TENDER DOCUMENT FOR BUILDING REDEVELOPMENT

OF

'JIMMY PARK- 1 CO-OP. HSG. SOC. LTD.'

Plot No. 182 D, Sector -17,Nerul, Navi Mumbai – 400 706.

PRICE BID

Acmeastute®
Consultants
Managerial
Elites Pvt. Ltd.
Consulting Growth...

Project Management Consultants

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SECTION 1: PRICE BID

OFFERS TO BE MADE ON EXISTING CARPET AREA

ASSUMPTION FOR PROJECT WORKING **a.** Construction Cost of the total project including infrastructure	Rs _____/ Sqft
20% Bank Guarantee of Nationalized Bank	Yes/No
Additional Carpet Area to be provided to the existing members over and above the existing carpet area including balcony of each premises in sft a) Residential	%. MOFA carpet area
Corpus Fund / Hardship Fund to the members on existing carpet area of each flat a) Residential	_____Per sft / Tenement
Disbursal Schedule of Corpus Fund	
On signing of Redevelopment Agreement	25%
At the time of handling over Vacant possession of the premises and plot	25%
On completion of R.C.C. frame structure	25%
On Possession of New Premises	25%

Compensation to be given to the existing members for decrease in Carpet Area due to planning constraint In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint then the developer has to compensate to the members for the lesser area. The **Compensation Rate** per Square Feet (Sq. ft) of the lesser carpet area provided to the member	Rs. /Sqft

Discount in rate for additional area if the members intend to purchase (over and above extra provided free) on the carpet area	%
Amount to be paid by the existing members for Increase in Carpet Area due to planning constraint In case if the proposed area in the new building is slightly more than the actual area to be allotted to the members due to planning constraint than the developers has to be paid by the members for the extra area. The Additional Burden Rate per Square Feet (Sqft) of the extra carpet area provided to the member.	Rs _____/ Sqft
Transit / Alternate/ Temporary Accommodation charges payable to the members on existing carpet area with balcony of each flat	
a. Deposit Amount (Refundable)	Rs. _____ / Tenant
b. Rent of Transit in postdated cheque i) Residential	Rs. _____ Sft / Tenant
c. Percentage Escalation in Rental after 11 months	%
d. Brokerage for Transit Accommodation ii) Residential	Rs. _____ / Tenant / Sqft.

e. Shifting Charges for Transit	Rs. _____ [Lump sum]
f. Re-Shifting Charges for Transit	Rs. _____ [Lump sum]
The offer for **Outright Purchase** for the existing flat members on the existing carpet area before the start of redevelopment	Rs. _____/ Sqft
Car Parking to the existing flat owners	Nos
Corpus Fund for the society	Rs. _____ lumpsum

Signature of Developer.