PROJECT ARCHITECT & PMC

ARCHITECT :-

SHIVAJI PATIL & ASSOCIATES

* ARCHITECTS * INTERIOR DESIGNERS
* PROJECT MANAGEMENT CONSULTANTS.

21, FIRST FLOOR, PRABHADEVI IND. ESTATE,
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Permissible BUA with 60% Ancillary

1	CONDOMINIUM PLOT AREA =	8,797.630	
2	**GROSS PLOT AREA FOR FSI CALCULATIONS = (7) =**	**8,797.630**	
3	FLOOR SPACE INDEX PERMISSIBLE = (Plot area of 1000 sq.mt. or more and having access road of min.15m. Width)	3.000	
4	PERMISSIBLE FLOOR AREA = (2)x(3) =	**26,392.890**	**BUA area + Residential Ancillary FSI area @ 60% / Commercial Ancillary FSI Area @ 80% in Sq.m.**
5	Proposed B.U.A. for Amenity Space = free of FSI (handed over to NMMC free of cost) = 5% of Plot Area	439.882	791.79
6	Net permissible FSI Built up Area = (4-5)	25,953.009	
6a	Residential Component = 6-(6b)	**25,073.246**	**40,117.19**
6a	Residential Component = In Sq.ft. =	**269,888.000**	**431,821.000**

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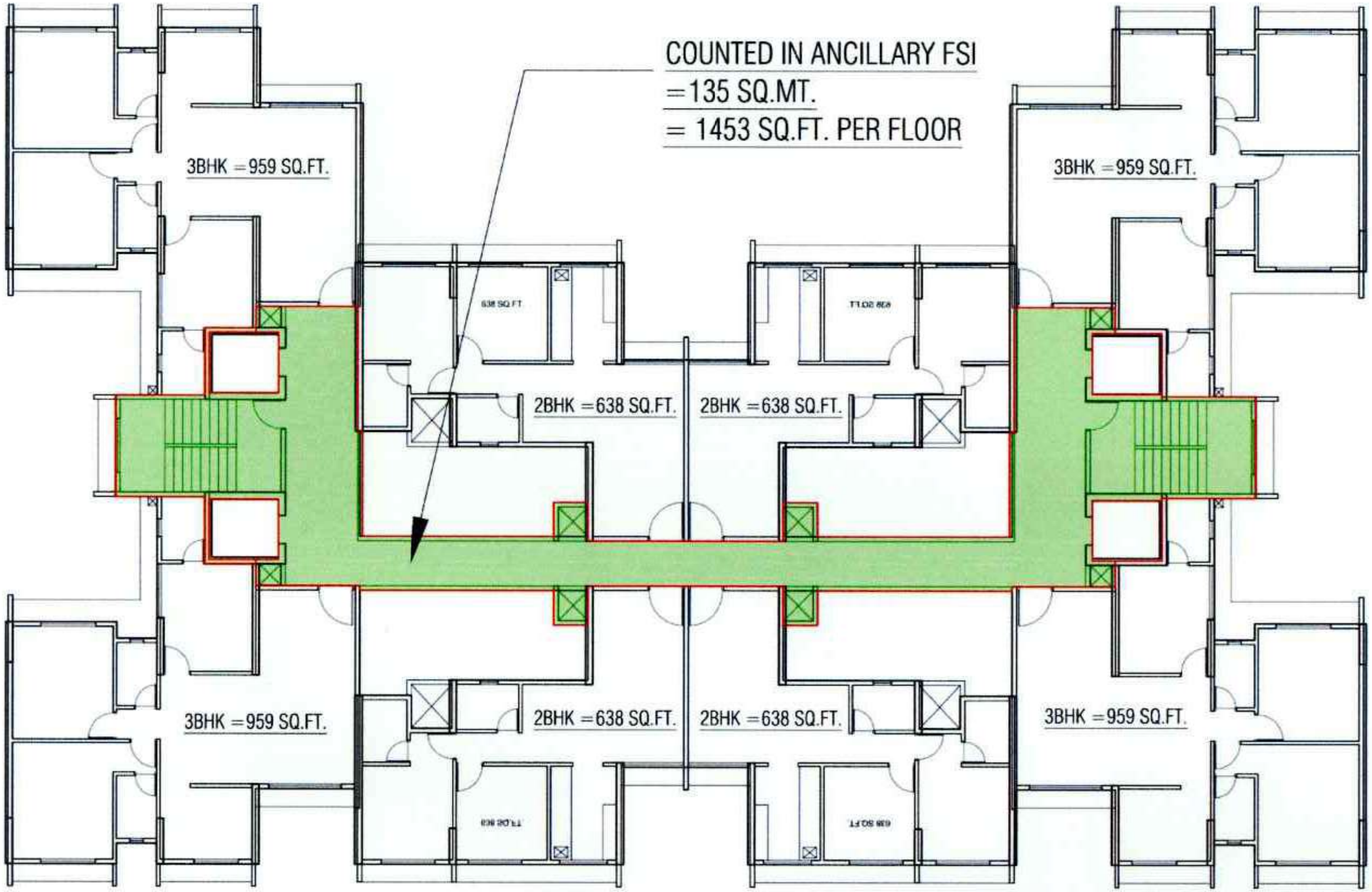
WHAT IS COUNTED IN ANCILLARY FSI



BUILDING-A

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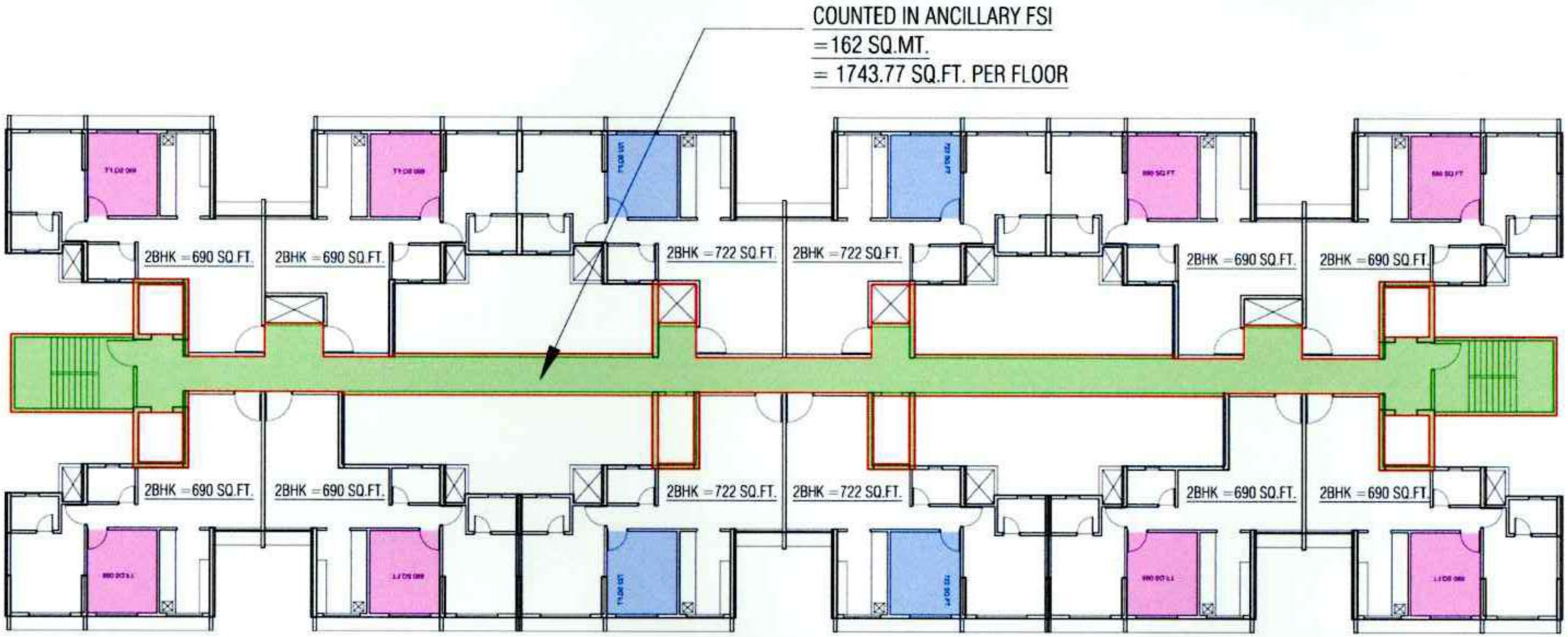
WHAT IS COUNTED IN ANCILLARY FSI



BUILDING-B

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Revised BUA as per Maximum Offer

Sr. No.	Flat Type	No. of Flats	FINAL OFFER (For Nearest to simillar MOFA Tenants : consider Higer MOFA) in Sq.ft.	BUA = 1.2 X (H)	Total B.U.A. required for rehabilitation = (C) X (I)
	Total No. Existing Members	**188.00**			
1	Flat-C with Courtyard	66.00	722.00	866.40	57,182.400
2	Flat-C without Courtyard	31.00	638.00	765.60	23,733.600
3	Flat-C1with Courtyard	12.00	722.00	866.40	10,396.800
4	Flat-C1 without Courtyard	12.00	638.00	765.60	9,187.200
5	Flat-D without Courtyard	35.00	690.00	828.00	28,980.000
6	Flat-D1 without Courtyard	3.00	690.00	828.00	2,484.000
7	Flat-E with Courtyard	16.00	959.00	1,150.80	18,412.800
8	Flat-F with Courtyard	13.00	1,294.00	1,552.80	20,186.400
9	**Total BUA required for Rehabilitation = (in Sq.ft.)**				**170,563.200**
10	**Total BUA required for Rehabilitation = (in Sq.mt.)**				**15,846.000**

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BUA + ANCILLARY (BUILDING-A)

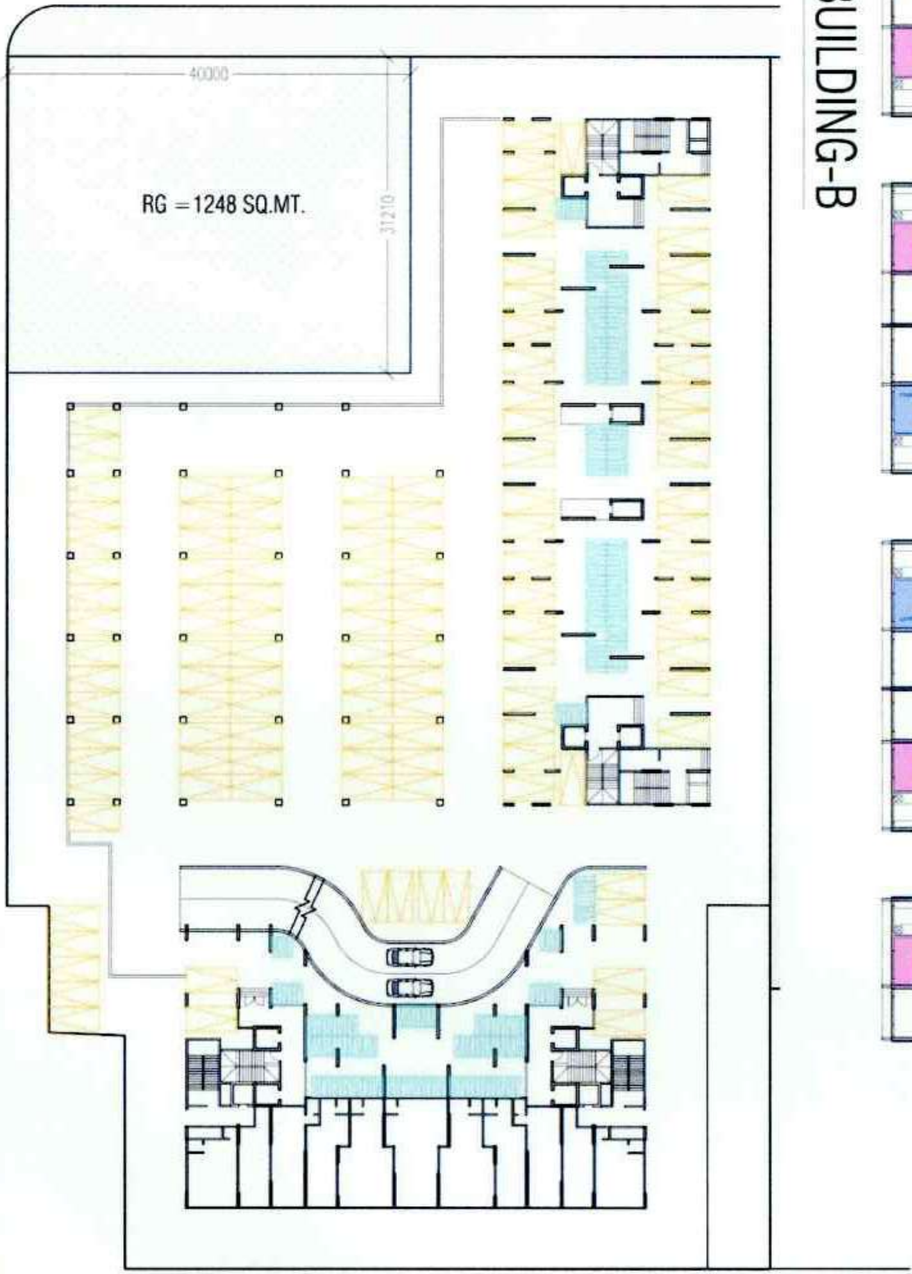
	3BHK	2BHK	BUA AREA OF EXISTING MEMBERS	BUA AREA OF CIDCO FLATS	BUA AREA OF SALE FLATS	TOTAL BUA AREA
BUILDING-A	1,150.80	765.60	71,239.20	-	64,444.80	135,684.00
NO. OF FLATS PER FLOOR	4.00	4.00				
APPROX NO. OF FLOORS	18.00	18.00				
APPROX NO. OF FLATS	72.00	72.00				
DEDUCTION FOR SOCIETY FLATS OF EXISTING MENBERS	16.00	69.00				
CIDCO FLATS	-	-				
DEDUCTION OF FLATS FOR REFUGE AREA AT 8TH , 13TH & 18TH FLOOR	-	3.00				
SALE FLATS	**56.00**	**-**	**52.50 %**	**0.00 %**	**47.50%**	**100.00 %**
ANCILLARY AREA (PASSAGE+LIFT LOBBY + STAIRCASE+SERICICE DUCTS)	1,453.00	Sq.ft.	13,731.83	0.00	12,422.17	26,154.00 (1453 X 18 FLOORS)
BUA WITH ANCILLARY			**84,971.03**	**-**	**76,866.97**	**161,838.00**

BUA + ANCILLARY (BUILDING-B)

	2BHK	2BHK	BUA AREA OF EXISTING MEMBERS	BUA AREA OF CIDCO FLATS	BUA AREA OF SALE FLATS	TOTAL BUA AREA
BUILDING-B	828.00	866.40	99,043.20	22,356.00	110,239.20	231,638.40
NO. OF FLATS PER FLOOR	8.00	4.00				
APPROX NO. OF FLOORS	21.00	21.00				
APPROX NO. OF FLATS	168.00	84.00				
DEDUCTION FOR SOCIETY FLATS OF EXISTING MENBERS	38.00	78.00				
CIDCO FLATS	27.00	-				
DEDUCTION OF FLATS FOR REFUGE AREA AT 8TH , 13TH & 18TH FLOOR	0.00	3.00				
SALE FLATS	**130.00**	**3.00**	**42.76 %**	**9.65 %**	**47.59 %**	**100.00 %**
ANCILLARY AREA (PASSAGE+LIFT LOBBY + STAIRCASE+SERICICE DUCTS)	1,743.77 Sq.ft.		16,403.08	3,702.50	18,257.31	38,362.90 (1743 X 21 FLOORS)
BUA WITH ANCILLARY			**115,446.28**	**26,058.50**	**128,496.51**	**270,001.30**

TOTAL IN BUILDINGS A & B (BUA WITH ANCILLARY)	200,417.32	26,058.50	205,363.48	431,839.30
% SHARING (EXISTING MEMBERS + CIDCO + SALE)	**46.41**	**6.03**	**47.56**	**100.00**

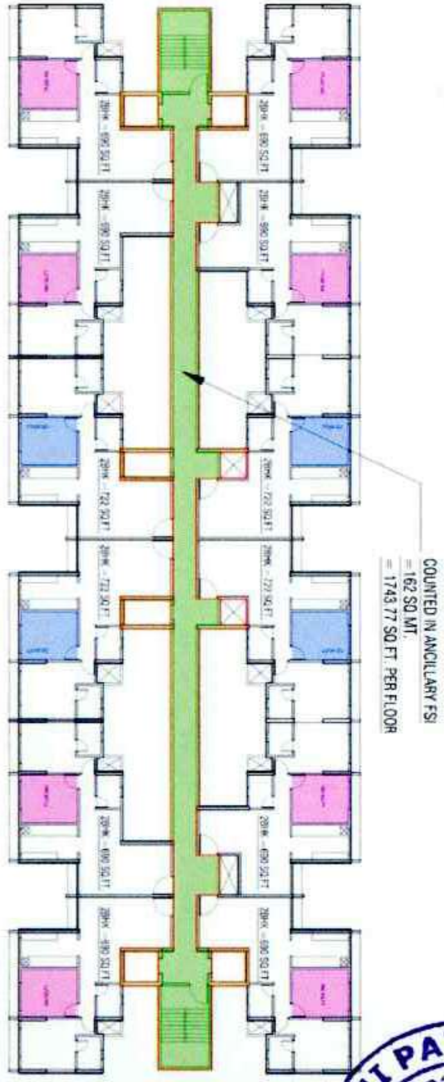
REVISED LAYOUT AS PER RG 100% ON MOTHER EARTH + 2 BASEMENTS + STILT + PODIUM FOR PARKING

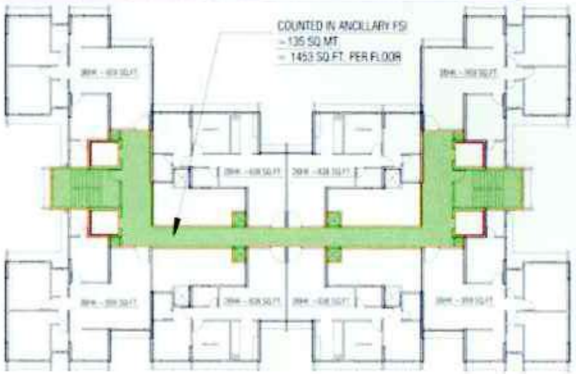


GROUND FLOOR PLAN

CAR PARKING = 117 X 2 = 234
SCOOTER PARKING = 126

BUILDING-B





BUILDING-A

REVISED PROFT / LOSS STATEMENT

Sr. No.	DESCRIPTION	AS PER PROJECT FESIABILITY	AS PER 100% RG ON GROUND + ADDITION OF BASEMENT + MAX OFFER RECEIVED FROM DEVELOPERS
1	CONSTRUCTION COST IN CRORES	194.23	215.66 (Construction cost increased due to addition of Two basements)
2	COST OF DEVELOPMENT CHARGES + ARCHITECT/PMC FEES+ANCILLARY PREMIUM+OTHER CHARGES	27.48	29.21
3	CORPUS FUND	25.23	25.00
4	Total Security Deposit + Brokerage + Shifting Charges + Rent cost	22.66	22.92
5	TOTAL PROJECT COST WITH LEGAL CONSULTANCY	270.60 Cr.	293.78 Cr.
	SALE AREA		
6	SALABLE RERA - RESIDENTIAL IN SQ.FT.	171,213.00	1,51,392.80
7	SALABLE RERA - GROUND FLOOR COMMERCIAL IN SQ.FT.	8,815.00	8,815.00
8	SALABLE RERA - 1ST & 2ND FLOOR COMMERCIAL IN SQ.FT.	4,714.00	4,714.00
	SALE COST GENERATED		
9	Sale cost generated from residential RERA carpet = (Rs.22000/- per sq.ft.approx) =	376.67	333.07
10	Sale cost generated from Ground Commercial RERA carpet = (Rs.44000/- per sq.ft.approx) =	38.79	38.79
11	Sale cost generated from 1st & 2nd floor Commercial RERA carpet = (Rs.28000/- per sq.ft.approx) =	13.20	13.20
12	Sale cost generated fromcovered parking @ 500000/- per car parking	11.20	11.20
13	Total sale cost =	439.85 Cr.	396.26 Cr.
14	Net profit before Interest	169.26 Cr.	102.48 Cr.
15	Profit % before Interest	62.55 %	34.88 %
16	Profit % after Interest	45.65 %	18.21 %

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Comparative Statement Criteria

1) <u>EXPERIENCE</u>

   A) WORKES COMPLITED.

   B) WORKS IN HAND.

   C)EXPERIENCE OF WORKS IN TERMS OF % AS COMPAIRED TO CONSTRUCTION AREA OF CHANDRALOK REDEVELOPMENT WORK.

   D) BID CAPACITY

   E) SOLVENCY

2) OFFER

3) FINANACIAL CAPACITY (PREPAIRE BY FINANACIAL CONSULTANT)

Experience in terms of Completed Works

Sr. No.	Lal Gebi Infra Pvt. Ltd	Akshar Realtors
Works Of Similar Type And Magnitude Carried Out By The Tenderer (Submitted with tender)	23 Projects (22 project C.C.& OC enclosed)	22 Projects (19 project C.C. & O.C.enclosed)
Works Of Similar Type And Magnitude Carried Out By The Tenderer (Last 10Years)	11 Projects out of 23	22 Projects out of 22
Projects Found under SIMILAR company / developer	6 Projects found out of 23	14 Projects out of 22
Works found satisfactory as per % criteria of Experience	1 Project out of 6 (belongs to GAMI) (51.28% as compare to Chandralok Redevelopment Construction area)	4 Project out of 22 (63.89% , 75.07% , 151.69 153.82% as compare to Chandralok Redevelopment Construction area)

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Experience in terms of % as compare to Proposed Chandralok redevelopment construction area

Sr. No.	Lal Gebi Infra Pvt. Ltd	Akshar Realtors
Three Similar Completed Works Construction area Not Less Than or Equal To 50% Of The Estimated Construction area.	One work found = 51.28% (REMARK : 1/3 FOUND)	Three work Found = 1) 63.89 % 2) 75.07 % 3) 59.05%
Two Similar Completed Works Construction area Not Less Than or Equal To 80 % Of Estimated Construction area.	NIL	Two work Found = 1) 151.69 % 2) 153.82 %
One Similar Completed Works Construction area Not Less Than or Equal To 90%Of Estimated Construction area.	NIL	Two work Found = 1) 151.69 % 2) 153.82 %

Details of work completed project submitted by M/s Lal gebi

Sr. No.	Name of Work	Developers	Consider Construction Area equal to salable in Sq.mt.	% in terms of Estimated Construction Area of Redevelopment of Chandralok Co.Op.Hsg.Soc.Ltd.	C.C. details	C.C. date	O.C. details	O.C. date	Remark
1	Nayan - Ghansoli- - Residencial cum Commercial	New Ambika Developeres	1760.5	2.62	CIDCO/EE(BP)/ATPO/991	27-1-2003	CIDCO/(BP)/SP/432	16-4-2004	Before of last 10 years - can not be consider
2	Ambika Bhavan - Airoli - Residencial cum Commercial	Parth Developers -	2104.24	3.14	Not Submitted				Before of last 10 years - can not be consider
3	Neelkamal Apratment Ghansoli - Residencial cum Commercial	New Ambika Developeres -	3669.64	5.47	CIDCO/EE(BP)/ATPO/506	26-12-2002	CIDCO/BP/SP/432	16-4-2004	Before of last 10 years - can not be consider
4	Shri Lal Krupa - Nerul - Residencial cum Commercial	New Parth Developers -	3623.19	5.40	NMMC/TP/BP/2056	4/6/2002	NMMC/ADTP/TP/BP-1309/2644/04	5/8/2004	Before of last 10 years - can not be consider
5	Neelkamal Apratment Ghansoli -Residencial cum Commercial	New Ambika Developeres -	6442.77	9.60	CIDCO/EE(BP)/ATPO/1830	10/6/2003	CIDCO/BP/ATPO/1390	20-10-2005	Before of last 10 years - can not be consider
6	Akshar Co-operative CHS LTD- Kharghar -	Akshar Co-operative CHS LTD	2402.73	3.58			CIDCO/BP/ATPO/1164	18.8.2005	Before of last 10 years - can not be consider
7	Shri Manoshi Compex- Ghansoli -	Monashi Developers	10776.66	16.06	CIDCO/EE(BP)/ATPO/948	9/12/2003	CIDCO/BP/ATPO/483	28-3-2008	Before of last 10 years - can not be consider
8	Aradhana apt. - Sanpada - Commercial	Om shakit enterprises-	10590.86	15.78	NMMC/TP/BP/A-2827/396	1/12/2004	TP/OC/3542/2482/06	11/8/2006	Before of last 10 years - can not be consider
9	Swastik chembers - Vashi- Commercial	Swastik Entp.-	2805.65	4.18	NMMC/TP/BP/A-3754/1474	5/5/2005	TP/OC/3543/2802/06	5/8/2006	Before of last 10 years - can not be consider
10	Real Tech Park- Vashi - Commercial & IT Park	Real Tred Technologies-	19973.99	29.77	NMMC/TP/BP/A-6939/696/2008	20-2-2008	NMMC/TP/1450/2011	21-3-2011	Before of last 10 years - can not be consider
11	Radhe Krishan Complex- Kharghar - Residential cum Commerical	Shree Gami Infotech Pvt Ltd.-	7543.66	11.24	CIDCO/SP/BP/1447	17-2-2010	CIDCO/ATPO(BP)/2012/2461	30-3-2012	Before of last 10 years - can not be consider

Sr. No.	Name of Work	Developers	Consider Construction Area equal to salable in Sq.mt.	% in terms of Estimated Construction Area of Redevelopment of Chandralok Co.Op.Hsg.Soc.Ltd.	C.C. details	C.C. date	O.C. details	O.C. date	Remark
12	Radhe Krishan Complex- Kamothe- Residential cum Commerical	New Parth Developers.-	10033.44	14.95	CIDCO/ATPO/BP/2012/2252	28-2-2012	CIDCO/BP/7740-10085/ATPO(NM&K)/2013/1341	3/9/2013	Before of last 10 years - can not be consider
13	Bhakti - Kamothe- Residential	New Ambika Developers.-	2415.46	3.60	CIDCO/BP/7754/ATPO(NM&K)/2012/1050	23-10-2012	CIDCO/BP/7754-10101/ATPO(NM&K)/2014/0084	29-1-2014	Within Last 10 Years
14	Dream Land - Kamothe- Residential	New Ambika Developers.-	3623.19	5.40	CIDCO/BP/10150/ATPO(NM&K)/2012/372	25-6-2012	CIDCO/BP/10150/ATPO(NM&K)/2014/551	12/1/2014	Within Last 10 Years
15	Radhe Krishan Complex- Pune- Residential cum Commerical	Shree Gami Infor Tech Pvt Ltd.-	10776.66	16.06	26/1/SDC/1+4/2190	14-10-2010			Within Last 10 Years
16	Gami Arcade-Vashi- Commerical	Mayur Entp..-	6038.65	9.00	NNMC/TP/BP/18589/9171/2014	8/10/2014	TP/BP/7991/5963/2015	23-11-2015	Within Last 10 Years
17	Amar Harmony- Taloja- Residential cum Commerical	Shree Gami Infotech Pvt Ltd.-	34409.98	51.28	CIDCO/BP/10152/ATPO(NM&K)/2012/316	5/6/2012	CIDCO/BP/10152/TPO(NM)/2017/2400	2/3/2017	Work found which has construction area more than 50%
18	Gami Trixie- Ulve- Residential cum Commerical	Gami Infor Developers-	15815.96	23.57	CIDCO/BP/12622/TPO(NM&K)/2014/1005	1/8/2014	BP-12622/2057	17-10-2017	Within Last 10 Years
19	Gami Vivan- Kopar Khairane- Residential cum Commerical	New Parth Developers-	6659.79	9.93	NNMC/TP/BP/20181CNMMC12860/1841/2018	3/5/2018	TP/OC/20191BONMMC56261/126/2020	9/1/2020	Within Last 10 Years
20	Gami Reagan- Ghansoli - Residential cum Commerical	Shree Gami Infor Tech Pvt Ltd.-	18296.73	27.27	NNMC/TP/BP/20181CNMMC14450/991/2019	13-3-2019	NMMC/TP/ADTP/OC/20211BONMMC57710/2759/2021	5/8/2021	Within Last 10 Years
21	Gami Viona- Kharghar - Residential	Shree Gami Infor Tech Pvt Ltd.-	9361.2	13.95	CIDCO/BP/15543/TPO(NM&K)/2017/2595	9/6/2018	CIDCO/BP-15543/TPO(NM&K)/2017/9215	13-5-2022	Within Last 10 Years
22	Gami Industrial Park A-Pawane - Commerical	Golen Fulcon Pacific Ltd.-	30656.91	45.69			DE/SPA/C-39/A/B85207/2016	16-6-2016	Within Last 10 Years
23	Varad Heights -Tilak Nagar Mumbai-Re development Project	Real Infra Co.-	19978.63	29.77	MH/EE/BP/MHADA-25/167/2022/FCC/2/AMEND	14-6-2022	MH/EE/BP/GMHADA-25/167/2023	4/1/2023	Within Last 10 Years

Details of work completed project submitted by M/s Akshar

Sr. No.	Name of Work	Developers	Salable Area in Sq.ft.	% in terms of Estimated Construction Area of Redevelopment of Chandralok Co.Op.Hsg.Soc.Ltd.	CC	Date	OC	Date	Remark
1	Siddhi Heights- Nerul	Akshay Entp	40,000.00	5.54	NMMC/TP/BP/A-7276/2506/2009	25/6/2009	TP/OC/B-6856/1055/2012	2/3/2022	Within last 10 years should be consider
2	Askar Valencial - Road Pali	Akshar Anshul Construction LLP	177,710.00	24.6	CIDCO/ATPO(BP)/1313	21/9/2010	CIDCO/ATPO(BP)/2022/2463	30/3/2012	Within last 10 years should be consider
3	Bluechip IT Park- MIDC Vashi	Akshar shelter	145,000.00	20.08	Not Submitted				Within last 10 years should be consider
4	Proxima- Vashi	Akshar Commercial Complex LLP	64,942.00	8.99	NMMC/TP/BP/A-7621/4130/2007	11/12/2007	TP/OC/B-7402/1668/2013	20/3/2013	Within last 10 years should be consider
5	El Castillo - Nerul	Akshar Accomodations Pvt Ltd	107,985.00	14.95	NMMC/TP/BP/A-9003/1479/2009	23/4/2009	TP/OC/B-7316/194/2013	11/1/2013	Within last 10 years should be consider
6	Akshar Grey Stone- Ulwe	Akshar Home Makers	110,000.00	15.23	CIDCO/ATPO(BP)/2011/2501	17/3/2011	CIDCO/BP-8200/TPO(NM & K)/2016/1639	15/2/2016	Within last 10 years should be consider
7	Askhar Canabee- Kamothe	Akshar Realtors	105,000.00	14.54	Not Submitted				Within last 10 years should be consider
8	Akshar Elementa-I- Wakad Pune	Akshar Land Developers Pvt Ltd	1,095,600.00	151.69	BP/TAYAWADE/LAYOUT/05/2010	9/7/2010	78/2016	7/8/2016	**Work found which has construction area more than 80% &**
9	Akshar Altorios -I- Hadpsar Pune	Akshar Skywards Construction	207,605.00	28.74	PCMC/NA/SR/65/2013	24/6/2016	DP/BHA/1694/16-17	31/7/2017	Within last 10 years should be consider
10	Akshar Evorra - Dronagiri	Vagad Entp	118,241.00	16.37	Not Submitted				Within last 10 years should be consider

Sr. No.	Name of Work	Developers	Salable Area in Sq.ft.	% in terms of Estimated Construction Area of Redevelopment of Chandralok Co.Op.Hsg.Soc.Ltd.	CC	Date	OC	Date	Remark
11	Akshar Silver Crest- Kamothe	Geomatri Developers LLP	542,180.00	75.07	CIDCO/BP/10214/ATPO(NM & K)/2012/1564	31/12/2012	2017/PMC/BP/11235/2017	26/12/2017	**Work found which has construction area more than 50%**
12	Akshar Estonia- Dornagiri	Vagad Builders and Developers Pvt Ltd	461,425.00	63.89	CIDCO/BP/-8596/TPO(NM & K)/2015/1352	27/11/2015	BP-8596/1/4934	5/3/2020	**Work found which has construction area more than 50%**
13	Akshar Edenia- Dronagoro	Vagad Construction	57,360.00	7.94	CIDCO/BP-15324/TPO(NM & K)/2016/1627	15/5/2017	BP-11495/5829	18/10/2019	Within last 10 years should be consider
14	Akshar Eita- Dronagiri	Vagad Construction	42,950.00	5.95					Within last 10 years should be consider
15	Akshar Alvario- Nerul	Thalia Akshar Developers	147,050.00	20.36	NMMC/TP/BP/2770/3469/04	16/10/2004	TP/OC/B-5310/3111/2008	22/09/2008	Within last 10 years should be consider
16	Akshar Evita- Droangiri	Vagad Construction	54,755.00	7.58	CIDOC/BP-15230/TPO(NM & K)/2016/1662	25/05/2017			Within last 10 years should be consider
17	Green World- Airoli	Akshar Space Pvt Ltd	57,438.00	7.95	NMMC/TP/BP/A-10620/1525/2010	23/4/2010	TP/OC/20181BONMMC54296/723/2019	27/02/2019	Within last 10 years should be consider
18	Akshar River Gate- Residential- Rasayani panvel Phase 1	Emperia Realty	160,000.00	22.15			OC NO. 04/2023	11/8/2023	Within last 10 years should be consider

Sr. No.	Name of Work	Developers	Salable Area in Sq.ft.	% in terms of Estimated Construction Area of Redevelopment of Chandralok Co.Op.Hsg.Soc.Ltd.	CC	Date	OC	Date	Remark
19	Akshar Evanna - Residential - Dronagiri	Akshar Om Construction	23,832.00	3.3	CIDCO/BP-15455/TPO(NM & K)/2017/2892	14/9/2018			Within last 10 years should be consider
20	Akshar Busness park Phase 1- Commercial-Vashi	Akshar Developers	800,000.00	110.76	NMMC/TP/BP/A-5603/2716/2012	11/6/2012	TP/OC/20181BONMMC54286/4425/2018	3/11/2018	**Work found which has construction area more than 90%**
21	Akshar Busness park Phase 3 - Commercial-Vashi	Akshar Developers	426,494.00	59.05	NMMC/TP/ADTP/20201BONMMC56618/2977/2020	11/11/2020	NMMCC/PO/2023/APL/00002/205793	23/8/2023	**Work found which has construction area more than 50%**
	Akshar Busness park Phase 2 - Commercial-Vashi				NMMC/TP/ADTP/BP/20181BONMMC54286/4424/2018	3/11/2018	TP/OC/20201BONMMC56618/2978/2020	11/11/2020	
22	Akshar Emperia Garden - Residential - Rasayani Panvel	Emperia Realty	172,460.00	23.88			OC/07/2020	20/4/2021	Within last 10 years should be consider

Experience in terms of Works in Progress / Under Construction + Bid Capacity

Sr. No.	Lal Gebi Infra Pvt. Ltd	Akshar Realtors
Work in Progress / Under Construction	15 Projects (11 project C.C. Submitted)	12 Projects (8 Project C.C. submitted)
Projects Found under SIMILAR company / developer	8 Projects	8 Projects
Total Cost of Work In hand	Rs. 1114.23 Crores	Rs. 1541.83 Crores
Bid Capacity	-653	-1284
Solvency	Not Submitted	Not Submitted

Details of under progress project submitted by M/s Lal gebi

Sr. No.	Name of Work	Developer	Location	Estimated Cost in Crores	Project Status	CC	Dt
1	Gami Teesta- A & B wing	Gami Developers	Pisarave , Taloja	24.84	Under Construction	PMC/TP/PISARVE/81/1,82/1,2,3, 5/21-2022/1909/2022	30/6/2022
2	Gami Teesta- C Wing	Gami Developers	Pisarave , Taloja	17.03	Under Construction		
3	Gami Industrial Parck B & C building	Golden Falcon Pacific Ltd.	Pawane, Navi Mumbai	123.1	Under Construction	EE/DnII/MHP/SPA/B91794/2022	7/6/2022
4	Gami Asters	Thalia & Gami Entp	Ghansoli	260.2	Under Construction	NMMC/TP/BP/20111CNMMC18 491/538/2022	25/2/2022
5	Gami Jade	Lal Gabi Infra Pvt. Ltd	Vashi	122.75	Under Construction	NMMC/TP/BP/20111CNMMC18 339/848/2022	21/3/2022
6	Gami EVA	Thalia & Gami Entp	Ghansoli	9.37	Under Construction	NMMC/TP/BP/20211CNMMC18 103/1084/2022	8/4/2022
7	Gami Bianca	Lal Gabi Infra Pvt. Ltd	Dronagiri	185	Under Construction	CIDCO/BP-17937/TPO(NM & K)/2021/10341	30/1/2023
8	Gami TERRA	Lal Gabi Infra Pvt. Ltd	Sanpada	61.5	Under Construction	NMMC/TP/BP/718/2023	27/2/2023
9	Gami Ved -Redevelopmen	Lal Gabi Infra Pvt. Ltd	Sanpada	42	Under Construction	NMMC/TP/BP/17162/2023	11/4/2023
10	Elanza - Redevelopment	Real Infra Co	Tilak Nagar Mumbai	54.24	Under Construction	MH/EE/BP/GM/MHADA-25/975/2022/CC/1/NEW	12/9/2022
11	Gami Jaydeep Ventura- Commercial Redevelopment	Real Infra Co	Malad Mumbai	214.2	Under Construction	SRA/ENG/2878/PN/PL/AP	2/2/2019
	Total Cost of Work In Hand = (In Crores)--- Consider for Bid Capacity Calculation			**1114.23**			
12	Gami Satyam Business Avenue	Ground + 13 Storey	CBD Belapur	DETAILS NOT SUBMITED	Under Construction	C.C. NOT SUBMITED	
13	Palm Amore	Ground + 15 Storey (14 Towers)	Seawoods		Excavation In Process		
14	Downtown Avenue	Ground + 22 Storey	Vashi- Sector-17		Plinth On Going		
15	Gami & Jaydeep Estella	Ground + 16 Storey	Chembur		Excavation In Process		

Details of under progress project submitted by M/s Akshar

Sr. No.	Name of Work	Developer	Location	Estimated Cost in Crores	Project Status	List of supporting Documents	Date
1	Akshar Business Park Phase 4- Commercial	Akshar Devlopers	Vashi	37.45	Under Construction	NMMC/TP/BP/18267/2023	7/7/2023
2	One Akshar - Residential	Akshar Realtors	Sanpada	439.43	Under Construction	NMMC/TP/BP/20191CNMMC 14789/1483/2019	12/4/2019
3	Akshar Panchtantra- Residential cum Commercail	Akshar Dream Homes	Vashi	24.11	Under Construction	NMMC/TP/BP/20201CNMMC 17582/2018/2021	16/6/2021
4	Akshar Amar Mansion - Residential cum Commercail	akshar Properties	Chembur	65.00	Under Construction	CHE/ES/1772/M/E/337(NEW)/ FCC/1/NEW	25/1/2017
5	19 East Residential + Commercial	Moreshwar Devl.	Nerul	139.46	Under Construction	NMMC/TP/BP/20191CNMMC 15819/3730/2019	24/9/2019
6	Meghra Meghadoot- Commercail	Akshar BhagwatI Ventures LLP	Vashi	225.00	Upcoming	NMMC/TP/BP/19032/2023	24/8/2023
7	Altorios- Phase 2 - Residential cum Commercial	Akshar Skywards Construction	Hadapsar	76.33	Upcoming	ZONE 1 /965	25/5/2023
8	Element- Phase II & III- Residential cum Commercial	Akshar Land Devl. Pvt. Ld.	Wakad	535.05	Upcoming	BP/LACHAVADE/49/2021	22/7/2021
	Total Cost of Work In Hand = (In Crores) --- Consider for Bid Capacity Calculation			**1,541.83**			
6	Residential cum Commercail	Vagad Builder	GB Road	760.00	Upcoming	C.C. DETAILS NOT SUBMITED	
7	Akshar Estrella- Residential cum Commercail	Geomatrix Enterprses LLP	Uran	52.00	Upcoming		
9	Akshar Court - Commercial	Thalia Akshar Construction	Vashi	36.00	Upcoming		
12	Akshar River Gate- Residential	Emperia Realty	Rasayani	339.22	Upcoming		
	Total Cost of Work In Hand = (In Crores) --- Not Consider for Bid Capacity Calculation			**1,187.22**			

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Project Management Consultants
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Architects

OFFER RECEIVED (MOFA CARPET)

	Description	Society's Expectation		Lal Gebi Infra Pvt. Ltd	Akshar Realtors
				FINAL PRESENTATION (10-12-2023)	FINAL PRESENTATION (10-12-2023)
Sr. No.	**The Offer for Usable Carpet Area**	**Existing Carpet Area in Sq.ft.**	Society's Expectation of MOFA Area in Sq.Ft. (AS REQUESTED IN MAIL DATED 10/12/2023)	FINAL OFFER (For Nearest to similar MOFA Tenants : consider Higher MOFA)	FINAL OFFER (For Nearest to simillar MOFA Tenants : consider Higer MOFA)
1	Flat-C with Courtyard	Carpet 343 Sq.ft + Courtyard 172 Sq.ft.	**708.45**	**715**	**722**
2	Flat-C without Courtyard	Carpet 343 Sq.ft	**622.56**	**631**	**638**
3	Flat-C1with Courtyard	Carpet 348 Sq.ft + Courtyard 166 Sq.ft.	**714.54**	**715**	**722**
4	Flat-C1 without Courtyard	Carpet 348 Sq.ft	**631.34**	**631**	**638**
5	Flat-D without Courtyard	Carpet 371 Sq.ft	**671.72**	**683**	**690**
6	Flat-D1 without Courtyard	Carpet 376 Sq.ft	**682.84**	**683**	**690**
7	Flat-E with Courtyard	Carpet 473 Sq.ft + Courtyard 184Sq.ft.	**949.08**	**949**	**959**
8	Flat-F with Courtyard	Carpet 673 Sq.ft + Courtyard 123 Sq.ft.	**1281.21**	**1281**	**1294**

OFFER RECEIVED (PARKING)

	The Offer for Covered Parking in Podium (Without Mechanical stack Parking)	Society's Expectation of Covered Car Parking	Surface+Stack (as per parking rule applicable in NMMC area)	Surface Parking
1	Flat-C with Courtyard	1	1+1	1
2	Flat-C without Courtyard	1	1+1	1
3	Flat-C1with Courtyard	1	1+1	1
4	Flat-C1 without Courtyard	1	1+1	1
5	Flat-D without Courtyard	1	1+1	1
6	Flat-D1 without Courtyard	1	1+1	1
7	Flat-E with Courtyard	1	2+2	1
8	Flat-F with Courtyard	2	2+2	2

OFFER RECEIVED (RENT & BROKERAGE)

	The Offer for Monthly Rent	Society's Expectation of Rent with 7.5 % Hike per Year	They have accepted 7.5% Hike per year + Rent will start from plot vacant by all members	They have accepted 5% Hike per year + Rent will start from plot vacante by all members
1	Flat-C with Courtyard	22,500/-	23000	23500
2	Flat-C without Courtyard	22,500/-	23000	23500
3	Flat-C1with Courtyard	22,500/-	23000	23500
4	Flat-C1 without Courtyard	22,500/-	23000	23500
5	Flat-D without Courtyard	22,500/-	23000	23500
6	Flat-D1 without Courtyard	22,500/-	23000	23500
7	Flat-E with Courtyard	26,000/-	26500	27000
8	Flat-F with Courtyard	32,000/-	32500	33000

	The Offer for Brokerage (2 Times)	Society's Expectation of Brokerage (2 Times)	They have accepted 2 Times	They have accepted 2 Times
1	Flat-C with Courtyard	20,000/- for each	25000	21000
2	Flat-C without Courtyard	20,000/- for each	25000	21000
3	Flat-C1with Courtyard	20,000/- for each	25000	21000
4	Flat-C1 without Courtyard	20,000/- for each	25000	21000
5	Flat-D without Courtyard	20,000/- for each	25000	21000
6	Flat-D1 without Courtyard	20,000/- for each	25000	21000
7	Flat-E with Courtyard	24,000/- for each	30000	25000
8	Flat-F with Courtyard	28,000/- for each	35000	29000

OFFER RECEIVED (SHIFTING CHARGES & REFUNDABLE DEPOSIT)

	The Offer for Shifting Charges (One Time Half - Half)	Society's Expectation of Shifting Charges with	They have accepted 2 Times	They have accepted 2 Times
1	Flat-C with Courtyard	16,000/-	20000	17000
2	Flat-C without Courtyard	16,000/-	20000	17000
3	Flat-C1with Courtyard	16,000/-	20000	17000
4	Flat-C1 without Courtyard	16,000/-	20000	17000
5	Flat-D without Courtyard	16,000/-	20000	17000
6	Flat-D1 without Courtyard	16,000/-	20000	17000
7	Flat-E with Courtyard	20,000/-	20000	21000
8	Flat-F with Courtyard	26,000/-	30000	27000

	The Offer for Refundable interest free deposit	Society's Expectation of Refundable interest free deposit	As per final offer	As per final offer
1	Flat-C with Courtyard	60,000/- for each	75000	60000
2	Flat-C without Courtyard	60,000/- for each	75000	60000
3	Flat-C1with Courtyard	60,000/- for each	75000	60000
4	Flat-C1 without Courtyard	60,000/- for each	75000	60000
5	Flat-D without Courtyard	60,000/- for each	75000	60000
6	Flat-D1 without Courtyard	60,000/- for each	75000	60000
7	Flat-E with Courtyard	70,000/- for each	90000	70000
8	Flat-F with Courtyard	80,000/- for each	100000	80000

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OFFER RECEIVED (CORPUS , S.D. , OTHER EXPENSES & DISCOUNT)

1	Corpus Fund - 3000 per sq.ft.	25.23 Crores	Developers Remark : Rs. 1000/- per sq.ft. = Total **Rs. 8.41 Crores**	**Rs.25.00 Crores =10 crores for existing member + 15 cr to the existing and new members (composite society)**- Accepted - **50% on R.C.C. Completion & 50% on Occupancy Certificate**
2	Security Deposite	57.72 Crores	**However approx 5000 Sq.ft. Area can be consider to keep as Security.**	**12 Cr. B.G.** on Commencement Certificate with condition to release 6 crores after RCC.
3	Expenses towards all legal documents related to redevelopment, its registration, incidental expenses, professional charges of Architect & PMC, Legal Advisor etc. by the developer.	Accepted	Architect + PMC fees will discussed	Architect + PMC fees will discussed
4	Discount	minimum 20% on Market Sale Rate to the existing members for max 100 sq.ft of extra carpet area.	They have offer 15% discount consider for 100 sq.ft. area + if they receive advance payment they will increse as per negotiation	25% discount (only when issue the payment at the time of commencement)---for slab wise payment 10% disccount consider for 100 sq.ft. area--no hidden charges

OFFER RECEIVED (OTHERS)

5	MIX Community	Accepted	Accepted
6	Floor Height	2.9m. Floor to Floor	2.9m. To 3.0m. Floor to Floor as per height Restriction
7	MIWAN cinstruction	they will provide if possible as per planning constraints	Accepted for typical residential floor plate, not for podium and basement.
8	TMT / HYSD Steel of TATA/ SAIL/ VIZAG/Jindal make	they will use only MITC / BHAGVATI	they will use TATA/ SAIL/ VIZAG/Jindal for foundation only FOR upper structure they will use MITC as per offer

Revised Financial Statement

	Chandralok - Financial Evaluation of Bidders		INR-CRORE
	Particulars	**Lal Gebi**	**Akshar Realtors**
I	**Surplus Capacity**		
	Last 3 Years Avg Turnover	136.89	0.20
	less: 25% Gross Margin	(34.22)	(0.05)
	i) Net Cost of Work Completed (Crore)	102.67	0.15
	ii) Chandralok Avg Annual Project Cost		
	300 cr /3 = 100 Cr	(100.00)	(100.00)
	iii) Surplus Capacity to Handle (i-ii)	**2.67**	**(99.85)**
II	**Equity/Partners Capital (based on Financials)**	**34.19 Crore**	**11 Crore**
	As on	31.03.23	31.03.23
	In the name of	Lal Gebi Infra Pvt Ltd	M/s Akshar Realtors
	PAN	AAECL3308B	AAQFA7737E
	Net Worth (Crore) - CA Certified	76.43 Crore	11 Crore
	As on	31.03.23	31.03.23
	In the name of	Lal Gebi Infra Pvt Ltd	M/s Akshar Realtors
	PAN	AAECL3308B	AAQFA7737E

SHIVAJI PATIL & ASSOCIATES
Project Management Consultants
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Revised Financial Statement

	Chandralok - Financial Evaluation of Bidders		INR-CRORE
	Particulars	**Lal Gebi**	**Akshar Realtors**
III	Current Asset	257.86	380.40
	Current Liabilities	76.44	169.88
	Current Ratio	**3.37**	**2.24**
	Debt	148.47	199.84
	Equity/Capital	34.19	11.00
	Debt Ratio	**4.34**	**18.17**

Thank You.

ARCHITECT :-

SHIVAJI PATIL & ASSOCIATES

* ARCHITECTS * INTERIOR DESIGNERS
* PROJECT MANAGEMENT CONSULTANTS.

21, FIRST FLOOR, PRABHADEVI IND. ESTATE,
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