

SR NO	DESCRIPTION	11. M/s. AKSHAR PRIME AVENUE LLP.	06. M/s. SATYAM GROUP (SATYAM URBAN SPACES LLP.)	05.M/s. SHREE SAI DEVELOPERS
<b>1</b>	<b>PROFORMA A</b>			
a.	Type of Organization/ Group of Companies	Partnership / Akshar Prime Avenue LLP.	It is a Partnership Firm / Limited Liability Partnership	Partnership Firm / Shree Sai Developers, Sai Developers & Acons
b.	Address of Developers/ Group of Companies	Akshar Buisness Park, O Wing, Ground Floor, Unit No-47/48/49, Plot No-3, Sector-25, Vashi, Navi Mumbai-400703.	Shop No.1. Satyam Harmony, Plot No.29, Sector-9, Koparkhairne, Navi Mumbai-400709.	901/902, Goodwill Excellency, Plot No,02, Sector-17, Vashi, Navi Mumbai - 400703
c.	Date of establishment (experience in years)	Akshar Prime Avenue LLP Date of Incorporation 12/12/2025 (Akshar Group -29 Years)	Satyam Urban Spaces LLP Date of Incorporation 03/09/2025 (Satyam Group -25 Years)	Date of Incorporation 24/10/2020 (Shree Sai Developers -38 Years)
<b>2</b>	<b>PROFORMA B</b>			
a.	No. of Completed Projects	19 ( Max. Plot Area = Completed - 42,640 Sq.mt / Ongoing - 40468 Sq.mt )	18 ( Max. Plot Area = Completed - 13027.775 Sq.mt / Ongoing - 16285.79 Sq.mt )	42 (Max. Plot Area = Compl. - 8900 Sq.mt (2004-2007) Ongoing - Sq.mt
b.	Highest Cost Project- Completed/Ongoing	Completed - 566 Cr. / Ongoing -	Completed - 179 Cr. / Ongoing - 900 Cr.	Completed - 135 Cr. / Ongoing - 436.02 Cr.
c.	No. of Ongoing Projects	10	11	4
d.	No. of RERA Projects	19	15	14



<b>3 PROFORMA C</b>				
a.	No. of Ongoing Redevelopment Projects	3 (Upcoming Projects)	5 ( Max. Plot Area = Completed - ---- Sq.mt / Ongoing - 5609.12 Sq.mt )	5 ( Max. Plot Area = Completed - ---- Sq.mt / Ongoing - 7595 Sq.mt )
b.	Highest Cost of Project	566 Cr.	350 Cr.	680 Cr.
c.	No. of Completed Redevelopment Projects	_____	_____	_____
d.	No. of RERA Projects	_____	_____	1
<b>4 PROFORMA D</b>				
a.	Net worth	575 Cr.	352.60 Cr.	211.37 Cr.
b.	Actual value of construction works : 2024-25	442.97 Cr.	659.69 Cr.	112.07 Cr.
	undertaken for last 2023-24	239,27 Cr.	1381.31 Cr.	70.94 Cr.
	three years 2022-23	154.24 Cr.	713.22 Cr.	21.17 Cr.
c.	Net Profit :	Before Tax    After Tax	Before Tax    After Tax	Before Tax    After Tax
	a) Current period	65.25 Cr.    63.29 Cr.	24.13 Cr.    15.72 Cr.	13.17 Cr.    8.54 Cr.
	b) During last year	70.39 Cr.    69.07 Cr.	11.81 Cr.    7.68 Cr.	_____
	c) During each of the two previous financial year	11.95 Cr    11.93 Cr.	30.95 Cr.    19.69 Cr.	_____
d.	Approximate value of works in hand	Approx. 5630Cr.	6349.6 Cr.	2650.75 Cr.
e.	Developer's Financial arrangements : 1. Own Resource	50%	50 Cr.	50%
	2. Bank	25%	NIL	0%
	3. Others (specify)	25%	50 Cr.	50%



	certificate of financial soundness from bankers			
f.	1. Total amount of credit line	_____	_____	_____
	2. Solvency certificate	Will be submitted once they are shortlisted	148.23 Cr.	75 Cr.
<b>5</b>	<b>PROFORMA E</b>			
a.	Cause of litigation & matter in dispute	NO	No	NO
b.	Dispute amount	NO	No	NO
<b>6</b>	<b>OBSERVATIONS</b>			The expectations in the Financial Bid are not fulfilled.
<b>7</b>	<b>ADDITIONAL DOCUMENTS SUBMITTED</b>	<ul style="list-style-type: none"> <li>• Brochure</li> <li>• Unit Plan</li> </ul>	Brochure	



SR NO.	DESCRIPTION		MINIMUM EXPECTED OFFER BY SOCIETY	UNIT	11.M/s. AKSHAR PRIME AVENUE LLP.	06. M/s. SATYAM GROUP (SATYAM URBAN SPACES LLP.)	05.M/s. SHREE SAI DEVELOPERS
1	Temporary Accommodation						
a.	Rent	1st Year	50,000.00	Rs.	Rs.50,000/- (Fifty Thousand only) per month per member	We will provide a rent of Rs. 50,000/- (Rupees Fifty Thousand only) per month per member	Rs. 40,000/- (Rupees Forty Thousand only) per month per member
		2nd Year	55,000.00	Rs.			
		3rd Year	60,500.00	Rs.			
b.	Refundable Deposit		1,00,000.00	Rs.	Rs.1,00,000/- (One Lack only) one time per member	Rs-1,00,000/- (Rupees On Lakhs only) one time per member	Rs. 1,20,000/- (Rupees One Lack Twenty Thousand only) one time per member.
c.	Relocation cost (Shifting from existing flat)		30,000.00	Rs.	Rs.30,000/- (Thirty Thousand only) per member for shifting from existing flat	Rs.30,000/- (Rupees Thirty Thousand only) per member for shifting and re-shifting charges	Rs. 25,000/- (Rupees Twenty Five Thousand only) per member before shifting from existing flat.
d.	Brokerage (Per Member)		50,000.00	Rs.	Rs.50,000/- (Fifty Thousand only) per member before shifting from existing flat.	Rs.50,000/- (Rupees Fifty Thousand only) per member before shifting from existing flat.	Rs.40,000/- (Rupees Forty Thousand only) per member before shifting from existing flat.
2	Benefits to the members						



a.	Proposed Rera Carpet Area	Carpet Area: 986 sq.ft per member (RERA Carpet Area)	Sq.ft	91.973 Sq.mt (990 Sq.ft) per member	96.98 Sq.mt. 1044 Sq.ft Rera Carpet Area per member (RERA Carpet Area)	90.115 Sq.mt (970 Sq.ft) per member (RERA Carpet Area)
b.	Mandatory Corpus Fund (Per Member)	2,00,000.00	Rs.	Rs.2,00,000/- (Two Lakh only) Or as decided ny commissioner NMMC whichever is more	Rs. 2,00,000/- (Rupees Two Lakhs only) per member	Rs. 2,00,000/- (Rupees Two Lacks Only or as decided by commissioner NMMC whichever is more.
3	Bank Guarantee Amount	20% of the Construction cost.	%	Rs.2.00 Crore/- (Two Crore only)	We will provide 4 flats marked as lien in favour of society as security against the bank guarantee.	Lien of sale flats.
4	Parking	Minimum 2 car parking space, 1 scooter surface parking space per member or as per approved drawing ny NMMCwhichever is more	Nos.	02 Nos of each per tenant (Scooter parking conversion will helping giving additional parking so no scooter parking will be provided	We will provide two car parking space to each member and two wheeler parking as per NMMC Norms.	One Each per tenant
5	List of amenities as per amenities list offered by developers	Should not be less than the amenities included in this Bid Document.		will be prepared in mutual discussion with society	Submitted in the commercial bid	Shall be provided
6	Carpet Area of Health Club/Gym/Fitness centre/Driver's Room, Security Cabin, Servants Toilet, Society Office(As per CIDCO Norms)	Minimum as per NMMC / CIDCO Norms.	Sq.ft	As per NMMC Norms	As per NMMC and CIDCO Norms	Minimum as per NMMC norms.
7	Ancillary area FSI	To be purchased by Developer		As per UDCPR	Agree. We will purchase Ancillary FSI.	will be purchased by us.
8	Various NOC's required for the proposal	To be obtained by Developer		Will be obtained by us	Agree. We will obtain required NOC's.	will be obtained by us.



9	Declaration of building as dangerous/dilapidated in C1 category by Identification committee and commissioner of NMMC	To be done by Developer		Will be done by us	Agree, We will assist society in carrying out the procedure of C1 Category.	will be obtained by us.
10	Fees of PMC provided by M/S Triarch Design Studio	To be paid by Developer		Will be paid by us	Agree, We will bear the fees of Architect/ PMC	Rs. 25,00,000/-
11	Fees for Legal Advisor and Civil Engineer	To be paid by Developer		Will be paid by us	Agree, We will bear the fees of Legal Advisor and Civil Engineer	To be discussed with society
12	Presentation (Architectural Scheme) by shortlisted Bidders	Submission of plan, Sections and Elevation of new building design.	year/month	Will be shared in details if shortlisted	Shall be submitted at later stage.	will be shared once shortlisted

