

COMPREHENSIVE STATEMENT OF ALL OFFERS RECEIVED FROM DEVELOPER					
SUJATA NIWAS BANDRA (WEST)					
		1st offer dated 25.08.2023	2nd offer dated 19.01.2024	3rd offer dated 04.03.2024	
Sr No	Name in which the bid is submitted(Name of Developer/ Consortium/ SPV)	ROMELL REAL ESTATE PVT. LTD.	ROMELL REAL ESTATE PVT. LTD.	ROMELL REAL ESTATE PVT. LTD.	
ANNEXURE II OFFER UNDER SECTION 33 (11) DCPR 2034					
1	Maximum Carpet Area for Residential tenement including Fungible per member (MOFA)	Existing Carpet Area +32% additional RERA Carpet area including fungible for Residential user	Existing Carpet Area +35% additional MOFA Carpet area including fungible for Residential user	Existing Carpet Area +40% additional MOFA Carpet area including fungible for Residential user	
2	Corpus fund / member (in INR)	Rs. 2,000/- per Sq.ft. on existing carpet area	Rs. 3,000/- per Sq.ft. on existing carpet area	Rs. 3300/- per Sq.ft. on existing carpet area	
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)	Rs.150/- per Sq.ft. on existing carpet area (10% increase in every year)	Rs.200/- per Sq.ft. on existing carpet area.	Rs.200/- per Sq.ft. on existing carpet area (10% increase in every year)	
4	Clear Height of Residential Flat Minimum 10 Feet	10' Feet floor to floor		10' Feet floor to floor	
5	Period of construction				
6	Schedule and Mode of payment of rent	Annual Post Dated Cheques		Entire Rent will be paid in the form of PDCs	
7	Temporary Society office or rent (Till Possession of New society office)	Will endeavour to provide depending on space available while construction		Yes	
8	Brokerage Iin % or INR)	One Month Rent (Per year)		Equivalent to One Month Rent (on renewal of every registered agreement every year, we will pay the one month brokerage)	

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9	Shifting charges (to and fro)	Rs. 35,000/- Per member		Rs.40000/- (to and fro)
10	Bank Guarantee from a nationalized bank (in Rupees)	BG in the form of lien against flats within the same project		BG in the form of lien against flats within the same project
11	No of Car Parks per member	As per BMC norms		Minimum One car Park per existing flats.
12	Project Completion			
13	Specified lead period for submission of proposal/approval's timelines.	Within 3 months post execution of D.A. subject to consent of plan.		Within 3 months post execution of D.A.
14	Occupation period of the rehab buildings after Commencement Certificate	34 Months		24 Months + 6 Months Grace Period
15	Tentative period of completion of the entire project including Sale component with infrastructure and amenities	36 Months +6 months Grace period		24 Months + 6 Months Grace Period (from CC)
16	Offer validity period	60 Days		60 Days

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17	Amenities			Proposed 3 levels of amenities to enrich ypur living experience namely : 1.The ground Floor level amenity floor 2.The podium top level amenity floor 3.The terrace level amenities All the amenities are accessible to all members	

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18	Additional Area	To be Decided		10% discount on Launch price.	
19	Agreement Stamp Duty and Registration				
20	Conditions & Notes in offer from Developers	This is to clarify that additional area is considered only on the basis of carpet area of the residential tenement as per statement provided within the tender. While the area of garage however, is considered on the basis of existing area only and will be provided in addition to the residential tenement area i.e. area defined in Annexure II serial no. 1. Any change in the manner of assumption and consideration of area by the society would accordingly result in changes to the areas mentioned in Annexure III serial no. 2,3, & 4.			
ANNEXURE III					
1	Total Built Up area considered for redevelopment of Sujata CHSL in Sq.mtr . (For Calculation)	6,608.52 Sq.mt. (Approx)			
2	Built-Up Area consumption of Rehab buildings in Sq. Mtr.	2,014.45 Sq.mt. (Approx)			
3	Built-Up Area consumption of Sale building in Sq. Mtr.	4,594.07 (Approx)			
4	Height of proposed Rehab buildings in Metres	70 Mtr. (as per Civil Aviation)			
5	Height of proposed Sale building(s) in Metres	70 Mtr. (as per Civil Aviation)			
6	Tentative unit plan ( A4 size )	NIL			
7	No. of flats per floor ( for Rehab buildings )	As per planning with respect to site condition			
8	No. of elevators per building including stretcher cum service lift (for Rehab buildings)	As per BMC norms			

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ANNEXURE IV					
1	Clear height for residential flat(minimum 10 Feet clear height is solicited )	10' feet floor to floor			
2	FSI Consumption of Sale Building in Sq.mtr.	4594.07 Sq.mt. (Approx)			
3	Recreation / health club with all modern facilities for Rehab component	As per BMC norms			
4	MGL/CNG pipe gas line	Deposit for providing gas line will be paid by us			
5	Provision for 24 hours BMC water supply and bore water supply	As per BMC norms			
6	Fully furnished Society office (with area in Sq. Ft.)	As per BMC norms			
7	Generator for elevators and common areas	Subject to planning & CFO			
8	Firefighting system and equipment according to international standards	As per CFO			
9	Solar system for compound, heater and street lighting	Subject to finalization of planning			
10	Solid Waste Management	As per BMC norms			
11	Security / surveillance System	will provide			
12	Rainwater harvesting	As per BMC norms			
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.					