

Shree Ashish & Varad Co-op Housing Society Ltd.
(TENDER DOCUMENT FOR REDEVELOPMENT)

TENDER FORM

&

FINANCIAL BID

Shree Ashish & Varad Co-op Housing Society Ltd.
(TENDER DOCUMENT FOR REDEVELOPMENT)

Sr. No.	Description	Offer by proposed Developer
1.	Rent: Rent to be paid to the Existing Members for a period of 36 Months. Every Year 10% Increase in rent till completion project	A) 1BHK:- B) 1RK:- C) Shop:-
2.	Deposit: Deposit Amount.	Rs. Per sq ft per month
3.	Other Expenses: To and Fro Charges.	Rs. (Lump sum)
4.	Brokerage for period of every 11 months maximum 3 times	
5.	Additional Free Carpet Area over & above the Existing Carpet Area offered to each member (List of flats & Carpet area given in the Tender form)	-----% of existing Carpet area.
6.	All Expenses like Stamp Duty, Registration Charges & GST as applicable on existing area and additional free area to be offered to existing members to be borne by Developer.	
7.	Conveyance of new Structure: Member Addition Proposal for new members & Conveyance of New Structure in favour of Society.	
8.	Corpus Fund to be offered by the Developer to the Society.	Rs. _____ (lump sum)
9.	Betterment Charges : Betterment Charges to be offered by the Developer to each existing member of the Society	Rs.
A	Payment Terms (Society)	
i.	On execution of Development Agreement & POA	
ii.	On Possession of new flat	
B	Corpus Fund (Members)	
i.	On execution of Development Agreement & POA	
ii.	On Possession of new flat	
10.	Concessional Rate: Concessional rate for additional area, if any, demanded by existing members. (Please Specify Carpet & Built-up area rates for better clarity)	Rs. per sq ft
11.	Maximum Carpet area to be offered on which Concession/Discount will be available in aggregate for all existing members of the Society.sq ft
12.	Compensation which the Developer shall give to the	

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	existing members in case, due to planning constraint, the actual area allotted, is decreased up to to Sq.Ft.	
13.	Height: The internal height of the flat.(The meaning of "clear finish" herein means finish level after flooring and finishing of ceiling)	
14.	BANK GUARANTEE OPTIONS: - a) Bank Guarantee of Nationalized Bank to be provided to the society before vacating the building. b) Any other form of Bank Guarantee.	
15.	Profile: Detailed Profile of the Developer Firm.	
16.	Financials : Audited Balance sheet of last 3 financial years with net worth certificate from C.A.	
17.	List of Projects in hand / Projects completed in regular and of redevelopment. (Attach supporting documents with RERA Registration Certificate).	
18.	Possession: Developer to handover possession of all the flats (Existing & new) of the entire project only after obtaining Completion Certificate from PCMC.	
19.	Unsold Units Maintenance Charges: Developer to bear Maintenance charges for unsold units.	
20.	PARKING: - 1Car Covered Parking and 2 Two Wheeler Parking of decent size on Stilt level compulsory for each existing member. Provision of adequate Visitor's parking is compulsory. (No Mechanical /Stag /Puzzle parking for existing members)	
21.	F.S.I. BENEFIT: - In case of increase in F.S.I in any form over and above existing FSI as per the prevailing unified D.C. Rules of the Pune Municipal Corporation / State Govt / Central Govt. or concerned authorities during the execution of work.	The same will be with Society
22.	Duration: Duration of Project Completion with Completion Certificate. (Time being the essence of the Contract).	
23.	SOURCES OF FUNDS OF THE DEVELOPER	
a.	Own funds	%
b.	Bank loans	%
c.	Other	%
	Total (a+b+c)	100%
24.	Mortgage: Society shall not be allowed Society land or new flats (free sale) or flats Builder to Mortgage Property	

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25.	Refuge Area	
26.	Project: "Residential & Commercial" Project	
27.	Disclosure of Litigation ,if any : Information about any Litigation cases against the proposed Developer	
28.	Specifications and Amenities: (Attached herewith)	
29.	PMC Fees: Project Management Consultancy Fees to be paid to the Society by Developer on execution of Development Agreement.	
30.	Delivery of Projects: Projects delivered by the proposed Developer in the past 5 years Or Minimum sum Sq.ft.he Should built a redevelopment. (Certificate from relevant authority required)	

**Note: The Tender Form & Financial Bid has to be filled in the above format only.
Society reserves the right to accept or reject the Tender**

(Signature with Seal & Stamp of Tenderer)