

COMMERCIAL BID (Envelop 1)

1. Please quote your offer in numbers and in words in the column "Bidder's Offer" for Sr. No. A) 1. only. For all other items where the boxes are pre-filled, the values are not to be changed.
2. For Sr. No. C) please mention your offer for additional amenities/facilities:
3. During negotiations, the Society may change any of its requirements specified below including those which are pre-filled at this stage.
4. All the participants/builders/developers/bidders are hereby informed that this summary sheet shall necessarily be filled/signed/stamped, irrespective of providing information on any other form/place/paper. Attach extra sheet if required.

S. No.	Description	Society's requirement Unit	Bidders offer
A	Benefits to existing Members		
1	Free Additional carpet area to each existing Member in addition to their existing base carpet area (Built up + Balcony)	Additional 40% of the existing Carpet Area (Provide list flatwise in the name of flat owners)	
2	Hardship Compensation Amount to be paid to each Member	Rs. 300/- per sqf. on existing carpet area	
3	Free covered car and bicycle parks from top in Stilts or Podium as per UDCPR/NMA-DCR	Minimum one car and 2 two-wheeler and bicycle per flat	
4	Displacement Compensation for Each Member from the date of vacation to the date of Rehabilitation.		
a	Monthly Compensation for first 12 months	Monthly compensation to each flat owner Rs. 22000/- for two BHK and Rs. 25000/- for three BHK for first 12 months with 5% increase on previous amount for every 12 months.	
b	Mode of Payment of Monthly compensation	Monthly compensation of six-month amount will be paid in advance before vacating the premises and postdated cheques for the amount of every six months for remaining period will be handed over to the flat owner in advance	
c	Shifting Charges to and fro	Rs. 20000/- each shift	
5	Other Charges and cost to be born by the Builder/Developer		
a	Stamp Duty and registration charges on redevelopment agreement	Entire applicable amount	
b	Stamp Duty and registration charges on individual member agreement	As applicable	
c	Professional fees of Architect/PMC appointed by the society for the period of completion of the redevelopment project.	As Applicable	

d	Brokerage, Stamp Duty & Registration Charges for temporary accommodation	one month rent shall be paid to the existing members every two years.	
6	Insurance	project Insurance/ third party Insurance/labor Insurance to be the responsibility of the Bidder	
7	Entire project work period from agreement to Building completion certificate	24 months + 6 Months grace period	
8	Water proofing guarantee	Minimum 10 years after obtaining O.C.	
9	Defect Liability Period	5 (five) years after obtaining B.C.C.	

B. STAGES FOR RELEASE OF PAYMENTS

We agree to release various amounts to the society/each member of the society and society consultants and experts as specified under:

a. Hardship Compensation:

- At the time of execution of individual member agreements - 50%
- On vacating premises - 50%

b. Displacement Compensation for temporary accommodation:

Monthly compensation

- Before vacating premises:
 - Initial 06 months compensation
 - Post dated cheques for next 18 months period
- Brokerage, Stamp Duty and registration charges
- Before vacating premises – 100%
- Shifting Charges
- Before vacating premises – 100%

Note:

- Payable by 18 monthly post-dated cheques to be handed over to the Society on vacating of premises
- Professional Fees of Society's Consultants shall be paid to Society & it will be disbursed by Society to the consultants.

C. ADDITIONAL AMENITIES/ FACILITIES OFFERED

We offer to provide the following amenities/ facilities to the Society/ Members (over and above those mentioned in your Tender Document):

Sr. No	Description of Facilities/ Amenities (To be of latest Designs, Specifications and Aesthetics)

*****NOTE: EACH PAGE TO BE STAMPED AND DULY SIGNED BY AUTHORISED PERSON**

TIME SCHEDULE

NOTE: The developer should fill up this section as per his expected time for completion of each activity. Time schedule to commence from the acceptance of Letter of Intent (LoI) issued to the successful tenderer after the approval letter is issued by Dy. Register of Co- Op. Societies to the whole process u/s 79(A) of Co- Op. Societies Act. The time limits indicated by the developer will also be the important factor in the process of selection of developer.

Sr. No.	ACTIVITY	TIME REQUIRED IN WEEKS
1.	Submission of preliminary plans	
2.	For preparation and submission of detailed drawings, plans with alternatives, along with elevation, perspectives to explain the scheme completely, which shall be acceptable the Society /Architect of the Society.	
3.	For Finalization, Execution and Registration of Development Agreement	
4.	Submission of accepted plans to NMC/NIT	
5.	For obtaining Municipal approvals (I.O.D.) after the plans are accepted by the Society/Architect of the Society.	
6.	Registration of PAAA Documents	
7.	Demolishing the buildings after same are vacated and obtaining Commencement Certificate (CC) thereafter	
8.	For completion of construction work from the date of Commencement Certificate. The total construction time will include months of rainy season also.	
9.	For obtaining 'Occupation Certificate' for complete project from NIT/NMC	
10.	For obtaining Building Completion Certificate	
11.	Total Time Required for All Activities - 1 To 10	Months ...