



Date:- 15th December 2022

To,
The Chairman/Secretary
Nutan Ayojan Nagar CHSL,
Liberty Garden Cross Road No.4,
Malad West,
Mumbai:- 400064

Subject: - Revised Commercial Offer for Re-Development of "Nutan Ayojan Nagar CHSL"
CTS NO.223/4, 224/A,228, Village Malad South, Malad W.

Respected Member,

We have perused the documents forwarded by society and based on the information shared therein and we are submitting our following Revised Commercial offer.

1. It is represented by the Society that, the Title of the above-mentioned Property of the Society is clear and free from all the encumbrance and the said society has the conveyanced of the property in Society's name and the subjected Property is freehold Property. We agree that it will be our responsibility to update the name of the Society in Property Card and other revenue records. However, the official payment/ cost towards the updation of the Society's name in Property Card and/or other Revenue records shall be solely borne by the Society.
2. **The plot area is 6,858.90 sq. mtrs** the said area is taken as base for calculating the bidding of the commercial offer. If there is any variation in the plot area than the said offer shall be changed accordingly.
3. The Society has existing 198 Members (Residence: - 192 flat utilizing 71,110 sqft of carpet area and Shops: - 9 Nos. Utilizing 1,590 sqft of Carpet area) having cumulative 72,700 Sq. feet carpet area (including balcony, door jamb). We have taken the existing carpet area of 72,700 Sq ft as base for the current revised offer.
4. The society has received Full OC with Plans of all the buildings and the said proposal is eligible for full benefit of Reg.33-7-B along with Free Fungible area of Members area as per the DCPR 2034 and copy of Full OC is available with Society.

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5. The subjected plot is in Residential Zone as per DCPR 2034 and there is no reservation to be handed over or any such area to be handed over to the authorities for development purpose.
6. It is represented by the Society that, there are no pending litigation associated with the Society, or with any of its members and the title of the property is clear and marketable. There are no third-party rights created and the society has not entered into any kind of Arrangements with any other Developer or parties in what so ever nature.
7. It will be society's responsibility to get all the members consent for appointing us as the Developer of the Society and all the members shall come forward to execute and register the Development Agreement & power of Attorney in favour of Developer for the said re-development. Upon the issuance of vacating notice to the society by the Developer, the Society and individual members shall handover vacate and peaceful possession of their respective premises as per the timeline mentioned in the vacating notice which shall be accordingly to the Development Agreement.
8. The offer is based on the information available with us. Hence, we would request you to let us verify all the original records of title documents, approvals plans, OC with Plans.
9. The offer is based on the approvals as per DCPR 2034 where the FSI and TDR applicable 2 plus applicable fungible area of 35% on the plot area without any deduction including all the benefits applicable as per DCPR-2034 and with full benefit arising out of 33-7-B regulation of DCPR 2034 of all 198 members which the Developer will take full into Developers account, and with all the notification, circulars where as a Developer we can avail it for redevelopment of the co-operative housing society.
10. The proposed redevelopment will consist of shops lines /commercials units/ residential units. Existing Commercial and proposed commercial will take possession as an when part OC is received. Society will transfer share certificate to Existing and New Commercial units within 30days of receipt of part OC.

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We are pleased to offer the society and members our revised commercial offer which is, based on the parameters hereinabove with respect to development rules, plot area and existing members carpet area and other details mentioned above.

Sr. No	Description	Proposed Offer
1	Additional RERA Carpet	Additional 21% (Twenty One Percent only) RERA Carpet will be provided to the existing carpet mentioned in the Tender document for both Residential and Shops.
2	Hardship Compensation	<p>a. If one Building OC with Plans are received which is yet to be forwarded by the society wherein we get the benefit of 33-7-B & Free Fungible: - We shall be providing hardship compensation of Rs.250/- per sqft (Two Hundred and Fifty Hundred Rupees Only) on Existing Carpet area for Residential and shops</p> <p>b. If one Building OC with Plans are NOT received which is yet to be forwarded by the society wherein we get the benefit of 33-7-B & Free Fungible: - We shall be providing hardship compensation of Rs.150/- per sqft (One Hundred and Fifty Hundred Rupees Only) on Existing Carpet area for Residential and shops</p> <p>The Hardship Compensation same shall be paid as below 1st Instalment of 50% :- on Full and Peaceful vacate possession of all the member of the society. 2nd Instalment of 50% :- on Repossession of all the members of the society. If there is any difference in the plot area whether increase or decrease the impact of it shall be adjusted in corpus fund.</p>

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3	Rent for Residence ONLY	<p>1st Year:-Rs.50/- per sqft in 12Months Pdc's The same shall be released when all the members and the society giving us peaceful possession on the premises with vacate and peaceful possession.</p> <p>2nd Year:-Rs. 55/- per sqft in 12Months Pdc's</p> <p>3rd Year:-Rs. 60/- per sqft in 12Months Pdc's</p> <p>Thereafter 10% Increase year on year basis.</p> <p>The Pdc's shall be paid on competition of 11th Months of of the tenure.</p>
	Rent for Commercial ONLY	<p>1st Year:-Rs.85/- per sqft in 12Months Pdc's The same shall be released when all the members and the society giving us peaceful possession on the premises with vacate and peaceful possession.</p> <p>2nd Year:-Rs.90/- per sqft in 12Months Pdc's</p> <p>3rd Year:-Rs. 95/- per sqft in 12Months Pdc's</p> <p>Thereafter 10% Increase year on year basis</p> <p>The Pdc's shall be paid on competition of 11th Months of of the tenure.</p>
4	Shifting Charges	<p>ONE Time Shifting Charges @ of Rs. 15,000/- per Residential Unit and Commercial Unit shall be paid.</p> <p>The same shall be released when all the members and the society giving us peaceful possession on the premises with vacate and peaceful possession.</p>

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5	Brokerage	<p>For Residential Units we shall be providing ONE time brokerage at the rate of Rs.55/- per sqft for the First 3 Years.</p> <p>The same shall be released when all the members and the society giving us peaceful possession on the premises with vacate and peaceful possession.</p> <p>For Commercial Units we shall be providing ONE time brokerage at the rate of Rs.85/- per sqft for the First 3 Years.</p> <p>The same shall be released when all the members and the society giving us peaceful possession on the premises with vacate and peaceful possession.</p>
6	Parking	<p>We will be providing Minimum 1 car park to each flat/ Commercial Unit wherein the total 198 car parking's shall be of the society and rest all of the parking's shall belong to the developer. The type of car parking will be in mechanical system which shall be in any form.</p> <p>If there is any Surface car parking proposed the same shall be divided 50% to the society and 50% to the developer</p> <p>If there is any two Wheeler parking shall be shared with the society on 50% to the society and 50% to the developer. The no of two wheeler parking will depend on planning</p>
7	Bank Guarantee	We Shall Not be Providing Bank Guarantee to the society.
8	GST	<p>We have not considered GST on the Member's area while making this offer, but in the event GST liability on member's area is levied it will be borne by the Developer. Also in the Event GST liability is not established the revision in the offer shall not be made as the offer is already made without GST liability on the Member's Area.</p>

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9	Stamp Duty and Registration Charges	<p>Stamp Duty and registration charges related to the Development Agreement will be borne by us wherein all the members of the society execute and register before the office of Sub Registrar.</p> <p>Those members who have not come forward to execute and registrar the Development Agreement their Stamp Duty and Registration charges on Permanent Alternate Accommodation Agreement (PAAA) will not be borne by us.</p> <p>Stamp Duty and Registration charges and applicable GST on additional RERA Carpet area purchased will be borne by respective member/ flat owner.</p>
10	Completion Period	<p>The entire project will be completed by us within 36 (Thirty-Six months) with a grace period of 6 months from the date of receiving Full CC from the authorities.</p> <p>However, we will not be responsible for delay in construction and completion on account of any force majeure conditions (i.e. shortage of building materials, natural calamity, pandemic or any court order restricting development etc.)</p>
11	Amenity	<p>We will make sure that we make the new building to be as per Vastu Compliances. We will be providing the society (Subject to Municipal Approvals) with Grand Entrance Lobby, CCTV Cameras, and Society Office, Gym, walking track, kids area, etc. which shall be subject to planning and approvals.</p> <p>Details of the amenities in individual flat is also attached with the offer and is a part of the offer document.</p>
12	Discounted Rate for Additional Purchase of Residential Area.	<p>We shall be Providing Discounted Rate upto 100sqft of RERA CA which shall be of Rs.25,000/- per sqft for Residence.</p> <p>Above 100sqft of RERA Carpet it will be as per market rate for Residence.</p>





		<p>We shall NOT provide additional area for Commercial units.</p> <p>Note:- The Rate above excludes Stamp duty, Registration, GST, any other govt charges, sinking fund for additional area purchased, etc.</p>
14	Reimbursement of Professional Fees	<p>We shall Reimburse professional fees to the society with a Max cap of Rs.15,00,000/= (Fifteen Lakhs Rupees only) which includes PMC, Lawyer, Professionals etc. the above sum is inclusive of all the Taxes. Wherein the society should get the Title Clearance certificate from their advocate.</p>
15	Vacating & Security to the Society	<p>Before vacating we shall load the component of TDR in societies name and we will secure the eligibility of the members area ie:- Existing area + offered area.</p> <p>We shall also provide a lien of 3,000sqft of RERA CA which shall be released and linked with the construction activities of the proposed redevelopment.</p>
16	Security Deposit & EMD	<p>Security Deposit and Earnest Money Deposit which will be available to the society will not bear any interest which is total acceptable.</p> <p>We have already submitted an EMD of Rs.25,00,000/- (Twenty-Five Lakhs Rupees only) to the society and we shall not be able to provide any future EMD or Security Deposit.</p> <p>The said EMD which is already submitted to the society shall be released on receipt of OC.</p>
17	Rate for Planning Area Difference & Construction Area Difference	<p>Residential: 25,000/- per Sq.ft on RERA CA whether it is more or less the same shall be adjusted accordingly.</p> <p>Commercial: 38,000/- per Sq.ft on RERA CA whether it is more or less the same shall be adjusted accordingly.</p>

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LIST OF APPROVED MANUFACTURES/ BRAND OF VARIOUS BUILDING MATERIALS

SR. No.	DISCRIPTION	MANUFACTURES/BRANDS/TESTS
1	Cement	ISI Mark – ACC/ Ultra Tech/ Ambuja / Binani/ Bharti/ JK Lakshmi or Similar
2	Steel Reinforcement Bars (Corrosion Resistant)	Fe 415/ Fe 500/ as per RCC Consultant recommendations.
3	Bricks	3", 4" & 6" Thick AAC Blocks confirming to IS
4	Sand	Good Quality of available River Sand.
5	Metal	Angular, Hard, Blackish/ Grey uniform Color
6	Construction Chemicals	Sika/ PIDILITE/ Roffe/ Fairflow or Similar
7	Plumbing Material	
	• PVC Pipes	Prince/ Kisan/ Ajay/ Supreme. All Pipes (Drainage & Water Supply/ Conceal)
	• Clamps	GI/ MS Clamps of ISI Standards
8	Floor Tiles	Simpolo/ Johnson/ RAK/ Nitco/ Kajaria or Similar
9	Internal Paint	Asain/ ICI Dulux Azkonoble or Similar (Plastic Paint).
10	External Paints	Asian/ ICI Dulux Azkonoble Weather Sheild Max or Similar.
11	Electric Wires/ Armoured Cables	Polycab or Similar
12	Kitchen Sink	Nirali (Stainless Steel)/ Frankee or Similar
13	Locks	Europa/ Godrej or Similar
14	C.P. Fittings	Jaquar/ Kohler or Similar
15	Lift	Schindler/Kone/Otis/ Thyssenkrupp or Similar

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16	Sanitary Ware	Hindware/ Cera/ Kohler or Similar
17	Modular Switches & Plugs	GM/ Legrand/ Anchor/ Woods or Similar
18	White Cement	Birla White Cement/ JK White Cement/ Or Similar
19	C.I.Pipes	NECO/ Kapilansh/ RIF/ BIC confirming to IS
20	A.C.Pipes	PVC Pipes of required size.
21	Water	Potable water free from organic or any other deleterious substances. (Construction Water Tested in Laboratory as per IS will be used for Construction purpose.)
22	Glazed Tiles	Kajaria/ Simpolo/ Johnson/Nitco/ RAK
23	Ceramic Tiles	Kajaria/ Simpolo/ Johnson/ Nitco/ RAK.
24	Geysers	1.50 KW Instant Geysers Racold/ Havels/Accura.
25	CCTV and Security System	Intercom Only.
26	Fans	We do not provide Fans
27	Flush Doors	Kalpataru/ Timex or Equivalent
28	Chequered Tiles/ Paver Block	Super/ Vyara or Equivalent.
29	Internal Plumbing fittings & Fixtures	Jaquar/ Kohler/ Equivalent

There are various technical and commercial points in the tender documents which requires discussion and further understanding which will be subject to acceptance from both the ends.

The said offer will be valid for 60 days.

Thanking You,

For Arkade Developers Pvt Ltd.

h.v. Jais

Authorized Signatory

