

DEOVRAT APARTMENTS KARVENAGAR PUNE-411052.  
(TENDER DOCUMENT FOR REDEVELOPMENT)

**TENDER FORM**

**&**

**FINANCIAL BID**

## DEOVRAT APARTMENTS KARVENAGAR PUNE-411052.

(TENDER DOCUMENT FOR REDEVELOPMENT)

Sr. No.	Description	Offer by proposed Developer
1.	<b>Rent:</b> Rent to be paid to the Existing Members for a period of 24 Months Every Year 10% Increase in rent till possession	Rs. Per sq ft per month
2.	<b>Deposit:</b> Deposit Amount.	Rs. Per sq ft per month
3.	<b>Other Expenses:</b> To and Fro Charges.	Rs. (Lump sum)
4.	Brokerage for period of every 11 months maximum 2 times	
5.	Additional Free Carpet Area over & above the Existing Carpet Area offered to each member (List of flats & Carpet area given in the Tender form) Existing Carpet area of each flat admeasures.....sq ft.	-----% of existing Carpet area.
6.	All Expenses like Stamp Duty, Registration Charges & GST as applicable on existing area and additional free area to be offered to existing members to be borne by Developer.	
7.	<b>Conveyance of new Structure:</b> Member Addition Proposal for new members & Conveyance of New Structure in favour of Society.	
8.	Corpus Fund to be offered by the Developer to the Society.	Rs. _____( lump sum)
9.	<b>Betterment Charges :</b> Betterment Charges to be offered by the Developer to each existing member of the Society	Rs. _____per sq ft of carpet area.
10.	<b>CORPUS FUND:</b>	
<b>A</b>	<b>Payment Terms (Society)</b>	
i.	On execution of Development Agreement & POA	
ii.	On Vacating the building for demolition	
<b>B</b>	<b>Payment Terms (Members)</b>	
i.	On execution of Development Agreement & POA	Deposit Amt.
ii.	On Vacating the building for demolition	6 Months' Rent Advance
11.	<b>Concessional Rate:</b> Concessional rate for additional area, if any, demanded by existing members. (Please Specify Carpet & Built-up area rates for better clarity)	Rs. per sq ft

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12.	Maximum Carpet area to be offered on which Concession/Discount will be available in aggregate for all existing members of the Society.	.....sq ft
13.	Concessional rate for excess area, if any, due to planning constraint for the existing members.	Rs.
14.	Compensation which the Developer shall give to the existing members in case, due to planning constraint, the actual area allotted, is decreased up to ..... to ..... sq.	
15.	<b>Height:</b> The internal height of the flat. <b>(The meaning of "clear finish" herein means finish level after flooring and finishing of ceiling)</b>	
16.	<b>BANK GUARANTEE OPTIONS: -</b> a) Bank Guarantee of Nationalized Bank to be provided to the society before vacating the building. b) Any other form of Bank Guarantee.	
17.	<b>Profile:</b> Detailed Profile of the Developer Firm. <b>(No Association or Consortium allowed).</b>	
18.	<b>Financials :</b> Audited Balance sheet of last 3 financial years with net worth certificate from C.A.	
19.	List of Projects in hand / Projects completed in regular and of redevelopment. (Attach supporting documents with <b>RERA</b> Registration Certificate).	
20.	<b>Possession:</b> Developer to handover possession of all the flats (Existing & new) of the entire project only after obtaining Completion Certificate from PMC.	
21.	<b>Unsold Units Maintenance Charges:</b> Developer to bear Maintenance charges for unsold units.	
22.	<b>PARKING: -</b> 1 Car Covered Parking and 2 Two Wheeler Parking of decent size on Stilt level compulsory for each member. Provision of adequate Visitor's covered parking is compulsory. (No Mechanical /Stag /Puzzle parking for each member)	
23.	<b>F.S.I. BENEFIT: -</b> As per Sanctioned Layout its mentioned 21 Tenements So we need to get benefit of F.S.I.	The same will be with Society
24.	<b>Duration:</b> Duration of Project Completion with Completion Certificate. <b>(Time being the essence of the Contract )</b> .	
25.	<b>SOURCES OF FUNDS OF THE DEVELOPER</b>	
a.	Own funds	%

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b.	Bank loans	%
c.	Other	%
	<b>Total (a+b+c)</b>	100%
26.	<b>Mortgage:</b> Society shall not be allowed Society land or new flats (free sale) or flats Builder to Mortgage Property	
27.	Refuge Area	
28.	Specification & Amenities	
29.	<b>Disclosure of Litigation ,if any :</b> Information about any Litigation cases against the proposed Developer	
30.	<b>PMC Fees:</b> Project Management Consultancy Fees to be paid to the Society by Developer on execution of Development Agreement.	
31.	<b>Delivery of Projects:</b> Projects delivered by the proposed Developer in the past 5 years Or Minimum sum Sq.ft.he Should built a redevelopment. (Certificate from relevant authority required)	
32.	Terrace Conversion rate. Garden Conversion rate.	-----% of existing Carpet area.
33.	Shop /Office Conversion rate	-----% of existing Carpet area.
34.	Upto 1 year support for Maintenance of building by the developer.	
35.	More than 1 floor plans for discussion and selection. 3D View availability	
36.	Provision for Extra Corporation Water Pipe Line	
37.	Provision for borewell with separate water storage tank	

**Note: The Tender Form & Financial Bid has to be filled in the above format only.  
Society reserves the right to accept or reject the Tender**

**(Signature with Seal & Stamp of Tenderer)**