

VIDHATA CO-OP. HOUSING SOC. LTD.

(REGD No TNA / (TNA) / HSG / TC / 461 / 1985-86)

F. P. No. 392/C, Chandan Wadi, Almeda Road, Thane (W) - 400 601.

Ref. No.

Date : 29 / 05 / 2019

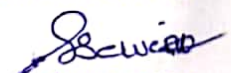
विकासक व्यंकटेश होम्स कडून मिळणाऱ्या सुविधा कडून

- विधाता सोसायटीचे डीम कनव्हेंस करून
- सोसायटीचे नाव प्रॉपर्टीकार्डवर लागणार आहे.
- पोटियम पार्किंग प्रत्येकास एक असे मेहणार.
- सोसायटीचा प्लॉट झोपडपट्टीमुक्त होणार आहे.
- हार्डशिप फंड वाढवून तो १ कोटी केला आहे.
- सभासदांचे सामान शिफटींग साठी प्रत्येकी २० हजार
- भाडे साठी ४० रुपये प्रती स्केअर फूट देणार आहे.
- वर्षानंतर १०% वाढ करून ४४ रुपये प्रमाणे मिळणार, दोन वर्षानंतर ४८ रु. चौ.फूट प्रमाणे मिळणार आहे.
- तीन महीन्याचे भाडे डीपॉझिट म्हणून देणार
- फ्लॅटसाठी एजंट कमिशन १ महीन्याचे भाडे मिळणार
- दोन चाकी साठी ओपन पार्किंग व्यवस्थित ले-आउट सह देणार
- विक्रीसाठी असलेल्या फ्लॅट धारकाच्या सर्व सुविधा विधाता सोसायटीच्या फ्लॅट धारकाना देणार आहे.
- प्रत्येकास काप्रेट एरियाच्या २५% जादा जागा कोणतेही जादा पैसे न घेता मिळणार आहे.
- सभासदाना जादा जागा खरेदीसाठी १००, फुटा पर्यंत रु. २२०००/- दर असणार आहे.
- विकासका बरोबरच्या करारा नंतर फ्लॅट वाटप झालेवर प्रत्येकाचे स्वतंत्र करार करणार आहे. यासाठी स्टॅम्प ड्युटी भरावी लागणार नाही.

महत्वाची टीप

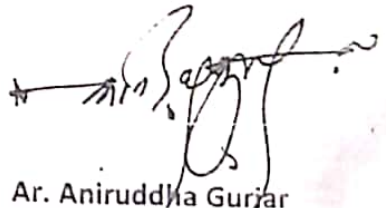
- १) वरील सर्व सुविधांचा उल्लेख डीम कनव्हेंस नंतर विकासका बरोबर होणाऱ्या करारामध्ये केला जाईल.
- २) विधाता सोसायटीच्या पुनर्विकास महाराष्ट्र सरकारच्या MOFA व RERA कायद्या मधील तरतुदीनुसार SRA मध्ये होणार आहे. क्लस्टर मध्ये नाही.

For VIDHATA CO-OP. HSG. SOC. LTD


CHAIRMAN

REDEVELOPMENT OF VIDHATA SOCIETY			
PROJECT :- F.P.NO.392C, PANCHPAKHADI THANE(W.)			
CLIENT :- Vidhata Co. Opp Hsg Soc			
OPTION :- Residential + commercial			
AREA STATEMENT :- 1.10 FSI + 50% Incentive FSI on existing Authorized Area + 0.50 premium FSI + 0.90 TDR + (60% Ancillary Area FSI)			
Road Width :- Considering 18.00 Meter Wide D.P. Road (Road width not mentioned in New draft D.P. sheet (Subject to D.P. Remarks))			
OPTION - I			TOTAL
SR. NO.	DESCRIPTION		Sq. Mt.
1	Area of the plot		2408.56
a	Area of the plot as per P. R. Card		2419.00
b	Area of the plot (As per City Survey Sketch by Polyline)		2408.56
c	Area of the plot considered (As per P. R. Card)		
2	Deduction For :-		1055.00
a	Area under not in possession/Area under Slum		1353.56
3	Balance Area of Plot (1c - 2a)		2408.56
4	But full Plot area considered this is Final plot of TPS No.01		
5	Deduction For :-		0.00
a	Area under 18.00 M. Wide D. P. Road (SUBJECT TO D.P.REMARKS)		
			2408.56
6	Net Plot Area (4 - 5a)		1.10
7	Permissible Basic F.S.I.		2649.42
8	a) Permissible Floor Area (6 x 7)		2649.42
	b) Total Permissible Floor Area (8a)		
	OR		NOT AVAILABLE
	c) FSI Permissible = FSI Consumed in existing building as per Sanctioned Plan -		
9	Additions :-		0.00
a	Area under 18.00 M. Wide D. P. Road		0.00
b	Total additions : 8a		2649.42
c	Total area [8(b) OR 8(c)] + 9(a)		
10	Additions for :-		
a	50% incentive area on existing authorised bldg. Area (30 years completed Considered as per sanctioned sheet Sanctioned Plan Dated 02/06/1987. But proforma sheet not available so considered on plot area)		1204.28
b	i Additional FSI on Payment of premium = 0.50 on (6)		1204.28
	ii Total Premium FSI Above 10 b (i)		2167.70
c	Max. Permissible TDR/ DR = 0.90 on (6)		1517.39
d	i Non Slum TDR Component (70% on 9c(ii))		0.00
	ii Less DR above from 9 b		650.31
	iii Slum / Construction TDR Component [30% on (10c(i))]		
11	Total Entitlement of F.S.I.		7225.68
	Permissible F.S.I. (8(a) + 10a + 10b (ii) + 10c(i))		
			0.00
12	i Total Proposed Commercial BUA with ancillary area		0.00
	ii Total Proposed Commercial BUA without ancillary area (12 (i) / 1.80)		0.00
	iii Total Commercial Ancillary Area FSI is 80% of 12 (ii)		7225.68
13	i Total Proposed Residential BUA without ancillary area (11 - 12(ii))		4335.41
	ii Total residential ancillary area fsi is 60% of 13 (i)		11561.09
	iii Total Proposed Residential BUA with ancillary area (13(i) + 13(ii))		124443.55
14	i 13 (iii) x 10.764		43555.24
	ii Less 35% for MOFA Carpet Area (EXTERNAL WALLS, INTERNAL WALLS, STAIRCASE / PASSAGE, AMENITIES ETC.) (35% of 14(ii))		80888.31
	iii Total MOFA Carpet area available [14 (i) - 14 (ii)]		

15	i	Total Residential MOFA Carpet Area of existing members of vidhata Society with 25% extra free of cost MOFA carpet area (Total existing carpet area considered = 21330.00 SQFT + 25% free MOFA carpet area) = 5332.50 SQFT = Total 26662.50 SQFT)	26662.50	Sq. Ft.
	ii	Balance Residential MOFA Carpet Area of for Sale (14(iii) - 15(i))	54225.81	Sq. Ft.
	iii	Conversion of old Carpet Area to new RERA Carpet Area of 8% (Approx. for internal walls) (on 15(ii))	4338.06	Sq. Ft.
		(Considering the situation to members will be given RERA Carpet Area in lieu of their MOFA Carpet Area.)		
	iv	Total RERA carpet area for Sale [15 (ii) + 15 (iii)] (See in Calculation)	58563.87	Sq. Ft.
16		Total Construction Area [14 (i) x 1.10]	136887.91	Sq. Ft.
		In SQMT	12717.20	Sq. Mt.


 Ar. Aniruddha Gurjar
 for "Archit Consultants"

Date: 12/07/2025



To,
The Secretary /Chairman
Vidhata CHS Ltd
Panchpakhadi,
Thane (W) 400602

Sub: Submission of Offer Summary by the Tenderer

Ref : Tender Notice published dated 29/05/2025

Dear Sir,

As per the Tender process initiated for the Re-development of Vidhata CHS LTD by the Society, the invitation for tender was duly published and made available to interested parties. However only one Developer namely 'Venkatesh Homes' submitted a Tender.

Since no other tenders were received, a comparative analysis with any other developer could not be carried out.

Herewith submitting the Offer, ITR Analysis, Technical Background and Track Record of the bidder for your perusal.

1) Financial Offer Received from Bidder

i) Financial Implications of the Offer as per Existing Average Carpet Area (Annexure A1)

ii) Financial Implications of the Offer as per various Actual Carpet Area of Society Members (Annexure A2)

iii) Table showing Hardship Compensation Working for each Flat Carpet Area (Annexure A3)

2) ITR Analysis of Financial Documents of Bidder (Annexure B)

3) Technical Background of Bidder (Annexure C)
Partnership Firm

4) Project Details of Bidder (Annexure D)
Projects in Hand

5) CA Report Alongwith Enclosures

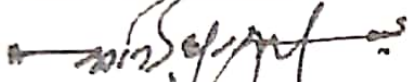
B/01, 02 Akanksha CHS, Ravi Industries Road, Panchpakhadi, Thane • 400 602, Maharashtra, INDIA.

Tel. No. : 022 25367246 Tel. No. : 022 2542 7739 E-mail : architcondesign@gmail.com Website : www.architconsultants.com

Society members should take into consideration all the above criteria of the Developer.

Regards

For "Archit Consultants"



Ar. Aniruddha Gurjar

Encl :

1. Annexure A1
2. Annexure A2
3. Annexure A3
4. Annexure B
5. Annexure C
6. Annexure D
7. CA Report along with Enclosures
8. Society Member Visit Reports to Developer's Site
9. Society Member Visit Reports to Developer's Office

VIDHATA CO-OP. HSG. SOC. LTD																			
(Annexure - A) (1)																			
Financial Implications of the offer as per existing Average Carpet Area (RESIDENTIAL) = 379.07 Sq.ft. (offer opening dated 16.06.2025)																			
Basic FSI 1.1 OR existing authorized area whichever is more + 0.50 incentive FSI + 0.50 Premium FSI + 0.50 TCR + 60% Ancillary area FSI + 80% Ancillary area for commercial																			
Sr. No.	Name of Bidder	Type of Building	Additional Area Free of cost	Implication @ Rs.22,000/- per Sq.Ft. on C/A [RES]	Additional Area at Concessional rates	Rate for purchase of RERA Carpet area over concessional area.	Hardship Compensation	Implication (Hardship Compensation)	Transport Charges for Shifting	Implication (Transport charges)	Rent	Implication on (Residential considered for 5 years)	Refundable Deposit	Brokerage	Implication (Brokerage)	Total Financial Implication for average Carpet area of 379.07 sq.ft (RES)	Bidders Notes	Remarks	
	Venkatesh Homes	RESIDENTIAL + COMMERCIAL	25.00%	20,84,885	@22,000/- per sq.ft. upto 100 sq.ft.	@22,000/- per sq.ft. upto 100 sq.ft.	Rs. 440/- per sq.ft.	1,66,791	Rs. 20,000/- per member	20,000	Rs. 40/- per Sq ft. on existing area per month for 1 st 12 months. Rs. 44/- per Sq ft. on existing area per month for next 12 months. Rs. 48/- per Sq ft. on existing area per month for next 12 months. Rs. 52.80/- per Sq.ft. on existing area per month for next 12 months. Rs. 58.08/- per Sq.ft. on existing area per month for next 12 months.	11,04,822	3 month rent. Rs. 45,488/- (40 x 3 x 379.07)	1 month rent. Rs. 15,163/- (40 x 1 x 379.07)		15,163	33,91,661		
1																			
2		NA																	
Notes :																			
1	Total Numbers of Flat = 60 Nos.																		
2	Financial implication of the offers has been calculated for 1 flat of 379.07 sqft carpet area. (Average flat area 22744/60 = 379.07 sq.ft.)																		
3	Cost of additional free carpet area (Residential) is assumed @ Rs. 22,000/- per sq.ft. On carpet area for the purpose of calculation of financial implication.																		
4	Financial implication of cost of additional carpet area at concessional rates is not considered because it is optional.																		
5	Financial implication of cost of Deposit is not considered because it is refundable.																		

[Handwritten Signature]

(Annexure - A) (2)

VIDHATA CID-OP. HSG. SOC. LTD

Financial Implications (Residential) of the offers as per actual carpet areas (offer opening dated 16.06.2025)

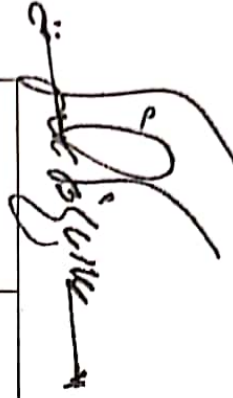
Sr. No.	Existing Carpet Area (Sq.Ft.)	Additional Free Carpet Area (Sq.Ft.)	Implication per Flat (Assumed @ Rs.22,000/- per Sq.Ft. on C/A)	Hardship Compensation IN Rs./-	Total Rent (Implication considered for 5 years) in Rs./-	Brokerage in Rs./-	Transport in Rs./-	Total Monetary Benefit (a+b+c+d) in Rs./-	Total Benefit in Rs./-	Developer
			[1]	(a)	(b)	(c)	(d)	[2]	[1] + [2]	
1	126	31.5	6,93,000	55,399	3,67,235	5,040	20,000	4,47,674	11,40,674	VENKATESH HOMES
2	295	73.75	16,22,500	1,29,705	8,59,795	11,800	20,000	10,21,300	26,43,800	VENKATESH HOMES
3	309	77.25	16,99,500	1,35,860	9,00,599	12,360	20,000	10,68,819	27,68,319	VENKATESH HOMES
4	355	88.75	19,52,500	1,56,085	10,34,669	14,200	20,000	12,24,954	31,77,454	VENKATESH HOMES
5	358	89.5	19,69,000	1,57,404	10,43,412	14,320	20,000	12,35,137	32,04,137	VENKATESH HOMES
6	383	95.75	21,06,500	1,68,396	11,16,276	15,320	20,000	13,19,993	34,26,493	VENKATESH HOMES
7	389	97.25	21,39,500	1,71,034	11,33,764	15,560	20,000	13,40,358	34,79,858	VENKATESH HOMES
8	452	113	24,86,000	1,98,734	13,17,381	18,080	20,000	15,54,195	40,40,195	VENKATESH HOMES
9	463	115.75	25,46,500	2,03,570	13,49,441	18,520	20,000	15,91,531	41,38,031	VENKATESH HOMES

(Annexure - A) (3)					
VIDHATA CO-OP. HSG. SOC. LTD					
Table: Hardship compensation working for each flat carpet area					
carpet areas of flats	No. of flats	Total carpet area in sq.ft.	Hardship compensation as per carpet area in Rs. For total carpet area	Hardship compensation per flat in Rs.	Rate for hardship compensation given to members per Rs. / Sq.Ft.
126	1	126	55,399	55,399	439.68
295	9	2655	11,67,341	1,29,705	439.68
309	1	309	1,35,860	1,35,860	439.68
355	20	7100	31,21,702	1,56,085	439.68
358	1	358	1,57,404	1,57,404	439.68
383	5	1915	8,41,980	1,68,396	439.68
389	2	778	3,42,068	1,71,034	439.68
452	20	9040	39,74,675	1,98,734	439.68
463	1	463	2,03,570	2,03,570	439.68
	60	22,744	1,00,00,000		

So rate considered for hardship compensation in Rs. Per sq.ft. =	Rs. 440/-
Average Carpet area of flats =	379.07 Sq.Ft

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(Annexure – B)			
VIDHATA CO-OP. HSG. SOC. LTD			
ITR analysis on financial documents of Bidder			
Sr. No.	Description	Venkatesh Homes	
		1	2
1	Analysis of the documents submitted	The developer has submitted the financial of - 1) M.M.P.K. Constructions Private Limited: 2) Grandeur Developers LLP: 3) Deep Homes & Constructions LLP: 4) Pridedream Realtors Pvt. Ltd.	
2	a. Total Sales Turnover	Rs. 46.79 Crs.	
	(Last 3 years ending on 31 st Mar.24)		
	b. Average Turnover & work done	Rs. 50.58 Crs.	
3	c. Desired level	Rs. 41.07 Crs.	
	a. Capital / Own Funds	Rs. 64.74 Crs.	
	b. Desired level	Rs. 41.07 Crs.	



(Annexure -D)								
VIDHATA CO-OP. HSG. SOC. LTD								
Project details of the Bidder as per the documents submitted								
Sr. No.	Developer	Redevelopment Project Details			Open-Plot Project Details			Remarks
		Completed Project	Ongoing Project	Upcoming Project	Completed Project	Ongoing Project	Upcoming Project	
PARTNERSHIP FIRM								
1	VENKATESH HOMES	17	2	-	1	-	-	
2	NA							
Note : The above information is based on the technical background & the Annexure H or the company's profile as submitted by the bidders. The authenticity of information provided is to be examined by society. It is to be noted that one of the two ongoing redevelopment projects (Metro Majestic) is a combination of a partial open plot and a partial redevelopment proposal.								

