

REVISED OFFERS RECEIVED FROM DEVELOPERS FOR REDEVELOPMENT OF OSHIWARA RIDDHI SIDDHI CHSL, OSHIWARA, JOGESHWARI -WEST							
Sr No	Particulars		PMC REMARK		PMC REMARK		PMC REMARK
	Name in which the bid is submitted	ASHANKYA HOLDINGS LLP (LOTUS GROUP OF COMPANIES)		GURUKRUPA REALCON INFRABUILD LLP		INFINITY CONSTRUCTIONS	
1	Nature of Bidder	LIMITED LIABILITY PARTNERSHIP	✓	LIMITED LIABILITY PARTNERSHIP	✓	PVT LTD	✓
2	Registered address/Tel. No. of the bidder	13th Level, Lotus Trade Centre, New link Road, Andheri West, Mumbai 400 053	✓	C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai, 400 703	✓	1st Floor, B Wing, Rohini CHSL, Bldg No 10, Shastru Nagar, Goregaon West, Mumbai 400 104	✓
REVISED OFFER							
1	Maximum Carpet Area for tenement including Fungible per member	Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use)	MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 650 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area Not Mentioned sq.ft.	Actual Carpet Area Usable (MOFA Carpet)	MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 660 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area 666 sq.ft.	705 Sq Ft for Residential 605 Sq Ft Commercial	RERA or MOFA Not Mentioned
		Internal D P Road Facing 29 Rooms (Commercial Use)	MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 650 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area Not Mentioned sq.ft.		MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 660 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area 666 sq.ft.		
		Internal Gally Facing 58 Rooms (Residential Use)	MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 725 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area Not Mentioned sq.ft.		MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 785 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area 817 sq.ft.		
2	Corpus Fund / members (in INR)	Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use)	Rs. 13,00,000/- Per Member	✓	Rs. 20,00,000/- Per Member	Residential: Rs. 12,00,000/- Commercial (DP Road) Rs. 12,00,000/- Commercial (Main Road) Rs. 12,00,000/- Not Mentioned	Schedule of Payment not mentioned
		Internal D P Road Facing 29 Rooms (Commercial Use)	Rs. 13,00,000/- Per Member		Rs. 20,00,000/- Per Member		
		Internal Gally Facing 58 Rooms (Residential Use)	Rs. 13,00,000/- Per Member		Rs. 20,00,000/- Per Member		
		Schedule of Corpus Fund payment	25% @ Vacating 25% @ 1st Year of Vacating 25% @ 2nd Year of Vacating 25% @ 3rd Year of Vacating		50% @ Vacating 50% @ On Possession		
3	Monthly Rent for temporary alternate accommodation per member (in INR)	Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use)	Rs.1,00,000/- per Month for link road Facing Room Rs.40,000/- Per month for Adjacent Room	✓	Rs.1,00,000/- per Month for link road Facing Room Rs.60,000/- Per month for Adjacent Room	Rs.1,00,000/- per Month for link road Facing Room & for Adjacent Room Rs.50,000/- Per Month Rs.35,000/- Per Month	✓
		Internal D P Road Facing 29 Rooms (Commercial Use)	Rs.50,000/- Per Month		Rs.60,000/- Per Month		
		Internal Gally Facing 58 Rooms (Residential Use)	Rs.35,000/- Per Month		Rs.45,000/- Per Month		
4	Schedule of payment of rent	Half Yearly - Yes/No Yearly - Yes/No Total Rent - Yes/No	Yearly	✓	Yearly	Given in Advance Per Month	✓
5	Temporary Society Office or Rent for Society till possession of new office	Rs. _____ /- Month	Temporary Society office shall be provided subject to approval by the Competent Authority	✓	Rs.35,000/- Month	Rs.35,000/- Month	✓
6	Society office Monthly Expenditure (Till Possession of New Society office) Minimum Rs.20,000/-	Rs. _____ /- Month	Rs.20,000/- Month	✓	Rs.20,000/- Month	Rs.20,000/- Month	✓
7	Brokerage	Rs. _____ /-	Two Months Rent for 36 Months	✓	Two Months Rent	One Month Rent	✓
8	Shifting Charges (To and Fro)	Rs. _____ /-	Rs.30,000/-	✓	Rs.50,000/-	Rs.30,000/-	✓
9	Bank Guarantee from a Nationalised Bank.	Rs. 1,00,00,000 (One Crore) (for entire project)	Bank Guarantee reduction stages 1) 25% @Stage of Plinth 2) 25 % @Stage of 7th Floor 3) 25 % @Stage of 14th Floor 4) 25 % @Stage of on Occupation Certificate	✓	Rs. 10,00,00,000 (Ten Crore) (for entire project)	Bank Guarantee reduction stages 1) 35% @Stage of Plinth 2) 15 % @Stage of 4th Floor 3) 20 % @Stage of 15th Floor 4) 20 % @Stage of Full RCC 5) 10 % @Stage of on Possession	NA Bank Guarantee is mandatory for redevelopment project



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10	Society Corpus	Rs. _____ /-	Rs. 51 Lakhs		✓	Rs. 51 Lakhs		✓	Rs. 51 Lakhs. 25% @ the time of signing DA 25% @ the of Vacating 25% @ after Completion of RCC of Rehab Building 25% @ the time of Repossession	✓
11	One Parking per Member	Yes/No Nature of parking 1) Surface Parking 2) Mechanical Parking	Yes	Mechanical Parking	✓	Yes	Surface Parking	✓	One Car Parking to Residential Tenant	Parking type not Mentioned
12	Completion period after obtaining full approvals of proposal		Rehab Component 3 Years + 06 Months	Sale/ Entire Project 4 Years + 06 Months	✓	Rehab Component 3 years	Sale/ Entire Project 3 Years	✓	Not Mentioned	✓
13	Occupation period of the rehab buildings after Commencement Certificate		36 Months + 06 Months Grace Period		✓	30 Months		✓	04 Years	✓
14	Tentative period of completion of the entire project including Sale component with infrastructure and amenities		48 Months + 06 Months Grace Period		✓	36 Months		✓	5 Year	✓
15	Offer Validity		180 Days		✓	90 Days		✓	180 Days	✓



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Sr No	Particulars		PMC REMARK	LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD, HAS NOT GIVEN ANY REVISED OFFER SOCIETY WILL BE CONSIDERING THE PREVIOUS OFFER	PMC REMARK		PMC REMARK
	Name in which the bid is submitted	INSPIRA REALTY & INFRA PVT LTD		LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD		SAHYOG HOMES LTD (MALACHITE ERECTORS LLP)	
1	Nature of Bidder	PVT LTD	✓	PVT LTD	✓	PUBLIC LTD	✓
2	Registered address/Tel. No. of the bidder	6th Flr, Gala Impecca, Next to Coutyamad Marriott, andheri Kurla road, Andheri East, Mumbai 400 059	✓	102, Diamond apartment, near air India Building, New Link Road, Jogeshwari West, Mumbai 400 102	✓	321, Morya Estate, New Link Road, opp. Infinity Mall, Andheri West, Mumbai 400 053 Tel No. 022 4090 6000 Mob No 99200 60090	✓
REVISED OFFER							
1	Maximum Carpet Area for tenement including Fungible per member	Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use) MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 600 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area Not Mentioned sq.ft.	Actual Carpet Area Usable (MOFA Carpet)	550 Sq Ft MOFA for Residential 350 Sq Ft MOFA Commercial	Actual Carpet Area Usable (MOFA Carpet)	670 Sq Ft for Residential 575 Sq Ft Commercial	RERA or MOFA Not Mentioned
	Internal D P Road Facing 29 Rooms (Commercial Use) MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 600 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area Not Mentioned sq.ft.						
	Internal Gally Facing 58 Rooms (Residential Use) MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area 725 sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area Not Mentioned sq.ft.						
2	Corpus Fund / members (in INR)	Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use) Rs. 12,00,000/- Per Member Internal D P Road Facing 29 Rooms (Commercial Use) Rs. 12,00,000/- Per Member Internal Gally Facing 58 Rooms (Residential Use) Rs. 12,00,000/- Per Member Schedule of Corpus Fund payment 50% @ Vacating 50% @ On Possession		Residential: Rs. 5,00,000/- Commercial (DP Road) Rs. 7,00,000/- Commercial (Main Road) Rs. 7,00,000/- Not Mentioned	Schedule of Payment not mentioned	Residential: Rs. 10,00,000/- Commercial (DP Road) Rs. 10,00,000/- Commercial (Main Road) Rs. 10,00,000/- Not Mentioned	Schedule of Payment not mentioned
3	Monthly Rent for temporary alternate accommodation per member (in INR)	Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use) Rs. 1,00,000/- per Month for link road Facing Room Rs. 50,000/- Per month for Adjacent Room Internal D P Road Facing 29 Rooms (Commercial Use) Rs. 50,000/- Per Month Internal Gally Facing 58 Rooms (Residential Use) Rs. 40,000/- Per Month	✓	Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use) Rs. 50,000/- per Month for First Room & Rs. 25,000/- Per month for Adjacent Room Internal D P Road Facing 29 Rooms (Commercial Use) Rs. 32,000/- Per Month Internal Gally Facing 58 Rooms (Residential Use) Rs. 20,000/- Per Month Increase In rent after 36 month 10%	✓	As per format given by Society Agreed to the rent proposed by society	✓
4	Schedule of payment of rent	Half Yearly - Yes/No Yearly - Yes/No Total Rent - Yes/No 1st Year rent shall be paid in Advance. From 2nd Year till OC Rent Shall be paid in monthly PDC	✓	PDC Cheques	✓	12 Months Current Date & 2 PDC of next 2 Years Incremental Rent	✓
5	Temporary Society Office or Rent for Society till possession of new office	Rs. _____ /- Month We Shall provide office space on the Site	✓	Mutual Discussion	Society may ask for the same	As per discussion with Society	✓
6	Society office Monthly Expenditure (Till Possession of New Society office) Minimum Rs.20,000/-	Rs. _____ /- Month Rs. 20,000/- Month on valid invoice / bills	✓	Mutual Discussion	Society may ask for the same	Rs. 20,000/- Month	✓
7	Brokerage	Rs. _____ /- Two Months Rent for first 36 Months	✓	One Month Rent	✓	Two Months Rent for Total 36 Months	✓
8	Shifting Charges (To and Fro)	Rs. _____ /- Rs. 15,000/- to Rs. 15,000/- fro	✓	Rs. 20,000/-	✓	As proposed by Society	✓
9	Bank Guarantee from a Nationalised Bank.	3,000 Sq Ft RERA Lien Equivalent to Rs. 10,00,00,000 in value	Bank Guarantee is mandatory for redevelopment project	Mutual Discussion	Bank Guarantee is mandatory for redevelopment project	Security will be provided in Stock	Bank Guarantee is mandatory for redevelopment project



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Sr No	Particulars			PMC REMARK	LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD, HAS NOT GIVEN ANY REVISED OFFER SOCIETY WILL BE CONSIDERING THE PREVIOUS OFFER	PMC REMARK	
	Name in which the bid is submitted		INSPIRA REALTY & INFRA PVT LTD		LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD		SAHYOG HOMES LTD (MALACHITE ERECTORS LLP)
10	Society Corpus	Rs. _____ /-	Rs. 51 Lakhs	✓	Rs.25 Lakhs	✓	Rs. 51 Lakhs.
11	One Parking per Member	Yes/No Nature of parking 1) Surface Parking 2) Mechanical Parking	Yes Surface Parking	✓	One Parking Per Member	✓	One Parking Per Member <i>Parking type not Mentioned</i>
12	Completion period after obtaining full approvals of proposal		Rehab Component <u>Not Mentioned</u> years Sale/ Entire Project <u>Not Mentioned</u> Years	✓		✓	Not Mentioned
13	Occupation period of the rehab buildings after Commencement Certificate			✓	42 Months	✓	36 Months
14	Tentative period of completion of the entire project including Sale component with infrastructure and amenities		48 Months + 06 Months Grace Period for entire project incl Members Area	✓	42 Months + 06 Months after obtaining Commencement Certificate	✓	60 Months
15	Offer Validity		90 Days	✓	One Months	✓	Not Mentioned

