



DEODHAR ASSOCIATES

ARCHITECTS AND PROJECT MANAGEMENT CONSULTANTS
ISO 9001: 2008 Certified Organization

HDIL 'Kaledonia', 504/B, 5th Floor, Sahar Road, Opp. Vijay Nagar Society, Andheri (E), Mumbai - 400 069.
Tel: 2684 6904/2684 6905 email: office@deodharassociates.com

C1 & C2 Apartment Owners Association.

Progress Report

1. On 5/12/2015 Offer letter was sent to Association.
2. On 10/01/2016 Association called us for presentation at the Vashi Sports Complex and Sanjay Avhad presented before the Association.
3. On 15/03/2016 selected us as PMC for the proposed redevelopment.
4. On 5/06/2016 Sp Gen Meet was held for presentation of Feasibility report which was done by Dr Sushma Deodhar and the feasibility report was finalized.
5. 15/06/2016 Draft tender documents were sent to Association for study.
6. 10/08/2016 Revision was again made in tender as per the queries received from Association.
7. 14/10/2016 Revision was made in tender for more suggestions from Association.
8. On 6/11/2016 Annual Gen Meet for explanation of tender documents and answering to the queries of members by Saloni Deodhar and the tender documents were approved.
9. On 29/04/2017 Tender advertisement Notice was issued in Times of India, Maharashtra Times, Lokmat, Asian Age news papers.
10. From 29/04/2017 to 15/5/2017 tender were kept for sale for bidders
11. 16/5/2017 was the last day of submission for tenders but on the request by some of the bidders the date was extended by 2 days that is 18/05/2017.
12. Total 12 tenders were sold.
13. Total 7 sealed tenders were received. Names of bidders are
 1. J P Infra Mumbai Pvt Ltd
 2. Moraj Infratech Pvt Ltd
 3. PSB buildcon Pvt Ltd
 4. Platinum Corp Pvt Ltd
 5. Mahavir Universal Homes Pvt Ltd
 6. Nivasti builders and Developers Pvt Ltd.
 7. Silver group.



11. On 26/05/2017 tenders were opened at the Navi Mumbai sports Association, 1st floor, Mini Hall, Sector 1 Vashi in front of the members of Association and the bidders attended by Dr Sushma Deodhar and Sanjay Avhad and from PMC office.
- 12 On 5/06/2017 Financial and Technical Comparative charts were given to Association.
- 13 On 2/7/2017 Developers were called for presentation at Shiv Center, Office No. 406 (4th Floor), Above Vishwajyoti Hotel, Sector 17, Vashi, the following 5 developers presented their proposals and company profile to Association. Sanjay Avhad and Kishan Thorat from PMC office
1. J P Infra Mumbai Pvt Ltd
 2. Moraj Infratech Pvt Ltd
 3. PSB buildcon Pvt Ltd
 4. Nivasti builders and Developers Pvt Ltd.
 5. Silver group.
14. On 4/7/2017 remaining 2 developers Mahavir Universal Homes Pvt Ltd and Platinum Corp Pvt Ltd gave their presentation at the Association office.
- 15 On 3/08/2017 meeting attended by Dr Sushma Deodhar and Sanjay Avhad discussed on the comparative charts and the presentation by all the seven developers and shortlisted the following 3 developers
1. J P Infra Mumbai Pvt Ltd
 2. Nivasti builders and Developers Pvt Ltd
 3. Moraj Infratech Pvt Ltd.
- 16 Site visit programme was scheduled on 17/8/2017, members of the Association visited the office and sites J P Infra and on 20/08/2017 Nivasti builders and Developers Pvt Ltd and Moraj Infratech Pvt Ltd.





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C1 C 2 Type Apartment Owners Association

Process of Redevelopment

Sr. No.	Process	Timeline (Days)
1	Shortlisting of the developer in the special SGM – the members shall do a ballot paper voting so as to shortlist a developer depending on the credential, presentation and offer given by developer.	15
2	Letter of intent to be issued to the shortlisted developer.	15
3	The shortlisted developer then will start working on the process of conversion of condominium to the society. The members have to give the complete set of documents to the developer for this process. NOC from CIDCO for society formation will be required.	120
4	After the society formation is completed and all members are admitted to the society, the process of 79-A by calling the sub-registrar of the societies will be carried. The developer will be selected and appointed for the process of redevelopment in front of the sub-registrar. 75% members of the society are expected to be present in this meeting.	30
5	Once the developer is appointed, then the society committee has to make a MOU with the developer with riders and timelines. The MOU will also state the condition of getting the CIDCO NOC for the redevelopment of this project to the developer.	120
6	The Development agreement will be executed once all the conditions of MOU are completed by both the parties.	60
7	Conceptual and detailed Design will be prepared by the PMC / Architect of the society and the same shall be approved by all the members / committee members and Developer. Alterations in design as per suggestions shall be done.	60
8	Application for IOD to NMMC shall be done.	30
9	After receipt of IOD, the developer along with society as co-developer has to register the project for RERA. Vacation notice with a period of 2 months will be given to the society for receiving Commencement Certificate (CC).	90
10	Once the members vacate premises, CC will be applied for and obtained after the demolition of existing buildings.	60
11	The construction will start on site. Construction period of 36months (1095 days) is considered for the project.	1095
12	Completion of project and handing over the peaceful possession to all members.	60
	Total(approx)	1755 (5 years)

Note: The above mentioned timeline is tentative and is suggest to change as per actuals.



Our Observation of the sites visited

J P Infra Mumbai Pvt Ltd

Sr No	Particulars	Good	Very Good	Excellent
1	Construction Quality			√
2	Building appearance			√
3	Outcome of the discussion with the members of the society visited			√

Nivasti Developers LLP

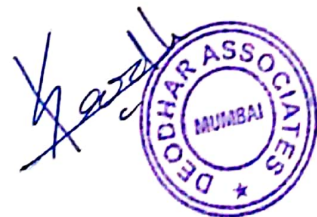
Sr No	Particulars	Good	Very Good	Excellent
1	Construction Quality			√
2	Building appearance			√
3	Outcome of the discussion with the members of the society visited			√

Moraj Infratech Pvt Ltd

Sr No	Particulars	Good	Very Good	Excellent
1	Construction Quality		√	
2	Building appearance		√	
3	Outcome of the discussion with the members of the society visited			√

Our Ratings

1	J P Infra Mumbai Pvt Ltd.	***
2	Nivasti Developers LLP	***
3	Moraj Infratech Pvt Ltd	**



SITE VISIT REPORT

REDEVELOPMENT OF C1 & C2 APARTMENTS OWNERS ASSOCIATION

Bidder	J. P. Infra Mumbai Pvt Ltd		Nivasti Developers LLP		Moraj Infratech Pvt. Ltd	
Particulars	Completed Project	Ongoing Project	Completed Project	Ongoing Project	Completed Project	Ongoing Project
Name & of the project	Chalet Amar Andheri West	J. P. Decks, Goregaon East.	Ghansoli	Panvel	Casa Grande, Kopar Khairane	Moraj Pride, Ulwe
Area of the Plot	1370.49 sq. mt.	13604.00 sq. mt.	4218.14 sq. mt.	3430.00 sq. mt.	1618.40 sq. mt.	1597.48 sq. mt.
Sizes of the Flats (Carpet Area (1))	3 BHK = 795.00 to 1340.00 sq. ft.	1 BHK = 269.00 sq. ft.	1 BHK = 635 sq. ft.	1 BHK = 687 sq. ft.	2 BHK = 900.00 sq. ft.	1 BHK = 279.00 sq. ft. to 294.00 sq. ft.
(2)	4 BHK = 1988.00 sq. ft.	2 BHK = 551.00 sq. ft.	2 BHK = 964.00 sq. ft.	2 BHK = 1145.00 sq. ft.	3 BHK = 1985.00 sq. ft.	2 BHK = 389.00 sq. ft. to 745.00 sq. ft.
(3)	—	3 BHK = 797.00 sq. ft.	—	—	—	—
Cost of Project	100.96 Cr	392.00 Cr	76 cr	40 cr	—	—
Type of Project	Residential + Commercial	Residential	Residential + Comm	Residential	Residential	Residential
No of Floors	3 Basements + Ground & 1 st Comm. + 3 rd to 14 th Residential	Gr. + 3 Podiums + Stilt + 39 Floors	1 Podium + 21 29 shops	Gr + 9	Stilt + 21	Gr. + 12
No of Units	32 Residential + Commercial	989	157	106	34 + 1 + 1	67 + 6
Date of CC	05/03/2010	18/08/2011	11/06/2013	31/03/2015	06/11/2007	31/07/2017
Date of OC	24/07/2017	In process (part OC Recd)	23/12/2015	Under Const	21/01/2010	Under Const

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Statement showing Proposed Area in Sq Ft

Sr no	Name of the Developer	Existing Area	Additional Carpet 45%	Balcony	Flower bed	Cub board	Tarrace	Total	
1	J P Infra (Mumbai) Pvt Ltd	C 1	270.82	121	42	35	32	50	550
		C 2 B	311.94	140	49	51	29	50	630
		C 2 A	333.89	150	53	51	30	50	667
2 a	Nivasti Developers LLP	C 1	270.82	121.87	58.9	37.94	63.33	36.33	589.19
		C 2 B	311.94	140.37	67.84	36.81	53.27	48.43	658.66
		C 2 A	333.89	150.25	72.62	39.72	53.27	48.43	698.17
2 b	Nivasti Developers LLP	C 1	308.74	138.93	67.15	37.94	65.66	36.33	654.75
		C 2 B	338.85	152.47	73.7	36.81	64.8	48.44	715.07
		C 2 A	362.75	163.23	78.9	39.72	55.15	48.44	748.19
3	Moraj Infratech Pvt Ltd	C 1	270.82	121.87	40.62	27.08	27.08	40.62	528.10
		C 2 B	311.94	140.37	46.79	31.19	31.19	46.79	608.28
		C 2 A	333.89	150.25	50.08	33.39	33.39	50.08	651.09

Note : 2a is offer without existing balcony & 2b is offer with the existing balcony