

SUBMISSION OF OFFER

Date: 28/01/2026

To,
Hon. Chairman/Secretary,
Five Gardens CHSL, Condominium No.10,
Sector-09, Plot No. 10, Building No. 14 – 20,
Nerul, Navi Mumbai- 400706

Sub: Redevelopment work of Five Gardens CHSL, Condominium No.10, Sector-09, Plot No. 10, Building No. 14 – 20, Nerul, Navi Mumbai- 400706

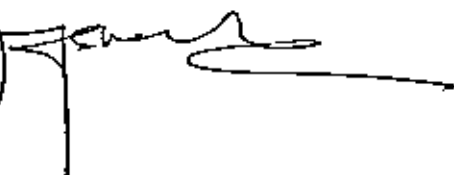
Sir,

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, 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. We Further undertake/confirm/agree that

- a. 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 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 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. We have inspected thoroughly the site of works and have satisfied ourselves before filling this Bid.
- d. 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 We shall be liable for forfeiture of full amount of our "Earnest Money" Rs.1,00,00,000/- (Rupees One Crore Only).
- e. We agree to pay the professional fees of PMC/Architect/Legal Advisor/Civil engineer and other consultants as stipulated in the BID.
- 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, we shall be liable to pay "Liquidated Damages at the rate of as per clause Per week of delay or part thereof for the period of default, without prejudice to the Society's rights to recover the damages. We acknowledge and agree that such Liquidated Damages are not be by way of a penalty, but are a genuine pre-estimate of the losses that the Society would be likely to suffer as a result of the failure on my/our part to complete the work within the specified period.
- g. In the event of 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 We have abandoned the contract and thereupon 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. 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.

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. We further confirm that the submission of this duly filled tender on my/our part is to be treated as an offer on our part and implies acceptance by us of all the terms and conditions of the Bid Documents.

A Pay order/ DD No.009943 (Rupees One Crore Only, Dated 28.01.2026 issued by HDFC 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

Our offer shall be subject to the AAI NOC since the location is elevated at 18 Mtrs height from road level, also there is high tension line adjacent to the plot. Both the factors shall be considered before finalisation.

Yours Truly,

FOR SHREE SAI DEVELOPERS


AUTHORISED SIGNATORY



Date: 28/01/2026

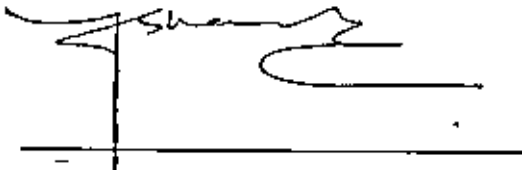
To,
Hon. Chairman/Secretary,
Five Gardens CHSL, Condominium No.10,
Sector-09, Plot No. 10, Building No. 14 – 20-
Nerul, Navi Mumbai- 400706.

Ref: Redevelopment of Five Gardens Co-Operative Housing Society Ltd.

Sub: Authority letter to sign tender

Sir,

We hereby authorise Mr, Santosh D. Ghadge, Operations Head to sign the tender documents on our behalf.

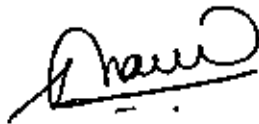


The Specimen Signature of Mr. Santosh D. Ghadge is appended hereinabove.

This is for your information.

Thanking you.

For SHREE SAI DEVELOPERS



ABHISHEK NALIN SHARMA
PARTNER



NALIN SHYAMLAL SHARMA
PARTNER

PROFORMA FOR BID DETAILS

PROFORMA 'A'



PARTICULARS OF BIDDER

Sr. No.	Description	Details
1.	a) Name of the Organization/Company/Bidder with year of Establishment & Commencement of Business. b) Group Companies	a) M/s. Shree Sai Developers Estd. 06/06/2013 b) Sai Developers Estd. 1994 c) Acons Estd. 1987
2.	Full Address of the place of Business with other offices, if any	901/902, Goodwill Excellency, Plot No. 02, Sector – 17, Vashi, Navi Mumbai – 400 703.
3.	Whether the Bidder is 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.	1) Mr. Nalin S. Sharma (Diploma Engineering) 2) Mr. Abhishek N. Sharma [B.E., M.S. (Elec. Eng.)]
5.	Name of Person holding Power of Attorney	Mr. Santosh Ghadge
6.	No. of Years' Experience	38 Years



7.	Telephone Numbers a. Office b. Mobile of Individuals c. Residence d. Fax Number e. E-mail Address	+91 2249789894 Mr. Santosh Ghadge - 9323789769 - - shreesaidevelopers85@gmail.com
8.	Website address	www.thesaidevelopers.com
9.	Name of Bankers with full addresses and telephone Numbers	HDFC Bank Ltd. Shop No. 3 & 4, Type Shopping Complex, Sector – 7, Vashi, Navi Mumbai – 400 703. Phone No. +91 9082880924
10.	Amount of Solvency Certificate which the applicant holds with Nationalized/Scheduled Banks	Rs. 75 Crores holds with HDFC Bank Ltd.
11.	Present arrangement/Organization setup and facilities Available in the office.	Annexure – 'A'
12.	Description of Company	Partnership Firm
13.	Registration and Classification	Annexure – 'B'

FOR SHREE SAI DEVELOPERS

AUTHORIZED SIGNATORY

Date: 28 /01/2026

Place: Navi Mumbai

ANNEXURE - 'A'

ORGANISATIONAL CHART

SHREE SAI DEVELOPERS

Total Strength of 100+ employees, below are the details of core team

FOUNDERS

NALIN S. SHARMA
(Diploma Eng.)
PARTNER

ABHISHEK N. SHARMA
(B.E., M.S. (Elec. Eng.))

TEAMS

FINANCE

Mrs. Trupti Katke
SR. ACCOUNTANT
& H.R. HEAD

Mr. Shivaji
Umbekar
Sr. Accountant

Mr. Shallesh
Salunkhe
Jr. Accountant

Mr. Sunil
Kolambekar
Accountant

Mrs. Sabita
Suvarna

LEGAL AND OPERATIONAL

Mr. Santosh D. Ghadge
OPERATIONAL
MANAGER

Mr. Dattaraj Gaikwad
Adv. High Court

Ms. Harshada
Gaikwad
Adv. High Court

Mr. Bhaskar Kondrolu
Liasoner

SALES

Mrs. Priya
SALES HEAD

Mr. Chetan
Sansare
Marketing Manager

Mr. Krishna Argade
Marketing Manager

Mr. Rahul Valmiki
Sales Executive

Mr. Pranay Mane
Closing Manager

ENGINEERING

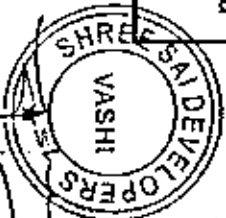
Mr. Sanjay
Bhandare
CHIEF ENGINEER

Mr. Prajwal Patil
Site Engineer

Mr. Sandesh
Jadhav
Site Supervisor

Mr. Rajesh Kadale
Site Engineer

Mr. Abhijeet Patil
Site Engineer



PROFORMA 'E'
DETAILS OF WORK OF SIMILAR TYPE CARRIED OUT BY THE DEVELOPER MAJORLY IN NMMC, KHARGHAR NODE & MUMBAI IN PAST WITH SUPPORTING DOCUMENTS
NAME OF THE BIDDER : SHREE SAI DEVELOPERS
TENDER PLOTS/ OWN DEVELOPMENT

Sr. No.	Name Of the work	Built up Area in sq. mtrs	Built up Area in sq. ft.	Cost in Rs. Crore	No. of units	Time in which project was completed with date of start of project	Date of O.C.	Principal feature including built up area in sq. mt	RERA No.	Conveyance & Handover done to Society YES/NO	Remarks
1	SHURPKARNA	1425.49	15343.974	1.5	28	1995	1996	Residential + Parking	MOFA	YES	NEW PANVEL
2	HERAMBH	1877.81	18059.947	1.45	32	1996	1998	Residential + Parking	MOFA	YES	NEW PANVEL
3	VAASHINE	780.38	8400.0103	0.98	26	1997	1999	Residential & Commercial + Parking	MOFA	YES	NEW PANVEL
4	PAASHINE	780.38	8400.0103	0.98	22	1997	1999	Residential & Commercial + Parking	MOFA	YES	NEW PANVEL
5	VIVASANA	650.32	7000.0445	0.55	18	1998	1999	Residential + Parking	MOFA	YES	TALOJA
6	ADHMETH	3875.88	41719.972	2.25	88	1999	2002	Residential + Parking	MOFA	YES	TALOJA
7	ATHARVA	227.61	2449.994	0.15	4	1999	2002	Residential + Parking	MOFA	YES	NEW PANVEL
8	GAURESH	1877.81	18059.947	1.5	32	1996	1997	Residential + Parking	MOFA	YES	PANVEL
9	VIGNESH	1521.74	16380.009	1.58	37	1995	1997	Residential & Commercial + Parking	MOFA	YES	KOPRA KHAIRANE
10	ASTAV	780.38	8400.0103	0.59	14	1999	2000	Residential + Parking	MOFA	YES	VASHI
11	ADHISTHAV	780.38	8400.0103	0.59	14	2000	2001	Residential + Parking	MOFA	YES	
12	CHITRANG	390.19	4200.0052	0.5	7	1998	1999	Residential + Parking	MOFA	YES	VASHI
13	ANAST	1385.86	14899.984	2	14	2000	2002	Residential + Parking	MOFA	YES	VASHI
14	ANREM	780.38	8400.0103	0.59	14	2001	2002	Residential + Parking	MOFA	YES	NEW VASHI
15	PARSHUDHAR	3135.45	33748.984	3.08	28	1998	2000	Residential + Parking	MOFA	YES	NEAN
16	TELEC	3335.19	35899.985	1	82	2000	2002	Residential + Parking	MOFA	YES	
17	NEW SATARA CHS	5174.66	55700.04	1.5	280	2001	2002	Residential & Commercial + Parking	MOFA	YES	KHARGHAR
18	AGNAYE	1107.4	11920.054	1.6	14	2002	2004	Residential + Parking	MOFA	YES	VASHI
19	AKHILKATHA	11148.3	119999.98	10.6	158	2002	2004	Residential & Commercial + Parking	MOFA	YES	SANPADA
20	AABHIRUP	3971.57	42749.979	3.05	55	2003	2004	Residential & Commercial + Parking	MOFA	YES	KOPRA KHAIRANE
21	PUSHYADANTH	4505.76	48500.001	2.5	60	2003	2004	Residential + Parking	MOFA	YES	KHARGHAR
22	AJRAMA	1672.24	17989.991	1.75	8	2003	2004	Residential + Parking	MOFA	YES	VASHI
23	SHREE GANESH	4905.24	52800.003	7.8	96	2003	2005	Residential & Commercial + Parking	MOFA	YES	ULWE
24	GUNNA	18812.7	202500.01	36	234	2004	2007	Residential + Parking	MOFA	YES	SANPADA
25	GHATURBHUJ	22298.5	239999.98	20	265	2004	2007	Residential & Commercial + Parking along with Swimming Pool and Club House	MOFA	YES	KHARGHAR

PROFORMA 'B'

DETAILS OF WORK OF SIMILAR TYPE CARRIED OUT BY THE DEVELOPER MAJORLY IN NMMC, KHARGHAR NODE & MUMBAI IN PAST WITH SUPPORTING DOCUMENTS

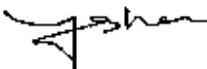

NAME OF THE BIDDER : SHREE SAI DEVELOPERS

TENDER PLOTS/OWN DEVELOPMENT

Sr. No.	Name Of the work	Built up Area in sq. mtrs	Built up Area in sq. ft.	Cost in Rs. Crore	No. of units	Time in which project was completed with date of start of project	Date of O.C.	Principal feature including built up area in sq. mt	RERA No.	Conveyance & Handover done to Society YES/NO	Remarks
26	YASHVASIN	15793.4	170000.05	25	142	2007	2008	Residential + Parking along with Swimming Pool and Club House	MOFA	YES	KHARGHAR
27	MANOMAY	13935.3	150000	15	125	2008	2011	Residential & Commercial + Parking along with Swimming Pool and Club House	MOFA	YES	KHARGHAR
28	HARDHA	8290.23	100000.04	12	72	2008	2012	Residential + Parking along with Swimming Pool and Club House	MOFA	YES	KHARGHAR
29	AYANEESH	13182.1	141999.98	75	156	2012	2015	Residential + Parking	MOFA	YES	KALAMBOLI
30	SUMUKHA	2926.42	31499.885	12	38	2012	2015	Residential + Parking	MOFA	YES	KHARGHAR
31	YASHAKARAM	13856.6	146999.97	75	132	2012	2016	Residential + Parking along with Swimming Pool and Club House	P51700015011	YES	KHARGHAR
32	AVIGHNA	2601.28	27989.883	12	28	2011	2014	Residential + Parking	P52000018181	YES	ULWF
33	APRAMIT	2353.53	25333.397	135	34	2014	2017	Residential + Parking along with Swimming Pool and Club House	P52000017737	YES	NEVEL
34	KSHIPRA	4412.41	47495.181	60	80	08.01.2018	09.08.2021	Residential & Commercial + Parking	P52000016731	YES	SANPADA
35	NANDANA	671.57	7228.7795	3.5	24	28.06.2018	11.02.2021	Residential + Parking	P52000018118	YES	KALAMBOLI
36	KAPILA	899.63	9683.6173	12.5	33	12.07.2018	08.04.2021	Residential + Parking	P52000016222	YES	TALAJA
37	KAVESHA	2843.31	30605.388	20	88	10.05.2018	22.02.2022	Residential + Parking	OC/CC copies submitted	YES	KALAMBOLI
38	UDANDA	2248.47	24202.531	16	56	04.08.2018	06.04.2022	Residential + Parking	P52000018116	YES	KALAMBOLI
39	GAURISUTA	6700.2	61396.853	58	128	29.08.2018	30.06.2022	Residential + Parking	P52000018222	YES	PANVEL
40	ANTARA	2908	31391.712	18	21	14.10.2022	02.08.2024	Residential + Parking	P51700048795	YES	BELAPUR
41	UNION TOWER	1440.91	15599.855	35	11	02.11.2020	08.11.2023	Residential + Parking	P51900026411	YES	CHANDR
42	ALAMPATA	3740	40257.36	28.38	109	30.03.2022	17.12.2025	Residential + Parking	P52000035080	No	TALAJA
TOTAL		195393	2103208.7	714.39	2871						

FOR SHREE SAI DEVELOPERS

AUTHORISED SIGNATORY
 Date: 28/01/2026
 Place: Navi Mumbai

PROFORMA 'C'
DETAILS OF REDEVELOPMENT WORK/PROJECT TENDERED FOR AND WORK MAJORLY IN NMMC, KHAGHAR NODE & MUMBAI IN HAND AS ON THE DATE OF SUBMISSION OF THE REDEVELOPMENT/PROJECT PROPOSAL WITH SUPPORTING DOCUMENTS

 NAME OF THE BIDDER: **SHREE SAI DEVELOPERS**

Sr. No.	Name of work along with built-up area of project In Sq. Mtr.	Details of the Works in hand (Works commenced on Site/Works in hand)					Remarks
		Cost of Completed construction In Rs. Crores	Cost of remaining works in Rs. Crores	Date of start of project	Anticipated date of completion	RERA No.	
1	Antalya, Sector - 15, Belapur, Navi Mumbai having built-up area 13817.92 Sq. Mtrs.	138.08	71.125	10.02.2023	30.08.2027	P51700046637	
2	The Avenue, Sector - 15, Belapur, Navi Mumbai having built-up area 22624.00 Sq. Mtrs.	183	125.56	01.03.2023	31.03.2028	P51700051443	
3	Ayaana, Survey No. 114 & 115 Taloja, having built up area 51733.58 Sq. Mtrs.	20.94	415.08	19.01.2024	31.12.2030	P52000055490	
4	Ekadrishta, Plot Nos. 328 & 329, Pushpak Nagar	16.94	16.94	45892	46383	RERA REGISTRATION UNDER PROCESS	
REDEVELOPMENT PROJECTS							
5	The Gateway, Plot No. 03, Sector - 06, Vashi, Navi Mumbai having built up area 55033.42 Sq. Mtrs.	275	46	23-Jan	29-Mar	P51700050451	
6	Vana Vada, Plot Nos. 5,7,8,9, & 10, Sector - 16, Nerul, Navi Mumbai having built up area 46878.38 Sq. Mtrs.	340	340	26-Jan	30-Mar	RERA REGISTRATION UNDER PROCESS	
7	Arti CHSL, Manjivika CHSL, Red Rose CHSL, Plot Nos. 27, 28 & 29, Vashi, Navi Mumbai having built up area 15200 Sq. Mtrs.	250	250	Development Agreement Done			
8	Trimurti CHSL, Plot No. 10, Sector 03, Vashi Navi Mumbai	60	60	Development Agreement executed			
9	Ahilyakunj CHSL, 218 Shamsunder, 27th Road, TPS It. Bandra (W), Mumbai 400050	75.55	75.55	Development Agreement executed			
TOTAL		1360.49	657.77				

FOR SHREE SAI DEVELOPERS

AUTHORIZED SIGNATORY

 Date: 28/01/2026
 Place: Navi Mumbai


PROFORMA 'D'
FINANCIAL STATUS OF THE DEVELOPER

1. Name of the Bidder: **M/s. Shree Sai Developers**
2. Turnover Certificate: **Annexure "B"**
3. The profit and Loss & turnover Statements of last three years (Rupees Crores)

Year	Value of Construction Works (in crores)
2022-23	21,17,66,438
2023-24	70,94,72,502
2024-25	122,07,48,044

Net Profit	Before Tax	After Tax
a) Current Period: 2025-2026	Not Applicable	
b) During the last year – FY 2024-2025	13,17,17,653	8,54,67,634
c) During each of the three previous financial Years 2024-25	Please refer to Annexure "B"	
2023-24		
2022-23		

4. Net Worth statement duly certified by CA shall be submitted –
Annexure 'B'.
5. Developer's financial arrangements (Mention amount in Rupees)
 - a) Own Resource – **50%**
 - b) Bank – **0%**
 - c) Others (Specify) – **50%**

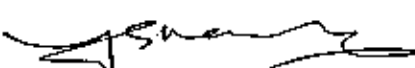



[Handwritten Signature]

6. Certificate of financial soundness from bankers of Developers.
Name, address of Nationalized Bank providing credit line/Solvency certificate
 - a) Total amount of credit line (Attach certificate from the Bank) – **Annexure 'B'**
 - b) Solvency certificate from Nationalized bank – **Annexure 'B'**

7. Approximate value of works in hand – **2650.75 Crore**

FOR SHREE SAI DEVELOPERS

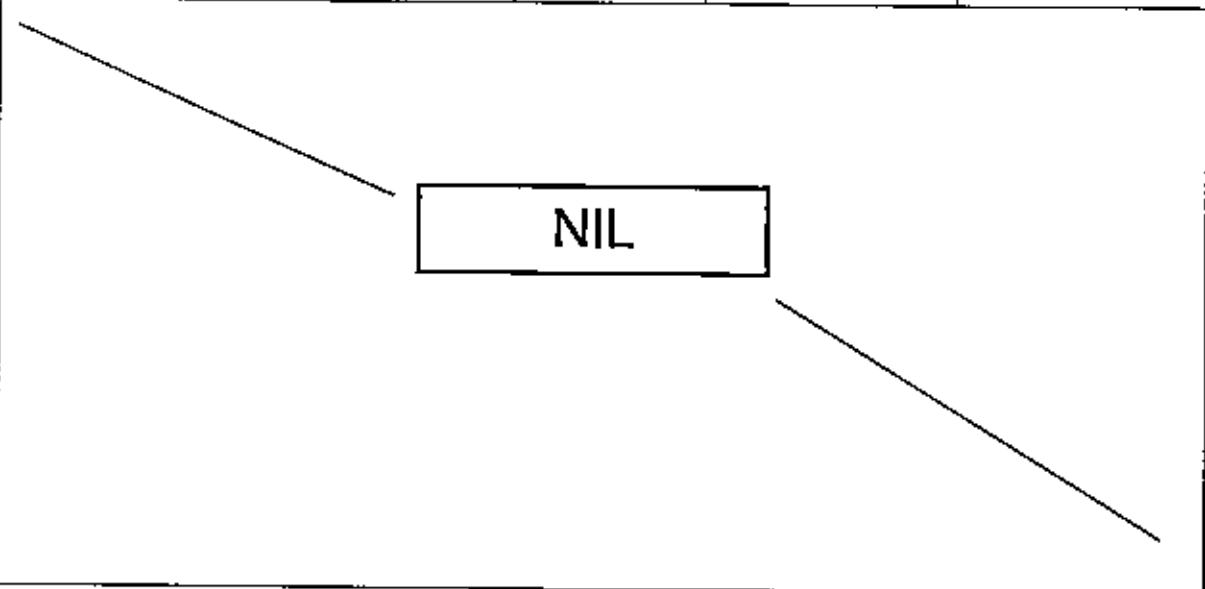

AUTHORIZED SIGNATORY



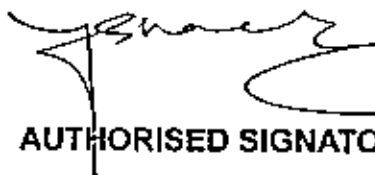
PROFORMA 'E'
LITIGATION HISTORY

Name of the bidder: **M/s. Shree Sai Developers**

The Bidder, including each partner of a joint venture, should provide Information on any history of litigation or arbitration resulting from contracts executed in the last five years and currently under execution. A separate sheet should be used for each partner of a Joint Venture.

Award for/ Against the Bidder	Name of the Client, cause of litigation and matter in Dispute.	Dispute amount (current value)	Actual amount awarded or decision or dispute	All pending litigations.
 <p style="text-align: center; font-size: 2em;">NIL</p>				

FOR SHREE SAI DEVELOPERS



AUTHORISED SIGNATORY



Date: 28/01/2026

Place: Navi Mumbai

PROFORMA 'F'

DECLARATION FOR SITE VISIT AND REGULATIONS

To,
Hon. Chairman/Secretary,
Five Gardens CHSL, 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 hereby solemnly declare that I/We have visited the site of work personally and have made myself/ourselves fully conversant of the conditions therein and in particular the following.

- a. Topography of the area.
- b. Soil strata at Site of Work.
- c. Sources and availability of construction materials.
- d. Rates for construction materials, water, electricity including all local taxes, royalties, GST etc.
- e. Availability of local labour (both skilled and unskilled) and relevant labour rates and labour laws.
- f. Existing roads, approaches, pathways to the site of work.
- g. Trees, shrubs, bushes, debris etc. required to be removed for site clearance
- h. Need of dewatering/pumping etc.
- i. 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.
- j. Any other condition, which may affect the offer.


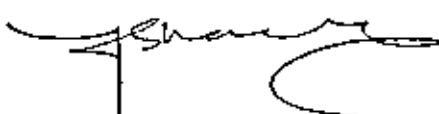


k. Space for stacking of material, stores, offices, labour camp, and maneuverings of men, material and equipment.

l. Rules and regulations of CIDCO, NMMC and other authorities regarding redevelopment project. m. Draft D.P. published by NMMC.

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.

FOR SHREE SAI DEVELOPERS



AUTHORISED SIGNATORY

Date: 28/01/2026

Place: Navi Mumbai