

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

Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy,

J.S.D. Road, Mulund (West), Mumbai – 400 080.

Email – info@acmeconsultant.co.in

Website- www.acmeconsultant.co.in

Office No – 022 – 25652777 / 25652778

Cell No - +91 – 80978 04754

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 Disbursal Schedule of Corpus Fund On signing of Redevelopment Agreement At the time of handing over Vacant possession of the premises and plot On completion of R.C.C. frame structure On Possession of New Premises	_____Per sft / Tenement <div style="display: flex; justify-content: flex-end; align-items: flex-end;"> <div style="width: 100px;"></div> <div>25%</div> </div> <div style="display: flex; justify-content: flex-end; align-items: flex-end;"> <div style="width: 100px;"></div> <div>25%</div> </div> <div style="display: flex; justify-content: flex-end; align-items: flex-end;"> <div style="width: 100px;"></div> <div>25%</div> </div> <div style="display: flex; justify-content: flex-end; align-items: flex-end;"> <div style="width: 100px;"></div> <div>25%</div> </div>

<p>Compensation to be given to the existing members for decrease in Carpet Area due to planning constraint</p> <p>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</p>	Rs. _____ /Sqft
<p>Discount in rate for additional area if the members intend to purchase (over and above extra provided free) on the carpet area</p>	%
<p>Amount to be paid by the existing members for Increase in Carpet Area due to planning constraint</p> <p>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.</p>	Rs. _____ / Sqft
<p>Transit / Alternate/ Temporary Accommodation charges payable to the members on existing carpet area with balcony of each flat</p>	
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
Benefit of additional F.S.I (if any) after Finalisation of project then sharing of the benefits after deduction of actual expenses in Ration	Society_____ : Developer _____

Signature of Developer.