

COMPREHENSIVE STATEMENT OF DEVELOPERS AS PER LAST SUBMITTED OFFERS									
SUJATA NIWAS CHSL									
Sr No	Sr.No	Particulars			PMC REMARK		PMC REMARK		PMC REMARK
		Name in which the bid is submitted		M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP		ROMELL REAL ESTATE PVT. LTD.		ROSWALT REALTY PVT. LTD.	
ANNEXURE -I									
1	1	Nature of Bidder		LIMITED LIABILITY PARTNERSHIP		PVT LTD		PVT LTD	
	2	EMD of Rs.50 Lakhs/-		Submitted	✓	Submitted	✓	Submitted	✓
	3	Duly certified documentary evidence for nature of bidder (In case of Consortium, SPV or any other joint venture, also give details and documentary evidence for each of the members / partners) Provide the list of documents attached		GST Registration Certificate Certificate of Incorporation	Relevant Doq's Submitted	GST Registration Certificate Certificate of Incorporation ISO 9001:2000 Certificate MOA & AOA	Relevant Doq's Submitted	GST Registration Certificate Certificate of Incorporation MCA - MOA & AOA	Relevant Doq's Submitted
	4	Duly certified Audited Annual Reports / Balance Sheets / P & L Accounts of the bidder for the last 3 years. (In case of Consortium, SPV or any other joint venture, give details of each of the members/partners)		Attached	Certified Annual Reports of GURUKRUPA REALCON INFRASTRUCTURE LLP submitted.	Attached	Certified Annual Reports of ROMELL REAL ESTATE PVT. LTD. submitted.	Attached	Certified Annual Reports of Rosewalt Realty submitted.
2	5	Registered address/Tel. No. of the bidder		Corp. Add: C-106, Vashi Plaza, Sector -17, Vashi, Navi Mumbai. Office Add : Bldg. 45, 1st Floor, Gurukrupa Ghaanshyam, Pantnagar, Ghatkopar East, Mumbai		4th Floor, Prius Infinity, Subhash Road, Vile Parle (E), Mumbai- 400057. 022- 4897 9200 finance@romellgroup.com www.romellgroup.com		903, Naman Centre G Block, BKC, Bandra (East), Mumbai- 400051 Mobile- 98211 96600	
3	6	Net worth of bidder (Duly Certified BY Chartered Accountant)		Net Worth as on 31st March, 2023 is M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP Rs. 68.74 Crores	Relevant Doq's Submitted	Net Worth as on 31st March, 2023 is M/s Romell Real Estate Pvt Ltd Rs. 533.33 Crores	Relevant Doq's Submitted	Net Worth as on 31st March, 2021 is Mr. Shantanoo Rane Rs. 88.30 Crores	Relevant Doq's Submitted
4	7	Bank Certificate regarding solvency of the bidder.		Not Attached at this Stage Will give Later	Society Should ask to submit the same	Citizen Credit Co-op Bank Ltd Provided Rs.100 Cr Solvency Certificate, Dated 07th December 2022, Valid for 1 Year on Name of M/s Romell Real Estate Pvt Ltd.	Relevant Doq's Submitted	Not Attached at this Stage Will give Later	Society Should ask to submit the same
	8	Experience with details of completed / ongoing projects by the bidder. (In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners)		Attached	Profile Attached	Attached	List of completed and ongoing projects by ROMELL REAL ESTATE PVT LTD is attached	Attached	List of completed and ongoing projects by ROSWALT REALTY PVT. LTD. is attached
	9	Total constructed area under redevelopment projects till date		15,04,000.00 Sq Ft	As per mentioned in Annexure	12,09,262.63 Sq Ft	As per List Provided by Developer	3,55,269.00 Sq Ft	As per List Provided by Developer
	10	Experience with details of completed /ongoing projects involving redevelopment after Covid Period, with total Plot Area & No. of tenements, Approx. Cost of Project. (If any) Running Project in DCPR 2034, 33(11) Policy. (In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners)		Attached (In profile Projects are Listed but Type of Project Land Not Mentioned)	Land Type or Specified Development Under which DCPR policy not mentioned	List Attached	Land Type or Specified Development Under which DCPR policy not mentioned	List Attached	Land Type or Specified Development Under which DCPR policy not mentioned
	11	Arbitration & Litigation Record, if any		NIL	Arbitration & ligations matters will be verified by Society's through appointed Solicitor.	NIL	Arbitration & ligations matters will be verified by Society's through appointed Solicitor.	NIL	Arbitration & ligations matters will be verified by Society's through appointed Solicitor.
	12	Professional Fees of PMC Advocate/ Legal Consultant (will be born by selected bidder) (Expected crierteria for bidder: payment of PMC & consultants)		Developer will pay	✓	Lumsum fees to be finalized, if confirmed	Society may note this	Not Mentioned	Society Should ask for the same
	13	In addition to Bank Guarantee, security in the form of constructed area from saleable component to be reduce progressively.		2 Flats will be kept as lein & shall be released as per schedule	✓	provided is in the form of Lien against sale flats within the project.	✓	Not Accepted as We Intend to Develop Under Regulation 33(11) of DCPR 2034	Society Should Clarify the same from Developer
	14	Share of society in additional FSI benefit, in the form of constructed area free of costs, if so available till completion of the project.		offer given considering all benefits	Society note the same	50%-50% after deduction of expenditure	✓	Once Approved we will not change Plans	Society Should Clarify the same from Developer
COMPLETED PROJECT									
5	15	Experience with details of completed /ongoing projects by the bidders	Project Name	Gurukrupa Labham		Romelll Rhythm		Rayan Park	
			Status	Completed		Completed		Completed	
			Address	Pant Nazar, Ghatkopar E		Malad (West)		Govandi Station Road, Govandi, Mumbai- 400043.	
			Land Type	Not Mentioned		Not Mentioned		Not Mentioned	
			BUA Area In Sq Ft	Not Mentioned		18,734.31 Sq.ft.		2,39,719.00 Sq.ft.	
			Cost Of Project	Not Mentioned		Not Mentioned		Not Mentioned	
			Project Name	Gurukrupa Devam		Romell Vasanthi		Roswalt Height	
			Status	Completed		Completed		Completed	
			Address	Pant Nazar, Ghatkopar		Mulund (east)		village Deonar, Behind Raikar Chamber, opp Shingadiva	
			Land Type	Not Mentioned		Not Mentioned		Not Mentioned	
			BUA Area In Sq Ft	Not Mentioned		14,531.40 Sq.ft.		87,577.20 Sq.ft.	
			Cost Of Project	Not mentioned		Not Mentioned		Not Mentioned	
			Project Name	Gurukrupa Ugam		Romell Grandouer		Brizo Residency	
			Status	Completed		Completed		Completed	
			Address	Pant Nazar, Ghatkopar		Goregaon (East)		Village Deonar Mankhurd Link Road, Govan Station Road.	
			Land Type	Not Mentioned		Not Mentioned		Not Mentioned	
			BUA Area In Sq Ft	Not Mentioned		2,25,205.48 Sq.ft		2,15,266.00 Sq.ft.	
			Cost Of Project	Not Mentioned		Not Mentioned		Not Mentioned	
			Project Name	Gurukrupa Ganav		Romell Manik Villa		72- Maheshwardham	
			Status	Completed		Completed		Completed	
			Address	Garodia Nagar, Ghatkopar East		Santacruz (East)		TPS III of Village Ghatkopar, Maheshwar Dham CHSL, Ghatkopar (East) Mumbai -400077	
			Land Type	Not Mentioned		Not Mentioned		Not Mentioned	
			BUA Area In Sq Ft	2 Lakh Sq.ft.		4985.97 Sq.mt.		38,386.50 Sq.ft.	
			Cost Of Project	Not Mentioned		Not Mentioned		Not Mentioned	
ONGOING PROJECT									
			Project Name	Gurukrupa Vyom		Romell serena		Roswalt Ray	
			Status	RCC Completed- Interior work ongoing		Ongoing		Ongoing	
			Address	Gulmohar Road, Juhu		Borivali (West)		Village Dahisar Bharucha road, opp. Railway Station, Dahisar (East)Mumbai 400068.	
			Land Type	Not Mentioned		Not Mentioned		Not Mentioned	
			BUA Area In Sq Ft	Not Mentioned		75,452.52 Sq.ft.		2,14,512.31 Sq.ft.	
			Cost Of Project	Not Mentioned		Not Mentioned		Not Mentioned	
			Project Name	Gurukrupa Satvam		Romell Allure		Roswalt Zaiden	
			Status	RCC Completed- Interior work ongoing		Ongoing		Ongoing	
			Address	Kannamwar Nagar, Vikhroli (East)		Borivali East)		Village Oshiwara, Singh Housing colony, opp. Ruby Hospital, S.V. Road, Jogeshwari (W), Mumbai 400102.	
			Land Type	Not Mentioned		Not Mentioned		Not Mentioned	
			BUA Area In Sq Ft	Not Mentioned		1,08,792.93 Sq.ft.		24,12,595.06 Sq.ft.	
			Cost Of Project	Not Mentioned		Not Mentioned		Not Mentioned	

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ANNEXURE - II									
OFFER UNDER AS PER DCPR 33(11)									
1	1	Maximum Carpet Area for Residential tenement including Fungible per member (MOFA)		Free carprt area Residential members is 48% additional on existing area Garage holder members is 38% additional on existing area	These are the considering on including Otlā Balcony & Additional Area Constructed Beyond Building Line	Existing Carpet Area +40% additional MOFA Carpet area including fungible for Residential user	These are the considering on including Existing Otlā & Existing Balcony	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.	These are the considering on including Otlā Balcony & Additional Area Constructed Beyond Building Line
	2	Corpus fund / member (in INR)		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.	These are the considering on including Existing Otlā & Existing Balcony	Rs. 3300/- per Sq.ft. on existing carpet area	These are the considering on including Existing Otlā & Existing Balcony	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.	These are the considering on including Otlā Balcony & Additional Area Constructed Beyond Building Line
	3								
4	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.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.	These are the considering on including Existing Otlā & Existing Balcony	Rs.200/- per Sq.ft. on existing carpet area (10% increase in every year)	These are the considering on including Existing Otlā & Existing Balcony	Rs. 275/- per 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.	These are the considering on including Otlā Balcony & Additional Area Constructed Beyond Building Line
2	4	Clear Height of Residential Flat Minimum 10 Feet		3.05 Mtr 10' 0" (10 Feet - 0 Inches)		10' Feet floor to floor		Clear Height of Residential Flat Minimum 10 Feet	
5	5	Period of construction		36 months (from the date of the issue of CC of the society)		Not Mentioned		Not Mentioned	
6	6	Schedule and Mode of payment of rent		Not Mentioned		Entire Rent will be paid in the form of PDCs		Post Dated Cheques	
7	7	Temporary Society office or rent (Till Possession of New society office)		Not Mentioned		Yes		No	
8	8	Brokerage (in % or INR)		Brokerage equivalent to 1 month rent is fixed for rental alternate accommodation.		Equivalent to One Month Rent (on renewal of every registered agreement every year, we will pay the one month brokerage)		One Month Rent	
9	9	Shifting charges (to and fro)		Rs.50,000/- Each member		Rs.40,000/- (to and fro)		One time shifting cost Rs.55,000/- to the existing tenants	

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10	10	Bank Guarantee from a nationalized bank (in Rupees)		2 Flats will be kept as lein & shall be released as per schedule		BG in the form of lien against flats within the same project		flats aquivalent 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	11	Number of Car Parks per member		One car Parking to each member will be allotted.		Minimum One car Park per existing flats.		One Car Parking space to each member.	
13	12	Project Completion		Not Mentioned		Not Mentioned		30 months with an additional grace of 6 months from the date of last member vacating the premises.	
14	13	Specified lead period for submission of proposal/approval's timelines.		Not Mentioned		Within 3 months post execution of D.A.		One Month Post DA	
15	14	Occupation period of the Composite buildings after Commencement Certificate.		36 Months (From the date of the Issue of CC of the Society)		24 Months + 6 Months Grace Period (from CC)		24 Months	
16	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)		24 Months + 6 Months Grace Period (from CC)		24 Months	
17	16	Offer validity period		Not Mentioned		60 Days		Not Mentioned	
19	17	External & Internal Amenities		<p>Internal amenities :</p> <p>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.</p> <p>External amenities :</p> <p>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 amenities 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>		<p>Proposed 3 levels of amenities to enrich your living experience namely :</p> <p>1.The ground Floor level amenity floor 2.The podium top level amenity floor 3.The terrace level amenities</p> <p>All the amenities are accessible to all members</p>		<p>Internal amenities :</p> <p>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> <p>External amenities :</p> <p>1.Double height AC entrance lobby with security system. 2.Mechanical / 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 equipped 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/ Mitsubishi 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</p>	
18		Additional Area		10% less than prevalling market rate. This area shall be salebale area.		10% discount on Launch price.		<p>1. Additional 150 sq.ft. of carpet area at 15% less than the prevalling 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 mentionaed in the PAAA.</p>	
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.		Not Mentioned		Stamp Duty / GST charges and Registration charges for the existing area and area offered by the developer will be borne by developer however the stamp duty and registration and GST charges for the additional area purchased by member will be borne by society as actuals.	
20		Conditions & Notes in offer from Developers		<p>Developer will bear the cost of any dues pending with MHADA/any Government Authorities.</p> <p>Kindly note that the existing building is residential as per MHADA Laws, the new premises will be a Residential complex.</p> <p>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.</p>		Not Mentioned		Not Mentioned	

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ANNEXURE -III									
BUILT UP AREA, BUILDING HEIGHT, FLATS ON PER FLR. & LIFTS									
1	1	Total Built Up area considered for redevelopment (For Calculation)		76,026 Sq.ft.		6,608.52 Sq.mt. (Approx)		4,860.00 Sq Mtr 6,561.00 Sq mtr (Including Fungible)	
2	2	Built Up Area consumption of Rehab building in Sq.mtr.		31,000 Sq.ft.		2,014.45Sq.mt. (Approx)		Not Mentioned	
	3	Built Up Area consumption of Sale building in Sq.mtr.		34,800 Sq.ft.		4,594.07 (Approx)		Not Mentioned	
3	4	Height of proposed Rehab Building(s) in Meters		Subject to Planning		70 Mtr. (as per Civil Aviation)		As per AAI Remarks & Design Developers	
	5	Height of proposed Sale Building(s) in Meters		Subject to Planning		70 Mtr. (as per Civil Aviation)		As per Height approved by AAI (But below 70Mtr)	
4	6	Tentative unit plan(A4 size)		Subject to Planning		NIL		will be submitted at approval stage	
5	7	No. of flats per floor (for Rehab buildings)		Subject to Planning		As per planning with respect to site condition		As per Design	
6	8	No. of elevators per building including strecher lift (for Rehab buildings)		Subject to Planning		As per BMC norms		As per Design /MCGM requirements	
ANNEXURE -IV									
1	1	Clear height for residential flats (Minimum 10'-0" feet Clear height solicited)		3.05 Mtr		10' feet floor to floor		Yes	
2	2	FSI Consumption of Sale Building in Sq.mtr.		2492.00 Sq.Mt.		4594.07 Sq.mt. (Approx)		As per Final App. Existing Area	
3	3	Recreation / health club with all modern facilities for Rehab component		Yes		As per BMC norms		Yes	
5	4	MGL/CNG Pipe gas Line		Yes		Deposit for providing gas line will be paid by developer		Yes/ if available	
6	5	Provision for 24 hours BMC water supply and bore water supply		Yes		As per BMC norms		As per MCGM	
7	6	Fully furnished society office (with area in Sq.Ft.)		200 Sq.ft.		As per BMC norms		As per Current DCPR 200 Sq.ft.	
8	7	Generator (as per MHADA rules) for elevators and common areas		Yes		Subject to planning & CFO		No	
9	8	Firefighting system and equipment according to international standards		Yes		As per CFO		Yes	
10	9	Solar system for common passage, compound and street lighting		Yes		Subject to finalization of planning		Can be discussed	
11	10	Solid Waste Management		Yes		As per BMC norms		As per MCGM required	
12	11	Security / surveillance System		Yes		will provide		Yes	
13	12	Rainwater harvesting		Yes		As per BMC norms		As per MCGM Policy	