

TENDER DOCUMENT FOR BUILDING REDEVELOPMENT OF
**MULUND SAHAKAR VISHWA CO-OPERATIVE HOUSING
SOCIETY LIMITED**

J. N. Road, Nahur Village Road, Mulund (West), Mumbai - 400 080.

PRICE-BID



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SECTION 1: PRICE BID

Date: / /

Duly filled & sealed price bid along with the Payment Schedule for the additional carpet area intended to be purchased by members, signed by the authorized signatory with the developer's stamp, should be submitted in a separate envelope.

It should be further noted that if the price bid is submitted with the technical bid together in a single sealed envelope and not in a separate sealed envelope, the entire proposal will be rejected outright without evaluating the technical bid for further review.

Sr. No.	Society's Expectations	Developer's offer, confirmation and remarks (if any)
1.	<p>Assumption for project working</p> <p>Total project construction cost, including infrastructure (Any changes in construction cost during actual project execution will have no influence on the Additional Carpet Area confirmed/ committed/ finalized)</p>	<p>Rs _____/ Sq. ft. of construction area</p>
2.	<p>Defects Liability Period (DLP)</p> <p>As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.</p>	<p>YES /NO (With comments, if any)</p>
3.	<p>Bank Guarantee (BG)</p> <p>As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.</p>	<p>YES /NO (With comments, if any)</p>
4.	<p>Security Deposit (SD)</p> <p>As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.</p>	<p>YES /NO (With comments, if any)</p>
5.	<p>Earnest Money Deposit (EMD)</p> <p>As specified in Schedule A, 1.1</p>	<p>YES /NO</p>

Signature of Developer

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6.	<p>Additional MOFA Carpet Area to be provided free of any cost to the existing members over and above the carpet area mentioned in Schedule - D of TECHNICAL BID.</p>	<p>Additional _____ Sq. Ft. MOFA Carpet Area</p>
7.	<p>Basic Rate & Discount in rate for additional MOFA carpet area if purchased by interested existing members over and above the provided free carpet area.</p> <p>a. Basic Rate</p> <p>b. Discount in basic rate</p> <p>c. Effective Rate for purchase</p> <p>d. Min. 150 Sq. Ft MOFA carpet area to be offered</p> <p>e. Schedule of payment to be submitted by the Developer along with the tender document</p> <p>f. No floor riser charges for existing members</p>	<p>a. Rs. _____ per Sq. Ft.</p> <p>b. _____ % Discount</p> <p>c. Rs. _____ per Sq. Ft.</p> <p>d. Yes/ No</p> <p>e. Yes/ No</p> <p>f. Yes/ No</p>
8.	<p>The developer's offer for Outright Purchase of current society members' units or the existing carpet area prior to the start of the reconstruction.</p>	<p>Rs. _____/ Sq. ft.</p>
9.	<p>Compensation to be given to the existing members for decrease in Carpet Area due to planning constraint</p> <p>If, due to planning constraints, the projected area in the new building is somewhat less than the actual area to be assigned to the members, the developer must pay the members for the lesser size. The compensation rate per square feet (Sq. Ft.) of the member's reduced carpet area.</p>	<p>Rs. _____/ Sq. ft.</p>

Signature of Developer

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10.	<p>Amount to be paid by the existing members for increase in Carpet Area due to planning constraint</p> <p>If the proposed area in the new building is somewhat larger than the actual area to be granted to the members due to planning constraints, the extra area must be paid for by the members. The Additional Burden Rate per square feet (Sq. Ft.) of the member's extra carpet area.</p>	<p>Rs. _____ / Sq. ft.</p>
11.	<p>Members who choose a bare shell apartment without the developer's standard finishing with the intention of employing an independent interior designer/ contractor for interior finishing at their own expense are eligible for a discount rate.</p> <p>During the construction, the developer is responsible for installing load bearing walls, water proofing and other critical characteristics required for obtaining OC and preserving / maintenance of the same during defect liability period to preserve warranty for the entire building</p>	<p>Rs. _____ / Sq. ft.</p> <p>(With comments, if any)</p>
12.	<p>Corpus Fund to the members on existing carpet area mentioned in the tender in Schedule - D of TECHNICAL BID.</p> <p>As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.</p>	<p>Rs. _____ Per Sq. ft./ Tenement</p>

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13.	<p>The disbursement of the corpus funds will be as follows.</p> <ol style="list-style-type: none"> 1. On signing of Redevelopment Agreement - 25% 2. On handing over Vacant possession of the premises and plot - 25% 3. On completion of R.C.C. frame structure - 25% 4. On possession of New Premises – 25% <p>It is non-refundable in all eventualities including termination of the DA if necessary.</p>	YES /NO
14.	Corpus Fund to the society for supporting future maintenance expenses of the society.	Rs. _____ lumpsum
15.	Indicative rate of monthly maintenance for the new building and amenities	Rs. ____ Per Sq. ft. / Tenement
16.	Alternate/ Temporary Accommodation charges payable to the members on existing carpet area mentioned in Schedule - D of TECHNICAL BID.	

Signature of Developer

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16a.	<p>Rent Charges (Monthly)</p> <p>a. For 1st year b. For 2nd year c. For 3rd year d. For 4th year e. For 5th year (20% increment in 4th year's basic rent)</p> <p>The rent for all 4 years should be paid at the time of handing over vacant possession to the developer. It is non-refundable in all eventualities including termination of the DA if necessary. The rent offered for 2nd year should be minimum 10% higher than that of 1st year, and similarly rent offered for 3rd year should be minimum 10% higher than that of 2nd year and rent offered for 4th year should be minimum 10% higher than that of 3rd year. For more details, refer Sr. No. 8 under Section 6.</p>	<p>a. Rs. ____/ Sq. Ft. Per Tenement b. Rs. ____/ Sq. Ft. Per Tenement c. Rs. ____/ Sq. Ft. Per Tenement d. Rs. ____/ Sq. Ft. Per Tenement e. YES/ NO</p>
16b.	<p>Brokerage Charges & no. of years</p> <p>The brokerage charges should be paid by the developer at the time of handing over vacant possession to the developer along with the rent. It is non-refundable in all eventualities including termination of the DA if necessary. For more details, refer Sr. No. 8 under Section 6.</p>	<p>Rs. _____ Per Tenement</p> <p>_____ No. of Year/s</p>

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16c.	<p>Shifting Charges</p> <p>The shifting charges should be paid by the developer at the time of handing over vacant possession to the developer along with the rent. It is non-refundable in all eventualities including termination of the DA if necessary. For more details, refer Sr. No. 8 under Section 6.</p>	<p>Rs. _____ Per Tenement</p>
16d.	<p>Re-shifting Charges</p> <p>The re-shifting charges should be paid by the developer at the time of handing over vacant possession to the developer along with the rent. It is non-refundable in all eventualities including termination of the DA if necessary. For more details, refer Sr. No. 8 under Section 6.</p>	<p>Rs. _____ Per Tenement</p>
16e.	<p>Refundable Interest Free Deposit Amount:</p> <p>The refundable interest free deposit amount should be paid by the developer at the time of handing over vacant possession to the developer along with the rent. The amount shall be adjusted in last installment of corpus fund to the members.</p>	<p>Rs. _____ Per Tenement</p>
17.	<p>Parking requirements and prohibitions</p> <p>Existing members of the society will be offered with 1:1 covered surface podium car parking space with ramp. As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.</p>	<p>a. YES/ NO</p>

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18.	List any additional amenities that the developer will provide in addition to those indicated in the TECHNICAL BID. The society strives for amenities that are as useful to all members as possible while remaining durable and requiring minimal upkeep.	Provide list
19.	G.S.T, Stamp duty and registration charges for existing area, free additional area and parking spaces of existing members to be paid by the developer and other charges payable in future in respect of redevelopment.	YES /NO (With comments, if any)
20.	Expenses shall be incurred by the developer for all legal documents linked to redevelopment, Development Agreement, PAAA, POA, Indemnity Bond, Consents, registration, incidental expenses, etc. related to redevelopment, etc.	YES /NO (With comments, if any)
21.	The PMC & Legal Advisor are appointed by the society. The fee of the PMC & Legal Advisor shall be borne by the developer as per the schedule of payment decided by society (Non-Negotiable). The fee and the schedule of payment for PMC & Legal Advisor will be part & parcel of the Development Agreement & the Tripartite Agreement.	YES /NO
22.	Increase in F.S.I. and Future Benefits Sharing As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES /NO (With comments, if any)
23.	Total construction period for completion including obtaining final OC after the receipt of the 1st Commencement Certificate	_____ months

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24.	Proposed scheme of DCPR 2034 for the redevelopment project of Mulund Sahakar Vishwa Co-Operative Housing Society Ltd.	

DRAFT TENDER

Signature of Developer