

COMPREHENSIVE STATEMENT OF ALL OFFERS RECEIVED FROM DEVELOPER				
SUJATA NIWAS BANDRA (WEST)				
		1st offer dated 26.08.2023	2nd offer dated 23.01.2024	3rd offer dated 04.03.2024
Sr No	Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP
ANNEXURE II OFFER UNDER SECTION 33 (11) DCPR 2034				
1	Maximum Carpet Area for Residential tenement including Fungible per member (MOFA)	Free Carpet area offered per Residential members is 48% additional on existing area	Free Carpet area offered per Residential members is 48% additional on existing area	Free carprt area Residential members is 48% additional on existing area Garage holder members is 38% additional on existing area
2	Corpus fund / member (in INR)	Rs. 2,500/- per sq.ft for existing residential member Schedule of Payment 1) 50% given after vacating 2) 50% given at the time of possession		Rs.3100/-Sq.Ft. for existing Residential members. 1. 50% corpus fund will be given after vacating of existing primises. 2. 50% will be given at the time of possession of the new premises.
3	Monthly rent for temporary alternate accommodation per member (in INR) along with escalation rate for the susequent year(s) (payable for one full calender month as additional rental and for one full calender month in which the Notice to take possession of new premises)	Residential members is fixed at Rs.55,000/- for first year subsequently 10% increase in the rent on cumulative amount for subsequent 2nd and 3rd year of construction		Residential members is fixed at Rs.250/-Sq.Ft. per member for the first year and subsequently 10% increase in the rent on cumulative amount for subsequent 2nd & 3rd year of construction.
4	Clear Height of Residential Flat Minimum 10 Feet	3.05 Mtr 10' 0" (10 Feet - 0 Inches)		
5	Period of construction	36 Months (From the date of the Issue of CC of the Society)		36 months (from the date of the issue of CC of the society)
6	Schedule and Mode of payment of rent	Not Mentioned		
7	Temporary Society office or rent (Till Possession of New society office)	Not Mentioned		
8	Brokerage Iin % or INR)	Rs.55,000/- One Month Rent		Brokerage equivalent to 1 month rent is fixed for rental alternate accommodation.

SUJATA NIWAS BANDRA (WEST)				
		1st offer dated 26.08.2023	2nd offer dated 23.01.2024	3rd offer dated 04.03.2024
Sr No	Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP
9	Shifting charges (to and fro)	Rs.50,000/- Each member		Rs.50,000/- Each member
10	Bank Guarantee from a nationalized bank (in Rupees)	2 Flats will be kept as lein & shall be released as per schedule		
11	No of Car Parks per member	One car Parking to each member will be allotted.		One car Parking to each member will be allotted.
12	Project Completion			
13	Specified lead period for submission of proposal/approval's timelines.	Not Mentioned		
14	Occupation period of the rehab buildings after Commencement Certificate	36 Months (From the date of the Issue of CC of the Society)		36 Months (From the date of the Issue of CC of the Society)
15	Tentative period of completion of the entire project including Sale component with infrastructure and amenities	36 Months (From the date of the Issue of CC of the Society)		36 Months (From the date of the Issue of CC of the Society)
16	Offer validity period	Not Mentioned		

SUJATA NIWAS BANDRA (WEST)					
		1st offer dated 26.08.2023	2nd offer dated 23.01.2024	3rd offer dated 04.03.2024	
Sr No	Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	
17	Amenities	<p>Internal amenities : standard amenities for 1.Hall 2. passage 3.Master Bedroom 4.Kitchen 5.Toilet blocks. Standard doorsand windows for 1.Main entarace for Hall 2.Bedroom 3.Kitchen 4.Toilet Internal amenities of rehab flat will be sameas sales flat or as decided by PMC/SOCIETY. External amenities : 1.Compound wall / gate 2.Security- CCTV, Video door phone 3.Access Control 4.Water Harvesting 5.Gas Piping 6.Landscape on podium 7.Lounge/Lobby/Reception 8.Power back up 9.Podium Surface car parking 10.Power back up 11.Toilets for drivers. 12.fire tank,spinklers,smoke detection 13.fire alarm, fire escape staircase 14.Seperate Electric meter room. 15.Solar panels 16.Bore well pump as per MHADA. 17.Bio metric lock safety system for each flat. 18.Double heighted entarance lobby 19.Spacious and well designed fitness center</p>		<p>Internal amenities : 1.Split AC 2.Water Filter 3.Video Door Phone 4.Dado tiles 5.Fans 6.LED Light 7.Geyser 8.Flooring Tiles Kajaria/Nitco/Simpolo or Equivalen & Toilet fittings of Kohler/Jaguar 9. Paints Asian/Dulex or Equivalent brand 10.Safety Windows. External amenities : 1.Decorative compound wall with light fixtures inviting gate and watchman cabin 2.Air Conditioned Grand entrance with Mandir and reception 3.Natural Lights and cross ventilation 4.Coffe Decks in living room 5.ODU 6.Podium level & rooftop amentities 7.A well-equipped fully air-conditioned Gymnasium 8.Air-conditioned Banquet hall with an adjoining multipurpose party lawn 9.Indoor Games room with chess, carrom, table tennis, pool table etc. 10.Children play area with play equipment's 11.Swimming Pool with Baby Pool and a Pool Deck 12.Senior citizen chatting corner 13.Multi purpose court 14.Jogging Track on E level 15.Jogging Track on Terrace level with panoramic view 16.Yoga and Meditation area 17.Reflexology pathway 18.Open gym area on terrace 19.Plantations all around terrace parapet 20.Screening Plants 21.Cozy Sit outs 22.Common Toilet at ground level 23.Driver's rest room with toilet at podium level 24.CCTV connection 25.Solar Panels at Terrace level 26.Electrical Charging Points in the parking 27.Rain Water Harvesting 28.Elevators shall be of Mitsubishi Fujitec/Thyssenkrupp 29.Defect Liability period shall be for 5 years</p>	

SUJATA NIWAS BANDRA (WEST)					
		1st offer dated 26.08.2023	2nd offer dated 23.01.2024	3rd offer dated 04.03.2024	
Sr No	Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	
18	Additional Area	10% less than prevalling market rate. This area shall be salebale area.		10% less than prevalling market rate. This area shall be salebale area.	
19	Agreement Stamp Duty and Registration	The expenses towards the stamp duty and registration of DA for redevelopment, to be executed amongst Developer society & members will be borne by the developer. GST charges on the offered will be borne by the developer.		The expenses towards the stamp duty and registration of DA for redevelopment, to be executed amongst Developer society & members will be borne by the developer. GST charges on the offered will be borne by the developer.	
20	Conditions & Notes in offer from Developers	Developer will bear the cost of any dues pending with any Government Authorities. As per MHADA Policy if any Deviation in Pro Rata FSI our offer will remain same as per this Proposal.		Developer will bear the cost of any dues pending with MHADA/any Government Authorities. Kindly note that the existing building is residential as per MHADA Laws, the new premises will be a Residential complex. All expenses of BMC and Legal will be borne by the Developer from the date on which society hands over the property for redevelopment till obtaining of Building Completion Certificate.	
ANNEXURE III					
1	Total Built Up area considered for redevelopment of Sujata CHSL in Sq.mtr . (For Calculation)	76,026 Sq.ft.			
2	Built-Up Area consumption of Rehab buildings in Sq. Mtr.	31,000 Sq.ft.			
3	Built-Up Area consumption of Sale building in Sq. Mtr.	34,800 Sq.ft.			
4	Height of proposed Rehab buildings in Metres	Subject to Planing			
5	Height of proposed Sale building(s) in Metres				
6	Tentative unit plan (A4 size)				
7	No. of flats per floor (for Rehab buildings)				
8	No. of elevators per building including stretcher cum service lift (for Rehab buildings)				

SUJATA NIWAS BANDRA (WEST)					
		1st offer dated 26.08.2023	2nd offer dated 23.01.2024	3rd offer dated 04.03.2024	
Sr No	Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	
ANNEXURE IV					
1	Clear height for residential flat(minimum 10 Feet clear height is solicited)	3.05 MTR			
2	FSI Consumption of Sale Building in Sq.mtr.	2,492.00			
3	Recreation / health club with all modern facilities for Rehab component	Yes			
4	MGL/CNG pipe gas line	Yes			
5	Provision for 24 hours BMC water supply and bore water supply	Yes			
6	Fully furnished Society office (with area in Sq. Ft.)	200 Sqft.			
7	Generator for elevators and common areas	Yes			
8	Firefighting system and equipment according to international standards	Yes			
9	Solar system for compound, heater and street lighting	Yes			
10	Solid Waste Management	Yes			
11	Security / surveillance System	Yes			
12	Rainwater harvesting	Yes			
NOTE : Based on the offer received dated 04th March 2024 from the Developers we have prepared the comparative statement. If any thing which has not been submitted in the offer dated 4th March 2024 ,then the data in the earlier submitted comparative statements should be considered.					