

Kala Basant Co-op Housing Society Ltd.
(TENDER DOCUMENT FOR REDEVELOPMENT)

TENDER FORM

&

FINANCIAL BID

Kala Basant Co-op Housing Society Ltd.
(TENDER DOCUMENT FOR REDEVELOPMENT)

Sr. No.	Description	Offer by Developer
1.	Rent to be paid to the Existing Members for a period of Months. (on Built-Up Area).	Rs. Per sq ft per month
2.	Deposit Amount.	Rs. Per sq ft per month
3.	Additional Extended period beyond months up to Months.	Rs. Per sq ft per month
4.	Extended period beyond months till the possession of new flat.	Rs. Per sq ft per month
5.	To and Fro Charges.	Rs. (Lump sum)
6.	Brokerage for period of every 11 months maximum 2 times	
7.	Brokerage after every 11 months	
8.	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.
9.	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.	
10.	Society Registration & Conveyance of New Project	
10.	Corpus Fund to be offered by the Developer to the Society.	Rs. _____ (lump sum)
11.	Betterment Charges to be offered by the Developer to each of the existing Members of the Society	Rs. _____per sq ft of carpet area.
12.	CORPUS FUND:	
A	Payment Terms (Society)	
i.	On execution of Development Agreement & POA	%
ii.	On Vacating the building for demolition	%

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B	Payment Terms (Members)	
i.	On execution of Development Agreement & POA	%
ii.	On Vacating the building for demolition	%
13.	Concessional rate for additional Built-up area, if any, demanded by existing members. (Please Specify Carpet & Built-up area rates for better clarity)	Rs. per sq ft
14.	Maximum Carpet Area on which Concession/ Discount will be available in aggregate for all existing members of the Society.sq ft
15.	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.ft.	
16.	Discounted Rate for the additional Built-up area to be purchased by existing member. (Please Specify rates for both, Carpet & Built-up area for better clarity)	Rs.
17.	Concessional rate for excess area, if any, due to planning constraint for the existing members.	Rs.
18	The height of the flat (Floor to Ceiling should be 12"00 feet)	
19.	Exit option: Offer of one-time lump sum payment to existing members, if they want to opt for exit option.	At what stage? Before or after DA
20.	BANK GUARANTEE OPTIONS: - a) Bank Guarantee of Nationalized Bank to be provided to the society before vacating the building. <hr/> b) Any other form of Bank Guarantee	
21.	Detail Profile of the Developer Firm	
22.	Audited Balance sheet of last 3 financial yrs. with net worth certificate from C.A.	
23.	List of Projects in hand / Projects completed for redevelopment. (Attach supporting documents with RERA Registration Certificate)	
24.	Whether Developer is ready to give possession of flats to new members before O.C. is obtained.	
25.	Are you ready to pay maintenance charges for the unsold flats to the society?	

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26.	PARKING: -Total number of car parking (Stilt/Covered and Podium) to be provided to each member of the Society. Minimum two car parking required compulsory for each existing member.	
27.	F.S.I. BENEFIT: -In case of increase in F.S. I over and above existing FSI as per the prevailing unified D.C. Rules of the Pune Municipal Corporation / State Govt / Central Govt or concerned authorities during the execution of work.	The same will be with Society
28.	Duration Of Project	
29.	SOURCES OF FUNDS OF THE DEVELOPER	
a.	Own funds	%
b.	Bank loans	%
c.	Other	%
	<u>Total (a+b+c)</u>	100%
30.	The Society will not allow to mortgage the land or existing flats or new flats to be constructed for existing members for availing loan	
31.	Refuge Area	
32.	Any Litigation Cases going with Developer	
33.	Specifications and Amenities to be provided for the new Redeveloped project.	
34.	Project Management Consultancy Fees to be paid on behalf of the Society by the Developer to the Consultant on execution of DA/PA.	
35.	Special Benefits If any	

Note: The Tender Form & Financial Bid has to be filled in the above format only.

(Seal & Signature of Tenderer)