



# Urban Analysis & Solution Consultancy Services.

Date-17/06/2024

To,  
Chairman / Secretary,  
Apeejay Co Op Housing Society,  
Plot No .58, Sector-17,  
Vashi, Navi Mumbai-400703.

**Subject: Bid Evaluation of Bids Received for the Redevelopment Project**

**Ref: Bid Evaluation Report submitted on date 28/04/2024**

**Respected Sir,**

We have evaluated the technical and financial bid documents submitted by 06 Developers for the redevelopment project of the existing building on Plot No. 58, Sector 17, Vashi and submitted the Bid Evaluation Report on date 28/04/2024. Thereby recommended to call following 04 developers for further process and to submit no regret offer.

- 1. TPV Vishwakarma venture LLP,**
- 2. Lal Gebi infra-Pvt.Ltd (Gami Group),**
- 3. Kalpana Struct-con Pvt Ltd**
- 4. Hiten Sethi & Associates**

Accordingly, one to one meeting of the above shortlisted developers for discussion and negotiations has been conducted on 17/05/2024. after the discussion, it is requested to submit the no regret offer with compliance of balance documents if any.

Out of the 04 above, except Kalpana Struct-con Pvt Ltd, Other 03 have submitted the no regret final offer in a sealed envelope on date 31/05 2024 and the same was opened in presence of committee members in PMC office on date 05/06 2024. The comparison chart is enclosed herewith. But the Lal Gebi Infra -Pvt Ltd has not submitted the documents towards financial credential such as Bank solvency certificate, Net worth certificate.



Considering the findings in the earlier report and the no regret final offer submitted, we are of the opinion that TPV Vishwakarma venture LLP and Hiten Sethi & Associates shall be called for presentation of their profile and their offer.

we kindly request the committee to proceed with making an appropriate decision and convey us accordingly so as to proceed for further action.

Thanking you,

  
(Rajiv Gurav)



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## Apeejay Co-Operative Housing Society

### Revise offer

Sr. No	Name of Developer	Carpet Area	Parking	Rent	Refundable Deposit	Shifting /Resifting Charges	Brokerage	Corpus Fund	Bank Guarantee	Fund arrangements	Remark
01	Hiten Sethi Associates HSA	33% over & above existing carpet area of 826 sq.ft	02 car parking per member	Rs 50,000/- + 5% Increment	Rs. 1,50,000/-	Rs. 25,000/-	Rs 50,000/-	Rs. 1,20,000/- 33% 33% 34%	Rs. 3 crore	Own-25% Bank-60% Other-15%	Will design and develop an ICONIC Building, making it a LANDMARK
02	TPV Vishwakarma a Venture LLP	35.50% over and above existing carpet area	02 car parking per member	Rs 46,000 + 5% Increment	Rs. 1,35,000/-	Rs. 23,000/-	One month rent	Rs. 1,20,000/-	Rs. 2 Crore + 1 Flat for lien in sale area	Own-50% Bank-30% Other-20%	Discount rate on additional area of 10% on launch price
03	Lal Gebi Infra (Gami Group)	35% Mofa Carpet Area	We shall try for surface parking	Rs 50,000 + 7% Increment	Rs. 1,35,000/-	Rs. 23,000/-	One month rent	Rs. 1,20,000/-	Rs. 2 Crore	Own-25% Bank-50% Other-25%	Rs. 28,000/- sqft on carpet area for 10% additional area

