



Monika-17 Co-op Housing Society Ltd.
(TENDER DOCUMENT FOR REDEVELOPMENT)



TENDER FORM
&
FINANCIAL BID



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Sr. No.	Description	Offer by proposed Developer
1.	Rent: Rent to be paid to the Existing Members for a period of 24 Months. Every Year 10% Increase in rent till completion project	Rs. Per sq ft per month
2.	Deposit: Deposit Amount.	Rs. Per sq ft per month
3.	Other Expenses: 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.	Conveyance of new Structure: 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.	Betterment Charges : Betterment Charges to be offered by the Developer to each existing member of the Society	Rs. _____per sq ft of carpet area.
10.	CORPUS FUND:	
	A Payment Terms (Society)	
	i. On execution of Development Agræement & POA	
	ii. On Vacating the building for demclition	
	B Payment Terms (Members)	
	i. On execution of Development Agræement & POA	
	ii. On Vacating the building for demclition	
11.	Concessional Rate: 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.	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.	
14.	Height: The internal height of the flat.(The meaning of "clear finish" herein means finish level after flooring and finishing of ceiling)	
15.	BANK GUARANTEE OPTIONS: - a) Bank Guarantee of Nationalized Bank to be provided to the society before vacating the building. b) Any other form of Bank Guarantee.	
16.	Profile: Detailed Profile of the Developer Firm. (No Association or Consortium allowed).	
17.	Financials : Audited Balance sheet of last 3 financial years with net worth certificate from C.A.	
18.	List of Projects in hand / Projects completed in regular and of redevelopment. (Attach supporting documents with RERA Registration Certificate).	
19.	Possession: Developer to handover possession of all the flats (Existing & new) of the entire project only after obtaining Completion Certificate from PCMC.	
20.	Unsold Units Maintenance Charges: Developer to bear Maintenance charges for unsold units.	
21.	PARKING: - 1Car Covered Parking and 2 Two Wheeler Parking of decent size on Stilt level compulsory for each existing member. Provision of adequate Visitor's parking is compulsory. (No Mechanical /Stag /Puzzle parking for existing members)	
22.	F.S.I. BENEFIT: - In case of increase in F.S.I in any form 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
23.	Duration: Duration of Project Completion with Completion Certificate.(Time being the essence of the Contract).	
24.	SOURCES OF FUNDS OF THE DEVELOPER	
a.	Own funds	%



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b.	Bank loans	%
c.	Other	%
Total (a+b+c)		100%
25.	Mortgage: Society shall not be allowed Society land or new flats (free sale) or flats Builder to Mortgage Property	
26.	Refuge Area	
27.	Project: Only "Residential" Project	
28.	Disclosure of Litigation ,if any : Information about any Litigation cases against the proposed Developer	
29.	Specifications and Amenities: (Attached herewith)	
30.	PMC Fees: Project Management Consultancy Fees to be paid to the Society by Developer on execution of Development Agreement.	
31.	Delivery of Projects: 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)	

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)