

## **LAXMIKRUPA CO-OP HOUSING SOCIETY LTD.**

**Reg. No. : RGD/ PWL/HSG./(TC)/564/1992 Dtd. 28/05/1992.**

**NAME OF WORK : PROPOSED REDEVELOPMENT OF EXISTING BUILDING AT  
FINAL PLOT NO. 50/3, Panvel – 410 206**

**OFFER DOCUMENT NO. :**

**ISSUED TO :-** \_\_\_\_\_

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OFFER DOCUMENTS CAN BE PURCHASED FROM **19/03/2024 to 29/03/2024**  
**BETWEEN 10.00 A.M, to 4.00 P. M.** COST OF OFFER DOCUMENT **Rs. 1000/-** (By  
CASH/ D.D./Cheque WHICH IS NON\_REFUNDABLE). COMPLETED  
DOCUMENTS ARE TO BE SUBMITTED ON OR BEFORE **4 P, M, OF 30/03/2024**  
AND WILL BE OPENED ON **31/03/2024** at 05.00 P.M., SOCIETY RESERVES THE  
RIGHT TO REJECT ANY OR ALL BIDS.

**Offer Document issued by:**

*Chairman/ Secretary  
LAXMIKRUPA Co. Op. Housing Society Ltd.  
Final Plot No, 50/3. MAHARANA PRATAP ROAD,  
PARDESHI ALI, PANVEL – 410 206.*

## I N D E X

**NAME OF WORK : PROPOSED REDEVELOPMENT OF EXISTING BUILDING AT PLOT NO.  
50/3, Panvel – 410 206 HAVING PLOT AREA ADMEASURING  
585.20 Sq. Mt.**

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## NOTICE INVITING OFFER

OFFERS ARE INVITED FROM COMPETENT DEVELOPERS FOR REDEVELOPMENT PROPOSAL AS DETAILED HEREUNDER:

<b>Detail Offer Notice</b>	
Name of Organization	<b>Laxmikrupa Co-Operative Housing Society Ltd.</b> (Regn.No. RGD/PWL/HSG/(TC)/564/1992 Dated 28/05/1992.
Name of Work	Proposed Redevelopment of Existing Building at Final Plot No. 50/3, Panvel - 410 206. Having Plot Area admeasuring. 585.20 Sq. Mt.
Cost of Offer Document	Rs. 1,000/- By Cash/D.D./ Cheque in favour of Laxmikrupa Co. Op. Housing Society Ltd.
Bid Security/ EMD (refundable to unsuccessful bidders)	Rs. 10,000/- Cash /D.D./ Pay Order In favour of Laxmikrupa Co-Operative Housing Society Ltd.
Date of issue of Offer Document	From 19/03/2024 To 29/03/2024 Between 10:00 AM To 4:00 PM.
Last Date and Time For Submission Of Offer Document.	Upto 4:00 PM on 30/03/2024.
Address For Communication,Collection and Submission Of Offer Document.	Flat No 10, Laxmikrupa Co-Operative Housing Society Ltd. Final Plot No 50/3, Maharana Pratap Road, Pardeshi Ali, Panvel- 410206.
Date of Offer Opening	31/03/2024 at 05.00 P.M.

Note: The Society reserves the right to accept or reject any Offer / Bid without assigning any reason.

Owner

Sd/-

SECRETARY/CHAIRMAN

LAXMIKRUPA CO OPERATIVE HOUSING SOCIETY LTD.

FINAL PLOT NO. 50/3, PANVEL - 410206

## KEY FEATURES OF THE PROJECT

1	Name of the Society	LAXMIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD.
2	Registration No.	RGD/PWL/HSG(TC)/564/1992 dtd. 28/05/1992
3	Final Plot No.	F.P. No. 50/3. (G+2) Residential cum Commercial building
4	Plot Area	585.20 Sq. Mt.
5	Details of Adjacent roads if any	a) On East – Internal Road - 9 M Wide b) On West - Final Plot No. 50/2 c) On South – Final Plot No. 50/10 d) On North – D.P. Road 12M Wide
6	Building Floors	Ground +2 - Residential cum Commercial building
6	Details of Units	a) 6 commercial units on Ground Floor varying from about 100 Sft to 700 sft carpet area b) 4 Residential units each on First Floor and second Floor, each unit having approx. 500 Sft carpet area Total 6 commercial units and 8 Residential units .
8	Old Commencement Certificate Date	11/12/1984
9	Old Occupancy Certificate Date	06/08/1986
10	Period for Construction of New Building	2 Years from the date of Commencement Certificate issued by the Authority

## 2. INSTRUCTIONS TO BIDDERS AND GENERAL CONDITIONS OF CONTRACT

### 1. **BID SECURITY / E.M.D.:** \_

- 1.1 Tender must be accompanied by Bid Security (Earnest Money Deposit) of **Rs. 10,000/-** in the form of Cash/Pay Order /Demand Draft in favor of "LAXMIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD". Any offer without submission of BID SECURITY/EMD will be outrightly rejected and will not be considered for evaluation.
- 1.2 Bid Security / E.M.D. of unsuccessful Tenderer will be returned within 15 days from the date of Letter of Award to the Developer.
- 1.3 Bid security / Earnest Money deposit of the successful bidder (Developer) is deemed as Security Deposit and same shall be released after successful completion of work.
- 1.4 Tender security / Earnest Money deposit will be forfeited, if:
  - 1) If a Tenderer withdraws his offer during the period of bid validity of 45 days.
  - 2) In case of successful Tenderers failure to complete the work.

### 2. **BID VALIDITY:**

Bid shall be kept valid and open for acceptance for a minimum period of **45 days** from the date of Bid opening. For exceptional circumstances prior to expiry of the original bid validity period, the Society may request the Bidder for specified extension in the period of validity. The bidder agreeing to the request will not be required nor permitted to modify his offer.

### 3. **SUBMISSION OF OFFER DOCUMENT (BID):**

#### 3.1 **EXPERIENCE OF TENDERER:**

Details of experience and relevant documents for projects completed and Projects in hand shall be submitted along with the offer.

### 4. **VISIT TO SITE OF WORK**

The Prospective bidder is expected to visit the Society Plot , to see the building conditions, neighbouring plots, adjacent roads etc, before quoting the offer.

### 5. **UNCONDITIONAL OFFER :**

Offer shall not be subject to any condition and any conditional offer are liable to be rejected without assigning any reason. If any observations, assumptions, suggestions or notes are required to be communicated, these may be separately addressed to the Society without having any

bearing or impact on the bid quotations in the sealed offer in the process of evaluation.

6. **IMPROPER AND INCOMPLETE OFFERS**

Offer by the bidder shall be written clearly and shall be free from erasures, over-writing or conversions of figures. Corrections where unavoidable shall be made by crossing out, re-write and initialled.

7. **ACCEPTANCE OR REJECTION OF OFFERS**

The Owner, LAXMIKRUPA Co-Operative Housing Society Ltd. is hereby empowered to accept any offer and shall have the absolute indisputable right to reject any of the offers. The Society is not bound to accept the highest offer given, nor bound to give any reasons for the rejection of any offer or all offers. The eligibility and validity of this offer shall be ONLY subject to the acceptance of this clause by the bidder.

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### Details of Firm

1	Name of Firm	
2	Office Address Permanent Account Number (PAN)	
3	Permanent Account Number (PAN)	
4	GST No.	
5.	Name and address of the Bank and Branch where the main account is maintained	
5	Email ID /Web Site	
6	Contact No.	

We hereby declare that the particulars given above are True and complete,

Date:

Authorized Signatory with seal

Place:

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## COMMERCIAL PROPOSAL

Sr. No.	Description	Minimum Offer Expected by Society for Eligibility	Developer's Offer
1	Additional Carpet Area		
	a) Residential Units	25% additional on existing carpet area	_____% additional on existing carpet area
	b) Commercial Units (Shops)	15% Additional on existing carpet area	_____% Additional on existing carpet area
2	Corpus Fund	Rs. 50,000/- to each unit holder, Total Rs. 7 Lakhs	Rs. ----- to each unit holder, Total Rs. ____ Lakhs
3	Concessional Rate for additional carpet area over Free area offered – Up to 50 Sft	Rs. 10, 000 /- Per Sft carpet area	Rs. _____ Per Sft carpet area
4	Rent		
	a) 1 BHK Residential Unit	Rs. 12,000/- Per Month	Rs. _____ Per Month
	b) Commercial Unit /Shops	Rs. 100/- per SFT carpet area Per Month	Rs. _____/- per SFT carpet area Per Month
5	Deposit- (Refundable)		
	a) 1 BHK Residential Unit	Rs. 50,000/-	Rs. _____
	c) Commercial Unit /Shops	Rs. 75,000/-	Rs. _____
6	Brokerage charges payable for arranging alternate accommodation	Equivalent to 1 Month rent as mentioned above at Sr. No. 4	Equivalent to ____ Month /s rent as mentioned above at Sr. No. 4
7	Amount towards Shifting to alternate accommodation	One Time Rs. 10.000/- to each unit holder	One Time Rs. _____ to each unit holder
8	Cost-Free Car Parking	1 each to the residential unit holder	
9	Bank Guarantee	25 Lakhs	



## AMENITIES

### **LAXMIKRUPA Co Op Hsg. Society Ltd. – Re-Development Project**

	Amenities'	Agreed/Not Agreed / Remark if any
1	Registration/ Stamp duty/ New Elec. Meter/ Water connection to be born by the developer	
2	Design and construction should strictly follow Municipal corporation rules and statutory requirements.	
3	Construction should be RCC and shall be designed for earthquake Resistance	
4	The walls shall be in Brick masonry of a minimum 6” thick and partition walls for toilets shall be of a minimum 4” thick. . The ceiling height should be 10 ft.for residential units, Minimum height for shops shall be 14 feet.	
5	Outside walls should be double coated sand face, and inner walls and ceiling should be One Sand coat plaster and P.O.P Finish	
6	Doors should be Teak wood framed	
7	Main door 35 mm thick flush door (Green lam/ Century or equivalent) with decorative laminates and good quality brass fittings.	
8	Other doors should be 30 mm thick (Green lam/ Century or equivalent) with good quality chromium-plated fittings.	
9	Bath and w/c doors should be 3” *4” Aluminium frame with 4 mm backelite sheets and chrome fittings.	
10	Windows should have granite double patti frame,	
11	Windows should have 4 track aluminum anodized Frame ( Hindalco or equivalent) with good quality 5 mm thick glass (Saint Globain/ Asahi) and provision of one shutter with S. S. mosquito net,	

13	Kitchen loft, and loft over Bath and w/c. & Exhaust Fan should be provided	
14	Aesthetic compound wall in brick/block masonry, duly plaster and painted with the provision of lights wherever necessary	
15	Approved brand lift for 8 Passengers with power Generator backup (Speedex/ Royal/ Abrado etc.)	
16	Security cabin at the gate should be provided	
17	Society Office with 25 chairs, One Writing table, Cupboard and A.C.should be provided	
18	Terrace flooring should be china chips brickbats with 07 years waterproofing guarantee	
19	Adequate underground and overhead water storage tank with an automatic pump system with submersible pumps (Kirloskar/ Laxmi/ Crompton) should be provided	
20	24" x 48"x 10 mm First grade vitrified floor tiles in Living room and 24" x 24"x 10 mm tiles in bed room and kitchen (Somany, Asian, RAK or equivalent)	
21	Staircase-Granite Tiles , Kota or equivalent tiles	
22	Bath-W.C- antiskid tiles for flooring (Somany, Asian, RAK or equivalent)	
23	Bath/ WC – Designer wall tiles up to full height (Somany, Asian, RAK or equivalent)	
24	Granite platform with tiles up to the ceiling and Stainless Sink of Nirali Make with branded fittings.	
25	Parking and other area floorings should be of checkered tiles or paver blocks of reputed make like Ultra Tile etc or Tri Mix Flooring .	
26	Good quality GI/ PVC plumbing should be provided (Astral, Prince, Supreme)	
27	A Loft tank should be provided on loft above Bath/ W. C. so as to have water supply for kitchen, W.C. and Bath	
28	Bath / wc should be equipped with O/H shower, diverter and necessary plumbing fittings and provision for	

	installation of water purifier, geyser etc. (Jaquar, make)	
29	WC should have best quality Orissa pan and EWC with flush tank/Flush Valve provision. (Jaguar, Cera, Parryware, Hindware etc.)	
30	Best quality Wash basin should be provided	
31	ISI marked Poly Cab brand Copper wiring, Anchor, Almec switches, Precision make pipes for electrification	
32	Necessary number of electric point should be provided	
33	TV point, Telephone point and A/C point should be provided in bed and living room., Wifi fibre cable , Inverter wiring etc. complete.	
34	Two power points should be provided in kitchen.	
35	Electric point for geyser should be provided in Bathroom	
36	MCB and ELCB should be Provided. (Siemens/Wipro)	
37	Sufficient light should be provided in premises of Society and in Stair case and Lobby (LED light)	
38	In society building premises and at main entrance C.C.T.V. camera should be provided with monitor installed in Society Office/Watchman Cabin	
39	Additional offers if any	