

**SUBMISSION OF OFFER**

Date: 27/01/2026.

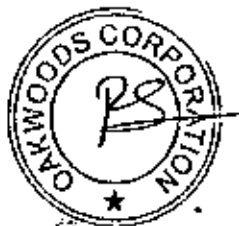
To,  
Hon. Secretary,  
Five Gardens Co - Operative Housing Society Ltd.  
Condominium No. - 10, Sector-09, Plot No. 10,  
Building No. 14 -20, Nerul, Navi Mumbai - 400706.

Sub: Redevelopment work of Five Gardens Co-Operative Housing Society Ltd., Condominium No. - 10, Sector - 09, Plot No. 10, Building No. 14 - 20, Nerul, Navi Mumbai - 400706.

Sir,

We have visited the site for Redevelopment of the above mentioned Society and examined the Bid Documents, General Conditions of Bid, Special Conditions of Bid, Technical Specifications and other documents forming part of the Bid documents by virtue of their specific and implied meanings mentioned in these documents for the works named above, I/We the undersigned hereby offer to construct, execute, complete and maintain the whole work in conformity with the said Bid Documents, General Conditions of Contract, Special Conditions of Contract and Technical specifications and other documents as mentioned above for the offer as given herewith as may be ascertained in accordance with the said conditions of Contract. We hereby confirm that we have read the entire Tender Document and agree to all the terms and conditions contained in the Bid, document. I/We Further undertake/confirm/agree that:

- a. I/We will abide by this Bid for the period specified in the Bid Notice. It shall remain binding on us and the Bid may be accepted at any time before the expiry of that period and/or before the expiry of any further period extended by mutual consent. In case of any default by me/us\* in our obligations above, we acknowledge, that the Earnest Money of Rs.1,00,00,000/- (Rupees One Crore Only) deposited herewith shall be forfeited by you.
- b. Until a formal agreement is executed, acceptance of this Bid offer shall be binding on me/us\*, subject to modifications as may be mutually agreed between me/us\* and indicated in the letter of acceptance of my/our\* offer for this work.
- c. I/We\* have inspected thoroughly the site of works, and have satisfied ourselves before filling this Bid.
- d. I/We\* agree to keep this Bid open for acceptance for a period of 90 days from the date of submission of the Bid and in default thereof I/We\* shall be liable for forfeiture of full amount of my/our\* "Earnest Money" Rs.1,00,00,000/- (Rupees One Crore Only).
- e. I/We agree to pay the professional fees of PMC/Architect/Legal Advisor/Civil engineer and other consultants as stipulated in the Bid and mutually agreed.



- f. On failure to complete the whole or part of the work within the specified period (36 months) as mentioned in the Appendix or any other extended period as may be mutually agreed, I/we\* shall be liable to pay\* Liquidated Damages at the rated prejudice to the Society's rights to recover the damages. I/we acknowledge and as per clause Per week of delay or part thereof for the period of default and mutually agreed, without genuine pre-estimate of the losses that the Society would be likely to suffer as a agree that such Liquidated Damages are not be by way of a penalty, but are a result of the failure on my/our part to complete the work within the specified period.
- g. In the event of my/our\* failure to execute the contract documents and to commence the work within the prescribed period after issue of letter of acceptance of the BID the Society may be entitled to determine that I/We\* have abandoned the contract and thereupon my/our\*Bid and acceptance thereof shall be treated as cancelled and the Society shall be entitled to forfeit the full amount of earnest money deposit of Rs. 1,00,00,000/- (Rupees One Crore Only).
- h. It is clearly understood that the Society is not bound to accept the lowest/ highest or any other Bid received.
- i. I/We acknowledge that any forfeiture of the Earnest Money Deposit by the Society as contemplated above would be a fair and reasonable compensation of the damages that the Society will suffer on account of defaults on our part and shall not be treated as a penalty.
- j. In the event of our aforesaid offer being accepted by the Society, we agree and undertake to execute the Development Agreement in the form decided upon by the Society.

I/We\* hereby certify that the statements made herein and the information furnished in the document are true in all respects and that in the event of any such statement or information being found to be a misinterpretation it will entitle the Society to void any resultant contract. I/We further confirm that the submission of this duly filled tender on my/our part is to be treated as an offer on my/our part and implies acceptance by me/us of all the terms and conditions of the Bid Documents.

A Pay order/ DD No. 1101 (Rupees One Crore Only, dated 24/01/2026 issued by Axis Bank for Rs. 1,00,00,000/- only) in favour of the Five Gardens Co-Operative Housing Society Ltd., Towards Earnest money is attached herewith.

Yours Truly,



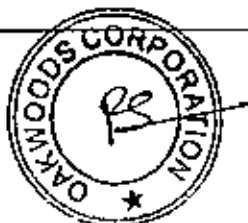
Seal and Signature of Bidder

Date: 27/01/2026

### BIDDER'S OFFER

Offer for all inclusive scope of work to complete redevelopment project successfully

Sr. No.	Description	Bidder's Offer
1.	<b>TEMPORARY ACCOMODATION</b>	
a)	Minimum Rent to be paid to the Existing Members from the vacation   Date till the date of offering repossession of new flats in the newly constructed building subject to receipt of Occupation Certificate. Cheques shall be Issued for 36-month period in advance by the developer to each member before vacating the flats. For every subsequent 12-month period, there shall be an increase of 10% over previous period of 12 months	Rs. 50,000/- per month per member with 10% increment annually
b)	Refundable deposit for transit accommodation	Rs. 1,00,000/- one time per member If not refunded shall be adjusted in corpus fund.
c)	Relocation Cost (Both Ways Shifting & Re shifting to new Flat)	Rs. 30,000/- per member Both ways
d)	Brokerage for obtaining temporary accommodation. Brokerage shall be paid in advance.	Rs. 50,000/- per member before shifting from existing flat.
2.	<b>BENEFITS TO THE MEMBERS</b>	
a)	Total carpet area i.e. RERA Carpet Area (net usable floor area of an apartment excluding the area covered by the external walls, but includes area covered by internal walls) offered to each member in sq.mt & sq. ft. Stamp Duty, Registration Charges and other incidental charges as applicable on such existing & additional Area is to be borne by Developer.	1051 Sq.ft per member (RERA Carpet Area)
b)	Mandatory Corpus Fund to the Society.	Rs. 2,00,000/- per member shall be paid at the time of repossession.



# PLATINUM™ GROUP

www.theplatinumgroup.co.in

## OAKWOODS CORPORATION

B - 84, 8th Floor, Aggarwal Trade Centre,  
Plot No - 62, Sector - 11, CBD Belapur,  
Navi Mumbai - 400 614. Tel: +91-22-41276677  
Mail : info@theplatinumgroup.co.in

3.	<b>BANK GUARANTEE AMOUNT</b>	
	The Amount of Bank Guarantee:	We shall provide a Bank Guarantee of Rs- 2 Crores.  Schedule for release of Bank Guarantee shall be as mentioned below: 25% - On Completion of Plinth 25% - On Completion of 50% RCC 25% - On Completion of 100% RCC 25% - On Application of Occupancy Certificate
4.	<b>PARKING</b>	
	Free car parking and 2-wheeler Surface parking area to each existing member.	2 no. Car Parking shall be provided to each member.  Two wheeler parking shall be as per norms.
5.	Additional List of Amenities other than included in this Bid Document to be provided by the Developer.	-
6.	Carpet area of Health Club/Gym/Fitness Centre (As Per The NMMC/CIDCO Norms).	Shall be provided as per norms
7.	Ancillary area FSI	Shall be purchased by the Developer
8.	Various NOCs required for the proposal	Shall be obtained by the Developer
9.	Declaration of building dangerous/dilapidated in as C1 category by Identification committee and Commissioner of NMMC	Shall be obtained if required.
10.	Fees of PMC provided by M/s. Triarch Design Studio	Shall be paid by the Developer
11.	Fees for Legal Advisor and Civil Engineer	Shall be paid by the Developer after mutual discussion.
12.	Presentation (Architectural scheme)	Shall be presented by the Developer
13.	Period for procurement of CC	2 months from obtaining all NOC's
14.	Period of commencement of works from date of CC.	Immediately after vacation of plot and premises.
15.	Time for completion of works and O.C. from C.C.	36 months + 12 months grace period
16.	Venue of Arbitration and Jurisdiction of Court	CBD Belapur, Navi Mumbai



Seal and signature of Bidder

Date: 27/01/2026

Place: Navi Mumbai

**Partner's Profile**

Sr. N.	Name	Age	Head Office Address	Residential Addresses	Qualifi - Cation	Mobile No
1	RAMESH DHARAMSHI PATEL	38	B-84, 8th Floor, Aggarwal Trade Centre, Plot No-62, Sector-11, CBD Belapur, Navi Mumbai-400614.	S/O. Dharamshi Devji Patil A wing Flat No-203, Bhakti Avenue, Plot no-3 B Sector-46A opp HP Petrol pump, Nerul Seawoods, West, Navi Mumbai Nerul, Node-3 Thane Maharashtra-400706	HSC	Mob-9819142705 Mail Id- info@theplatinumgroup.co.in
2	PRATIK GIRISH CHHEDA	39	B-84, 8th Floor, Aggarwal Trade Centre, Plot No-62, Sector-11, CBD Belapur, Navi Mumbai-400614.	SO. Girish Chheda 901, Mayfair Mystic Nav Chaya CHS Ltd, R B Mehta Marg, Vikrant Circle, Ghatkopar East, Mumbai, Maharashtra - 400077.	GRADUATE	Mob-9820771054 Mail Id- info@theplatinumgroup.co.in
3	JIGNESH VIRCHAND VISARIA	45	B-84, 8th Floor, Aggarwal Trade Centre, Plot No-62, Sector-11, CBD Belapur, Navi Mumbai-400614.	S/O Virchand Visaria Flat No:-201, Siddh Darshan, Hing wala lane, Opp Jain Upashray, Near Gupta Chana Bhandar, Ghatkopar East, Mumbai Maharashtra-400077.	SSC	Mob-9820979700 Mail Id- info@theplatinumgroup.co.in



Seal and Signature of Bidder  
Place: Navi Mumbai  
Date: 27/01/2026

### Details of Key Personnel with Tenderer

#### DETAILS OF KEY PERSONNEL WITH TENDERER WHO ARE PROPOSED FOR THIS CONTRACT

Sr. No.	Name of the Person	Qualification	Years With the Firm	Total Experience	Department	Designation
1	Anand Kamble	B. Tech.	4	23	Technical	Project Manager
2	Rupesh Dhanawade	B.E. Civil	6	13	Technical	Site Engineer
3	Tushar Shilake	B.E. Civil	5	8	Technical	Sr. Site Engineer
4	Dnyaneshwar Jadhav	B.E. Civil	3	06	Technical	Site Engineer
5	Akshay Gaikwad	Diploma in Civil	2	10	Technical	Site Engineer
6	Abdulgafar Shaikh	B.E. Civil	1	03	Technical	Sr. Engineer



Seal and Signature of Bidder

Place: Navi Mumbai

Date: 27/01/2026

### CONSTRUCTION SCHEDULE

- Project Completion Period: 36 months from CC and the last member vacating the premises + 12 months grace period.

Sr. No.	ACTIVITY	TIME PERIOD
1.	From the date of vacating the premises to completion of Plinth.	6 months
2.	From the completion of Plinth to completion of Podium	6 months
3.	From first habitable slab to top slab	10 months
4.	From Final finishing WORK to completion of work with OC	12 months
5.	From obtaining Full OC to Repossession to all Residential Members	1 month



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## OAKWOODS CORPORATION

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### PROFORMA 'A'

#### PARTICULARS OF BIDDER:

Sr. No.	Description	Details
1.	Name of the Organization / Company/ Bidder with year of Establishment & Commencement of Business.	OAKWOODS CORPORATION sister concern of PLATINUM GROUP
2.	Full Address of the place of Business with other offices, if any	Room No-10, Chheda Bhavan, House No-248, Opp. Kurla(W) Police Station, Taktiya Ward, Kurla(W), Mumbai-400070
	Head Office Address	B-84, 8th Floor, Aggarwal Trade Centre, Plot No-62, Sector-11, CBD Belapur, Navi Mumbai-400614.
3.	Whether the Bidder an Individual, Joint Stock Company, Undivided Hindu Family, Limited Company, partnership Company or Proprietary Firm.	Partnership Firm
4.	Name of Sole Proprietor/Partners /Directors with brief Bio-Data Incorporating past experience.	MR. PRATIK CHHEDA MR. JIGNESH VISARIA MR. RAMESH PATEL
5.	Name of the person holding power of Attorney.	-
6.	'NO. of years' experience	over 25 years of experience
7.	Telephone Numbers a. Office b. Mobile of Individuals c. Residence d. Fax Number e. E-mail Address	022-4127-6677 Parin Sethia - 9920614564 Nakul Patel - 9167555720 <a href="mailto:info@theplatinumgroup.co.in">info@theplatinumgroup.co.in</a>
8.	Website address	<a href="http://www.theplatinumgroup.co.in">www.theplatinumgroup.co.in</a>
9.	Name of Bankers with full addresses and telephone numbers	AXIS BANK LTD., 88/91, Hawares Centurion Mall, Nerul East, Navi Mumbai. Mobile No. 9819413651
10.	Amount of Solvency Certificate which the applicant holds with Nationalized/Scheduled Banks	CA Certified Credit Line Certificate attached
11.	Present arrangement/Organization setup and facilities Available in the office	Conference room, Board room, Employee's desk, Rest Area, Cafeteria
12.	Description of company	Partnership Firm
13.	Registration and Classification	-



Seal and signature of BIDDER

Date:27-01-2026

Place: Navi Mumbai.

**Annexure - A**

**OTHER GROUPS FIRMS**

SR. NO.	PARTNERSHIP FIRM	Date Of Incorporation	PARTNER'S NAME	PARNERSHIP SHARING RATIO
1	PLATINUM LIFESPACES	18-01-2014	RAMESH PATEL	33.34%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.33%
2	PALACIO VENTURES	22-10-2015	RAMESH PATEL	33.34%
			GIRISH CHHEDA	33.33%
			JIGNESH VISARIA	33.33%
3	EXPERIO VENTURES	01-07-2020	RAMESH PATEL	33.33%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.34%
4	DESCASO VENTURES	17-08-2021	RAMESH PATEL	33.33%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.34%
5	WESTWOODS VENTURES	13-12-2021	RAMESH PATEL	33.33%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.34%
6	ARCHSTONE VENTURES	20-06-2023	RAMESH PATEL	33.33%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.34%
7	WESTWOODS CORPORATION	14-02-2023	RAMESH PATEL	33.33%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.34%
8	CRESTON CORPORATION	17-12-2024	RAMESH PATEL	33.34%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.33%
9	CLAYMONT CORPORATION	18-12-2024	RAMESH PATEL	33.33%
			PRATIK CHHEDA	33.33%
			JIGNESH VISARIA	33.34%
10	UPSCALE VENTURES	27-06-2023	RAMESH PATEL	33.33%
			PRATIK CHHEDA	33.34%
			JIGNESH VISARIA	33.33%



## COMPLETED PROJECTS

Sr. No.	Nature of the plot	Project Name	Project Address	Residential/ Commercial	Plot Area (Sq. Mtrs.)	Built-Up area (Sq. Mtr.)	Residential	Commercial	Total No. of Units	Project Cost (Rs. in Lakhs)	Start Date	End Date	REERA Registration No.
1	Tender Plot	PLATINUM PARKSIDE	PLOT NO-62C SECTOR-30 KHARGHAR Mumbai	Residential/ Commercial	1886.74	10634.12	102 Flats	15 Shops	117	9234	5ep-23	5ep-25	PS2000046110
2	Tender Plot	PLATINUM EXPERIO	PLOT No. 82, Sector-17, Roadpali, Navi Mumbai	Residential/ Commercial	3967.46	18678.33	208 Flats	27 Shops	235	13303	5ep-19	5ep-23	PS2000012702
3	Tender Plot	ORIE PLATINUM	Plot No. 8, Sector - 15, C.B.I.D. Bolepur, Navi Mumbai	Commercial	3123.8	19913.14	-	116 Office 6 Shop	120	16278	May-18	Dec-22	PS1700012154
4	Own Development	PLATINUM EMPORIUS	Plot No. 178, Sector-17, Ulwe, Navi Mumbai	Residential/ Commercial	3249.5	7231.65	110 Flats	15 Shops	125	2763	Jan-18	Jan-22	PS2000015087
5	Tender Plot	PLATINUM PALM WOODS	Plot No. 15B, Sector-38, Neral, Navi Mumbai	Residential/ Commercial	1331.12	5955.96	28 Flats	6 Office 4 Shops	38	6637	Aug-18	5ep-21	PS1700018249
6	Tender Plot	PLATINUM CRESCENDO	Plot No. 18* 19, Sector-38, Neral, Navi Mumbai	Residential	2404.27	6596.06	46 Flats	-	46	5077	Jun-17	Oct-19	PS1700003954
7	Own Development	PLATINUM ESCALO	Plot No. 86, Sector-21, Ulwe, Navi Mumbai	Residential/ Commercial	3499.61	13749.64	108 Flats	24 Shops	124	9451	Oct-15	May-18	PS2000007317
8	Own Development	PLATINUM LYRIANO	Plot No. 86, 59(p), 60(p) & 64, Sector-35, Karnoor, Navi Mumbai	Residential/ Commercial	3450	12634.71	168 Flats	20 Shops	188	6048	Apr-14	Aug-17	PS2000005906
9	Own Development	CS PLATINUM REGALO	Plot No. 9B, Sector-16, Ulwe, Navi Mumbai	Residential/ Commercial	1900	4646.11	58 Flats	6 Shops	64	1621	Oct-13	Oct-16	-
10	Own Development	PLATINUM AVIOR	Plot No. 24 & 24-A, Sector-20, Roadpali, Navi Mumbai	Residential/ Commercial	3100	11538.46	117 Flats	21 Shops	138	5472	5ep-12	Jul-15	-
11	Tender Plot	PLATINUM VENECIA	Plot No. 22 & 23, Sector-29, Neral, Navi Mumbai	Residential/ Commercial	2350	8918.62	70 Flats	14 Offices 14 Shops	84	7024	5ep-12	Aug-15	-
12	Own Development	PLATINUM PALACIO I&J	Plot No. 220 & 221, Sector-23, Ulwe, Navi Mumbai	Residential/ Commercial	3750	14172.24	154 Flats	16 Shops	170	4060	May-12	May-15	-
13	Own Development	PLATINUM REGALIA	Plot No. 17, Sector-8, Ulwe, Navi Mumbai	Residential	900	2415.46	46 Flats	-	46	1166	Mar-12	Apr-15	-
14	Own Development	PLATINUM ROYALE	Plot No. 3, Sector-3, Ulwe, Navi Mumbai	Residential/ Commercial	700	2471.20	26 Flats	4 Shops	32	1251	Feb-13	May-15	-
15	Own Development	PLATINUM AURA	Plot No. 27, Sector-20, Roadpali, Navi Mumbai	Residential	1600	5958.42	70 Flats	-	70	2632	Nov-10	Aug-13	-
16	Own Development	PLATINUM PALAZZO	Plot No. 15, Sector-24, Kamothe, Navi Mumbai	Residential/ Commercial	1100	3883.31	54 Flats	2 Shops	56	1628	Mar-13	Jun-15	-
17	Own Development	BALAJI KALASH	Plot No. 28&29, Sec-28, Neral, Navi Mumbai	Residential	700	2471.20	22 Flats	-	22	782	May-08	Oct-10	-
18	Own Development	SIDDHI RESIDENCY	Plot No. 210-214, Sec-36, Neral, Navi Mumbai	Residential	400	1412.11	14 Flats	-	14	692	Aug-07	Dec-09	-
19	Own Development	SILVER CLASSIC	Plot No. 31, Sector-20, Roadpali (Kalambe), Navi Mumbai	Residential	1150	2146.11	56 Flats	-	56	1565	Feb-09	Aug-11	-
20	Own Development	BAGAJI HEIGHTS	Plot No. 7, Sector-31, Kamothe, Navi Mumbai	Residential/ Commercial	1350	5267.56	44 Flats	7 Shops	51	1480	Mar-09	May-11	-
21	Own Development	SILVER CASTLE	Plot No. 65, Sec-50E, Neral, Seawoods Navi Mumbai	Residential	600	2146.11	28 Flats	-	28	711	Feb-10	Mar-12	-



**ONGOING PROJECTS**

Sr.No.	Project Name	Project Address	Residential/ Commercial	Type Of Project	No. of Rooms	Plot Area (Sq. Mtrs.)	Build-Up area (Sq. Mtrs.)	Residential	Commercial	Total No. of Units	RERA Registration No.	Cost of Completed construction in Rs. Lakhs	Cost of remaining Work to be Completed in Rs. Lakhs	C.C. Date	Tentative year of Possession
1	PLATINUM THE RESERVE	Plot No. 50, Sector-11, Kharghar, Navi Mumbai	Residential/ Commercial	Tender Plot	3B*1G*1P*17F	3891.08	3075.75	104 Flats	17 Shops	121	P5200078185	9151	8877	21-10-2024	2027
2	PLATINUM ESQUIRE	Plot No. 189, Sector-20, Ulwe, Navi Mumbai.	Residential/ Commercial	Own Development	3B*1G*14F	2299.31	1791.87	124 Flats	4 Shops	128	P52000054452	5779	4265	24-11-2023	2027
3	PLATINUM MANSIONZ	Plot No. 36,37 & 38, Sector- 25, Seawoods, Navi Mumbai	Residential/ Commercial	Tender Plot	2B*1G*1P*15F	1971.19	1306.81	95 Flats	2 Shops	97	P51700053815	7104	5308	01-11-2023	2027
4	PLATINUM ELYSIUM	Plot No.7, Sector-29, Nerul, Navi Mumbai	Residential/ Commercial	Tender Plot	2B*1G*1P*17F	1291.20	579.38	54 Flats	1 Office 5 Shops	60	P51700050735	5816	312	06-01-2023	2026
5	PLATINUM WESTWOODS	Plot No.27, Sector-42, Nerul, Navi Mumbai	Residential	Tender Plot	2B*1G*1P*15F	1003.05	335.47	26 Flats	*	26	P51700050489	5056	216.91	06-01-2023	2026
6	PLATINUM OAKWOODS	Plot No. 11, Sector 30, Nerul, Navi Mumbai	Residential/ Commercial	Tender Plot	2B*1G*1P*17F	1186.48	531.13	41 Flats	2 Units	43	P51700079286	4354	2387	13-01-2025	2027

**ONGOING REDEVELOPMENT PROJECTS**

Sr.No.	Project Name	Project Address	Residential/ Commercial	Type Of Project	No. of Floors	Plot Area (Sq. Mtrs.)	Build-Up area (Sq. Mtrs.)	Residential	Commercial	Total No. of Units	RERA Registration No.	Cost of Completed construction in Rs. Lakhs	Cost of remaining Work to be Completed in INR Lakhs	C.C. Date	Tentative year of possession
1	PLATINUM SICILY	Plot No. 60B, 61, Sector-16A, Nerul, Navi Mumbai	Residential/ Commercial	Own Development	1G*22F	2146.265	964.06	92 Flats	9 Shops	101	P51700079378	1309	6782	23-01-2025	2027
2	TAPASYA CO-OP HOUSING SOCIETY LTD	Plot No. 3, Sector 23, Koparhikrane, Navi Mumbai - 400709.	Residential	CDCC Constructed Plot		2462.50								We have received 79A order and Development Agreement is in progress	
3	LUBRIZOL CO-OP HOUSING SOCIETY LTD	Plot No-2, Sector-16A, Vashi, Navi Mumbai-400703	Residential	Own Development		2060.48								We have received 79A order and Development Agreement is in progress	



**PROFORMA 'C'**

**DETAILS OF REDEVELOPEMENT WORK / PROJECT TENDERED FOR AND WORKS MAJORLY IN NMMC, KHARGHAR NODE & MUMBAI IN HAND AS ON THE DATE OF SUBMISSION OF THE RE-DEVELOPMENT PROPOSAL WITH SUPPORTING DOCUMENTS.**

**NAME OF THE BIDDER: OAKWOODS CORPORATION**

Sr. No.	Name of work along with built-up area of project in sq.mt	Details of the Works in hands					Remarks
		Cost of Completed construction in Rs. Lakhs	Cost of remaining works in Rs. Lakhs	Date of start of project	Anticipated date of completion	RERA No.	
1.	2.	3.	4.	5.	6.	7.	8.

*Attached with are C.C. and RERA Certificates*



Seal and signature of BIDDER

Date: 27/01/2026

Place: Navi Mumbai.

**PROFORMA 'D'  
FINANCIAL STATUS OF THE DEVELOPER**

1. Name of the Developer: OAKWOODS CORPORATION

2. Actual values of Construction Works, undertaken for each of The Last three years, and projected for current year: (Rupees Lakhs)

YEAR	VALUE OF CONSTRUCTION				
	PLATINUM LIFESPACE	PALACIO VENTURES	EXPERIO VENTURES	ESCASO VENTURES	WESTWOODS VENTURES
2024-25	384.58	1040.14	1803.14	1153.16	837.77
2023-24	840.53	1261.20	1051.35	32.68	40.63
2022-23	2314.16	1351.54	333.03	17.51	7.15

2. Net Profit

Firm Name	PLATINUM LIFESPACES		PALACIO VENTURES		EXPERIO VENTURES		ESCASO VENTURES		WESTWOODS VENTURES	
	Before Tax	After Tax	Before Tax	After Tax	Before Tax	After Tax	Before Tax	After Tax	Before Tax	After Tax
2024-25	4334.32	2819.74	1057.84	688.19	1166.63	758.96	-	-	218.52	142.16
2023-24	5480.67	3563.06	99.30	68.32	224.81	146.25	-	-	-	-
2022-23	878.24	571.35	67.85	46.68	-	-	-	-	-	-

The profit and Loss & turnover Statements of last three years have been certified Through/by Chartered Accountants. M/S- CA Arun Borad & Co

3. Net Worth statement duly certified by CA. are attached.

4. Developer's financial arrangements (Mention amount in Rupees)

- Own Resource: 50% Finance Shall Be Working Capital or Fresh Capital
- Bank: Bank Loan Shall be taken only If required and that too on Developer share Units
- Others (Specify): Rest 50% shall be unsecured loans and revenue generated from booking of flats.

5. Certificate of financial soundness from bankers of Developers Name and address of Nationalized Bank providing credit line/Solvency certificate.

- Total amount of credit line (Attach certificate from the Bank): CA Certified Turnover Certificate Attached.
- Solvency certificate from Nationalized bank: CA certified Credit Line Certificate Attached.

6. Approximate value of works in hand: 646.97cr



**PROFORMA 'E'**

**LITIGATION HISTORY**

**Name of the Bidder: OAKWOODS CORPORATION**

**There is no Award for or against the bidder & Its Partners.**

**There is no pending Litigation/ dispute against the bidder and its partners.**

**Note:**

**Attached Herein are the advocates letters confirming the same.**



**Seal and signature of BIDDER**

**Place: Navi Mumbai**

**Date: 27/01/2026**

**ADV. SHRUTIKA PADWANKAR**

**ADVOCATE HIGH COURT**

**MOB. NO.: +917208722361**

**ROOM NO. 05, C-WING, SIDDHI VINAYAK ARCADE, SECTOR-15, NEW PANVEL  
(E) - 410206**

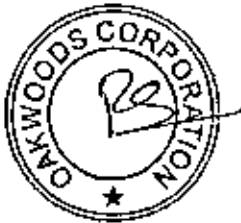
**REG.POST/SPEED POST/HD**

**TO WHOMSOEVER IT MAY CONCERN**

**SUB: VERIFICATION OF CRIMINAL RECORD**

This certificate is issued on bare perusal of information gained from my client M/s. PLATINUM GROUP, and its rest registered group/firms viz-M/S. Upscales Venture, M/s. Platinum Lifespaces, M/s. Palacio Ventures, M/s. Experio Ventures, M/S. Westwoods Ventures, M/S. Escaso Ventures, M/S. Westwoods Corporation, M/S. Archstone Ventures and M/S. Oakwoods Corporation having its head office at B-84, 8<sup>th</sup> Floor, Aggarwal Trade Centre, Sector-11, Plot No.62, CBD Belapur, Navi Mumbai-400614. This is to certify that no current FIR is lodged with any police station neither any criminal case is observed pending or initiated before Court of Law against the Developer/Promoter/Builder/Firms/any of its partner/s in question. I endorse to say that no Criminal Record is found.

Issued this on 21<sup>st</sup> day of January, 2026, at the request of Developer/Promoter/Builder for whatever legal purpose it may serve.



*Shrutika*

Yours faithfully,

**ADV. SHRUTIKA PADWANKAR**

**MAH/5729/2021**

**ADV. SHRUTIKA PADWANKAR**

**ADVOCATE HIGH COURT**

**MOB. NO.: +917208722361**

**ROOM NO. 05, C-WING, SIDDHI VINAYAK ARCADE, SECTOR-15, NEW PANVEL  
(E) - 410206**

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**REG.POST/SPEED POST/HD**


**TO WHOMSOEVER IT MAY CONCERN**

**SUB: VERIFICATION OF LITIGATION AND ITS ORDERS**

This certificate is issued on bare perusal of information gained from my client M/s. PLATINUM GROUP, having its head office at B-84, 8<sup>th</sup> Floor, Aggarwal Trade Centre, Sector-11, Plot No.62, CBD Belapur, Navi Mumbai-400614. This is to certify that no stay or injunction orders are passed in any of its projects in various firms, viz-M/S. Upscales Venture, M/s. Platinum Lifespaces, M/s. Palacio Ventures, M/s. Experio Ventures, M/S. Westwoods Ventures, M/S. Escaso Ventures, M/S. Westwoods Corporation, M/S. Archstone Ventures and M/S. Oakwoods Corporation, by Court of Law against the Developer/Promoter/Builder/Firms in question. I endorse to say that no adverse orders are found.

Issued this on 21<sup>st</sup> day of January, 2026, at the request of Developer/Promoter/Builder for whatever legal purpose it may serve.



  
Yours faithfully,  
**ADV. SHRUTIKA PADWANKAR**

**MAH/5729/2021**

**PROFORMA 'F'**

**DECLARATION FOR SITE VISIT AND REGULATIONS.**

To,  
Hon. Secretary,  
Five Gardens Co - Operative Housing Society Ltd.  
Condominium No. - 10, Sector - 09, Plot No. 10,  
Building No. 14-20, Nerul, Navi Mumbai - 400706.

Name of work: - Redevelopment of your society buildings.

We Oakwoods Corporation hereby solemnly declare that We have visited the site of work personally and have made ourselves fully conversant of the conditions therein and in particular the following:

- m. Topography of the area.
- n. Soil strata at Site of Work.
- o. Sources and availability of construction materials.
- p. Rates for construction materials, water, electricity including all local taxes, royalties, GST etc.
- q. Availability of local labour (both skilled and unskilled) and relevant labour rates and labour laws.
- r. Existing roads, approaches, pathways to the site of work.
- s. Trees, shrubs, bushes, debris etc. required to be removed for site clearance
- t. Need of dewatering/pumping etc.
- u. Climatic conditions and availability of working days and working hours Law and order situation and availability of working days and working hours with respect to vicinity dwellers.
- v. Any other condition, which may affect the offer.
- w. Space for stacking of material, stores, offices, labour camp, manoeuvrings of men, material and equipment.
- x. Rules and regulations of CIDEQ, NMMC and other authorities regarding redevelopment project.

We have quoted our Bid for various Items in the Bid schedule considering all the above factors likely to be encountered during execution of the work. We shall not be entitled for any claim against the Society for above or any other factors.



Seal and Signature of BIDDER

Date: 27/01/2026

Place: Navi Mumbai

# PLATINUM™ GROUP

www.theplatinumgroup.co.in

## OAKWOODS CORPORATION

B – 84, 8th Floor, Aggarwal Trade Centre,  
Plot No – 62, Sector – 11, CBD Belapur,  
Navi Mumbai – 400 614. Tel: +91-22-41276677  
Mail : info@theplatinumgroup.co.in

Further, in addition to brands mentioned in the tender book we herein would like to add certain more brands with which we are associated details mentioned below:

MATERIAL	BRANDS TO ADD
Cement	India Cements, Chettinad, Coromandel
Mild TOR Steel/Reinforcement	Bhagwati Ferro, Guardlan, MITC
Chemical Admixture & Waterproofing compounds	Asian Paints, Krishna Conchem, Sika.
Elevators	KONE, Thyssenkrupp



Seal and signature of BIDDER

Date: 27/01/2026

Place: Navi Mumbai.