I / We have gone through all the Tender Documents (Technical Bid, Financial Bid, and Technical Specifications) and we are ready to work under supervision of the Project Management Consultant appointed by the Society

NAME : \_\_\_\_\_

DESIGNATION IN FIRM : \_\_\_\_\_

DATE : \_\_\_\_\_

SIGNATURE WITH  
COMPANY SEAL

**CHAPTER – 4 OFFER LETTER FROM DEVELOPER ON HIS LETTER HEAD**

Date:

To,  
Hon. Secretary / Chairman,  
“ASAWARI APARTMENTS CHSL”,  
KANTI NAGAR,  
OPP. JAIN MANDIR,  
BEHIND JB NAGAR,  
ANDHERI (EAST),  
MUMBAI – 400059.

**Sub: Tender for Proposed Redevelopment project for “ASAWARI APARTMENTS CHSL”,  
Situated at KANTI NAGAR, OPP. JAIN MANDIR, BEHIND JB NAGAR ANDHERI  
(EAST), MUMBAI – 400059.**

Dear Sir,

With reference to the above we here by confirm that we have studied the document stipulating your Terms and conditions, Special & general conditions, specifications of various items, amenities, and overall Society’s requirements mentioned therein. We have also visited the actual site of work and examined every aspect of the work including allowable civil aviation height, MCGM, DCPR 2034 rules and Documents as available & their sufficiency and verify working conditions at the site.

We hereby confirm and agree to all the Terms and Conditions stipulated in the Tender and same shall remain binding on us and are accepted without any condition in case of any default by us in our obligation. We authorize you to forfeit the Earnest Money deposited herewith.

We further hereby confirm to a formal agreement of which this Tender shall be a part binding us, on subject to modification, as may be mutually agreed between us and indicated in the letter of acceptance. The required information pertaining to our finances, previous redevelopment projects, details of staff and infrastructure, experience in this field, etc. is given separately and this to be an annexure as a part of this offer letter and all details provided therein are true and shall always remain binding upon us.

1. We also understand that in case of occurrence of natural calamities within the scheduled time period of development, we will continue to pay additional monthly Compensation but shall not be liable to pay the penalty amount to the society.

2. We will at our own risk and cost, provide plans for the above proposed redevelopment work for approval of all concerned authorities (Govt., Semi Govt... etc.) We assure to

observe and comply with all the rules and regulations concerning redevelopment while getting the plans approved with concurrence of the Society & the PMC. We will abide by the conditions and specifications stated in the bid offer documents of the Society. (License site supervisor at our cost as licensed signatories, if necessary.) And at the sole discretion of the society.

We understand and agree that plans submitted to authority for approval shall be submitted only after prior concurrence of the society and any changes in the same required due to regulatory reasons / requirement shall be made only after same are concurred by the society.

We understand and agree that the appointment of Architect & Licensed structural Engineer, MEP Consultants & License site supervisor shall be at our own cost & subject to society's approval.

3. We hereby agree that it will be the sole liability and responsibility of us to acquire and procure permissible F.S.I / TDR from private and government authority at our own risk, costs and consequences and to credit the same in favor of the Society as required by MCGM and to the satisfaction of the Society's advocate / solicitor and obtain I.O.D from MCGM on the basis of building plans approved by the Society; only thereafter we shall call upon Society to remove themselves from their respective flats in the existing building, subject to terms and condition of the Tender Documents and Development Agreement and other documents that may be executed .

4. We also agree that no reduction or change of any item of financial bid submitted by us will be allowed due to increase in rate of TDR / F.S.I and / or cost of construction in future or change in policy of government.

5. Amendments of DCPR & Change in Government policy during the course of execution of redevelopment project (i.e. from LOI issue till discharging the bank guarantee) if the rules / regulation amend, resulting in increase of FSI or increase in potential of development following scenarios is envisaged.

❖ If the benefit can be totally/ partly utilized in the present redevelopment project, then the benefits to the existing members of the society shall be in the same proportion in the form of additional carpet area as per the prevailing agreement then. Remaining unutilized FSI partly remain with society. In addition, the developer shall compensate to the society the costs of FSI utilized by him which shall not exceed the FSI utilized /consumed for the area given to the existing society members at the prevailing TDR markets rates.

❖ In case if the same cannot be utilized in the present redevelopment project, than the FSI remains with the society.

❖ In the event where such additional FSI cannot be utilized but can be sold as TDR then in that case SOCIETY will have the option to sell the FSI to the developer at prevailing market rates or the society comprising existing members only has the rights to sell it to third party.

6. We shall carry out redevelopment work in such a manner that it shall not be the source of nuisance and / or inconvenience to the neighborhood and in the event of such; we shall be solely liable and responsible alone.
7. We shall not be entitled without any prior approval of the Society & PMC to amend, alter or make changes in the proposed building plans already disclosed and approved by the Society and MCGM.
8. We shall construct the rehab flats with the standards and with good quality materials as given in Amenities list ISI marked and as per given in tender documents it shall be at par to new saleable flats sale by developer.
9. We agree to commence the work as soon as possible after receiving the vacant possession of the said land and the said building from the Society and in any case not later than 14 days from the date of receipts of such possessions of the entire property from the Society.
10. We are enclosing herewith Pay Order No.\_\_\_\_\_Of amount of Rs.5 lakhs (Rupees Five Lakh only) drawn on\_\_\_\_\_bank towards the Earnest Money Deposit. The said deposit shall not bear any interest.
11. We confirm and declare by Notarized Affidavit that no action has been taken or proposed to be taken against us or any of our partners / directors by any Govt. or statutory agency with regards to violations of any laws and rules or regulations or relating to any of our construction project both which is presently in process or which have been completed and neither us nor any of our partners / Directors have been banned or prohibited or black listed by MCGM or any state or central government authority from carrying out the Development or construction activities (in affidavit form)
12. We confirm that we have read the general and special conditions of the bid offer documents terms and conditions such as specifications of all items, amenities technical specifications, and proportion of R.C.C. work and have understood the content and meaning properly and we have submitted this offer to you after reading and following the said conditions at our own free will.
13. In the event our aforesaid offer is accepted by the society, we agree and undertake to execute, complete and handover the redevelopment works within the stipulated period. We agree and undertake to abide by the terms of the agreement which will be signed between us & the Society.
14. We also agree to observe and perform all current rules and regulations and laws with regards to the development and construction work including environmental, CRZ laws and aviation rules and regulation.
15. We will provide car parking as per MCGM rules, however one car parking space free of cost will be provided to existing members of society. Balance basement / podium parking if available will be allotted by us. We will have one time right of allotment of basement / podium parking after which the Society can recover Compensation from such member to

whom we will give the allotment.

16. We shall not sell any residential premises for any illegal or immoral or commercial Activity We agree that the vacant possession of the existing flats shall be given to the Us (Developer) only after obtaining the civil aviation NOC, BMC approved plan with 100% utilization of TDR / and compliance of all IOD conditions required for Commencement Certificate / Building Completion Certificate.

17. We will execute flat agreement with all the existing members individually by Paying Stamp Duty, registration fees, legal fees, shall pay and liable for all GST & TDS or any other charges, if applicable.

18. The stamp duty, GST, registration fee and any other incidental charges for the execution of agreement for redevelopment between the Society and us will be borne in totality by us.

19. The possession of flats sold to new members will be handed over only after giving possession to all existing members.

20. We agree to maintain the same name “**ASAWARI APARTMENTS CHSL.**” To the redeveloped building. We will not de-register the existing society, etc.

21. We will provide safe, strong, secure, temporary habitable storage / society office throughout the development period for keeping society record, and conduct society meet in the premises.

22. We also understand that the decision of the appointed Project Management Consultant in consultation with the Society shall remain final and binding on us throughout the execution of the project.

23. We also understand that if the society member decides to sell his / her flat to some other person then we would have no objection for the same and we would not charge any amount for the same.

24. We will admit new members by taking consent and approval by managing committee & it shall not be unilaterally withheld.

25. We can provide only residential premises and not a single premise for any commercial activity or any shop/office establishment shall provide in sale components.

26. The new members, viz. the persons to whom we shall be selling flats available to us for sale, shall be selected on basis of sound, education and cultural background.

27. We undertake that we will not enter into cluster / Slum development agreement with anyone. We will not assign, nominate, delegate or sell, share, sub contract the project, merge, club, amalgamate, joint venture the project with any other project especially with neighboring plots and projects at any point of time. We will not give right of way, in full nor in part to any of the neighboring plots at any point of time.

28. “**ASAWARI APARTMENTS CHS LTD.**” Project will a standalone project by itself.

29. All the expenses, including legal expenses arising directly or indirectly, shall be borne by us arising due to dispute.

We undertake that we will give Possession to old/ Existing Members first. At no Point of time and under any pretext possession will be given to new members before offering possession to the old members.

We undertake that the existing members will get construction quality, amenities,

Gadgets etc. equal at par with New Saleable flats.

We further agree that information furnished in Technical & Financial bids are all true & correct in best of our knowledge and belief. We further declare that, we have no objection for society to get cross verification through third party.

Thanking you, Yours Sincerely,

Authorized Signatory

(with company seal)  
Developer/Builders

**Note:** 1 The annexure and appendix forms part of the offer bid.

2. All the 'Blanks' to be filled by the Developer.



