

FINAL PRICE BID COMPARATIVE STATEMENT OF MULUND SHAKAR VISHWA CHSL FOR REDEVELOPMENT PROJECT

08th July 2025

Sr. No.		Name of the Bidder		Sacvir Realtors LLP	Vinayak Developers
1		Assumption for project working 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)	Rs _____/ Sq. ft. of construction area	Rs. 4,000/- per Sq. Ft. of construction area	Rs. 3,600/- per Sq. Ft. of construction area (Excluding GST)
2		Defects Liability Period (DLP) As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES / NO (With comments, if any)	YES	YES Subject to no structural changes
3		Bank Guarantee (BG) As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES / NO (With comments, if any)	YES	YES
	a	Rupees	Rs. _____	Rs. 15 Crore	-
	b	Residential Carpet Area under lien	_____ Sq. Ft.	4,000 Sq. Ft.	7,000 Sq. Ft.
	c	Commercial Carpet Area under lien	_____ Sq. Ft.	1,000 Sq. Ft.	3,000 Sq. Ft.
4		Security Deposit (SD) As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES / NO (With comments, if any)	YES	YES
5		Earnest Money Deposit (EMD) As specified in Schedule A, 1.1	YES / NO	YES	YES
6		Proposed 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.	Proposed _____ Sq. Ft. MOFA Carpet Area	Proposed 621 Sq. Ft. MOFA Carpet Area	Proposed 610 Sq.Ft. MOFA Carpet Area

Sr. No.		Name of the Bidder		Sacvir Realtors LLP	Vinayak Developers
7		Basic Rate & Discount in rate for additional MOFA carpet area if purchased by interested existing members over and above the provided free carpet area.			
	a	Basic Rate	Rs. _____ per Sq. Ft.	Rs. 24,500 per Sq. Ft.	Rs. 26,667 per Sq. Ft.
	b	Discount in basic rate	_____ % Discount	10%	10%
	c	Effective Rate for purchase	Rs. _____ per Sq. Ft.	Rs. 22,050 per Sq. Ft.	Rs. 24,000 per Sq. Ft.
	d	Min. 150 Sq. Ft MOFA carpet area to be offered	Yes / No	YES	YES
	e	Schedule of payment to be submitted by the Developer along with the tender document	Yes / No	YES	YES
	f	No floor riser charges for existing members	Yes / No	YES	YES
8		The developer's offer for Outright Purchase of current society members' units on the existing carpet area prior to the start of reconstruction.	Rs. _____/ Sq. ft.	NO	NO
9		Compensation to be given to the existing members for decrease in Carpet Area due to planning constraint 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.	Rs. _____/ Sq. ft.	Rs. 25,500 per Sq. Ft.	Rs. 24,300 per Sq. Ft.
10		Amount to be paid by the existing members for increase in Carpet Area due to planning constraint 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.	Rs. _____/ Sq. ft.	Rs. 24,500 per Sq. Ft.	Rs. 24,300 Sq. Ft.
11		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. 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	Rs. _____/ Sq. ft. (With comments, if any)	Rs. 700 per Sq. Ft.	Rs. 600 per Sq. Ft.

Sr. No.		Name of the Bidder		Sacvir Realtors LLP	Vinayak Developers
12		Corpus Fund to the members on existing carpet area mentioned in the tender in Schedule - D of TECHNICAL BID. As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	Rs. _____ Per Sq. ft./ Tenement	Rs. 4,20,000/- Per Tenement	Rs. 4,02,500/- Per Tenement
13		The disbursement of the corpus funds will be as follows:	YES / NO	YES	NO
		On signing of Redevelopment Agreement - 25%	YES / NO		10%
		On handling over Vacant possession of the premises and plot - 25%	YES / NO		40%
		On completion of R.C.C. frame structure - 25%	YES / NO		-
		On Possession of New Premises - 25%	YES / NO		50%
14		Corpus Fund to the society for supporting future maintenance expenses of the society.	Rs. _____ lumpsum	Rs. 50,00,000 lumpsum	NO
15		Indicative rate of monthly maintenance for the new building and amenities	Rs. ____ Per Sq. ft. / Tenement	Rs. 10/- per Sq. Ft. / Tenement	Rs. 8-10/- per Sq. Ft. / Tenement (May Vary)
16		Alternate/ Temporary Accommodation charges payable to the members on existing carpet area mentioned in Schedule - D of TECHNICAL BID.			
16a	a	Rent for 1st year	Rs. ____/ Sq. Ft. Per Tenement	Rs. 80 per Sq. Ft. Per Tenement	Rs. 70 per Sq. Ft. Per Tenement
	b	Rent for 2nd year	Rs. ____/ Sq. Ft. Per Tenement	Rs. 88 per Sq. Ft. Per Tenement	Rs. 75 per Sq. Ft. Per Tenement
	c	Rent for 3rd year	Rs. ____/ Sq. Ft. Per Tenement	Rs. 97 per Sq. Ft. Per Tenement	Rs. 80 per Sq. Ft. Per Tenement
	d	Rent for 4th year	Rs. ____/ Sq. Ft. Per Tenement	Rs. 106 per Sq. Ft. Per Tenement	Rs. 85 per Sq. Ft. Per Tenement
	e	Rent for 5th year (20% increment in 4th year's basic rent)	YES / NO	YES	NO
	f	Advance payment of rent & other charges. It is non-refundable in all eventualities including termination of the DA if necessary.	YES / NO	YES	YES
	g	After execution of the Development Agreement, if the rent for the temporary alternate accommodation does not commence within one year at the agreed rate, then the rent payable to the members shall be revised to match the prevailing market rate at that time for the first year, with a 10% increment applicable for every subsequent year until possession is handed over.	YES / NO	YES (If delay from Society's end then this clause is not applicable.)	YES Shall have to take NOC from MOEF which will require time. The time period will be mutually discussed with the members & PMC.

Sr. No.		Name of the Bidder		Sacvir Realtors LLP	Vinayak Developers
16b		Brokerage Charges & no. of years	Rs. _____ Per Tenement _____ No. of Year/s	One month's rent one time per Tenement 1 No. of Year/s	One month's rent one time per Tenement 1 No. of Year/s
16c		Shifting Charges	Rs. _____ Per Tenement	Rs. 20,000 Per Tenement	Rs. 15,000 Per Tenement
16d		Re-shifting Charges	Rs. _____ Per Tenement	Rs. 20,000 Per Tenement	Rs. 15,000 Per Tenement
16e		Refundable Interest Free Deposit Amount: The amount shall be adjusted in last installment of corpus fund to the members.	Rs. _____ Per Tenement	Rs. 50,000 Per Tenement	NO
17		Parking requirements and prohibitions 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.	One parking per member YES / NO	YES	YES
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	1. 1 ton A/C - 2 Nos 2. 1.5 ton A/C - 1 Nos 3. Modular Kitchen - 1 Nos 4. Bed - 2 Nos 5. Wardrobe - 2 Nos (Brands: Voltas, Haier, Samsung, LG, Godrej) (Furniture: ISI marked branded materials)	Provided
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)	YES	YES
20		Liasoning & 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. along with the expenses related to the plot boundary corrections, existing road setback, Sangeeta Enclave Settlement, PWR Approvals, issue of the building's age being below 30 years, etc.	YES / NO (With comments, if any)	YES	YES
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 (Mandatory & Non-Negotiable). The fee and the schedule of payment for PMC & Legal Advisor will be part & parcel of the Development Agreement & the Tripartite Agreement. Payment of PMC & legal fees shall commence upon issuance of the Letter of Intent (LOI) and shall be made by you accordingly.	YES / NO	YES	YES

Sr. No.		Name of the Bidder		Sacvir Realtors LLP	Vinayak Developers
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)	YES	YES
23		Specification and conditions mentioned in tender documents are acceptable to the Developer.	YES / NO	YES	YES
24		All the constructions specification, materials & methodologies will be as per the society's tender document.	YES / NO	YES	YES
25		Total construction period for completion including obtaining final OC after the receipt of the 1st Commencement Certificate	_____ Months	48 Months + 06 months grace	48 - 60 Months
26		Proposed scheme for the redevelopment project of Mulund Sahakar Vishwa Co-Operative Housing Society Ltd.		33(7)(B) 33(11) 33(9) 33(20)(B)	33(9) 33(20)(B) + 33(7B) 33(11)
27		PTC/ AH/ PAP Units will not be constructed in society premises	YES / NO	YES	YES
28		Additional Developer's Conditions		-	<p>1. Payment Schedule for the additional carpet area intended to be purchased by members</p> <p>1. 5%- Upon signing of DA</p> <p>2. 45%- Upon vacation of premises</p> <p>3. 45%- As per Construction Schedule</p> <p>4. 5% - Upon OC</p> <p>2. The stamp duty & registration charges on PAAA for the new RERA carpet area (Existing + Additional free area) of the members who will be signing and/ or be party to the DA, will be paid by the Developer. However, the stamp duty, registration charges and any applicable taxes on the area purchased by members, shall be borne by the respective member only</p> <p>3. Members who are not signing the DA shall bear the stamp duty, registration charges and all applicable taxes on their PAAA.</p> <p>4. Shall require full assistance by Society & PMC in matters related plot boundary & Sangeeta Enclave Settlement.</p> <p>5. Agreed to all points under construction specifications, materials & methodologies in tender document excluding the below:</p> <p>a. False Ceiling</p> <p>b. Smart Water Metres</p> <p>c. Kitchen Doors</p> <p>d. Electrical fittings</p> <p>e. Bathrrom accessories</p> <p>f. Home automation products</p> <p>6. Brands are as follows:</p> <p>RMC - Swastik, ACC, Birla, Godrej, Ultratech</p> <p>Steel - Bhagwati, Tata, Ispat, Jindal, Essar</p> <p>Tiles - Nucera, Nitco, Kajaria, Asian, Somanay</p>

For Acmeastute Consultants & Managerial Elites Pvt. Ltd.



Mr. Hitesh Chavan
Managing Director