

FINANCIAL BID

By **Complete Demolition of Existing Buildings** and constructing residential towers/ buildings to accommodate all the existing members of society and for sale which may be either totally Residential or part Residential and part Commercial as envisioned by the prospective developer. If Commercial Component is proposed, it must be on the East side portion of society plot abutting to the existing Link Road.

Sr. No.	Description	Both Residential & Commercial Development	Only Residential Development
1.	SALEABLE RATE ASSUMED Residential Commercial	₹. Per / Sq. Ft.	₹. Per / Sq. Ft.
2.	TOTAL CONSTRUCTION COST ASSUMED INCLUDING THE COST OF INFRASTRUCTURE PER SQ. FT. OF THE CONSTRUCTION AREA	In ₹.	In ₹.
3.	COST OF TDR / PREMIUM PAYABLE ON FSI & FUNGIBLE FSI ASSUMED PER SQ. FT. AREA AT CURRENT RATE	₹. Per / Sq. Ft.	₹. Per / Sq. Ft.
4.	TEMPORARY ACCOMODATION		
a.	Displacement compensation (Rent) to be compensated to the Members for period of construction with annual rate of increase.		
b.	Refundable deposit for temporary accommodation		
c.	Relocation cost to be compensated per flat (Both ways shifting & Re-shifting to new flat)		
d.	Brokerage for period up to 12 months		
e.	Brokerage after 12 Months		
5.	BENEFITS TO THE MEMBERS		
a.	Percentage of Additional Free Carpet Area over & above the existing carpet area to be offered per member.		
b.	Stamp duty & Registration Charges and all Taxes as applicable on such existing & additional offered Area to be borne by Developer	YES / NO	YES / NO

c.	Hardship Allowance (Corpus Fund) to be offered by the Developer to individual Member on existing carpet area	₹. Per / Sq. Ft.	₹. Per / Sq. Ft.
d.	Terms of Payment for Hardship Allowance (Corpus Fund)		
i.	On signing of Development Agreement%%
ii.	Before demolition of the bldg. or IOD%%
iii.	On Commencement of Work i.e. CC % %
	Total Hardship Allowance (Corpus Fund) (i. + ii. + iii.)	100%	100%
	Selection & Preference will be given to those developers who are offering / Paying 100% Hardship Allowance (Corpus Fund) amount before members vacating their flats		
6.	DISCOUNTS TO THE MEMBERS		
i.	Discounted rate on additional carpet area wanted by existing member (if any)	₹. Per / Sq. Ft.	₹. Per / Sq. Ft.
7.	COMPENSATION TO THE MEMBERS		
A.	Compensation to the members desiring to sell the premises on out Right Basis to the Developer prior to Demolition. In case of any member Desiring to sell premises prior to Demolition of the building the Right of Additional Free Carpet Area and other Benefits will be passed to developer.		
A. i.	Rate per Sq. FT. of Carpet Area at which the Developer will purchase the Flat on outright basis prior to Demolition	₹. Per / Sq. Ft.	₹. Per / Sq. Ft.
B.	Compensation which the developer shall give to existing members in case due to planning constraint the actual carpet area allotted is increased or decreased		
i.	Discounted Rate for the Higher Carpet Area	₹. Per / Sq. Ft.	₹. Per / Sq. Ft.
ii.	Compensatory Rate for the Lesser Carpet Area	₹. Per / Sq. Ft.	₹. Per / Sq. Ft.
8.	PARKING		
	Total Number of parking to be provided to the Society in Stilt / Covered / Basement / Open Spaces/Podium Minimum one covered parking required	YES / NO	YES / NO

	for each member.		
9.	F.S.I. BENEFIT		
	Benefit to the Society in case of increase in F.S.I. Amended by the Corporation / State Govt. / Central Govt. or related authorities during the progress of work	Minimum Corpus / Sq. Ft / Member OR Area sharing% to Society	Minimum Corpus / Sq. Ft / Member OR Area sharing% to Society
10.	SOURCES OF FUNDS		
i.	Own	= %	= %
ii.	Bank	= %	= %
iii.	Other	= %	= %
11.	AMENITIES AS MENTIONED IN THE TENDER DOCUMENTS & TERMS ARE BINDING	YES / NO	YES / NO
12.	SPECIAL BENEFITS IF ANY	Please specify separate sheet may be enclosed (if any)	Please specify separate sheet may be enclosed (if any)
13.	HEALTH CLUB / GYM / FITNESS CENTER To Ladies & Gents of the society (as per the BMC Norms). Binding as per conditions	YES / NO	YES / NO
14.	Society Office / Servant Toilet / Watchman Cabins / Stilts or Basement / Podiums for parking's / and any other amenities. Firm commitment in tender.	Basement and or Podium / Parking (YES / NO) Other Utilities (YES / NO)	Basement and or Podium / Parking (YES / NO) Other Utilities (YES / NO)
15.	Affordable Housing and other public Housing / Utility schemes under the Government Policies are binding on developer without any cost to the society.	YES / NO	YES / NO

NOTE:

1. Preference shall be given to those Developers who shall purchase entire permissible FSI / TDR / Fungible in the name of Jainidhi Co-operative Housing Society Limited, the approval of proposed building plans i.e. (IOD) for full permissible FSI under DCR 2034 or thereabout before Commencement of Work on Site.
2. Developer shall consider all relevant notification of Central, State & Local Self Governments.
3. Developer may propose and construct partly commercial premises on the plot of land abutting to Link Road. Proposed BUA shall be reworked and considered as per fungible FSI permitted to commercial users.

Sign and Stamp of Developer