

TENDER DOCUMENT FOR BUILDING REDEVELOPMENT OF

**GANGA CO-OPERATIVE HOUSING SOCIETY LIMITED**

90 Feet Road, Bhandup Village, Bhandup (East), Mumbai - 400 042.

## **PRICE-BID**



### **Project Management Consultants**

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**SECTION 1: PRICE BID**

<b>Sr. No.</b>	<b>Society's Expectations</b>	<b>Developer's Offer and Remarks (if any)</b>
1.	<b>Assumption for project working</b> 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.
2.	<b>Defects Liability Period (DLP)</b> As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES /NO (With comments, if any)
3.	<b>Bank Guarantee (BG)</b> As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES /NO (With comments, if any)
4.	<b>Security Deposit (SD)</b> As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES /NO (With comments, if any)
5.	<b>Additional MOFA Carpet Area</b> to be provided free of any cost to the existing members over and above the carpet area mentioned in Schedule - C of TECHNICAL BID.	_____% (MOFA carpet area)
6.	<b>Unit Size Variation and Rationalization</b> Can the redeveloped project accommodate the existing seven - unit sizes? Please include any limits that necessitate the rationalization of size fluctuations in your proposal, along with potential solutions.	YES /NO (With comments, if any)

Signature of Developer

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7.	<p><b>Basic Rate &amp; Discount in rate for additional MOFA carpet area</b> purchase 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. Offered area</p> <p>e. Schedule of payment for additional area purchase</p>	<p>a. Rs. _____</p> <p>b. _____% Discount</p> <p>c. Rs. _____</p> <p>d. Offered area of _____ Sq. ft./ member</p> <p>e. Please attach the schedule of payment</p>
8.	<p>At the time of planning, while reducing the configurations of units, due to some unavoidable circumstances if the member unwillingly needs to purchase any additional area</p> <p>a. Basic Rate</p> <p>b. Discount in basic rate</p>	<p>a. Rs. _____</p> <p>b. _____% Discount</p>
9.	<p>If the existing member intends to shift on higher floor other than the floors allocated to them, then what additional charges will be charged in terms of floor rise.</p>	<p>Rs. _____/ Sq. ft.</p>
10.	<p>The developer's offer for <b>Outright Purchase</b> of current society members' units on the existing carpet area prior to the start of reconstruction.</p>	<p>Rs. _____/ Sq. ft.</p>

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11.	<p><b>Compensation to be given to the existing members for decrease in Carpet Area due to planning constraint</b></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>	Rs. _____/ Sq. ft.
12.	<p><b>Amount to be paid by the existing members for increase in Carpet Area due to planning constraint</b></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>	Rs. _____/ Sq. ft.
13.	<p><b>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.</b></p> <p>During the Defects Liability Period, the developer is responsible for installing load-bearing walls, waterproofing, and other critical characteristics required for gaining OC and preserving warranty for the entire building.</p>	<p>Rs. _____/ Sq. ft.</p> <p>(With comments, if any)</p>

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14.	<b>Corpus Fund to the members</b> on existing carpet area mentioned in the tender in Schedule - C of TECHNICAL BID.  As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	Rs. _____ Per Sq. ft./ Tenement
15.	The disbursement of the corpus funds will be as follows. <b>1.</b> On signing of Redevelopment Agreement - 25% <b>2.</b> On handling over Vacant possession of the premises and plot - 25% <b>3.</b> On completion of R.C.C. frame structure - 25% <b>4.</b> On Possession of New Premises - 25%	YES/ NO
16.	<b>Corpus Fund to the society</b> for supporting future maintenance expenses of the society.	Rs. _____ lumpsum
17.	Indicative rate of monthly maintenance for the new building and amenities	Rs. _____ Per Sq. ft. / Tenement
18.	<b>Alternate/ Temporary Accommodation charges</b> payable to the members on existing carpet area mentioned in Schedule - C of TECHNICAL BID.	
18a.	<b>Rent Charges:</b>  a. 1 <sup>st</sup> year b. 2 <sup>nd</sup> year c. 3 <sup>rd</sup> year d. 4 <sup>th</sup> year	a. Rs. ____/ Sq. Ft. Per Tenement  b. Rs. ____/ Sq. Ft. Per Tenement  c. Rs. ____/ Sq. Ft. Per Tenement  d. Rs. ____/ Sq. Ft. Per Tenement

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18b.	<b>Brokerage Charges &amp; no. of years</b>	Rs. _____/ Sq. ft. per Tenement _____ No. of Year/s
18c.	<b>Shifting Charges:</b>	Rs. _____ Per Tenement
18d.	<b>Re-shifting Charges:</b>	Rs. _____ Per Tenement
18e.	<b>Refundable Interest Free Deposit Amount:</b> The amount shall be adjusted in last installment of corpus fund to the members.	Lumpsum Rs. _____ Per Tenement
19.	<b>Parking requirements and prohibitions</b> Existing members of the society will be offered with covered surface parking based on their preferences. As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	One parking per member (YES/ NO)
20.	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
21.	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)
22.	Expenses shall be incurred by the developer for all legal documents linked to redevelopment, registration, incidental expenses, etc.	YES /NO (With comments, if any)

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23.	The PMC/ Legal solicitor is appointed by the society. The fee structure of PMC & Legal shall be borne by the developer as per schedule of payment decided by society. The fee and the schedule of payment for PMC & Legal will be part & parcel of the Development Agreement & Tripartite Agreement.	YES /NO
24.	<b>Increase in F.S.I. and Future Benefits Sharing</b> As specified in Section 6: SPECIAL CONDITIONS OF CONTRACT of TECHNICAL BID.	YES /NO (With comments, if any)
25.	Total construction period required for completion of project including Occupation Certificate after the 1 <sup>st</sup> Commencement Certificate	
26.	Proposed Redevelopment Policy for the redevelopment project of Ganga Co-Operative Housing Society Ltd.	

Signature of Developer