

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 03.03.2024
Sr No	Name in which the bid is submitted (Name of Developer/ Consortium/ SPV)	ROSWALT REALTY PVT. LTD.	ROSWALT REALTY PVT. LTD.	ROSWALT REALTY PVT. LTD.
ANNEXURE II OFFER UNDER SECTION 33 (11) DCPR 2034				
1	Maximum Carpet Area for Residential tenement including Fungible per member (MOFA)	35% Extra Additional Area	45% extra area over and above the existing utilized capet area (MOFA) to the Residential & Commercial Members & 35% extra area over and above the existing utilized carpet area (MOFA) to Garage members	These are the considering on including Ovla Balcony & Additional Area Constructed Beyond Building Line 50% extra area over and above the existing utilized capet area (MOFA) to the Residential & Commercial Members & 40% extra area over and above the existing utilized carpet area (MOFA) to Garage members
2	Corpus fund / member (in INR)	Rs.3,000/- per Sq.ft. on existing area		These are the considering on including Ovla Balcony & Additional Area Constructed Beyond Building Line Rs.3250/- Sq.Ft. for Residential members 1. 50% at time of vacating and handover of peaceful possession of the building. 2.25% at the of handover completion of RCC workd of the building. 3.25% on giving the possession back to the existing members.
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.250/- per sq.ft. on existing area		These are the considering on including Ovla Balcony & Additional Area Constructed Beyond Building Line Rs. 275/- Sq.Ft. to the Residential members 11 months rent in form of PDC for first 11 months along with 1 month rent for individual member as brokerage cost. 10% increment of rental every year.
4	Clear Height of Residential Flat Minimum 10 Feet	Clear Height of Residential Flat Minimum 10 Feet		
5	Period of construction			
6	Schedule and Mode of payment of rent	Post Dated Cheques		
7	Temporary Society office or rent (Till Possession of New society office)	No		
8	Brokerage Iin % or INR)	One Month Rent		

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9	Shifting charges (to and fro)	Rs. 35,000/- Per member		One time shifting cost Rs.55000/- to the existing tenants
10	Bank Guarantee from a nationalized bank (in Rupees)	Not Mentioned		flats equivalent to 15.0 CR in the same building post the issue of IOA / IOD, to the society as lean for the area equivalent to the construction cost for the existing members which shall be released to us stage wise as per stages decided by us mutually as security to existing members.
11	No of Car Parks per member	As per MCGM policy		One Car Parking space to each member.
12	Project Completion			30 months with an additional grace of 6 months from the date of last member vacating the premises.
13	Specified lead period for submission of proposal/approval's timelines.	One Month Post DA		
14	Occupation period of the rehab buildings after Commencement Certificate	24 Months		
15	Tentative period of completion of the entire project including Sale component with infrastructure and amenities	24 Months		
16	Offer validity period	Not Mentioned		

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17	Amenities			<p>Internal amenities :</p> <ol style="list-style-type: none"> 1.internal clear height that we proposed as per current planning is 9'8" clear height for all members including sale flats. This is because of the tentative height that we have taken from NOCAS , however during final NOC from airport authority if we get additional then we shall provided all members (existing + sale) 10'0" clear height and also parking space will provided on podium accesable through car lift. 2.Marble flooring in entire flat. 3Automatic for lights in living room. 4.AC in all the rooms (except kitchen) 5.Video doors Phones. 6.Full modular kitchen without white goods. 7.Online geysres in bathroom . <p>External amenities :</p> <ol style="list-style-type: none"> 1.Double height AC entrance lobby with security system. 2.Mechanichal / Podium car parking system. 3.CCTV in common areas on ground floor and all floor lobbies for security purpose. 4.Marble finish main lobby. 5.Marble finish tiles of min. size 5'0" x 2'6" or italian marble in common lobbies. 6.Fully equiped AC gymnasium 7.Society office with table and chairs with AC 8.Swimming pool on terrace 9.small childrens play area 10.Yoga pad. 11.Small walking area / track on terrace 12.Provision of bar / Barbeque area on terrace 13.Small seating area on terrace 14.Lift of kone/ Schindler/ Otis/ Mitshubishu make with 1 stretcher lift. 15.Ramp ti access the lobby for elderly/ persons on wheel chairs/ disbled people. 16.Drivers/ security personells toilet/ changing room. 17.EV charging points on podium or on Ground floor

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18	Additional Area	Mutually decided as per Market Rate		<p>1. Additional 150 sq.ft. of carpet area at 15% less than the prevailing market rate.</p> <p>2. Additional area beyond (1) above will be sold as per market saleable rate.</p> <p>3. Since the flat for the member purchasing the additional areas as stated in 1 & 2 above will be tailor made specially to meet your requirement, 50% of the cost stated above shall be paid together with confirmation letter and balance as per the schedule mentioned in the PAAA.</p>
19	Agreement Stamp Duty and Registration			Stamp Duty / GST charges and Registration charges for the existing area and area offered by us will be borne by us however the stamp duty and registration and GST charges for the additional area purchased by member will be borne by them as actuals.
20	Conditions & Notes in offer from Developers			

ANNEXURE III

1	Total Built Up area considered for redevelopment of Sujata CHSL in Sq.mtr . (For Calculation)	4860.00 Sq Mtr 6561.00 Sq mtr (Including Fungible)		
2	Built-Up Area consumption of Rehab buildings in Sq. Mtr.	Not Mentioned		
3	Built-Up Area consumption of Sale building in Sq. Mtr.	Not Mentioned		
4	Height of proposed Rehab buildings in Metres	As per AAI Remarks & Design Developers		
5	Height of proposed Sale building(s) in Metres	As per Height approved by AAI (But below 70Mtr)		
6	Tentative unit plan (A4 size)	will be submitted at approval stage		
7	No. of flats per floor (for Rehab buildings)	As per Design		
8	No. of elevators per building including stretcher cum service lift (for Rehab buildings)	As per Design /MCGM requirements		

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ANNEXURE IV

1	Clear height for residential flat(minimum 10 Feet clear height is solicited)	Yes		
2	FSI Consumption of Sale Building in Sq.mtr.	As per Final App. Existing Area		
3	Recreation / health club with all modern facilities for Rehab component	Yes		
4	MGL/CNG pipe gas line	Yes/ if available		
5	Provision for 24 hours BMC water supply and bore water supply	As per MCGM		
6	Fully furnished Society office (with area in Sq. Ft.)	As per Current DCPR 200 Sq.ft.		
7	Generator for elevators and common areas	No		
8	Firefighting system and equipment according to international standards	Yes		
9	Solar system for compound, heater and street lighting	Can be discussed		
10	Solid Waste Management	As per MCGM required		
11	Security / surveillance System	Yes		
12	Rainwater harvesting	As per MCGM Policy		

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.