

## **SYNOPSIS –STS FEDERATION SOCIETY LTD.**

Invitation for Tender was published on 30-11-2022 in Times of India (ENGLISH newspaper) and Maharashtra Times (Marathi newspaper) as per stipulated guidelines.

AA) The following Developers/ Builders had responded to our Advertisement and collected the Tender Documents from our office prior to the due date.

Sr. No.	Name of Developers Collected the Tender Forms
1.	KABRA & ASSOCIATION
2.	PRANAV CONSTRUCTION PVT. LTD.
3.	AMI WISEOWLZZ REALTY LLP. ( MODI SPACES)
4.	KALPATARU LIMITED.
5.	<b>KEYSTONE REALTORS LIMITED</b>
6.	SPENTA CORPORATION PVT. LTD.
7.	<b>NARANG REALTY PVT LTD</b>
8.	SHETH CREATORS
9.	SHETH GROUP
10.	KOLTE – PATIL DEVELOPERS LTD.
11.	MAYFAIR HOUSING
12.	MAHINDRA LIFESPACE

BB) The following sealed Tenders were RECEIVED within the closing date & time and were opened in the presence of Society's Managing Committee members & Project Management Consultant's Representatives at society office on 18<sup>th</sup> January 2023 at 8 pm.

Sr. No.	Name of Developers Submitted the Sealed Tender Documents
1.	<b>KEYSTONE REALTORS LIMITED</b>
2.	<b>MAYFAIR HOUSING</b>
3.	<b>NARANG REALTY PVT LTD</b>
4.	KALPATARU LIMITED.
5.	AMI WISEOWLZZ REALTY LLP. ( MODI SPACES)

CC) The under mentioned 5 Developers were qualified for the project and whose financial bid were open in front of society committee members, representative of PMC on Dt. 27<sup>TH</sup> January 2023 at 8 pm and their offers are as follows :

Sr. No.	Name of Developers whose financial bid was opened	DCPR -2034	Additional MOFA Carpet Area	Corpus	Rent
1.	KEYSTONE REALTORS LTD.	33(11)	42% RERA Carpet	Rs.1000 Per sq.ft.	Rs. 70 PER SQ.FT. WITH5% ANNUAL INCREASE
2.	MAYFAIR HOUSING PVT LTD.	33(7)B	25% RERA Carpet	Rs.500 Per sq.ft.	Rs. 60 PER SQ.FT WITH5% ANNUAL INCREASE
3.	KALPATARU LIMITED.	33(9)	55% on existing carpet area	Rs. 1000/- Per sqft.	Rs. 70 PER SQ.FT. +10% ESCALLATION AFTER 12MONTHS
4.	AMI WISEOWLZZ REALTY LLP. ( MODI SPACES)	33(9)	55% onexisting carpet area	Rs. 1200/- per sqft.	Rs. 70 PER SQ.FT. +10% ESCALLATION AFTER 12MONTHS
5.	<b>NARANG REALTY PVT LTD</b>	33(7)B	25%	Rs. 800/- per sqft.	Rs. 65 Per sqft. First Year Rs. 70 Per sqft. Second Year Rs. 75 Per sqft. Third Year

DD) The following Developers as Qualified for complying with technical conditions as per tender norm. Introductory presentations were made by the qualified 5 developers in the presence of members of managing committee in the PMC office on following dates.

Sr. No.	Name of Developers	Presentation Date	Timing
1.	MAYFAIR HOUSING PVT LTD.	4 <sup>th</sup> Feb 2023	2.00 PM
2.	AMI WISEOWLZZ REALTY LLP. ( MODI SPACES)	4 <sup>th</sup> Feb 2023	2.45 PM
3.	NARANG REALTY PVT LTD	6 <sup>th</sup> Feb 2023	5.00 PM
4.	KALPATARU LIMITED.	6 <sup>th</sup> Feb 2023	5.45 PM
5.	KEYSTONE REALTORS LTD.	6 <sup>th</sup> Feb 2023	6.30 PM

EE) During presentations, society committee members and PMC had asked all 5 developers to send their revised offer which is as under: 1<sup>st</sup> Revised Offer

Sr. No.	Name of Developers submitted 1 <sup>st</sup> Revised offer	Additional Area offered	Corpus (per Sq.ft)	Rent (per Sq.ft)	Logistic Cost offered (One Time)	
		33(9)	33(11) 33(7)B			
1.	KEYSTONE REALTORS LTD.		42%	Rs. 1000/- per Sqft	Rs. 70 per SqFt WITH 5% INCREASE	50,000/-
2.	MAYFAIR HOUSING PVT. LTD.	45% MOFA	25% MOFA	Rs.900/- Per sq.ft.	Rs. 75 per Sq.ft WITH 5% ANNUAL INCREASE	40,000/-
3.	KALPATARU LIMITED.	57% RERA		Rs. 1100/- per sqft.	Rs. 70 per sq.ft+10% ESCALLATION AFTER 12 MONTHS	50,000/-
4.	NARANG REALTY PVT LTD	54% MOFA (57% RERA)		Rs. 900/- per Sq.ft.	Rs.65PerSq.ft. First Year Rs.70PerSq.ft. Second Year Rs.75PerSq.ft. Third Year	50,000/-
5.	AMI WISEOWLZZ REALTY LLP. ( MODI SPACES)	60% MOFA	60%	Rs. 1200/-	Rs.70 PER SQ.FT. WITH 5% ANNUAL INCREASE	30,000/-

FF) During the joint meeting, society committee members and PMC had again asked all 5 developers to send their revised offer as per agenda discussed during the meeting and submit before the presentation to the members.

GG) Site visit was organized for all the society members by further short listed 4 Developers.

Sr. No.	Name of Developers	Site visit Date
1.	NARANG REALTY PVT LTD	25/02/2023
2.	MAYFAIR HOUSING PVT. LTD.	25/02/2023
3.	KALPATARU LIMITED.	10/03/2023
4.	AMI WISEOWLZZ REALTY LLP. ( MODI SPACES)	12/03/2023

HH) Before Presentation Following Developers has given their revised offer – 2<sup>ND</sup> REVISED OFFER

SR NO.	DETAILS	REMARKS	KALPATARU LIMITED.	AMI WISEOWLZZ REALTY LLP. (MODI SPACES)	NARANG REALTY PVT LTD
	DCPR OF 2034		33(9)	33(11)	33(9)
1	AREA (in MOFA)	(MOFA)	55%	60%	56%
2	CORPUS (in Rs.)	(In Rupee)	1,000/-	1,200/-	1,000/-
3. a)	RENT				
	1st year (12 M)	Rs/Sq ft on existing carpet	70	70	75
	2nd year (12 M)	Rs/Sq ft on existing carpet	10% Escalation	5% Escalation	80
	3rd year (12 M)	Rs/Sq ft on existing carpet	10% Escalation	5% Escalation	85
	Brokerage	One time cost	1 month Rent Every 12 Month	1 month Rent Every 12 Month	1 month Rent Every 12 Month
c)	To & Fro Transport	One time cost	30,000	40,000	50,000

4.	<b>BANK GURANTEE</b>				
A		Thru BankOR)	30 Crores	15 Crores	30 Crores
B		By Lien		15 Cr Mortgage Area	

II) Company Presentation in front of entire society members was done by following further short listed 3 Developers.

Sr. No.	Name of Developers	Presentation Date
1.	NARANG REALTY PVT LTD	26/03/2023
2.	KALPATARU LIMITED.	26/03/2023
3.	AMI WISEOWLZZ REALTY LLP. (MODI SPACES)	26/03/2023

JJ) Post Presentation, Joint Meeting was taken on 7<sup>th</sup> April for Final Queries, and Committee members Asked for final Revision in offer to all the 3 Developers in sealed envelope. The same were open in front of all members during the meeting on 7<sup>th</sup> April at 3.30 pm. The outcome are as follows: 3<sup>RD</sup> & FINAL REVISED OFFER

SR NO.	DETAILS	REMARKS	KALPATARU LIMITED.	AMI WISEOWLZZ REALTY LLP. (MODI SPACES)	NARANG REALTY PVT LTD
	<b>DCPR OF 2034</b>		<b>33(9)</b>	<b>33(11)</b>	<b>33(9)</b>
1	<b>AREA (in MOFA)</b>	(MOFA)	57%	62%	60%
2	<b>CORPUS (in Rs.)</b>	(In Rupee)	1,100/-	1,200/-	1,350/-
3. a)	<b>RENT</b>				
	1st year (12 M)	Rs/Sq ft on existing carpet	70	70	75
	2nd year (12 M)	Rs/Sq ft on existing carpet	10% Escalation	5% Escalation	80
	3rd year (12 M)	Rs/Sq ft on existing carpet	10% Escalation	5% Escalation	85
	Brokerage	One time cost	1 month Rent Every 12 Month	1 month Rent Every 12 Month	1 month Rent Every 12 Month
c)	To & Fro Transport	One time cost	30,000	40,000	50,000
4.	<b>BANK GURANTEE</b>				
a		Thru BankOR)	30 Crores	15 Crores	30 Crores
b		By Lien		15 Cr Mortgage Area	

**FOR SUPREME ENGICONS (INDIA) PVT. LTD.**




**SURESH SAHU**

B.E. (Civil), F.A.C.C.E., M.P.E.A.T.A.,  
M.A.C.I., M.I.S.S.E., M.I.E., M.I.I.B.E.,  
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