



BID EVALUATION REPORT

Submitted on: 23/03/2026

REDEVELOPMENT OF
HIMGIRI CO OP
HOSING SOCIETY

Sector 03, SANPADA,
Navi Mumbai, 400705.

PMC

Urban Analysis & Solutions
Consultancy Services



SR NO	Description	Page No
1	Introduction	2
2	Tender Process	2
3	Bidders	2
4	Eligibility Criteria	3
5	Observations at Bid Opening	3
6	Detailed Evaluation of 12 Bidders.	4
	1. Satyam Realty	5-7
	2. E.V Homes Construction Private Limited	8-11
	3. Kamdhenu Builders & Developers	12-15
	4. Sai Kripa (Rudra Developers)	16-17
	5. Akshar Avenues	18-21
	6. M/S KGI Realty Pvt Ltd	22-25
	7. Maithili Builders Private Limited	26-28
	8. Oakwoods Corporation (Platinum Group)	26-31
	9. NeelSidhi Associates LLP	32-35
	10. Shree Venkatesh Buildcon Pvt Ltd	36-39
	11. M/paradise Infra-con Pvt Ltd	40-42
	12. Bhagwati Habitat LLP	43-45
7	Evaluation Outcome of Technical Bid	45
8	Conclusion & Recommendation	46
13	Comparative statements	32



BID EVALUATION REPORT

**Himgiri Co-operative Housing Society Ltd.,
Sanpada, Navi Mumbai**

1. Introduction

This report presents the evaluation of the bids submitted for the redevelopment of HIMGI Co-operative Housing Society Ltd., Sector 3, Sanpada, Navi Mumbai. The purpose of this evaluation is to assess the eligibility, technical credentials, and comparative strengths as well as offers of the bidders as per the tender conditions.

2. Tender Process

- Tender Notice Published: Maharashtra Times & Times of India on 01st Feb 2026
- Bid Purchase date: 01st Feb 2026 to 14th Feb 2026
- Bid Purchased by 17 Developers
- Submission Date: 21th Feb 2026
- Bids Received: 12 Developers
- Technical Bid Opening: 22nd Feb 2026 at Society in presence of society members, PMC & Developers Representatives.

3. Bidders

The following 12 developers submitted their bids before the timeline:

- 1. Satyam Realty**
- 2. E.V Homes Construction Private Limited**
- 3. Kamdhenu Builders & Developers**
- 4. Sai Kripa (Rudra Developers)**
- 5. Akshar Avenues**
- 6. M/S KGI Realty Pvt Ltd**
- 7. Maithili Builders Private Limited**
- 8. Oakwoods Corporation (Platinum Group)**
- 9. NeelSidhi Associates LLP**
- 10. Shree Venkatesh Buildcon Pvt Ltd**
- 11. M/paradise Infra-con Pvt Ltd**
- 12. Bhagwati Habitat LLP**



4. Eligibility Criteria.

- **The eligibility criteria were based on the following key requirements:**
- The BIDDER may be
 - (i) An individual/Proprietor
 - (ii) A Registered partnership firm, o r
 - (iii) A Company incorporated under the Companies Act, 1956 or A body corporate.
- Office presence in Mumbai/Navi Mumbai
- EMD of Rs. 25 Lakhs
- Atleast one Ongoing, Redevelopment projects with minimum plot area 6440.42 sqmt and
- Atleast three Completed projects with minimum plot area 4000 sqmt to 6440.42 sqmt
- Average Annual Turnover $\geq$ Rs. 100 Cr and group of Companies Turnover $\geq$ Rs. 250 Cr
- Net Worth $\geq$ Rs. 100 Cr & Bank Solvency of Atleast 300 Cr.
- Disclosure of loans & liabilities, No NPA certificate

5. Observations at Bid Opening:

- Out of the total **12 bidders** who participated in the tender process, **11 bidders have submitted the Earnest Money Deposit (EMD) of ₹25,00,000/- in the prescribed format** as stipulated in the tender document.
- However, **M/s. Bhagwati Habitat LLP has not submitted the EMD in the prescribed format.** Instead, they have **directly transferred an amount of ₹25,00,000/- (Rupees Twenty-Five Lakhs Only) to the Society's bank account.**



6. Detailed Evaluation of twelve (12) Bidders.

- **Scrutiny of the documents submitted by the Twelve (12) bidders has been carried out. During the scrutiny, certain shortfalls /Discrepancies were observed in their submissions.**
- **In scrutiny for work experience CC, OC, Details Submitted to MAHA RERA, partnership deeds have been checked. For financial credential, Turnover certificate, Net worth certificate, Bank solvency, loan discloser, No NPA certificate has been checked.**
- **Accordingly, the bidders have been instructed to submit the requisite documents / clarifications to rectify the shortfalls.**
- **The Detailed scrutiny sheet of all available documents is enclosed separately for reference. The bidder wise abstract of the same is as under.**



6.1 Satyam Realty

CRITERIA	DETAILS
Type of Firm	Private Limited Company
The Bidder should have his office in Mumbai or Navi Mumbai.	Shop No.1 & 2, Satyam Harmony, Sector-9, Koperkhairne, Navi Mumbai -400709
At least 03 Completed Work with Minimum Plot Area of 4000 sqmt to 6440.42 sqmt	Satyam Imperial Heights, Plot No.11, Sector-11, Ghansoli Plot Area: 13027.78 Sq.mt BUA: 19541.66 Sq.mt Satyam Builders and Developers Satyam Pride, Plot No 140 B, Sector 1S, New Panvel Plot Area: 5999.99 Sq.mt BUA: 9359.98 Sq.mt M/s Satyam Realty
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	No Redevelopment Project with Minimum Plot Area of 6440.42 Sq.mt
NO NPA Certificate	CA certificate stating no loan of Satyam Realty Submitted CA Certificate of Sister Concern Company Not Submitted
Disclosure of Loans, Liabilities, Charges.	CA certificate stating no loan of Satyam Realty Submitted CA Certificate of Sister Concern Company Not Submitted
Net Worth Certificate Minimum of Rs. 100 Cr	Rs.95 Cr
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Rs.74.26 Cr
Bank Solvency Rs.300 Cr	Rs.43.26 Cr



FINANCIAL OFFER – SATYAM REALTY	
ADDITIONAL CARPET AREA	150 % Rera i.e. 142% MOFA, Further half of natural terrace as carpet area for the flats with terrace.
PARKING	1BHK/2BHK/SHOP 1 No Four-Wheeler 3BHK 2 Nos Four-Wheeler Visitor and two-wheeler Parking: As per Rule
RENT	Residential Rs. 100 /- Per Sq. ft Commercial Rs.200 /- per Sq. ft
NON-REFUNDABLE DEPOSIT	03 Months' Rent as nonrefundable Deposit for transit accommodation
SHIFTING /RESHIFTING	Rs. 30,000/- for shifting and reshifting
BROKERAGE	One Month Rent
CORPUS FUND	Rs.2,00,000 /- Execution: -% Vacating: 25% Possession: 75%
BANK GUARANTEE	Rs.1 Cr and 4 Flat mark as lien in favour of society
FUND ARRANGEMENTS	Not mentioned Own: -% Bank: -% Other: -%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - We will assist Society for taking possession of flats from the dissenting members

	Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Yes The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - Shall Discussed at later stage The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - Shall Discussed at later stage during Planning
Discount to Members	Discount on additional area wanted by existing members: - Shall Discussed at later stage Maximum CA on Discount will be available: - Shall Discussed at later stage Compensation Rate for the more or Lesser Area: - Shall Discussed at later stage Compensation Desiring to sell prior to demolition: - Shall Discussed at later stage

Remarks -The bidder has submitted the offer of additional CA @ 142 % Mofa with ½ terrace to terrace flat, but does not comply with the major technical and financial eligibility criteria specified in the tender document, including completed projects, redevelopment project experience, financial turnover, net worth, bank solvency, and submission of No NPA Certificates and loan disclosure statements of all associated companies as required.

Therefore, we are of the opinion that the bid may not be considered for further stages of the redevelopment selection process.



6.2. E.V Homes Construction Private Limited

CRITERIA	DETAILS
Type of Firm	Private Limited Company
The Bidder should have his office in Mumbai or Navi Mumbai.	212, Vardhaman Chambers, A -wing, Plot No.84, Sector 17, Vashi, Mumbai-400703.
At least 03 Completed Work with Minimum Plot Area of 4000 sq. M to 6440.42 sq.M	Experience of completion of green field & Redevelopment projects one Completed Work on plot area 3976 Sq.mt & others are on less plot area in recent years
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	Shraddha CHS, Plot No-10, Sec-10, Vashi, Navi Mumbai Plot Area: 10390.377 Sq.mt BUA: 50698.660 Sq.mt EV Homes Construction Pvt Ltd
	Nerul Sea View & Evergreen CHS, Sector 6, Nerul, Navi Mumbai 400709 Plot Area: 7050.1 Sq.mt BUA: 33790 Sq.mt EV Homes Construction Pvt Ltd
	Vishwa shanti CHS, Sector-8, Nerul, Navi Mumbai 400709 Plot Area: 6652 Sq.mt BUA: 31449 Sq.mt EV Homes Construction Pvt Ltd
	Jai Maharashtra, Condominium No.04, Building 31 to 46, Plot No.04, Sector-09, Vashi, Navi Mumbai, Sector-09, Vashi, Navi Mumbai Plot Area: 7165.96 Sq.mt BUA :34389.607 Sq.mt EV Homes Construction Pvt Ltd
NO NPA Certificate	Submitted -Bajaj Finance limited Rs.20 Cr Paid - 30th Jan 2026.

Disclosure of Loans, Liabilities, Charges.	Attached Below in details
Net Worth Certificate Minimum of Rs. 100 Cr	Rs.102 Cr M/s E. V. Homes Construction Private Limited
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Rs. 112.14 Cr EV Homes Constructions Private Limited
Bank Solvency Rs.300 Cr	Rs.100 Cr E. V. Homes Construction Private Limited

Disclosure of Loans, Liabilities, Charges.							
Sr. No.	Name of Borrowing Entity	Type of Loan	Start Date	End Date	Sanctioned Amount	Loan Sanction Date	Loan Outstanding as on 28-02-2026
1	Infina Finance Pvt. Ltd.	Term Loan	27-03-2025	26-03-2030	Rs.1.15 Cr	27-03-2025	Rs.67,96,14,163
2	Axis Bank	Term Loan	22-04-2025	21-04-2028	Rs.1.36 Cr	22-04-2025	Rs.1,25,56,17,533
3	ICICI Home Finance	Term Loan-1	01-04-2024	31-09-2026	Rs.8.12 Cr	01-04-2024	Rs.2,00,60,901
4	ICICI Home Finance	Term Loan-2	01-04-2024	31-03-2026	Rs.3.73 Cr	01-04-2024	Rs.16,99,667
5	ICICI Home Finance	Term Loan-3	01-04-2024	31-06-2027	Rs.5.63 Cr	01-04-2024	Rs.2,73,17,023
6	ICICI Home Finance	Top Up Loan	19-11-2025	19-11-2028	Rs.15 Cr	19-11-2025	Rs.14,16,66,705

Total Sanctioned Amount: Rs. 2,12,59,75,992



FINANCIAL OFFER- E. V. Homes Construction Private Limited	
ADDITIONAL CARPET AREA	Residential - 145 % MOFA Commercial - 100 % MOFA Nothing is mentioned for terrace flats & extension area
PARKING	1BHK/2BHK/SHOP - 1 No 3BHK - 2 Nos Visitor Parking: As per Rule Two-Wheeler Parking As per provision of UDCPR
RENT	Residential Rs. 100 /- Per Sq. ft Commercial Rs.200 /- Per Sq. ft
REFUNDABLE DEPOSIT	03 Months' Rent
SHIFTING /RESHIFTING	Rs.15,000 /- Each Side
BROKERAGE	One Month Rent for each of 11 Months
CORPUS FUND	Rs.1,50,000 /- Execution: -% Vacating: -% Possession: 100 %
BANK GUARANTEE	20 % of Rehab Construction Cost
FUND ARRANGEMENTS	Own: 50 % Bank: 50% Other: -%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - No Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Yes, Entire Cost for incorporation of the names of existing members are not required. only new members liability shall be considered by the developer

	The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - No, will be mutually decided The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - If provision of UDCPR permits
Discount to Members	Discount on additional area wanted by existing members: - Rs 1000/- per Sqft carpet area over launch price Maximum CA on Discount will be available: - 5000 Sqft Compensation Rate for the more or Lesser Area: NA Compensation Desiring to sell prior to demolition: - NA

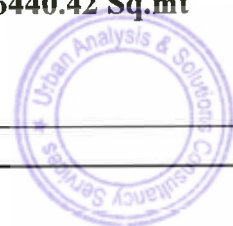
Remarks:

The bidder satisfies the technical and financial criteria specified in the tender document with respect to redevelopment experience, ongoing projects, net worth, and turnover except Bank Solvency & completed projects criteria. However, considering the bidder's capability to undertake large redevelopment projects, particularly those involving CIDCO-constructed buildings, and noting that the firm is a single-family company without multiple partnerships, along with the offer submitted, it is our opinion that E.V. Homes Construction Private Limited may be considered for the next stage of the selection process.



6.3. Kamdhenu Builders & Developers

CRITERIA	DETAILS
Type of Firm	Partnership Company
The Bidder should have his office in Mumbai or Navi Mumbai.	1603/04/05/06 Kesar Solitaire, Palm Beach Road, Sector-19, Sanpada, Navi Mumbai-400705
At least 03 Completed Work with Minimum Plot Area of 4000 sqmt to 6440.42 sqmt	Excelenia, Plot No.25, Sector-47, Dronagiri Plot Area: 4038.77 Sq.mt BUA: 6055.081 Sq.mt M/s Kamdhenu Devkrupa Realtors LLP
	Kamdhenu Gardenia, Residential cum Commercial Building No.1 to 14 & Club House no .41/1,42/2, 42/3,42/5,43/1,2 at Koyanavele Plot Area: 14480 Sq.mt BUA: 14479.9 Sq.mt Kamdhenu Lifespaces
	Kamdhenu Grandeur, Plot No 18 +25, Sector-08, Sanpada Plot Area: 4367.61 Sq.mt BUA: 20845.467 Sq.mt Kamdhenu Lifespaces
	Sai Shakat, Plot No.09, Sector-06, Kharghar Sai Shakat, Plot Area: 14106.37 Sq.mt BUA: 21035 Sq.mt M/s Sai Shirdi Construction
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	No Redevelopment Work Above 6440.42 Sq.mt



NO NPA Certificate	Loan No - ABFMU2TER00001004620 (Kamdhenu Greens) TERM LOAN Rs.40 C r Status- paid Loan No -ABFMU2TER00001004718 (Kamdhenu Life spaces) Term Loan -30 Cr Status – Paid Loan No- ABFMU6TER00001002605 (Kamdhenu Life spaces) Term Loan Rs.70 C r Status – Paid
Disclosure of Loans, Liabilities, Charges. Net Worth Certificate Minimum of Rs. 100 Cr	List Attached Below (Certified on firms Letter head)
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Group of companies -Rs.209.68 Cr
Bank Solvency Rs.300 Cr	Group of companies- Rs.171.18 Cr
	Group of companies -Rs.325 Cr

Disclosure of Loans, Liabilities, Charges. Given on Firms Letter Head but unsigned								
Name of Lender	Loan Type	Name of Borrower	Project Name	Sanction Date	Sanction Amount	ROI	Disbursed Amount	Balance
Aditya Birla Capital Limited	LAP	Kamdhenu Builders & Developers	Kamdhenu Zenith	03-01-2023	40,00,00,000	12.00%	40,00,00,000	31,46,00,000
Aditya Birla Capital Limited	LAP	Kamdhenu Green	Kamdhenu Crown / Kamdhenu Pinnacle	21-12-2023	40,00,00,000	12.00%	35,37,00,000	
Aditya Birla Capital Limited	LAP	KSS Infra Heights Private Limited	Kamdhenu Conquest	20-12-2022	50,00,00,000	14.20%	50,00,00,000	45,81,00,000
Aditya Birla Capital Limited	Project Loan	Acurate Developers LLP	Kamdhenu 23 West-Grande	23-05-2025	10,00,00,000	11.50%	57,00,00,000	13,50,00,000

Aditya Birla Capital Limited	Project Loan	Kamdhenu Lifespaces	Vogue & Grandeur	07-06-2022	70,00,00,000	13.80%	70,00,00,000	
Aditya Birla Capital Limited	Project Loan	Kamdhenu Lifespaces	Vogue & Grandeur	15-04-2024	30,00,00,000	14.00%	30,00,00,000	
Aditya Birla Capital Limited	Project Loan	Concord Spaces	Kamdhenu Zeus	30-09-2023	80,00,00,000	12.00%	11,00,00,000	10,85,00,000
Bajaj Housing Finance Ltd.	Term Loan 40 Cr / Project Loan 85 Cr	Kamdhenu Realities	Not Decided	03-11-2025	1,25,00,00,000	13.00%	40,00,00,000	38,27,00,000

FINANCIAL OFFER- Kamdhenu Builders & Developers	
ADDITIONAL CARPET AREA	110% of the existing CA
PARKING	1BHK/2BHK/SHOP - 1 No Four-Wheeler/ 1 No two-wheeler 3BHK- 2 Nos Four-Wheeler / 1 No two-wheeler Visitor Parking: 5% (As per rules)
RENT	Residential -Rs. 100 /- Per Sq. ft Commercial- Rs.200 /- per Sq.ft
REFUNDABLE DEPOSIT	5 Months' Rent
SHIFTING /RESHIFTING	Rs. 30,000 /- Each Side
BROKERAGE	One Month Rent
CORPUS FUND	Rs.5,00,000 /- Schedule not mentioned
BANK GUARANTEE	20 % of Rehab Construction Cost
FUND ARRANGEMENTS	Not mentioned
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - Yes Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes

	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Yes, The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - Can be discussed. The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - As per architectural drawings
Discount to Members	Discount on additional area wanted by existing members: - Can be discussed Maximum CA on Discount will be available: - Not mentioned Compensation Rate for the more or Lesser Area: - Not mentioned Compensation Desiring to sell prior to demolition: - Not mentioned

Remarks:

The bidder partially satisfies the technical and financial criteria specified in the tender document with respect to completed projects, net worth, Bank solvency (group of companies) except redevelopment project experience and turnover. Also, the offer of carpet area is much less than the minimum demand by society.

Therefore, we are of the opinion that the bid may not be considered for further stages of the redevelopment selection process.



6.4. Sai Kripa (Rudra Developers)

CRITERIA	DETAILS
Type of Firm	Partnership Company
The Bidder should have his office in Mumbai or Navi Mumbai.	Survey no. 2/2 d koynaweale RTO, road, Taloja-2, Panvel, dist. Raigad -410-208.
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 sq.m	No Completed Project Above 4000 Sq.mt to 6440.42 Sq.mt
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	No ongoing Redevelopment Project of 6440.42 Sq.mt
NO NPA Certificate	Not Submitted
Disclosure of Loans, Liabilities, Charges.	Not Submitted
Net Worth Certificate Minimum of Rs. 100 Cr	Rs.12.68 Cr
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Rs.12.76 Cr
Bank Solvency Rs.300 Cr	Not Submitted

FINANCIAL OFFER- Sai Kripa (Rudra Developers)	
ADDITIONAL CARPET AREA	149% of the existing CA
PARKING	1 No Four-Wheeler / 1 No two-wheeler
RENT	Residential -Rs. 100 /- Per Sq. ft Commercial- Rs.200 /- per Sq. ft
REFUNDABLE DEPOSIT	5 Months' Rent
SHIFTING /RESHIFTING	Rs. 30,000 /- Each Side
BROKERAGE	One Month Rent for each of 11 Months

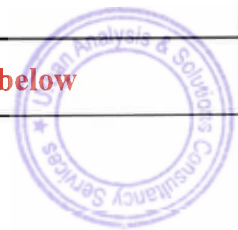
CORPUS FUND	Rs. 5,00,000 /- per member Execution: 33% Vacating: 33% Possession: 34 %
BANK GUARANTEE	20 % of Rehab Construction Cost
FUND ARRANGEMENTS	Own :100% Bank: -% Other: -%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - Yes Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Yes, The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - Yes The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - Yes
Discount to Members	Discount on additional area wanted by existing members: - 10% on saleable area Maximum CA on Discount will be available: - Not mentioned Compensation Rate for the more or Lesser Area: - As per market rate Compensation Desiring to sell prior to demolition: - As per market rate

Remark- Based on the above observations, we are of the opinion that the bidder is not eligible for further participation in the selection process due to non-fulfillment of the mandatory eligibility criteria and non-submission of the required documents as specified in the tender conditions.



6.5. Akshar Avenues

CRITERIA	DETAILS
Type of Firm	Partnership Company
The Bidder should have his office in Mumbai or Navi Mumbai.	Ground Floor, O-Wing, office No.0047, Plot No-03, Sector-25, Akshar Business Park, Vashi, Navi Mumbai, Thane, Maharashtra -400703.
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 Sq.m	Green World, group No 242, Plot No.1, Digha Plot Area: 37317.00 Sq.mt BUA: 55975.50 Sq.mt Western Indian Tanneries Co. Ltd group & Akshar Space Pvt Ltd Hari B Mujat Patel, Shri Bachubhai Patel
	Sai Radiance, Plot No.51,60, 61Sector-15, CBD, Belapur Plot Area: 11861 Sq.mt BUA: 17616.65 Sq.mt Akshar Developer
	One Akshar, plot No,07, Sector-13, Sanpada Plot Area: 4902.410 Sq.mt BUA: 7353.580 Sq.mt Akshar Realtors
	Shreeji Heights, Plot No.1A,1B & 1C, Sector-46A, Nerul Plot Area: 11861 Sq.mt BUA: 17616.65 Akshar Developer
	Plot No 3, Sector-25, Vashi
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	Chandrolok CHS, Plot No -07, Sector-10, Koparkhairne tor-10, Koparkhairne Plot Area: 8166 Sq.mt, BUA: 39360 Sq.mt Akshar Realators
NO NPA Certificate	Nil/ Submitted
Disclosure of Loans, Liabilities, Charges.	Submitted List Attached below



Net Worth Certificate Minimum of Rs. 100 Cr	Group of companies -Rs.635 r
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Group of companies - Rs.277.97 Cr
Bank Solvency Rs.300 Cr	Rs.259.75 Cr

Disclosure of Loans, Liabilities, Charges.					
Sr. No.	Name of Entity	Lender Name	Sanctioned Amount	Disbursed Amount	Outstanding Balance Payable till February 2026
1	Akshar Realtors	Hinduja	4.55	4.55	1.19
2	Akshar Commercial Complex LLP	Axis Bank	43.88	14.31	42.63
3	Akshar Developers	ICICI Bank	10.00	10.00	6.14
4	Akshar Developers	Kotak Bank	4.01	3.95	3.61
5	Akshar Developers	Axis Finance Ltd	150.00	145.50	128.600
6	Akshar Developers	Axis Bank	65.00	59.59	38.68
7	Akshar Developers	Suryodaya Bank	9.50	9.50	9.21
8	Akshar Developers	Suryodaya Bank	7.75	7.75	7.58
9	Akshar Landscape Pitd	Kotak Bank	350.00	295.00	325
10	Akshar Dream Realty P Ltd	Motilal Oswal	170.00	105.00	155
11	Akshar Bhagwati Venture LLP	Axis Bank	154.00	59.44	63.44
	Total		968.69	714.59	781.07

FINANCIAL OFFER- AKSHAR AVENUES	
ADDITIONAL CARPET AREA	148 % of the existing CA Mentioned as, only after going through the O.C & C.C Documents we will be able to let you know the extent of increment possible for us
PARKING	1BHK/2BHK-1No 3BHK -1 No Visitor Parking: As per Rule Two-Wheeler Parking As per availability after planning
RENT	Residential Rs. 100 /- Per Sq. ft Commercial Rs.200 /- per Sq. ft
REFUNDABLE DEPOSIT	5 Months' Rent
SHIFTING /RESHIFTING	Rs. 30,000 /- Each Side
BROKERAGE	One Month Rent for each of 11 Month
CORPUS FUND	Rs. 1200 /- Per Sq. ft Execution: 10% Vacating: 10% Possession: 80%
BANK GUARANTEE	Rs.5 Cr
FUND ARRANGEMENTS	Own :50 % Bank :25% Other :25%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - If we have 80 % Consent than yes or else No Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - only after vetting the existing records for backlogs or penalties The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - It will be divided on pro-rata basis

	The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - will entirely depend upon the planning feasibility
Discount to Members	Discount on market rate to existing members: - Rs.1000/- per Sq. ft on carpet Area Maximum CA on Discount will be available: - 50 Sq. ft Compensation Rate for the more or Lesser Area: - Rs.20,000 /- per sq. ft on existing carpet area Compensation Desiring to sell prior to demolition: - Rs.20,000 /- per sq. ft on existing carpet area

Remarks:

The bidder satisfies the technical and financial criteria specified in the tender document with respect to completed projects, & redevelopment experience, net worth, and turnover except Bank Solvency criteria. However, considering the bidder's 25 years of existence in Navi Mumbai, capability to undertake large projects, as well as the offer of additional CA submitted,

it is our opinion that Akshar Avenues may be considered for the next stage of the selection process subject to the submission of document such as bank solvency.



6.6. M/S KGI REALTY PVT LTD

joint Venture with Shraddha Prime Project Ltd and J prime Super Structure LLP

CRITERIA	DETAILS	
Type of Firm	Private Limited Company but submitted in JV of three companies, JV related documents not submitted. As per tender criteria JV is not permissible	
The Bidder should have his office in Mumbai or Navi Mumbai.	Plot No.650 (p) & 651 (P), Mezzanine Floor, Sagaria Apartment, Ulhasnagar-41003.	
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 sq.m		
	Greenfield Kohinoor Eden, 36/24, 36/23/3, Off Haji Malang Road Kalyan Plot Area: 8438 Sq.mt BUA: 40236.94 Sq.mt 40236.94 Sq.mt KGI REALTY PRIVATE LIMITED	Redevelopment Shraddha Evoque, land bearing No.112(pt),112/1,112/2,103(pt), Bhandup Plot Area: 10742 Sq.mt BUA: M/s Shraddha Landmark Pvt LIMITED
	Kohinoor Prime,2447, Unit no. 198, Section 7- B, Sheet no 83 Shahad Plot Area: 4600.29 Sq.mt BUA: 19133.28 Sq.mt KGI UNIVERSAL LLP	Shraddha Vardhan, plot bearing CTS No.374, 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 & 2, 384, 373A/37F(pt), 3734/37C(F), 389, 389/1 t 7, 390, 390/1 to 6, 392, 393, 393/1 t, 8, 401, 401/1 to 4, 402, 402/1 to 4, Kanjur Plot Area : 11657.34 Sq.mt

		BUA: 111482.72 Cr M/s Shraddha Landmark Pvt LIMITED
		Shraddha Classic, CTS No 49,49/1 to B,73,73/1 TO 4,74,74/1 TO 7 & 80, Kanjur, Bhandup Plot Area: 7110 Sq.mt BUA: 46451.1 Sq.mt M/s Shraddha Landmark Pvt LIMITED
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	Shraddha Park, C.T.S. No. 2157/A, 2158/A, 2292/A/1 Borivali Plot Area: 12760.3 Sq.mt BUA: 30335.22 Sq.mt Shraddha Prime Projects Limited	
	Sharddha Paradise ,63/2,3(pt.),4,5,7,10(pt.), Borivali Plot Area: 8114.4 Sq.mt BUA: 35321.66 Sq.mt Shraddha Prime Projects Limited	
NO NPA Certificate	Nil / C.A Certificate Submitted	
Disclosure of Loans, Liabilities, Charges.	Submitted as no loan by the developer	
Net Worth Certificate Minimum of Rs. 100 Cr	Rs.519.93 Cr	
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Rs.144.93 CR	
Bank Solvency Rs.300 Cr	Rs.50 Cr	



FINANCIAL OFFER- M/S KGI REALTY PVT LTD	
ADDITIONAL CARPET AREA	Residential -170 % Rera CA i.e. 162% MOFA Commercial – 150% Rera CA i.e. 143 % MOFA
PARKING	1 No Still Parking
RENT	Residential Type 1 to type 4 - Rs.17,000 /- Type 5 to Type 9 - Rs. 25,000 /- Type 10 to Type 11 - Rs.30,000 /- Type 12 to Type 16 - Rs.40,000 /- Type 17 to Type 19 - Rs.45,000 /- Type 20 to Type 23 - Rs.48,000 /- Commercial Type 1 (4 Units)- 30,000 /- Type 2 (2 Units)- 30,000 /-
REFUNDABLE DEPOSIT	5 Months' Rent
SHIFTING /RESHIFTING	Rs. 20,000 /- One way
BROKERAGE	One Month Rent
CORPUS FUND	Rs.5,00,000 /- Execution: -% Vacating: -% Possession: 100%
BANK GUARANTEE	20 % of Rehab Construction area total value
FUND ARRANGEMENTS	Own: 60 % Bank: 20 % Other :20%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - Not Mentioned Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Not Mentioned Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Not Mentioned Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Not Mentioned The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - Not Mentioned

	The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. - Not Mentioned
Discount to Members	Discount on market rate to existing members: - 10 % Market Value (Saleable) Maximum CA on Discount will be available: - 50 Sq. ft carpet Area Compensation Rate for the more or Lesser Area: - Not Mentioned Compensation Desiring to sell prior to demolition: - Not Mentioned

Remarks:

As per Bid eligibility JV proposals are not eligible & needs office in Navi Mumbai. But the bidder has submitted proposal in JV of 03 companies & having office in Ulhasnagar. Does not have any project in Navi Mumbai.

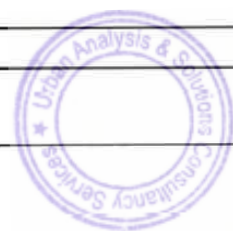
Further the bidder although complies the criteria with respect to completed project, turnover & Networth except the criteria of redevelopment experience and bank solvency, as well as the offer of additional CA submitted is unrealistic, financially unsustainable and therefore the viability of offer is doubtful.

Therefore, we are of the opinion that the bid may not be considered for further stages of the redevelopment selection process.



6.7. Maithili Builders Private Limited

CRITERIA	DETAILS
Type of Firm	Private Limited Company
The Bidder should have his office in Mumbai or Navi Mumbai.	1401-1405, Maithili Signet, Plot No.39/4, Sector-30A, Vashi, Navi Mumbai
At least 03 Completed Work with Minimum Plot Area of 4000 sqmt to 6440.42 sqmt	One completed project more than 4000 sqmt and others are less than 4000 sqmt as per documents submitted Emerald Bay, Plot No. R-3/B, Sector-14, Nerul, Navi Mumbai Plot Area: 7190.1 Sqmt, BUA: 10785.15 Sq.mt MIKONIC STRUCTURES
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	Sagar Co-operative Housing Society, Condominium No.8, Sector-10, Koparkhairane Plot Area: 8166.38 Sq.mt , BUA: 42406 Sq.mt MAITHILI BUILDERS PRIVATE LIMITED Substantial work completed
NO NPA Certificate	C.A Certificate Submitted
Disclosure of Loans, Liabilities, Charges.	Loan facilities have been availed from Aditya Birla Capital Limited amounting to Rs. 50 Crores and Rs. 18 Crores, bearing Reference No. ABMUMLAP000000834091 and Reference No. ABW_MLAP000000997921, respectively. The outstanding balances as on 28.02.2026 are as follows: 1. 1st Loan - Ref. No. ABMUMLAP000000834091 Outstanding amount as on 28.02.2026: Rs. 25.70 Crores 2. 2nd Loan - Ref. No. ABW_MLAP000000997921 Outstanding amount as on 28.02.2026: Rs. 14.87 Crores
Net Worth Certificate Minimum of Rs. 100 Cr	Rs.140 Cr
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Average annual turnover of last three years Rs213.42 Cr (i.e. of Last Year -280.42 Cr) of Group of Companies
Bank Solvency Rs.300 Cr	Rs.300 Cr



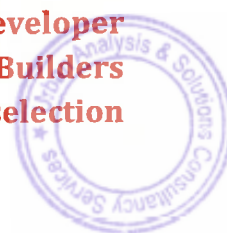
FINANCIAL OFFER- Maithili Builders Private Limited	
ADDITIONAL CARPET AREA	150 % of existing CA as per CIDCO Records CA for Terrace - 20 % of existing terrace area CA for CC/OC Extension - 40 % of OC/CC extensions CA
PARKING	1BHK/2BHK/SHOP- 1 No Four-Wheeler / 1 No two-wheeler 3BHK -2 Nos Four-Wheeler / 1 No two-wheeler Visitor Parking: As per Rule
RENT	Commercial -Rs.25,000 /- Per Month Residential- Rs.60 /- Per Sq. ft, Subject to minimum as below Rs.15,000/- @ 15.48 Sq.mt to 18.13 sq.m Rs.20,000 /- @ 23.44 Sq.mt to 27.59 Sq.mt Rs.25,000 /-@35.66 Sq.mt to 40.9 Sq.mt Rs.30,000 /-@ 43.1 Sq.mt to 65.91 Sq.mt
REFUNDABLE DEPOSIT	5 Months of 1st year rent towards refundable deposit
SHIFTING /RESHIFTING	Rs.10,000 /- Each Side
BROKERAGE	Two Months' Rent
CORPUS FUND	Rs. 2,50,000 /- per member Execution: % Vacating: % Possession: 100%
BANK GUARANTEE	Rs.05 crore in schedule plus lien of four 02 BHK Flats On vacant possession by members - Rs 1 Cr On Completion of Plinth - Rs 1 Cr On completion of 2 nd slab - Rs 1 Cr On completion of 5 th slab - Rs 1 Cr On completion of 8 th slab - Rs 1 Cr
FUND ARRANGEMENTS	Own: 40 % Bank: 40 % Other :20%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - Yes, agree to coordinate & take necessary steps to deal with the dissenting members, however shall bear and pay only litigation cost are directly attributable to developer. any litigation costs attributable to the society shall be born and paid by society

	Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes, but not for additional area purchased over and above our offer entire Cost for incorporation of the names of existing members as well as upcoming member sin the CIDCO/NMMC records. - The cost of incorporation of names of upcoming members shall born by the developer, however, any cost relating to records of existing members shall be borne by the existing society members The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - No The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. - No, cannot be committed as it is dependent on planning restrictions
Discount to Members	Discount on market rate to existing members: - To be Discussed Maximum CA on Discount will be available: - To be Discussed Compensation Rate for the more or Lesser Area: - To be Discussed Compensation Desiring to sell prior to demolition: - To be Discussed

Remarks:

The bidder satisfies the technical and financial criteria specified in the tender document with respect to redevelopment experience, ongoing projects, net worth, turnover & Bank Solvency except number of 03 completed projects criteria.

However, considering the bidder's capability to undertake large redevelopment projects, particularly those involving CIDCO-constructed buildings. Also, the offer submitted by the developer is highest amongst the all, it is our opinion that Maithili Builders Pvt Ltd shall be considered for the next stage of the selection process.



6.8. Oakwoods Corporation (Platinum Group)

CRITERIA	DETAILS
Type of Firm	Partnership Company
The Bidder should have his office in Mumbai or Navi Mumbai.	B-84, 8 TH Floor, Aggarwal Trade Centre, Plot No 62, Sector no.11, CBD, Belapur, Navi Mumbai ,400614.
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 sq.m	No Completed Work above 4000 Sq.mt
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	No Ongoing Redevelopment Project above 6440.42 Sq.mt
NO NPA Certificate	NIL C.A certificate Submitted
Disclosure of Loans, Liabilities, Charges.	Loans Availed as on 31 ST March 2025 Experio Ventures – Rs.63.50 Cr – Arka Fin cap Limited & Aditya Birla Housing Finance Palacio Ventures- Rs.64.40 Cr -Axis Finance ltd Platinum Lifespaces -24.67 Cr – Bajaj Housing Finance Limited Escaso Ventures – Rs.10.01 Cr – Motilal Oswal Home fin ltd
Net Worth Certificate Minimum of Rs. 100 Cr	Rs.668.05 Cr
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Rs.196.73 Cr
Bank Solvency Rs.300 Cr	Not Submitted



FINANCIAL OFFER- Oakwoods Corporation (Platinum Group)	
ADDITIONAL CARPET AREA	125 % Rera CA 30 % additional for Terrace 45 % additional for Extension Area
PARKING	1BHK/2BHK/SHOP - 1 No Four-Wheeler 3BHK - 2 Nos Four-Wheeler Visitor and two-wheeler Parking: As per Rule
RENT	Residential - Rs. 100 /- Per Sq. ft Commercial - Rs.200 /- per Sq. ft
REFUNDABLE DEPOSIT	3 Months' Rent Refundable adjusted in corpus fund
SHIFTING /RESHIFTING	Rs. 15,000/- Each Side
BROKERAGE	One Month Rent
CORPUS FUND	Rs. 3,00,000 /- Developer shall provide corpus fund at the time of O.C
BANK GUARANTEE	Rs. 5 Cr Schedule of release - 25 %- Completion of Plinth 25 %-on completion of 50 % RCC 25 %- on Completion of 100 % RCC 25%- on Application od O.C Certificate
FUND ARRANGEMENTS	Own: -50 % Bank: -% Other: -50 %
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - Yes, in coordination and help of the Society Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Yes, provided all names of existing members in CIDCO records The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized.

	- Allotment shall be done after finalization of plan and as per mutual discussion The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - Shall be provided as per Norms and Planning
Discount to Members	Discount on market rate to existing members: - Rate Rs.25,000/-per Sq. ft on Rera Carpet Area Maximum CA on Discount will be available: - 50 Sq. ft Rera Carpet Area Compensation Rate for the more or Lesser Area: - Rs.25,000/- Per Sq. ft Rera Carpet Area Compensation Desiring to sell prior to demolition: - Shall Not Purchase

Remarks:

The bidder partially satisfies the financial criteria specified in the tender document with respect to net worth only and does not fulfil the criteria such as Bank solvency, Turnover, completed projects, redevelopment project experience. Also, the offer of carpet area is much less than the minimum demand by society.

Therefore, we are of the opinion that the bid may not be considered for further stages of the redevelopment selection process.



6.9. NeelSidhi Associates LLP

CRITERIA	DETAILS										
Type of Firm	Limited Liability Partnership										
The Bidder should have his office in Mumbai or Navi Mumbai.	The Emerald, Office No.301, Plot No.195B, Sector-12, Vashi, Navi Mumbai, Maharashtra-400703										
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 sq.m	<table> <tr> <th>Greenfield</th><th>Redevelopment</th></tr> <tr> <td>NeelSidhi Ballarat, Plot No.40, Sector No.17, New Panvel (West). Plot Area: 5663.97 Sqmtrs BUA: 19210.89 Sqmtrs M/NeelSidhi Associates LLP</td><td>NeelSidhi Prime, Building No.C6/01 to C6/04 & C6/17, C6/18, C6/22, C6/23, C6/24, Sector-18, New Panvel (East), Navi Mumbai. Plot Area: 5833.31 Sq. Mtrs BUA: 5833.31 Sq. Mtrs M/NeelSidhi Properties</td></tr> <tr> <td>Neelsidhi Regalia, Plot No.22, Sector-11, New Panvel, Navi Mumbai. Plot Area: 6401.4 Sq. Mtrs BUA: 9601.99 Sq. Mtrs M/NeelSidhi Realities</td><td></td></tr> <tr> <td>Neelsidhi Orbit, Plot No.23, Sector-11, New Panvel. Plot Area: 4367.89 Sq. Mtrs BUA: 6547.19 Sq. Mtrs M/NeelSidhi Realities</td><td></td></tr> <tr> <td>NeelSidhi Infinity, Plot No.21, Sector-11, New Panvel. Plot Area: 4367.89 Sq. Mtrs BUA: 6547.19 Sq. Mtrs M/NeelSidhi Realities</td><td></td></tr> </table>	Greenfield	Redevelopment	NeelSidhi Ballarat, Plot No.40, Sector No.17, New Panvel (West). Plot Area: 5663.97 Sqmtrs BUA: 19210.89 Sqmtrs M/NeelSidhi Associates LLP	NeelSidhi Prime, Building No.C6/01 to C6/04 & C6/17, C6/18, C6/22, C6/23, C6/24, Sector-18, New Panvel (East), Navi Mumbai. Plot Area: 5833.31 Sq. Mtrs BUA: 5833.31 Sq. Mtrs M/NeelSidhi Properties	Neelsidhi Regalia, Plot No.22, Sector-11, New Panvel, Navi Mumbai. Plot Area: 6401.4 Sq. Mtrs BUA: 9601.99 Sq. Mtrs M/NeelSidhi Realities		Neelsidhi Orbit, Plot No.23, Sector-11, New Panvel. Plot Area: 4367.89 Sq. Mtrs BUA: 6547.19 Sq. Mtrs M/NeelSidhi Realities		NeelSidhi Infinity, Plot No.21, Sector-11, New Panvel. Plot Area: 4367.89 Sq. Mtrs BUA: 6547.19 Sq. Mtrs M/NeelSidhi Realities	
Greenfield	Redevelopment										
NeelSidhi Ballarat, Plot No.40, Sector No.17, New Panvel (West). Plot Area: 5663.97 Sqmtrs BUA: 19210.89 Sqmtrs M/NeelSidhi Associates LLP	NeelSidhi Prime, Building No.C6/01 to C6/04 & C6/17, C6/18, C6/22, C6/23, C6/24, Sector-18, New Panvel (East), Navi Mumbai. Plot Area: 5833.31 Sq. Mtrs BUA: 5833.31 Sq. Mtrs M/NeelSidhi Properties										
Neelsidhi Regalia, Plot No.22, Sector-11, New Panvel, Navi Mumbai. Plot Area: 6401.4 Sq. Mtrs BUA: 9601.99 Sq. Mtrs M/NeelSidhi Realities											
Neelsidhi Orbit, Plot No.23, Sector-11, New Panvel. Plot Area: 4367.89 Sq. Mtrs BUA: 6547.19 Sq. Mtrs M/NeelSidhi Realities											
NeelSidhi Infinity, Plot No.21, Sector-11, New Panvel. Plot Area: 4367.89 Sq. Mtrs BUA: 6547.19 Sq. Mtrs M/NeelSidhi Realities											
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	No ongoing Redevelopment work of 6440.42 Sq.mt										
NO NPA Certificate	Not Submitted										
Disclosure of Loans, Liabilities, Charges.	Attached below										
Net Worth Certificate Minimum of Rs. 100 Cr	Rs.603.91 Cr										
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Group of companies Rs.159.9 Cr										
Bank Solvency Rs.300 Cr	Rs.51 Cr										



Disclosure of Loans, Liabilities, Charges. **Certified on Builder Letter head**

Name of Financier	Sanction Date	Sanction Amount	Loan Amount	POS	Tenor	EMI	Applicant Name	Co-Applicant Name	Paid by (Account Name)	Bank Account Name
ADITYA BIRLA CAPITAL LTD	29.09.2023	50,00,00,000/-	250,000,000	12,79,07,771	61 MONTHS	-	NEELSIDHI LIFESPACELLP	NEELSIDHI ASSOCIATE LLP	KOTAK	KOTAK
BAJAJ HOUSING FINANCE LTD	06.07.2023	45,00,00,000/-	38,00,00,000/-	33,97,56,793/-	72 MONTHS	-	NEELSIDHI MOHAR RAISONI DEVELOPERS LLP	Raisoni Ventures Pvt. Ltd., Darshan Gopal Palan, Bharat Desadia, Vilas Madanlal Kothari	HDFC BANK LTD	NEELSIDHI MOHAR RAISONI DEVELOPERS LLP
MR. KALPESH J. PALAN	18.05.2023	45,00,000/-	45,00,000/-	21,73,958/-	60 MONTHS	92,000/-	MR. KALPESH J. PALAN	-	HDFC BANK LTD	NEELSIDHI ASSOCIATE LLP
MR. DARSHAN G. PALAN	10.05.2018	2,14,46,000/-	2,14,46,000/-	60,48,618/-	136 MONTHS	1,68,758/-	MR. DARSHAN G. PALAN	-	AXIS BANK	MR. DARSHAN G. PALAN
MR. DARSHAN G. PALAN	10.10.2017	1,71,74,994/-	1,71,74,994/-	66,05,516/-	133 MONTHS	1,76,764/-	MR. DARSHAN G. PALAN	-	AXIS BANK	MR. DARSHAN G. PALAN
MR. KALPESH J. PALAN	10.10.2017	1,73,89,872/-	1,73,89,872/-	52,97,538/-	135 MONTHS	1,76,272/-	MR. KALPESH J. PALAN	-	HDFC BANK LTD	NEELSIDHI ASSOCIATE LLP



FINANCIAL OFFER- NeelSidhi Associates LLP

CARPET AREA	Commercial -100 % Residential -140 % For Terrace flat – CA of existing 30 % For extension with CC and OC- CA of 35 % of extension For extension with CC only- CA of 25 % of extension
PARKING	1BHK/2BHK/SHOP 1 No Four-Wheeler / 1 No two-wheeler 3BHK 2 Nos Four-Wheeler / 1 Nos two-wheeler
RENT	1 RK- Rs.12,500 /- 1 BHK - Rs.16,500/- 2BHK - Rs.20,000 /- 3 BHK - Rs.24,000 /- Shops- Rs.20,000 /- 10 % Increment Every Year
REFUNDABLE DEPOSIT	Refundable Deposit 2 Months' Rent
SHIFTING /RESHIFTING	Rs. 30,000/- Both Side
BROKERAGE	Two Month Rent
CORPUS FUND	Rs.1,11,000 /- Execution: 25% Vacating: 25% Possession :50 %
BANK GUARANTEE	B.G – lien 10 Cr free sale flat B.G – Rs.5 Cr
FUND ARRANGEMENTS	Own: 40 % Bank: 40 % Other :20%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - Yes, Save and except the cost of litigation whether ongoing or prospective between any member or society would arise under the said redevelopment of existing building of the society Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes

	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Yes, save and except, if there are any pendency and issue prevalent upto the final handover of the existing premises the same will be borne and paid by the respective members The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - Yes, however it is hereby clarified that the lower floors will be occupied by the existing members and the higher floors will be earmarked for the free sale unit for prospective home buyers. The shops will be on the ground floor. The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - we would like to state that the same will be subject to planning
Discount to Members	Discount on market rate to existing members: - 10 % on the launch price Maximum CA on Discount will be available: - 50 Sq. ft Compensation Rate for the more or Lesser Area: - Rs.20,000 /- pe sq. ft on Rera Carpet Area Compensation Desiring to sell prior to demolition: - N.A

Remarks:

The bidder satisfies the technical and financial criteria specified in the tender document with respect to number of 03 completed projects, Network, except redevelopment experience criteria, turnover & Bank Solvency.

Also, the offer submitted by the developer is less than the expected by society.

So, it is our opinion that NeelSidhi Associates LLP shall not be considered for the next stage of the selection process.



6.10 Shree Venkatesh Buildcon Pvt Ltd

CRITERIA	DETAILS
Type of Firm	
The Bidder should have his office in Mumbai or Navi Mumbai.	Yes
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 sq.m	Venkatesh Graffiti phase 2 to 7: - Survey no 31/2/1 to 7, and 35/1b, Mundwa, Pune. Plot Area-30899.13 sq.m BUA-42536 sq.mt SHREE VENKATESH BUILDCON
	Venkatesh Skydale: -Survey No 20, Hingane Khurd, Sinhgad road, Pune. Plot Area-34114.25 sq.mt BUA-53063 sq.mt SHREE VENKATESH BUILDCON
	Venkatesh graffiti glover phase 1 & 2 Survey no 33/1b, Mundwa, Pune. Plot Area-8022.28 sq.mt BUA -34490.86 sq.mt SHREE VENKATESH BUILDCON
	Venkatesh Joynest phase 2 to 5: - Gat no. 33 & 33/2, Loni Kalbhore, Pune. Plot Area-7723.01 sq.mt BUA -9017.44 sq.mt SHREE VENKATESH BUILDCON
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	Sundar Nagar CHS, Kalina, Santacruz. Plot Area: 10558.74 Sq.mt BUA: 139353.40 Sq.mt
	LIC Nisarg Colony, Mulund. Plot Area: 23083.71 Sq.mt BUA: 116127.83 Sq.mt
	Prasanna Vastu & Unity CHS, Malad. Plot Area: 6572 Sq.mt BUA: 69676.70 Sq.mt
NO NPA Certificate	Nil C.A Certificate Submitted
Disclosure of Loans, Liabilities, Charges	Submitted Rs 270 Cr, List enclosed

Net Worth Certificate Minimum of Rs. 100 Cr	Rs. 205 Cr
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Rs. 409.84 Cr
Bank Sloveny Rs 300 Cr	Rs 256 Cr SBI

Disclosure of Loans, Liabilities, Charges		
Annexure - Details of Bank Lenders & Facilities		
Facility	Amount (Rs. Crore)	Name of Lenders
Proposed Term Loan	100	Not Applicable
Term Loan	75	Indian Overseas Bank
Term Loan	75	IDBI Bank Limited
Term Loan	10	IDBI Bank Limited
Term Loan	10	IDBI Bank Limited



FINANCIAL OFFER- 6.10 Shree Venkatesh Buildcon Pvt Ltd	
ADDITIONAL CARPET AREA	151 % Gross usable Rera carpet ie 145% MOFA CA Additional 20 % Gross usable Rera Carpet for Terrace and extension
PARKING	1BHK/2BHK/SHOP 1 No Four-Wheeler / 1 two-wheeler 3BHK 2 Nos Four-Wheeler / 1 Nos two-wheeler
RENT	Residential - Rs.80 /- per sq. ft Commercial - Rs.150 /- per sq. ft 10 % increment every year
REFUNDABLE DEPOSIT	3 Months' Rent
SHIFTING /RESHIFTING	Rs.50,000 /- Both Side
BROKERAGE	One month rent
CORPUS FUND	Rs.2,50,000 /- Schedule not mentioned
BANK GUARANTEE	20 % of Rehab Construction Cost or Rs.256 Cr Bank Solvency certificate from a nationalize bank
FUND ARRANGEMENTS	Not mentioned
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - Not mentioned Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer. - Yes Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Not mentioned The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - No The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - To be discussed as per design and layout

Discount to Members	Discount on market rate to existing members: - 10 % below project launch rate Maximum CA on Discount will be available: - 150 Sq. ft Compensation Rate for the more or Lesser Area: - 10 % below project launch rate (for 1 to 150 Sq. ft saleable area) Compensation Desiring to sell prior to demolition: - 10 % below project launch rate (for 1 to 150 Sq. ft saleable area)
----------------------------	--

Remarks:

The bidder satisfies the technical and financial criteria specified in the tender document with respect to 03 completed projects, redevelopment experience, ongoing projects, net worth, turnover except Bank Solvency. Also, the offer submitted by the developer is good.

Considering above, it is our opinion that Shree Venkatesh Buildcon Pvt Ltd shall be considered for the next stage of the selection process.



6.11 Paradise Infracon Pvt Ltd

CRITERIA	DETAILS
Type of Firm	Private Limited Company
The Bidder should have his office in Mumbai or Navi Mumbai.	4th, B-401, Persepolis, Plot No-74, Sector-17, Vashi -400706
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 sq.m	Sai World City Phase 1, Kolkhe, Panvel. Plot Area: 31473.48 Sq.mt BUA: 109301.8 Sq.mt M/s. Paradise Lifespaces LLP
	Sai Mannat, Plot No-1, 1-A, 1-B/1, 1-B/2, 1-B/2, 1-B/3, 1-B/6, Sector-34A, Kharghar Plot Area: 13759.550 Sq.mt BUA: 20152 Sq.mt M/s. Om Sai Construction
	Sai Symphony, Plot no-10 & 11, Sector-35F, Kharghar Plot Area :6299.52 Sq.mt BUA: 17625.28 Sq.mt M/s.Paradise Infra-con Pvt Ltd
Ongoing Redevelopment Work with Minimum Plot Area of 6440.42 Sqmt.	No ongoing Redevelopment work of 6440.42 Sq.mt
NO NPA Certificate	Submitted
Disclosure of Loans, Liabilities, Charges	Submitted
Net Worth Certificate Minimum of Rs. 100 Cr	Company -Rs. 45.50 Cr Rs.27.31 Cr (Manish Bathija) Rs.6.41 Cr (Madhu Bathija) Rs.19.67 (Amit Bathija) Total= Rs. 98.89 Cr
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Rs. 55.04 Cr
Bank Solvency Rs 300 Cr	Rs. 45.50 Cr

M/s Paradise Infra Con Pvt Ltd – Loan Disclosure

Sr. No.	Name of Project	Name of Lender	Amount (in Cr)
1	Sai Riverdale	Axis Finance Ltd	7.29
2	Sai Symphony	Axis Finance Ltd	45.00
3	Sai Palm View	Piramal Capital & Housing Finance Limited	100.00
4	Sai Perna	Bajaj Housing Finance Ltd	15.00
Total			167.29

FINANCIAL OFFER- Paradise Infracon Pvt Ltd	
ADDITIONAL CARPET AREA	Commercial -85 % Residential -85 % Residential + Terrace- C.A + 1/3 Terrace +85 % Residential + terrace +extension -C. A + 1/3 Terrace + Extension BUA/3 +85 %
PARKING	As per Rera Norms
RENT	Residential - Rs.75 /- per sq. ft Commercial -Rs.150 /- per sq. ft
NON-REFUNDABLE DEPOSIT	Refundable 4 Months Rent
SHIFTING /RESHIFTING	Rs.30,000 /- Both Side
BROKERAGE	One Month Rent One Time only
CORPUS FUND	Rs. 2,00,000 /- per member Execution: 25% Vacating: 25% Possession: 50%
BANK GUARANTEE	20 % OF Rehab construction cost
FUND ARRANGEMENTS	Own: 75 % Bank: 25 % Other: --%
BENEFITS	Entire Liability to deal with and take possession from the dissenting members shall be with developer. - No Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. - Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer - Yes Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. - Yes The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. - As per Norms Lottery System The Developer shall consider the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:18 Ft. - Subject to planning & Approvals from Authorities

Discount to Members	Discount on market rate to existing members: - 10 % on market rate Maximum CA on Discount will be available: - 100 Sq. ft Compensation Rate for the more or Lesser Area: - N.A Compensation Desiring to sell prior to demolition: - N. A
----------------------------	---

Remarks:

The bidder satisfies the technical criteria specified in the tender document with respect to number of 03 completed projects only, except redevelopment experience criteria, Networth, turnover & Bank Solvency.

Also, the offer submitted by the developer is very less than the expected by society.

So, it is our opinion that Paradise Infracon Pvt Ltd shall not be considered for the next stage of the selection process.



6.12. BHAGWATI HABITAT LLP

CRITERIA	DETAILS
Type of Firm	LLP Company
The Bidder should have his office in Mumbai or Navi Mumbai.	1306, Real Tech Park, Plot 39/2, Sector-30A, Vashi, Navi Mumbai Maharashtra
Atleast 03 Completed Work with Minimum Plot Area of 4000 sq.m to 6440.42 sq.m	Bhagwati green 1, Plot N0.06, Sector 23, Kharghar Plot Area - 8799.600 Sq.mt BUA - 13187.45 Sq.mt M/s Bhagwati Developers
	Bhagwati green 2, Plot N0.06, Sector 23, Kharghar Plot Area: 8351.870 Sq.mt BUA: 9110.8 Sq.mt M/s Bhagwati Developers
	Bhagwati green 3, Plot N0.03, Sector 23, Kharghar Plot Area: 8401.39 Sq.mt BUA: 9110.8 Sq.mt M/s Bhagwati Developers
	Shree Heritage, plot no 29,30,31,32,47,48,49 & 52 Sector-21 Kamothe Plot Area: 4899.80 Sq.mt BUA: 18706.05 Sq.mt M/s Bhagwati Enterprises
Ongoing Redevelopment Work with Minimum Plot Area of 4000 Sqmt.	No ongoing Redevelopment work of 6440.42 Sq.mt
NO NPA Certificate	Not Submitted
Disclosure of Loans, Liabilities, Charges.	Not Submitted
Net Worth Certificate Minimum of Rs. 100 Cr	Group of companies Rs.340.72 Cr
Average Annual Turnover of Minimum of Rs. 100 Cr, Group of Companies Rs.250 Cr	Group of companies Rs.367 Cr
Bank Solvency Rs.300 Cr	Group of companies Rs.256 Cr



FINANCIAL OFFER- BHAGWATI HABITAT LLP	
Additional CARPET AREA	Discrepancies in the statement enclosed. In one column it is mentioned as 71 % & 50%, But in one column, the unit wise proposed area table shows the equivalent CA considering following additional area , Residential -150% Commercial -80%
PARKING	Not Mentioned
RENT	18.130 Sq.mt to 17.900 Sq.mt - Rs.16,500 /- 24.860 Sq.mt to 26.810 Sq.mt - Rs.22,500 /- 37.440 Sq.mt /35.660 Sq.mt - Rs.26,500 /- 40.130 Sq.mt /46.660 Sq.mt /43.300 Sq.mt- Rs33,500 /- 49.090 Sq.mt -Rs.40,500 /- 50.550 Sq.mt to 59.840 Sq.mt -Rs.42,500 /- 13.670 Sq.mt / 17.890 -Rs.26,000/-
REFUNDABLE DEPOSIT	Four Month Rent
SHIFTING /RESHIFTING	Rs.40,000 /-Both Side
BROKERAGE	One Month Rent
CORPUS FUND	To be discussed
BANK GUARANTEE	Not Mentioned
FUND ARRANGEMENTS	Not Mentioned
BENEFITS	Not Mentioned
Discount to Members	Not Mentioned

Remarks:

The bidder has satisfied the technical and financial criteria specified in the tender document with respect to the requirement of three (03) completed projects, as well as net worth and turnover. However, the bidder does not possess redevelopment experience and has failed to submit essential documents such as Bank Solvency Certificate, No NPA Certificate, and Loan Disclosure.

Further, it is observed that the bid submission is improper and incomplete in several material aspects. Although the offer of additional Carpet Area (CA) submitted by the developer is higher than the Society's expectations, the financial bid proposal remains incomplete and lacks necessary clarity.



In view of the above deficiencies and the incomplete and unclear nature of the proposal, it is our considered opinion that M/s. Bhagwati Habitat LLP cannot be recommended for consideration at the next stage of the selection process. However, the Society may take an appropriate decision in this regard.

7. Evaluation Outcome of Technical Bid as well as financial Bid:

Upon detailed scrutiny of the documents pertaining to the fulfilment of technical and financial criteria, along with the various offers submitted by the bidders, and based on the outcome of the evaluation as recorded in the remarks at Sr. No. 6.1 to 6.12 above, we are of the opinion that the following bidders may be shortlisted for the further process of the redevelopment project:

- 1. Shree Venkatesh Buildcon Pvt. Ltd.**
- 2. Akshar Avenues**
- 3. Maithili Builders Pvt. Ltd.**
- 4. EV Homes Constructions Pvt. Ltd.**

This opinion has been formulated by the Project Management Consultant (PMC) based solely on the documents, information, and offers submitted and made available for scrutiny during the evaluation process.

This opinion is recommendatory in nature and intended to assist the society in its decision-making process. The final decision regarding the selection or shortlisting of the developer shall rest entirely with the members of the society.



Further, as per the provisions of the Maharashtra Co-operative Societies Act, 1960, the members of the society are empowered and entitled to take appropriate decisions in this regard, and this opinion shall not be construed as binding on the society or its members.

8. Conclusion & Recommendation

Considering the proper compliance of documents, work experience, financial and technical strength, consistency in execution of past projects, and the offers submitted by the bidders in line with the tender provisions,

we are of the opinion that the Society may proceed further with the selection of the above four developers for the next stage of the process, including site visits, Discussions, and related evaluations.

Further, as per the applicable Government Directives and the provisions of the Maharashtra Cooperative Societies Act, 1960, the final authority to take appropriate decisions regarding the selection of the developer rests with Society. The members of the Society shall exercise their powers in accordance with the Act, Rules, and applicable Government Resolutions while taking such decisions in the best interest of the Society.


Rajiv Mandakini Shashikant Gurav
Urban Analysis & Solutions Consultancy Services



URBAN ANALYSIS AND SOLUTIONS CONSULTANCY SERVICES
Shelton Sapphire, Plot No. 18 & 19 , Sector-15, CBD , Belapur , Navi Mumbai

HIMGIRI SANPADA

FINANCIAL BID

SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
1	Satyam Realty	150 % Rera Half of Natural Terrace as carpet area for the flats with terrace	1BHK/2BHK/SHOP 1 No four Wheeler 3BHK 2 Nos four Wheeler Visitor and two wheeler Parking : As per Rule	Residential Rs. 100 /- Per Sq.ft Commercial Rs.200 /- per Sq.ft	3 Months Rent Non Refundable	Rs. 30,000/- Both Side	One Month Rent	Rs.2,00,000 /- Execution : -% Vacating : 25% Possession : 75%	Rs.1 Cr and 4 Flat marke as lien in favour of society	Own : Bank : Other :-%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. We will assist Society for taking possession of flats from the dissenting members Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. Yes The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. Shall Discussed at later stage The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. Shall Discussed at later stage	Discount on market rate to existing members: To be Discussed Maximum CA on Discount will be available: To be Discussed Compensation Rate for the more or Lesser Area: To be Discussed Compensation Desiring to sell prior to demolition: To be Discussed
SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
2	E.V Homes Constructions pvt ltd	Residential 145 % MOFA Commercial 100 % MOFA	1BHK/2BHK/SHOP 1 No 3BHK 2 Nos Visitor Parking : As per Rule Two Wheeler Parking As per provision of UDCPR	Residential Rs. 100 /- Per Sq.ft Commercial Rs.200 /- per Sq.ft	3 Months Rent	Rs.15,000 /- Each Side	One Month Rent for each of 11 month	Rs.1,50,000 /- Execution : -% Vacating : -% Possession : 100 %	20 % of Rehab Construction Cost	Own : 50 % Bank : 50% Other :-%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. No Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. Yes, Entire Cost for incorporation of the names of existing members are not required only new member liability shall be considered by thr developer The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. No, will be mutually decided The Developer shall considered the	Discount on market rate to existing members: Rs.1000 /- Per Sq.ft Carpet Area Over Launch Maximum CA on Discount will be available: 5000 Sq.ft Carpet Compensation Rate for the more or Lesser Area: N.A Compensation Desiring to sell prior to demolition: N.A
SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
3	Kamdhenu Builders & Developer	110%	1BHK/2BHK/SHOP 1 No four Wheeler / two wheeler 3BHK 2 Nos four Wheeler / 1 1 Nos two wheeler Visitor Parking : 5%	Residential Rs. 100 /- Per Sq.ft Commercial Rs.200 /- per Sq.ft	5 Months Rent	Rs. 30,000 /- Each Side	One Month Rent	Rs.5,00,000 /- Execution : -% Vacating : -% Possession : %	20 % of Rehab Construction Cost	Own : Bank : Other :-%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Yes Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes	Entire Cos: for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. Yes The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. Can be Discussed The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. As per Architectural Drawings	Discount on market rate to existing members: To be discussed Maximum CA on Discount will be available: To be discussed Compensation Rate for the more or Lesser Area: To be discussed Compensation Desiring to sell prior to demolition: To be discussed



SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
4	Rudra Developers (Sai Krupa)	149%	1 Nos Four Wheeler / two wheeler	Residential Rs. 100 /- Per Sq.ft Commercial Rs.200 /- per Sq.ft	5 Months Rent	Rs. 30,000 /- Each Side	One Month Rent for each of 11 month	Rs. 5,00,000 /- per member Execution : 33% Vacating : 33% Possession : 34 %	20 % of Rehab Construction Cost	Own :100% Bank : -% Other : -%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Yes Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes	4	Discount on market rate to existing members: 10 % on salable Area Maximum CA on Discount will be available: As Per Market Rate Compensation Rate for the more or Lesser Area: As Per Market Rate Compensation Desiring to sell prior to demolition: As Per Market Rate
SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
5	Akshar Avenue	148 % only after going through the O.C & C.c Documents we will be able to let you know the extent of increment possible for us	1BHK/2BHK/SHOP 1 No 3BHK 1 Nos Visitor Parking : As per Rule Two Wheeler Parking As per provision of UDCPR	Residential Rs. 100 /- Per Sq.ft Commercial Rs.200 /- per Sq.ft	5 Months Rent	Rs. 30,000 /- Each Side	One Month Rent for each of 11 month	Rs. 1200 /- Per Sq.ft Execution : 10% Vacating : 10% Possession : 80%	Rs.5 Cr	Own :50 % Bank :25% Other :25%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. If we have 80 % Consent than yes or else No Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. only after vetting the existing records for backlogs or penalties The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. It will be divided on pro-rata basis The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. will entirely depend upon the planning feasibility	members: Rs.1000/- per Sq.ft on carpet Area Maximum CA on Discount will be available: 50 Sq.ft Compensation Rate for the more or Lesser Area: Rs .20,000 /- per sq.ft on existing carpet area Compensation Desiring to sell prior to demolition: Rs .20,000 /- per sq.ft on existing carpet area
SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
6	KGI Realty Private Limited	Residential 170 % Rera Commercial 150% Rera	1 Nos	Residential Type 1 to type 4 - Rs.17,000 /- Type 5 to Type 9 - Rs. 25,000 /- Type 10 to Type 11 - Rs.30,000 /- Type 12 to Type 16 - Rs.40,000 /- Type 17 to Type 19 - Rs.45,000 /- Type 20 to Type 23 - Rs.48,000 /- Commercial Type 1 (4 Units)- 30,000 /- Type 2 (2 Units)- 30,000 /-	5 Months Rent	Rs. 40,000 /- Both ways	One Month Rent	Rs.5,00,000 /- Execution : -% Vacating : -% Possession : %	20 % of Rehab Construction Cost	Own : 60 % Bank : 20 % Other :20%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Not Mentioned Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Not Mentioned Entire GST on the allotment of units and parking spaces to society members shall be with Developer Not Mentioned	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. Not Mentioned The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. Not Mentioned The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. Not Mentioned	Discount on market rate to existing members: 10 % Market Value (Saleable) Maximum CA on Discount will be available: 50 Sq. ft carpet Area Compensation Rate for the more or Lesser Area: Not Mentioned Compensation Desiring to sell prior to demolition: Not Mentioned



SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
7	Malthili Builders Pvt ltd	150 % Terrace - 20 % Extension - 40 %	1BHK/2BHK/SHOP 1 No four Wheeler / two wheeler 3BHK 2 Nos four Wheeler / 1 Nos two wheeler Visitor Parking : As per Rule	Commercial Rs.25,000 /- Per Month Residential Rs.60 /- Per Sq.ft Rs.15,000/- 15.48 Sq.mt to 18.13 sq.m Rs.20,000 /- 23.44 Sq.mt to 27.59 Sq.mt Rs.25,000 /- 35.66 Sq.mt to 40.9 Sq.mt Rs.30,000 /- 43.1 Sq.mt to 65.91 Sq.mt	5 Months of 1st year rent towards refundable deposit	Rs.30,000 /- Both Side	1 month rent of 1st year paid at start of 1st year 1 Month rent of 3rd year paid at start of 3rd year Total Two Months Rent as above for the entire duration of project	Rs.2,50,000/- Per Member Execution : -% Vacating : -% Possession :100 %	Rs.05 crore In schedule plus Ilen of four 02 BHK Flats On vacant possession by members – Rs 1 Cr On Completion of Plinth – Rs 1 Cr On completion of 2nd slab – Rs 1 Cr On completion of 5th slab – Rs 1 Cr On completion of 8th slab – Rs 1 Cr	Own : 40 % Bank : 40% Other :20%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Yes only those litigation costs that are directly attributable to us. Any Litigation cost attributable to the society shall be borne and paid by the society Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes but not for the additional area purchased over and above our offer	Entire Cost for incorporation of the names of existing members as well as upcoming membersin the CIDCO/NMMC records. The cost of Incorporation of names of upcoming members shall be borne by us, the developers. However, any costs relating to records of existing members, including past transfers or similar matters, shall be borne by the existing Society members. The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. No The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height:	Discount on market rate to existing members: To be Discussed Maximum CA on Discount will be available: To be Discussed Compensation Rate for the more or Lesser Area: To be Discussed Compensation Desiring to sell prior to demolition: To be Discussed
SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
8	OakWoods Corporation (Platinum Group)	125 % Rera 30 % additional for Terrace 45 % additional for Extension Area	1BHK/2BHK/SHOP 1 No four Wheeler 3BHK 2 Nos four Wheeler Visitor and two wheeler Parking : As per Rule	Residential Rs. 100 /- Per Sq.ft Commercial Rs.200 /- per Sq.ft	3 Months Rent Refundable	Rs. 30,000/- Both Side	One Month Rent	Rs. 3,00,000 /- Execution : -% Vacating : -% Possession : -% At the Time of O.C	Rs . 5 Cr 25 % - On Completion of plinth 25 %- on completion of 50 % RCC 25 %- on Completion of 00 % RCC 25 %- on Application of occupancy certificate	Own : 50 % Bank :- % Other :50%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Yes Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes	Entire Cost for incorporation of the names of existing members as well as upcoming membersin the CIDCO/NMMC records. Yes The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. -Allotment shall be done after finalization of plan and as per mutual discussion The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. - Shall be provided as per Norms and Planning	Discount on market rate to existing members: Rs.25,000 /- per sq.ft on Rera Carpet Area Maximum CA on Discount will be available: 50 % Sq.ft Rera Carpet Area Compensation Rate for the more or Lesser Area: Rs.25,000 /- per sq.ft on Rera Carpet Area Compensation Desiring to sell prior to demolition: N.A



SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
9	Neel Sidhi Associates LLP	Commercial 100 % Residential 140 % Residential + Terrace 30 % Residential + terrace +extension + C.C+O.C 35 % Residential + terrace +extension + C.C/No O.C 25 %	1BHK/2BHK/SHOP 1 No four Wheeler / 1 two wheeler 3BHK 2 Nos four Wheeler / 1 1 Nos two wheeler	1 RK- Rs.12,500 /- 1 BHK - Rs.16,500/- 2BHK - Rs.20,000 /- 3 BHK - Rs.24,000 /- Shops- Rs.20,000 /- 10 % Increment Every Year	2 Months Rent Refundable	Rs. 30,000/- Both Side	Two Month Rent	Rs.1,11,000 /- Execution : 25% Vacating : 25% Possession : 50 %	Rs.15 Cr 10 Cr- Lien over sale flats 5 Cr - Bank Guarantee	Own : 40 % Bank : 40 % Other :20%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Yes, Save and except the cost of litigation whether ongoing or prospective between any member or society would arise under the said redevelopment of existing building of the society Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes Entire Cost for incorporation of the names of existing members as well as upcoming membersin the CIDCO/NMMC records. Yes, save and except, if there are any pendency and issue prevalent upto the final handover of the existing premises the same will be borne and paid by the respective members The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. Yes , However it is hereby clarified that the lower floors will be occupied by the existing members and the higher floors will be earmarked for the free sale unit for prospective home buyers.the shops will be on the ground floor The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. we would like to state that the same will be subject to planning	Discount on market rate to existing members: 10 % on the launch price Maximum CA on Discount will be available: 50 Sq.ft Compensation Rate for the more or Lesser Area: Rs.20,000 /- pe sq.ft on Rera Carpet Area Compensation Desiring to sell prior to demolition: N.A	
SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
10	Shree Ventatesh Buildcon Pvt Ltd	151 % Gross usable carpet Additional 20 % Gross usable Rera Carpet for Terrace and extension	1BHK/2BHK/SHOP 1 No four Wheeler / 1 two wheeler 3BHK 2 Nos four Wheeler / 1 1 Nos two wheeler	Residential Rs.80 /- per sq.ft Commercial Rs.150 /- per sq.ft 10 % incement every year	3 Months Rent	Rs.50,000 /- Both Side	One month rent	Rs.2,50,000 /- Execution : -% Vacating : -% Possession : %	20 % of Rehab Construction Cost or Rs.256 Cr Bank Solvency certificate from a nationalize bank	Own : Bank : Other :-%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Not Mentioned Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes Entire Cost for incorporation of the names of existing members as well as upcoming membersin the CIDCO/NMMC records. Not Mentioned The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. No The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. To be discussed as per design and layout	Discount on market rate to existing members: 10 % below project launch rate Maximum CA on Discount will be available: 150 Sq.ft Compensation Rate for the more or Lesser Area: 10 % below project launch rate (for 1 to 150 Sq.ft saleble area) Compensation Desiring to sell prior to demolition: 10 % below project launch rate (for 1 to 150 Sq.ft saleble area)	



SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
11	Paradise infracon pvt. Ltd	Commercial 85 % Residential 85 % Residential + Terrace C.A + 1/3 Terrace +85 % Residential + terrace +extension C.A + 1/3 Terrace + Extension BUA/3 +85 %	As per Rera Norms	Residential Rs.75 /- per sq.ft Commercial Rs.150 /- per sq.ft	Refundable 4 Months Rent	Rs.30,000 /- Both Side	One Month Rent One Time only	Rs. 2,00,000 /- per member Execution : 25% Vacating : 25% Possession : 50%	20 % OF Rehab construction cost	Own : 75 % Bank : 25 % Other :--%	Entire Liability to deal with and take possession from the dissenting members shall be with developer. NO Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Yes Entire GST on the allotment of units and parking spaces to society members shall be with Developer Yes	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. Yes The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. As per Norms Lottery System The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. Subject to planning & approvals from authorities	Discount on market rate to existing members: 10 % on Market Rate Maximum CA on Discount will be available: 100 Sq.ft Compensation Rate for the more or Lesser Area: N.A Compensation Desiring to sell prior to demolition: N.A
SR. NO	NAME OF DEVELOPER	CARPET AREA	PARKING	RENT	REFUNDABLE DEPOSIT	SHIFTING /RESHIFTING	BROKERAGE	CORPUS FUND	BANK GUARANTEE	FUND ARRANGEMENTS	BENEFITS		REMARK
12	Bhagwati Habitat LLP	Discrepancies in the statement enclosed. In one column it is mentioned as 71 % & 50%, But in one column, the unit wise proposed area table shows, Residential -150% Commercial -80%	Not Mentioned	18.130 Sq.mt to 17.900 Sq.mt Rs.16,500 /- 24.860 Sq.mt to 26.810 Sq.mt Rs.22,500 /- 37.440 Sq.mt /35.660 Rs.26,500 /- 40.130 Sq.mt to 43.300 Sq.mt Rs.33,500 /- 49.090 Sq.mt Rs.40,500 /- 51.090 Sq.mt to 54.350 Sq.mt Rs.42,500 /- 13.670 Sq.mt / 17.890 Rs.26,000/-	Four Month Rent	Rs.40,000 /- Both Side	One Month Rent	Execution : -% Vacating : -% Possession : %	Not Mentioned	Not Mentioned Own : Bank : Other :	Entire Liability to deal with and take possession from the dissenting members shall be with developer. Not Mentioned Entire Cost of Development Agreement, POA, PAAA and Deed of Confirmation of Superstructure shall be with Developer. Not Mentioned Entire GST on the allotment of units and parking spaces to society members shall be with Developer Not Mentioned	Entire Cost for incorporation of the names of existing members as well as upcoming members in the CIDCO/NMMC records. Not Mentioned The Developer shall offer first choice to select flats and commercial units to society members once the plans are finalized. Not Mentioned The Developer shall considered the following requirement for shops Length 31, Ft. Width: 13 Ft., & Height: 18 Ft. Not Mentioned	Discount on market rate to existing members: Not Mentioned Maximum CA on Discount will be available: Not Mentioned Compensation Rate for the more or Lesser Area: Not Mentioned Compensation Desiring to sell prior to demolition: Not Mentioned



SATYAM REALITY																
Sr. No	Name of developer	Type of company	Completed projects		Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark			
			Greenfield	Redevelopment	Greenfield	Redevelopment										
1	Satyam Realty	Partnership Firm	Satyam Imperial Heights , Plot No.11 , Sector-11 , Ghansoli		Satyam Stella, Plot No- 17, Sector- 3, Koparkhairane		Dwarka Co-operative Housing Society , Plot No. 5,7,8,9, Sector-14, Koparkhairme		1)Bank solvency	Satyam Lifespace Rs 24.49 Cr Ramji Valji Vaid Rs.18.77 Cr		NIL	Satyam Realty Mr . Mukesh Ganesh Vaid Mr Ramji Valji Vaid Mr. Harsh Premji Patel Mr . Gaurav Mavji Saraiya Patel	Fund Arrangement Not Submitted Loan Disclosure of Sister Companies Not Submitted		
			Plot Area	13027.78 Sq.mt	Plot Area	1381.5 Sq.mt	Plot Area	2999.819 Sq.mt		Total Bank Solvency	Rs.43.26 Cr Cr					
			BUA	19541.66 Sq.mt	BUA	6659.24 Sq.mt	BUA	20896 Sq.mt								
			2013-2018		2024-2027		2025-2027		Total Bank Solvency		Rs.43.26 Cr Cr					
			Satyam Builders and Developers Lovnesh Dharamshi Patel Ramji Valji Vaid Ganesh Valji Vaid		Satyam Superstructres Private limited Ramji Valji Vaid Ganesh Valji Vaid		M/s Satyam Superstrucuter Pvt Ltd Mr. Ganesh Valji Vaid Mr Ramji Valji Vaid		2)Net worth	Ramji Valji Vaid :Rs. 33.85Cr Mukesh Ganesh Vaid :Rs 5.49 Cr Satyam Realty: Rs.4.17 Cr Satyam Lifescapes : Rs. 52.15 Cr			Total Networth	Rs.95 Cr	Satyam Lifespace LLP Partner Mr . Mukesh Ganesh Vaid Mr. Ganesh Valji Vaid	
			Satyam Pride , Plot No 140 B, Sector 1S , New Panvel		Gami Satyam Palacio ,Plot No - 1 , Sector - 2, kharghar		Panchsell Co-operative hsg , C-5 Type , Building No. 2 to 6 , Plot no 2 , Sector 1A, CBD , Belapur									
			Plot Area	5999.99 Sq.mt	Plot Area	8143.3 Sq.mt	Plot Area	4171.27 Sq.mt	3)Turnover	M/s. Satyam Realty Rs. 72.46 Cr			Total Turnover	Rs.72.46 Cr		Arhmam Developers Mr. Ganesh Valji Vaid Mr. Nikhil Jain
			BUA	9359.98 Sq.mt	BUA	41030.1 Sq.mt	BUA	30402 Sq.mt								
			2019-2024		2024-2028		2025-2027		Total Turnover		Rs.72.46 Cr		Submitted Satyam Superstructures private limited 2023-2024 2024-2025 Ramji Valji Vaid : 2021-2022 2022-2023 2024-2025 Gaurav Mavji Saraiya Patel 2022-203 2023-2024 2024-2025 Gaurav Mavji Saraiya Patel 2022-203 2023-2024 2024-2025 Mukesh Ganesh Vaid 2022-2023 2023-2024 2024-2025 Harsh P Patel 2022-2023 2023-2024 2024-2025 Satyam Realty 2022-2023 2023-2024 2024-2025 Own: - % Bank : - % Others : - % AEZFS7167P 27AEZFS7167P1ZK Submitted of M/s Satyam Realty			
			M/s Satyam Realty rajeshkumar mulchand chawla ganesh valji vaid kirit jamnadas bhayani nikunj rameshbhai thakkar megha yashwant patil mayank arvind dhakad		Satyam Ventures Private Limited Nanji Madeva Choudhary Director Mukesh Ganesh Vaid		M/s Satyam Realty Mr . Mukesh Ganesh Vaid Mr Ramji Valji Vaid Mr. Harsh Premji Patel Mr . Gaurav Mavji Saraiya Patel									
			Satyam Altura, Plot No 13, Sector, plot No-13,Sector 16 A, Sanpada		Gami Satyam Skyscape, Plot No.21, Sector -09, Ghansoli		Ashtavinayak Co-operative Housing Society, Plot 83, Sector-15, Vashi									
			Plot Area	2016.09 Sq.mt	Plot Area	2989.08 Sq.mt	Plot Area	3039.68 Sq.mt								
			BUA	18451.51 Sq.mt	BUA	27769.84 Sq.mt	BUA	20903 Sq.mt								
			2022-2026		2024-2030		2025-2027									
			Satyam Lifespace LLP Mr . Mukesh Ganesh Vaid Mr. Ganesh Valji Vaid		Gami and Satyam Ventures Private Limited Mr Ramji Valji Vaid		M/s Satyam Realty Mr . Mukesh Ganesh Vaid Mr Ramji Valji Vaid Mr. Harsh Premji Patel Mr . Gaurav Mavji Saraiya Patel									
							Kalparatna co-operative Housing Society , Plot No.07, Sector-8, Airol									
			O.C SUBMITTED		C.C SUBMITTED		Plot Area	1998 Sq.mt								
							BUA	15565 Sq.mt								
							Cost	Rs.62 Cr								
							2026									
							M/s Satyam Superstructure Private Limited Mr. Ganesh Valji Vaid Mr Ramji Valji Vaid									
							79 A SUBMITTED									



E.V Homes Construction Private Limited																	
Sr. No	Name of developer	Type of company	Completed projects				Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark		
			Greenfield		Redevelopment		Greenfield		Redevelopment								
2	E.V Homes Construction private Limited	Pvt.Ltd.Comapany	E.v Crest, Plot No.22, Sector-17, Ulwe, Navi Mumbai		M/s Tathagat CHs LTD , jn3-35, Sector -9 , Juhu Nagar		NIL		Shrarddha CHS, Plot No-10, Sec-10 , Vashi , Navi Mumbai		1)Bank solvency	M/s E.V .Homes Construction Private Limited : Rs.100 Cr	NIL	E.V Homes Construction private Limited Mr. E.V Thomas Mrs. Joise Thomas Mr,Vicky Thomas Mr. Ricki Thomas M/s E.V Homes Mr. E.V Thomas	All Supporting Documents Submitted		
			Plot Area	1300 Sq.mt	Plot Area	939.66 Sq.mt			Plot Area	10390.377 Sq.mt							
			BUA	1948.975 Sq.mt	BUA	3186.54 Sq.mt			BUA	50698.607 Sq.mt							
			2012-2014		2005-2006				2012-2014		2)Net worth	M/s E.V .Homes Construction Private Limited : Rs-102 Cr					
			M/s E.V Homes E.V Thomas		M/s E.V Homes E.V Thomas				C.C Submitted								
			Ee.v Heart City , Survey no.53/54/1C, Village, Mosare, panvel-410211.		M/S. Air India Employees Maharaj CHS LTD , JN2-60, Juhu Nagar, Sector-9, Vashi , Navi Mumbai				E.V Avani, Plot No.16, Sector-9, Vashi		Total Bank Solvency	Rs.100 Cr					
			Plot Area	3976.67 Sq.mt	Plot Area	888.34 Sq.mt			Plot Area	5330.04 Sqmt	3)Turnover	EV Homes Constructions Private Limited Rs. 112.14 Cr					
			BUA	1505.10 Sq.mt	BUA	1392.150 Sq.mt			BUA	46376 Sq.mt							
			2020-2024		2005-2009				2027		4) ITR	Submitted E.V Homes Construction private Limited					
			M/s E.V Homes E.V Thomas		M/s E.V Homes E.V Thomas				C.C Submitted								
			E.V Park View, Plot No 26 , Ghatkopar East , Mumbai						EV Homes Constrcution Pvt Ltd Mr. E.V Thomas Mrs. Joise Thomas Mr,Vicky Thomas Mr. Ricki Thomas		Vasundhara chs, Plot No.6, Sector-23, Koparkhairne					5)Fund Arrangement	Own: 50 %
			Plot Area	557.69 Sq.mt	O.C Submitted				EV Homes Constrcution Pvt Ltd Mr. E.V Thomas Mrs. Joise Thomas Mr,Vicky Thomas Mr. Ricki Thomas		Plot Area	2457 Sq.mt					Bank : 50 %
			BUA	1505.1 Sq.mt							BUA	19509.47 Sq.mt				Others :- %	
			2021-2024								2024					6) Pan Card	E.V Homes Construction PVT.LTD : AABCE5013H
			M/s E.V Saraf Realty								C.C Submitted						
											EV Homes Constrcution Pvt Ltd					7) GST	E.V Homes Construction PVT.LTD : 27AABCE5013H1Z0
											Akashganga chs, Plot No.20, Sector-23, Koparkhairne						
											Plot Area 3320 Sq.mt					8) Loan Disclosure	RS.20 Cr (Bajaj Housing Finance Limited) 30th jan 2026 cleared
											BUA 26941.65 Sq.mt						
											2025						
											E.C Submitted						
											EV Homes Constrcution Pvt Ltd						
											C.C & E.C Submitted						
											Nerul Sea View & Evergreen Chs, Sector 6, Nerul,						
											Plot Area 7010.42 Sq.mt						
											BUA 33790 Sq.mt						
											2023						
											DA /79A						
											EV Homes Constrcution Pvt Ltd						
											Vishwashanti Chs, Sector-8, Nerul, Navi Mumbai 400709						
						Plot Area 6552 Sq.mt											
						BUA 31449 Sq.mt											
						2024											
						DA/79A											
						EV Homes Constrcution Pvt Ltd											
						Jai Maharashtra Chs Ltd, Building No 31 to 46, Plot No 04, Sector- 09,											
						Plot Area 7165 Sq.mt											
						BUA 34389.607 Sq.mt											
						2025											
						LOI Submitted											
						EV Homes Constrcution Pvt Ltd											

Indian Analysis & Solutions
Consultancy Services



KAMDHENU BUILDERS & DEVELOPERS														
Sr. No	Name of developer	Type of company	Completed projects		Ongoing projects		Financial credentials		Litigation if any	Partnership details	Remark			
			Greenfield		Redevelopment									
3	Kamdhenu Builders & Developers	Partnership Company	Kamdhenu Aura, Plot No . 17 & 18 , Sector -4, Taloja		NIL	IT Park , Plot No D-101/1,TTC Industrial Area, Navi Mumbai		1)Bank solvency	Kamdhenu Builders & Developers: Rs.100 Cr (2024) M/s Kamdhenu Lifespaces : Rs 170 Cr (2025) M/s Accura Developers LLP : Rs.55 Cr (2023)	Nil	Kamdhenu Builders & Developers Mr.Surinder A Sabhlok Mr. Renu Surinder Sablok M/s Kamdhenu Devkrupa Realtors LLP Mr.Surinder A Sabhlok Mr Karan Sablok Mukesh G Mathukiya Ganesh Becahr Patel Parbar Dana Patel Keshavji Naran Patel Mahesh Punjalal Patel Amba Bhachu Patel M/s Accura Developers LLP Shri Rajesh Gopaldas Ahuja Shri Srinivaas Venkoba Sirigeri Shri Surinder Sabhlok Shri Karan Sabhlok M/s Concord Spaces Mr. Surinder Sabhlok Mr. Rajesh Ahuja Mr. Jhanveeka Ahuja Mr. Karan Sabhlok M/s Sai Shirdi Construction Mrs Poonam Suresh Wadhwa Mr Rishab Suresh Wadhwa Mr Surinder Anantram Sabhlok Mr Kenu Surinder Sahllok Kamdhenu Cityscape Developer LLP Mr. Surinder Sabhlok Mr. Karan Sabhlok Mr. Renu Surinder Sablok Kamdhenu Green Shri Surinder Anantram Sabhlok Shri Chirag Kirti Shah Kamdhenu Lifespaces Shri Surinder Anantram Sabhlok Kantilal Santokdas Vaishnav Mr Dinesh Ramratan Khandewal Kamdhenu Realities Shri Surinder Anantram Sabhlok Mr. Renu Surinder Sablok Riddhima Surinder Sablok Karan Surinder Sablok	All Supporting Documents Submitted		
			Plot Area	3199.77 Sq.mt		Plot Area	4080.00 Sq.mt						Plot Area	4081 Sq.mt
			BUA	4797.639 Sq.mt		BUA	29373.77 Sq.mt	BUA	21122 Sq.mt			Total Bank Solvency	Rs.325 Cr	
			2015			2025		2025				2)Net worth	Mr.Surinder A Sabhlok : Rs. 123.52 Cr (2025) Mr. Renu Surinder Sablok : Rs 75.72 Cr (2025) M/s Kamdhenu Builders & Developers Rs10.44 Cr (2023)	
			Kamdhenu Realities Shri Surinder Anantram Sabhlok Mr. Renu Surinder Sablok Riddhima Surinder Sablok Karan Surinder Sablok			M/s Concord Spaces Mr. Surinder Sabhlok Mr. Rajesh Ahuja Mr. Jhanveeka Ahuja Mr. Karan Sabhlok		Kamdhenu Kedar Buildcon						
			Kamdhenu Gardenia, Residential cum Commercial Building No.1 to 14 & Club House no .41/1,42/2,./42/3,42/5,43/1,2 at Kuyaravele			Kamdhenu Crown Plot No 6+7, Sector 19, Sanpada		79 A Submitted	Total Networkh			Rs.209.68 Cr		
			Plot Area	14480 Sq.mt		Plot Area	3525.160 Sq.mt						3)Turnover	Rs. 171.18 Cr (Of all 8 Sister Companies)
			BUA	14479.9 Sq.mt		BUA	17026.585 Sq.mt							
			2020			2025							4) ITR	Kamdhenu Builders & Developers
			Kamdhenu Lifespaces Shri Surinder Anantram Sabhlok Kantilal Santokdas Vaishnav Mr Dinesh Ramratan Khandewal			Kamdhenu Greens Shri Surinder Anantram Sabhlok Shri Chirag Kirti Shah								
			Plot No A-10/2 & A-11,TTC Indl.Area			Kamdhenu Pinnacle Plot No 44, Sector-13, Nerul								
			Plot Area	3208.00 Sq.mt		Plot Area	2071.63 Sq.mt						5)Fund Arrangement	Own: 40 % Bank : -% Others : 60 %
			BUA	9595.04 Sq.mt		BUA	11543.82 Sq.mt							
			2024			2024								
			M/s Accura Developers LLP Shri Rajesh Gopaldas Ahuja Shri Srinivaas Venkoba Sirigeri Shri Surinder Sabhlok Shri Karan Sabhlok			Kamdhenu Greens Shri Surinder Anantram Sabhlok Shri Chirag Kirti Shah							6) Pan Card	AAHFK0461E
			Excelenia , Plot No.25, Sector-47, Dronagiri			Plot No.A-12,A-13 & W-192 (D),ttc Industrial Area , Navi Mumbai								
			Plot Area	4038.77 Sq.mt		Plot Area	4975.0 Sq.mt						7) GST	27AAHFK0461E1ZM
			BUA	6055.081 Sq.mt		BUA	28914.94 Sq.mt							
			2017			2024							8) Loan Disclosure	Submitted on Letter Head
			M/s Kamdhenu Devkrupa Realtors LLP			Accura Developers LLP Shri Rajesh Gopaldas Ahuja Shri Srinivaas Venkoba Sirigeri Shri Surinder Sabhlok Shri Karan Sabhlok								
			Kamdhenu Grandeur , Plot No 18 +25, Sector-08, Sanpada			Kamdhenu grandeur ,Plot No.18 + 25, Sector-8, Sanpada								
			Plot Area	4367.61 Sq.mt		Plot Area	4367.61 Sq.mt							
			BUA	20845.467 Sq.mt		BUA	20845.46 Sq.mt							
			2024			2024								
			Kamdhenu Lifespaces Shri Surinder Anantram Sabhlok Kantilal Santokdas Vaishnav Mr Dinesh Ramratan Khandewal			Kamdhenu Lifespaces Shri Surinder Anantram Sabhlok Kantilal Santokdas Vaishnav Mr Dinesh Ramratan Khandewal								
			Sai Shakat , Plot No.09, Sector-06, Kharghar											
			Plot Area	14106.37 Sq.mt		C.C Submitted								
			BUA	21035 Sq.mt (Total 3 OC)										
			2024											
			M/s Sai Shirdi Construction											
O.C Submitted														

SAI KRIPA (RUDRA DEVELOPERS)											
Sr. No	Name of developer	Type of company	Completed projects		Ongoing projects		Financial credentials		Litigation if any	Partnership details	Remark
			Greenfield	Redevelopment	Greenfield	Redevelopment					
4	SAI KRIPA (RUDRA DEVELOPERS)	Partnership Company	Rudra Regency ,Plot No 15, Sec35 I , Kharghar , Navi Mumbai	NIL	Rudra Kristina-IV,Plot No.2/2/C, 2/2/D , Koynaweale	NIL	1)Bank solvency	Not Submitted		Sai Krupa Mr Mohan Kumar Jha Mrs Kajal Jha	Bank solvency not Submitted Loan Disclosure Not Submitted
			Plot Area 1149.85 Sq.mt		Plot Area 4030 Sq.mt		Total Bank Solvency	Not Submitted		M/s Sai Ashirwad Mr Mohan Kumar Jha Mr Jaivendra Virendra Singh Mrs Anita Gajraj Singh Rathore	
			BUA 4628.25 Sq.mt gross BUA		BUA 11118.95 Sq.mt		2)Net worth	Shri Mohan Kumar Jha - Rs.2.40 Cr M/s Sai Ashirwad - Rs.4.77 Cr M/s Shree Sai Infra - Rs.2.35 Cr M/s Om Sai Infra - Rs.0.41 Cr Smt Kajal Jha - Rs 0.32 Cr Shri Mohan Kumar Jha- Rs. 2.40 Cr		Shree Sai Infra Mr Mohan Kumar Jha Mr Bharat Ramji Kher Mr Rajesh Kumar Beria Mr Hirji Manji Manji Barvadiya	
			2023-2025		2024-2027		Total Network	Rs.12.65 Cr		Om sai Infra Mr Mohan Kumar Jha Mr Brijesh Kumar	
			M/s Krishna Enterprises Mr Rajesh Hiralal Nakumparma Mr Hirji Manji Barvadiya		Sai kripa Mr Mohan Kumar Jha Mrs Kajal Jha		3)Turnover	Saikripa - Rs.2.97 Cr Shree Sai Infra- Rs. 3.15 Cr Om Sai Infra- Rs. 5.75 Cr Sai Ashirwad - Rs. 0.89 Cr		M/s Krishna Enterprises Mr Rajesh Hiralal Nakumparma Mr Hirji Manji Barvadiya	
			Rudra Palace , Plt No.A-7, Sector 39A, Kharghar		RUDRA KRISTINA-III,SURVEY NO. 2/2/A, 2/2/B		Total Turnover	Rs.12.76 Cr			
			Plot Area 1649.94 Sq.mt		Plot Area 4060 Sq.mt		4) ITR	Sai Realty 2023-2024 2024-2025 2025-2026 Sai Lifespaces 2023-2024 2024-2025 2025-2026			
			BUA 4805.45 Sq.mt		BUA 11118.95 Sq.mt		5)Fund Arrangement	Own: -% Bank : -% Others : -%			
			2020-2024		sai kripa Mr Mohan Kumar Jha Mrs Kajal Jha		6) Pan Card	ABYFA2296F			
			om sai kripa Mr Mohan Kumar Jha Mr Brijesh Kumar		Rudra Kristin -1,SURVEY NO-2/3, Panvel		7) GST	27AFAFS7074M1ZF			
					Plot Area 4050 Sq.mt		8) Loan Disclosure	Not Sumitted			
			O.C Submitted		BUA 12894.66 Sq.mt						
					2024-2029						
					Sai Life space Vinodbhai Muljibhai Ravriya Mr Mohan Kumar Jha						
					Rudra Dream City Sr No.9/5, Taloja , Majkur, Panvel						
					Plot Area 4590 Sq.mt						
					BUA 12526.99 Sq.mt						
					2024-2029						
					M/s Sai Ashirwad Mr Mohan Kumar Jha Mr Jaivendra Virendra Singh Mrs Anita Gajraj Singh Rathore						
					C.C Submitted						



M/S KGI REALTY PVT LTD

Sr. No	Name of developer	Type of company	Completed projects				Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark		
			Greenfield		Redevelopment		Greenfield		Redevelopment								
6	M/S KGI REALTY PVT LTD joint Venture with Shradddha Prime Project Ltd and J prime Super Structure Llp	Pvt.Ltd.Comapany	Kohinoor eden , 36/24, 36/23/3,Off Hajimalang road AMBERNATH		Shraddha Classic ,CTS No 49,49/1 to B,73,73/1 TO 4,74,74/1 TO 7 & 80, Kanjur, Bhandup SRA		Kohinoor Uptown ,17/1/A, 17/1/B/2/C, 53/2, 54/1/A/2/A,54/1/B/2/B, 54/2/C,55/1/B/2,62/1, 62/2,62/3,65/18/5,65/19/A,65/20/1/A,65/20/3/20/2/B Bhiwandi		Shraadha Park ,C.T.S. No. 2157/A, 2158/A, 2292/A/1 Borivalli		1)Bank solvency		Rs.50 Cr		NIL	KGI REALTY PRIVATE LIMITED Amit Anil Hotchandani Aashish Shankat Hotchandani SHRADDHA LANDMARK PRIVATE LIMITED SUDHIR BALU MEHTA VISHAL PRITHVIRAJ SALECHA RAMCHANDRA KRISHNA RALKAR DHURUV RAJESH MEHTA Shraddha Prime Projects Limited Sudhir Balu Mehta Ramchandra Krishna Ralkar Santosh Sadashiv Samant DirectorShivangi DattaDirector Nimisha SoniDirector Rohit Mahesh Agrawal	As per teder condition Joint Venture or consortium proposal are not eligible . Further the bidder have not submitted any such documents , so considering the Bid condition work experience of other entities not concern with bidder company can not be accepted
			Plot Area	8438 Sq.mt	Plot Area	7110 Sq.mt	Plot Area	33335 Sq.mt	Plot Area	12760.3 Sq.mt							
			BUA	40236.94 Sq.mt	BUA	8756 Sq.mt	BUA	68471 Sq.mt	BUA	30335.22 Sq.mt	Total Bank Solvency	Rs. 50 Cr					
			Cost	Rs.500 Cr	Cost	Rs.150 Cr	Cost	Rs.250 Cr	Cost	Rs.441 Cr	2)Net worth		KGI Realty Private Limited : Rs. 512.93				
			2021-2025		2021-2026		2024-2027		2024-2029		Total Networkth		Rs.512.93 Cr				
			KGI REALTY PRIVATE LIMITED		M/s Shraddha Landmark Pvt LIMITED		KGI REALTY PRIVATE LIMITED		Shraddha Prime Projects Limited		3) Average Annual Turnover		Rs.144.93 Cr				
			Kohinoor Castles ,140 4A/1, 140 4A/2, 140 4A/3, 141/1 ambernath		Shraddha Autumn Park SRA		Kohinoor Garden , CTS NO 2447 (PT), UNIT NO 198, SHEET NO 83A, SECTION 7B,Shahad		Shardddha Paradise ,63/2,3(pt.),4,5,7,10(pt.), Borivali		Total Turnover		Rs.144.93 Cr				
			Plot Area	690 Sq.mt	Plot Area	3859 Sq.mt	Plot Area	3031.12 Sq.mt	Plot Area	8114.4 Sq.mt	4) ITR		KGI Realty Private Limited				
			BUA	937.42 Sq.mt	BUA	5738 Sq.mt	BUA	18719 Sq.mt	BUA	35321.66 Sq.mt	5)Fund Arrangement		Own: 60 % Bank : 20 % Others : 20%				
			Cost	Rs.20 Cr	Cost	Rs.100 Cr	Cost	Rs. 65 Cr	Cost	Rs.265 Cr	6) Pan Card		AAHCK55827B				
			2017-2021		2015-2020		2024-2027		2023-2027		7) GST		27AAHCK5827B1ZM				
			Ramesh Hotcahdani				KGI REALTY PRIVATE LIMITED		Shraddha Prime Projects Limited		8) Loan Disclosure		Nil Submitted				
			Kohinoor Aashuiya, plot No.24/3, 37/1, AMBARNATH				Kohinoor Anaya ,PORTION OF PLOT NO 45 CTS NO 17611 (B) SHEET NO 4 SECTION 3A Vitthalwadi		Shraddha Evoque PH1 & PH2 , CTS No.112(pt), 112/2 Bhandup , Mumbai								
			Plot Area	3715.13 Sq.mt	O.C Submitted		Plot Area	2170.47 Sq.mt									
			BUA	4304.55			BUA	10758 Sq.mt	Plot Area	10442 Sq.mt							
			Cost				Cost	Rs . 35 Cr	BUA	15653 Sq.mt							
			2020 -2024				20121-2024		Cost	Rs.300 Cr							
							KGI REALTY PRIVATE LIMITED		2017-2026								
			Kohinoor Prime,2447,Unit no. 198, Section 7-B, Sheet no 83 Shahad				Kohinoor Highland,22/1, 110/5,Diva road, Dombivali		M/s Shraddda Landmark Pvt LIMITED								
			Plot Area	4600.29 Sq.mt			Plot Area		Shraddha Vardhan, C.T.S. No. 373A/37G(P), 373A/37F(P), 374, 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 to 2, 384 384/1, 385, 387, 388, 389, 389/1 to 7, 390, 390/1 to 6, 391, 391/1 to 10, 393, 393/1 to 8, 401, 401/1 to 4 and 402, 402/1 to 4 at Kanjurmarg, Kuria, Mumbai Suburban, 400078;								
			BUA	19133.28 Sq.mt			2757.2 Sq.mt		Plot Area	11657.34 Sq.mt							
			Cost	Rs.55 Cr			14288.53 Sq.mt		BUA	4901.77 Sq.mt							
			2022-2025				Rs.55 Cr		Cost	Rs.360 Cr							
			KGI UNIVERSAL LLP				2023-2026		2021- 2029								
							KGI REALTY PRIVATE LIMITED		M/s Shraddda Landmark Pvt LIMITED								
			O.C Submitted														

MAITHILI BUILDERS PRIVATE LIMITED																	
Sr. No	Name of developer	Type of company	Completed projects				Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark		
			Greenfield		Redevelopment		Greenfield		Redevelopment								
7	Maithili Builders Private Limited	Pvt.Ltd. Comapany	Emerald Bay , Plot no .R-3/B, Sector-14, Nerul , Navi Mumbai		Maithili Pride ,208 HISSA NO 7,8, Vartaknagar -400606		NIL	Maithili Residency,1004 Part,Kirol Village, Rajawadi		1)Bank solvency	Rs.300 Cr (M/s Maithali Builders Private Limited)		NIL	Maithili Builders Private Limited Mr Niraj Chandulal Gupta Mrs Kajal Niraj Gupta Maithili Builders Private Limited Niraj Chandulal Gupta Kajal Chandulal Gupta Maithi Kalpvrukhh Private Limited Lalit Jain Niraj Chandulal Gupta Christopher Peter Lobo Mikonic Structures Niraj Chandulal Gupta Lalit Shantilal Jain Suresh Pannalal Jain Global Orion Developers Niraj Chandulal Gupta Lalit Shantilal Jain Christopher Peter Lobo Jignesh Bharatbhai Maniya Partner Jitendra Chhatrapal Singh Kothari India Private Limited	All Supporting Documents Submitted		
			Plot Area	7190.1 Sq.m	Plot Area	1651.75 Sq.mt		Plot Area	4207.41 Sq.mt								
			BUA	10785.15 Sq.mt	BUA	7991.31 Sq.mt		BUA	7067.81 Sq.mt	Total Bank Solvency	Rs.300 Cr						
			2010-2013		2017-2021			2017-2027		2)Net worth	Maithili Builders Private : Rs.93.66 Cr Niraj Gupta : Rs. 31.48 Cr Kajal Gupta : 15.55 Cr						
			Mikonic Structures Niraj Chandulal Gupta Lalit Shantilal Jain Suresh Pannalal Jain		Maithi Kalpvrukhh Private Limited Lalit Jain Niraj Chandulal Gupta Christopher Peter Lobo			Global Orion Developer Niraj Chandulal Gupta Lalit Shantilal Jain Christopher Peter Lobo Jignesh Bharatbhai Maniyapartner Jitendra Chhatrapal Singh Kothari India Private Limited									
								Sagar Co-operative Housing Society, Condominium No.8, Sector-10, Koparkhairne			Total Network	Rs.140 Cr					
			O.C Submitted		O.C Submitted				Plot Area	8747.83 Sq.mt	3)Turnover	2023-2024 Rs.141 Cr					
												2024-2025 Rs.218.80 Cr					
												2025-2026 Rs.280.42 Cr (Maithali Group)					
									BUA	42388 Sq.mt	Average Annual Turnover	Rs 218.80 Cr					
									2024		4) ITR	SUBMITTED					
									Maithili Builders Private Limited Niraj Chandulal GuptaKajal Chandulal Gupta								
									C.C Submitted			5)Fund Arrangement				Own: 40 %	
																Bank : 40 %	
						Others : 20%											
						6) Pan Card		AAECM5118L									
						7) GST		27AAECM5118L1ZA									
						8) Loan Disclosure		SUBMITTED									



OAKWOODS CORPORATION (PLATINUM GROUP)															
Sr. No	Name of developer	Type of company	Completed projects		Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark		
			Greenfield		Redevelopment	Greenfield		Redevelopment							
8	Oakwoods Corporation (Platinum Group)	Partnership Company	Platinum Experio, Plot no.82, Sector-17, Roadpali, Navi Mumbai.		NIL	Platinum The Reserve, Plot No.90, Sector-11, Kharghar, Navi Mumbai.		Platinum Sicily, Plot No.60 & 61, Sector-16A, Nerul, Navi Mumbai.		1)Bank solvency	Not Submitted		NIL	Oakwoods Corporation Mr. Pratik Chheda Mr. Ramesh Patel Mr.Jignesh Visaria M/s. Platinum Lifespaces Mr.Ramesh Dharamshi Patel Mr.Pratik Girish Chheda Mr. Jignesh Vichand Visaria Palacio Ventures Shri Jignesh Virchand Visaria Shri Girish Jadhavji Chheda Shri Ramesh Dharamshi Patel M/s Experio Venture M/s Escaso Ventures M/s Westwood Ventures M/s Westwoods Corporation M/s Archstane Ventures M/s Claymont Corporation M/s. Creston Corporation M/s Upscale Ventures Mr.Pratik Girish Chheda hri Jignesh Virchand Visaria Shri Ramesh Dharamshi Patel	Partnership Deeds Submitted Bank Solvency Not Submitted
			Plot Area	3967.46 Sq.Mtrs		Plot Area	3891.08 Sq.Mtrs	Plot Area	2146.26 Sq.Mtrs						
			BUA	5950 Sq.Mtrs		BUA	21906 Sq.Mtrs	BUA	8582.22 Sq.Mtrs	Total Bank Solvency	Not Submitted				
			2019-2023			2024-2027		2025-2027		2)Net worth	Rs. 59.64 Cr (Platinum Group) Rs. 296.46 Cr (Escaso Ventures) Rs. 59.40 Cr (Experio Ventures) Rs. 151.85 Cr (Westwoods Ventures) Rs. 39.69 Cr (Mr.Jignesh Visaria) Rs. 14.70 Cr (Mr.Pratik Chheda) Rs. 46.31 Cr (Mr.Ramesh Patel)				
			M/s. Platinum Lifespaces			M/s. Escaso Ventures		M/s. Escaso Ventures							
			One Platinum, Plot No.08, Sector-15, CBD-Belapur, Navi Mumbai-400614.			Platinum Esquire, Plot No.189, Sector-20, Ulwe, Navi Mumbai.		Tapasya Co-Operative Housing Society, Plot No.03, Sector-23, Koparkhairane, Navi Mumbai.		Total Network	Rs.668.05 Cr				
			Plot Area	3123.8 Sq.Mtrs		Plot Area	2299.31 Sq.Mtrs	Plot Area	2462.50 Sq.Mtrs	3)Average annual Turnover nof group of companies	Rs. 196.73 Cr (Platinum Group)				
			BUA	15095 Sq.Mtrs		BUA	12978 Sq.Mtrs	BUA		Total Turnover	Rs.196.73 Cr				
			2018-2022			2023-2027		2025		4) ITR	M/s. Platinum Lifespaces - 2023-24, 2024-25, 2025-26 M/s. Palacio Ventures - 2023-24, 2024-25, 2025-26 M/s. Westwood Venutres- 2025-26 M/s. Experio Venutres - 2024-25, 2025-26 M/s. Escaso Ventures - 2025-26 M/s. Archstone Ventures - 2025-26 M/s. Upscale Ventures - 2025-26				
			M/s. Platinum Lifespaces			M/s. Westwood Venutres		M/s West Wood Corporation							
			Platinum Emporius, Plot No.178, Sector-17, Ulwe, Navi Mumbai.			Platinum Mansionz, Plot No.36,37,38, Sector-25, Nerul, Navi Mumbai.		Lubrizol Co-Operative Housing Society, Plot No.02, Sector-16A, Vashi, Navi Mumbai.							
			Plot Area	3249.41 Sq.Mtrs		Plot Area	1971.14 Sq.Mtrs	Plot Area	2060.48 Sq.Mtrs	5)Fund Arrangement	Own: 50%				
			BUA	4867.87 Sq.Mtrs		BUA	9461 Sq.Mtrs	BUA			Bank : -%				
			2018-2022			2023-2027		2025		6) Pan Card	Others : 50%				
			M/s. Platinum Lifespaces			M/s. Experio Venutres		M/s West Wood Corporation							
			Platinum Escaso, Plot No.86, Sector-21, Ulwe, Navi Mumbai.			Platinum Elysium, Plot No.07, Sector-29, Nerul, Navi Mumbai.				7) GST	27AAJFO3828K1ZU				
			Plot Area	3499.51 Sq.Mtrs		Plot Area	1291.20 Sq.Mtrs			8) Loan Disclosure	Submitted				
			BUA	5248.9 Sq.Mtrs		BUA	6224.68 Sq.Mtrs								
			2015-2018			2023-2026									
			M/s. Platinum Enterprises			M/s. Experio Venutres									
			O.C Submitted			c.C Submitted									



Neelsidhi Associates LLP																	
Sr. No	Name of developer	Type of company	Completed projects				Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark		
			Greenfield		Redevelopment		Greenfield		Redevelopment								
9	NEELSIDHI ASSOCIATES LLP	Limited Liability Partnership	NeelSidhi Ballarat, Plot No.40, Sector No.17, New Panvel (West).		Neelsidhi Prime, Building No.C6/01 to C6/04 & C6/17, C6/18, C6/22, C6/23, C6/24, Sector-18, New Panvel (East), Navi Mumbai.		Neelsidhi Centrio, Plot No.413/2/A, Panvel.				1)Bank solvency		Rs. 50.93 Cr : Darshan Gopalji Palan Rs.93 Cr : Kalpesh Jamnadas Palan Rs.51 Cr : M/s NeelSidhi Associates Rs.38.29 Cr: M/s NeelSidhi Lifespaces LLP Rs59.89 Cr : M/s Neelsidhi Realities			Neelsidhi Associates LLP Mr. Kalpesh Palan Mr. Darshan Palan Mr. Vilas Kothari Mr. Neel Kothari Neel Sidhi Realities LLP Mr. Kalpesh Jamnadas Palan Mr Darshan Gopalji Palan Mr Vilas Madanlal Kothari Mr Neel Vilas Kothari Neel Sidhi Developers Mr. Kalpesh Palan Mr. Darshan Palan Premal J Thakker Jogendra C Thakker Sandeep K Sampat Sneh Sandeep Sampat Vilas M Kothari Neelsidhhi Mohar Raisoni Developers LLP Pankaj I Solanki Vilas Masanlal Kothari Kalpesh J Palan Darshan Gopalji Palan Raisoni Vmntures Private Limited Bharat Suwalal Desadla Dhrishay Infratech Privaye Limited Kalpesh Jamnadas Palan Darshan Gopalji Palan Vilas Madanlal Kothari	All Supporting Documents Submitted
			Plot Area	5663.97 Sq.Mtrs	Plot Area	5835 Sq.Mtrs	Plot Area	5448 Sq.Mtrs			Total Bank Solvency		Rs. 293.11 Cr				
			BUA	5833 Sq.Mtrs	BUA	5833 Sq.Mtrs	BUA	13350.33 Sq.Mtrs			2)Net worth		Rs. 38.29 Cr (M/s. Neelsiddhi Lifespaces) Rs. 59.83 Cr (M/s. Neelsiddhi Realities) Rs. 52.80 Cr (M/s. Neelsiddhi Associates LLP) Rs. 97.49 Cr (M/s. Neelsidhi Developers) Rs. 83.44 Cr (M/s. Neelsidhi Mohar Raisoni Developers LLP) Rs. 73.86 Cr (Dhrishay Infratech Private Limited) Rs. 124.27 Cr (Mr.Kalpesh Palan)				
			2023-2025		2015-2017		2025-2029				Total Network		Rs .896.44 Cr				
			M/s.Neelsidhi Associates LLP Mr. Kalpesh Palan Mr. Darshan Palan Mr. Vilas Kothari Mr. Neel Kothari		M/s.Neelsidhi Properties		M/s. Neelsiddhi Lifespaces				3)Turnover		Rs. 89.35 Cr (M/s. Neelsidhi Associates LLP) Rs. 10.04 Cr (M/s. Neelsidhi Developers) Rs. 40.17 Cr (M/s. Neelsidhi Realities) Rs. 2.83 Cr (M/s. Neelsidhi Mohar Raisoni Developers LLP) Rs. 17.51 Cr (M/s. Dhrishay Infratech Private Limited)				
			Neelsidhi Regalia, Plot No.22, Sector-11, New Panvel, Navi Mumbai.		Neelsidhi Ashwin, Plot No.353/29, TPSIII, Vallabh Baug Lane, Ghatkopar (East), Mumbai.		The Luxe Towers, 103A-10 and 11 Block No. 7 and 103A-7-1A P, Shivaji nagar, Bhamburda, Pune.				Total Turnover		Rs.159.9 Cr				
			Plot Area	6401.4 Sq.Mtrs	Plot Area	820.5 Sq.Mtrs	Plot Area	4098.1 Sq.Mtrs			4) ITR		M/s. Neelsidhi Asscoiates LLP- 2023-2024, 2024-2025, 2025-2026 M/s. Neelsidhi Developers - 2023-2024, 2024-2025, 2025-2026 M/s.Neelsidhi Realties - 2023-2024, 2024-2025, 2025-2026 M/s. Neelsidhi Mohar Raisoni Developers LLP - 2024-2025, 2025-2026 M/s. Mohar Creations LLP - 2023-2024 M/s. Dhrishay Infratech Pvt Ltd - 2023-2024, 2024-2025, 2025-2026				
			BUA	9601.99 Sq.Mtrs	BUA	2045.73 Sq.Mtrs	BUA	4565.89 Sq.Mtrs			5)Fund Arrangement		Own: 30 % Bank : - 40% Others : 30 %				
			2021-2023		2022-2024		2024-2027				6) Pan Card		AAQFN1586J				
			M/s.Neelsidhi Realties Mr. Kalpesh Jamnadas Palan Mr Darshan Gopalji Palan Mr Vilas Madanlal Kothari Mr Neel Vilas Kothari		M/s,Dhrishay Infratech Private Limited Kalpesh Jamnadas Palan Darshan Gopalji Palan		M/s. Neelsidhi Mohar Raisoni Developers LLP Pankaj I Solanki Vilas Masanlal Kothari Kalpesh J Palan Darshan Gopalji Palan Raisoni Vmntures Private Limited Bharat Suwalal Desadla				7) GST		27AAQFN1586J1ZN				
			Neelsidhi Orbit, Plot No.23, Sector-11, New Panvel.		Neelsidhi Brindavan, Plot No.353B/10, TPSIII, Vallabh Baug Lane, Ghatkopar (East), Mumbai.		Neelsidhi Ruby, Plot No.21, Sector-11, New Panvel (West).				8) Loan Disclosure		Submitted				
			Plot Area	6448.13 Sq.Mtrs	Plot Area	681.4 Sq.Mtrs	Plot Area	485.26 Sq.Mtrs									
			BUA	9667.36 Sq.Mtrs	BUA	1794.66 Sq.Mtrs	BUA	727.19 Sq.Mtrs									
			2018-2022		2022-2024		2021-2025										
			M/s.Neelsidhi Realties Mr. Kalpesh Jamnadas Palan Mr Darshan Gopalji Palan Mr Vilas Madanlal Kothari Mr Neel Vilas Kothari		M/s,Dhrishay Infratech Private Limited Kalpesh Jamnadas Palan Darshan Gopalji Palan		M/s.Neelsidhi Realties Mr. Kalpesh Jamnadas Palan Mr Darshan Gopalji Palan Mr Vilas Madanlal Kothari Mr Neel Vilas Kothari										
			NeelSidhi Infinity, Plot No.21, Sector-11, New Panvel.		Neelsidhi Jaybandhu, Plot No.353B/5 & 353B/6, TPSIII, Vallabh Baug Lane, Ghatkopar (East), Mumbai.		Neelsidhi Solitaire, Plot No.23, Sector-11, New Panvel. (Neelsidhi Orbit Phase 2)										
			Plot Area	4367.89 Sq.Mtrs	Plot Area	1421.3 Sq.Mtrs	Plot Area	716.459 Sq.Mtrs									
			BUA	6547.19 Sq.Mtrs	BUA	3841.2 Sq.Mtrs	BUA	1073 Sq.Mtrs									
			2020-2022		2022-2024		2021										
			M/s.Neelsidhi Realties Mr. Kalpesh Jamnadas Palan Mr Darshan Gopalji Palan Mr Vilas Madanlal Kothari Mr Neel Vilas Kothari		M/s,Dhrishay Infratech Private Limited Kalpesh Jamnadas Palan Darshan Gopalji Palan		M/s.Neelsidhi Realties Mr. Kalpesh Jamnadas Palan Mr Darshan Gopalji Palan Mr Vilas Madanlal Kothari Mr Neel Vilas Kothari										
O.C SUBMITTED		O.C SUBMITTED		C.C SUBMITTED													



SHREE VENKATESH BUILDCON																	
Sr. No	Name of developer	Type of company	Completed projects		Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark				
			Greenfield		Redevelopment		Greenfield		Redevelopment								
10	SHREE VENKATESH BUILDCON	PVT LTD	Venkatesh Graffiti Phase 2 To 7 , Plot No- 31/2/1, 31/21A, 31/2/3, 31/2/4, 31/2/5, 31/2/6, 31/2/7 & 35/1B, Keshavnagar- Mundwa, Pune City.		NIL		Venkatesh Laurel, Plot No- 82 & 83, Shivajinagar, Pune.		Silver arrow & sun n due, golden Orchid 2 CHS: - Sundar Nagar Kalina, Santacruz		1)Bank solvency	Rs. 256 Cr	NIL	SHREE VENKATESH BUILDCON Ankush Asabe Lahuraj Asabe Amit Modgi Piyusha Asabe Arun Rajwade	All Supporting Documents Submitted		
			Plot Area	30899.13 Sq.mt			Plot Area	6017.66 Sq.mt	Plot Area	10558.74 Sq.mt							
			BUA	42536 Sq.mt			BUA	23737.68 Sq.mt	BUA	139353.40 Sq.mt	Total Bank Solvency	Rs.256 Cr					
			2014-2021				2024-2028		79A SUBMITTED		2)Net worth	Rs. 205 Cr					
			SHREE VENKATESH BUILDCON				SHREE VENKATESH BUILDCON		LIC Nisarg Colony, Mulund East		Total Networkth	Rs.205 Cr					
			Venkatesh Skydale Phase-1,2 & 3, Sr No 20, H No 1, Plot H, Hingane Khurd, Sinhagad Rd, Pune.				Midori Towers Phase 2 to 5, Pimple Nilakh, Survey No- 14 Part , 15 Part & 16 Part, Pimpri Chinchwad.		Plot Area	23083.71 Sq.mt	3)Turnover	Rs. 409.84 Cr					
			Plot Area	34114.25 Sq.mt			Plot Area	9476.44 Sq.mt	BUA	116127.83 Sq.mt							
			BUA	53063 Sq.mt			BUA	41988.11 Sq.mt	79A SUBMITTED		Total Turnover	Rs.409.84 Cr					
			2019-2024				2022-2027		Prasanna Vastu & Unity CHS, Marwe Road Malad.		4) ITR	2022-2023, 2023-2024, 2024-2025 SHREE VENKATESH BUILDCON					
			SHREE VENKATESH BUILDCON				VIKRAM DEVELOPERS & PROMOTERS		Plot Area	6572 Sq.mt							
			VENKATESH GRAFFITI GLOVER PHASE 1 & 2, Survey No-33/1B, Mudhwa- Keshavnagar, Pune.				Venkatesh Erandwane Central Phase 1 to 4, Plot No- 137, 138 PART, 170, 171 & 172, Phase 1 to Phase 4, Erandwane, Pune.		BUA	69676.70 Sq.mt							
			Plot Area	8022.28 Sq.mt			Plot Area	15398.21 Sq.mt	2025		5)Fund Arrangement	Own: - %					
			BUA	34490.86 Sq.mt			BUA	95052.11 Sq.mt	79A SUBMITTED			Bank : - %					
			2020-2024				2021-2027		Suyog CHS, Mulund East			Others : -%					
			SHREE VENKATESH BUILDCON				SHREE VENKATESH BUILDCON		Plot Area	4451 Sq.mt	6) ITR	Ankush Asabe, Lahuraj Asabe Amit Modgi, Piyusha Asabe					
			Venkatesh Joynest Phase 2 to Phase 5, GAT NO 33 AND 34/2, PUNE SOLAPUR ROAD, Loni Kalbhor, Pune.				Vertica Phase 1 to 3, Plot No- 23/3/1/3 23/3/1/6 23/3/1/7, 23/5/1/22 23/4A/1/9, 23/4A/1/7 23/3/5/3 23/3/5B 23/3/4 23/3/3 23/3/1(P) 23/3/1/8 23/3/1/2 23/3/1/1 23/3/5/1 23/3/1/5 23/3/1/4 23/5/1/13 23/5/1/30 23/4A/1/8 23/4A/19 23/3/2 23/5/10 23/3/1 23/3/6 23/5/11 23/5/12 23/5/1/33, Balewadi, Pune. (COMMERCIAL)		2024		7) GST	27AANCS1902K1Z5					
			Plot Area	7723.01 Sq.mt			Plot Area	20090.41 Sq.mt	79A SUBMITTED		8) Loan Disclosure	Submitted					
			BUA	9017.44 Sq.mt			BUA	811729.91 Sq.mt	Shanitvan CHS,plot no 15, Sec-16A, Vashi								
			2014-2019				2019-2027		Plot Area	1977.9 Sq.mt							
			SHREE VENKATESH BUILDCON				M/s V REALTY Mr Ankush Bhimrao Asabe		BUA	13935.34 Sq.mt							
									2025								
									79A SUBMITTED								
									Sumangal CHS, plot no 06, Sec-3Vashi								
									Plot Area	3839.64 Sq.mt							
									BUA	27870.68 Sq.mt							
									2025								
			79A SUBMITTED														
			O.C SUBMITTED				O.C SUBMITTED										



PARADISE INFRACON PVT LTD															
Sr. No	Name of developer	Type of company	Completed projects		Ongoing projects				Financial credentials		Litigation if any	Partnership details	Remark		
			Greenfield		Redevelopment		Greenfield		Redevelopment						
11	PARADISE INFRACON PVT LTD	Private Company	Sai World City Phase 1, Kolkhe, Panvel.		NIL	Sai World City Phase 2, Kolkhe, Panvel.		New Pragati CHS & Kamdhenu CHS, Plot no-01 & 02, Sector-24, Nerul.		1)Bank solvency	Paradise Infracon Pvt Ltd - Rs45.50 Cr		Paradise Infracon pvt Ltd Madhu Bhagwanda Bathija Amit Madhu Bathija Manish Madhu Bathija Paradise Lifestyle pvt Ltd Madhu Bhagwanda Bathija Amit Madhu Bathija Manish Madhu Bathija Chariot Properties LLP/ Out and Out Infotech/ India LLP/ Om Sai Construction LLP/ Paradise Affordable Homes/ Paradise Leisure Homes/ Paradise Super Structure / Paradise Lifespace LLP Amit Madhu Bathija Manish Madhu Bathija	All Supporting Documents Submitted	
			Plot Area	31473.48 Sq.mt		Plot Area	13595 Sq.mt	Plot Area	4720.5 Sq.mt	Total Bank Solvency	Rs.45.50 Cr				
			BUA	70280.02 Cr		BUA	35582 Sq.mt	BUA	??? Sq.mt	2)Net worth	Paradise Infracon pvt Ltd - Rs 45.50 Cr (2023-2024) Manish Madhu Bathija - Rs 27.31 Cr (2024) Madhu Bhagwanda Bathija - Rs 6.41 Cr (2024) Amit Madhu Bathija - Rs 19.67 Cr (2024)				
			2016-2022					2025			Total Networkth	Rs.98.89 Cr			
			M/s. Paradise Lifespaces LLP Amit Madhu Bathija Manish Madhu Bathija			M/s. Paradise Lifespaces LLP Amit Madhu Bathija Manish Madhu Bathija		M/s.Paradise Infra-con Pvt Ltd Madhu Bhagwanda Bathija Amit Madhu Bathija Manish Madhu Bathija		3)Turnover		Paradise Infracon Pvt Ltd - Rs 55.04 Cr (2021-2024)			
			Sai Mannat, Plot No-1, 1-A, 1-B/1, 1-B/2, 1-B/2, 1-B/3, 1-B/6 , Sector-34A, Kharghar			Sai World Dreams, Surbey nos- 20/1, 20/2, 21/1, 21/2, 21/3, 21/4, 42/2, 44/1, 44/2, 44/3, 44/20, 51/1, 51/2, 56/1, 56/2, of village Gharivali & Survey no-67/1 of village sagaon, Tal-Kalyan, Dist-Thane.		79 A SUBMITTED			Total Turnover	Rs. 55.04 Cr			
			Plot Area	13759.550 Sq.mt		Plot Area	31898 Sq.mt			4) ITR		Paradise Infracon Pvt Ltd			
			BUA	20152 Sq.mt		BUA	158484.48 Sq.mt				5)Fund Arrangement	Own: 75 % Bank : 25 % Others : - NIL			
			2012-2017			2022- ???				6) Pan Card		Paradise Infracon pvt Ltd -AAECP1110D			
			M/s. Om Sai Construction Amit Madhu Bathija Manish Madhu Bathija			M/s. Blue Circle Infratech Pvt Ltd.					7) GST	PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA			
			Sai Symphony, Plot no-10 & 10B Sector-35F, Kharghar			Sai Suncity, Survey No-33 (Part), 61, 62/1 (Part), Ghot, Panvel.				6) Pan Card		Paradise Infracon pvt Ltd -AAECP1110D			
			Plot Area	6299.52 Sq.mt		Plot Area	94400 Sq.mt					7) GST			PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA
			BUA	17625.28 Sq.mt		BUA	172454.19 Sq.mt			7) GST					PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA
			2024-2025			2023-2028						7) GST			PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA
			M/s.Paradise Infra-con Pvt Ltd Madhu Bhagwanda Bathija Amit Madhu Bathija Manish Madhu Bathija			M/s. Chariot Properties LLP Amit Madhu Bathija Manish Madhu Bathija				7) GST					PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA
												7) GST			PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA
			O.C SUBMITTED			C.C SUBMITTED				7) GST					PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA
												7) GST			PARADISE GREEB-SPACES LLP - 27ABFFP2935H1Z4 PARADISE LIFESPACES LLP - 2700OFP3788J1ZF PARADISE SUPERSTRUCTURES - 27AAQFP7752A1Z0 PARADISE LEISURE HOMES - 27AASF7032R1ZA PARADISE AFFORDABLE HOMES - 27AAUFP0831C1ZA PARADISE INFRA-CON PRIVATE LIMITED - 27AAECP1110D1Z4 OM SAI CONSTRUCTION - 27AABF02858B1ZH OUT N OUT INFOTECH INDIA LLP - 27AAEFO4304P1Z0 CHARIOT PROPERTIES LLP - 27AAOFC4352P1ZU PARADISE LIFESTYLES PRIVATE LIMITED - 27AALCA9152F1ZI VIKING ADVANCED TECHNOLOGIES PRIVATE LIMITED - 27AABCV0694F1ZA



BHAGWATI HABITAT LLP

Sr. No	Name of developer	Type of company	Completed projects		Ongoing projects		Financial credentials		Litigation if any	Partnership details	Remark
			Greenfield	Redevelopment	Greenfield	Redevelopment					
10	BHAGWATI HABITAT LLP	Pvt.Ltd.Company	Plot No.7,7A, Sector 13 , Nerul		Level 23,Plot No-22, 23, 32 and 33, Sector - 2, Vashi, Navi Mumbai	Bhagwati Inaya CHSL ,Building No.239,240,241,243, S No.236-A,CTS No.194A/9/7, Ghatkopar	1)Bank solvency	Rs. 56 Cr (M/s Shanti Properties) Rs. 150 Cr (M/s Moreshwar Developers) Rs.50 Cr (M/s Bhagwati Developers)		Bhagwati Habitats LLP Mr Kulin Shantilal Vora Mr Dharmendra Manji Patel Mr Kalpesh Manji Patel Mr Roacky Rasiklal Vora Miss Jigna Bhogilal Vora	partnership deed of all firms not submitted
			Plot Area 3345.90 Sq.mt		Plot Area 5115 Sq.mt	Plot Area 3719.73 Sq.mt					
			BUA 5018.242 Sq.mt		BUA 45850.17 Sq.mt	BUA 29301.49 Sq.mt	Total Bank Solvency	Rs.256 Cr			
			2018		2023-2029	2025					
			M/s Bhagwati Infra		AKSHAR BHAGWATI VENTURES LLP	E.C and Fire Noc Submitted	2)Net worth	Rs.340.72 Cr (All 13 Firms)			
			bhagwati green 1 ,Plot NO.06, Sector 23 , Kharghar		BHAGWATI ELYSIA - II, Plot No.20, Sector-4, Pushpaknagar	Bhagwati Bliss CHS LTD , Plot Bearing No 356 (PT) S.No 113, Hariyali, Vikhroli	Total Network	Rs.340.72 Cr (All 13 Firms)			
			Plot Area 8799.600 Sq.mt		Plot Area 3569.76 Sq.mt	Plot Area 2309.45 Sq.mt	3)Turnover	Rs.367 Cr Bhagwati Group			
			BUA 13187.45 Sq.mt		BUA 7062.666 Sq.mt	BUA 14368.22 Sq.mt	Total Turnover	Rs.367 Cr			
			2017-2020		2022-2026	2025					
			M/s Bhagwati Developers		BHAGWATI LIFESCAPES LLP	E.C and Fire Noc Submitted	4) ITR	Bhagwati Developers			
			bhagwati green 2 ,Plot NO.05, Sector 23 , Kharghar		BHAGWATI LUXURIA, PLOT NO 27E SECTOR 19, Panvel						
			Plot Area 8351.870 Sq.mt		Plot Area 1902.43 Sq.mt		5)Fund Arrangement	Own:			
			BUA 4976 Sq.mt		BUA 9182.54 Sq.mt			Bank :			
								Others : - %			
			2017-2023		2023-2026		6) Pan Card	ABFFB6855L			
			M/s Bhagwati Developers		BHAGWATI SIGNATURE LLP		7) GST				
			bhagwati green 3 ,Plot NO.03, Sector 23 , Kharghar		BHAGWATI ELYSIA III, PLOT NO 36 SECTOR 05		8) Loan Disclosure				
			Plot Area 8401.39 Sq.mt		Plot Area 2499.56 Sq.mt						
			BUA 4883.17 Sq.mt		BUA 10123.01 Sq.mt						
			2019-2023		2024-2029						
			M/s Bhagwati Developers		BHAGWATI SIGNATURE LLP						
			Shree Heritage , Plot no 29,30,31,32,47,48,49 & 52 Sector-21 Kamothe		Celestria,Plot No. KR-1,Knowledge Park in T.T.C. Industrial Area, Airoli						
			Plot Area 9237.56 Sq.mt		Plot Area 22216 Sq.mt						
			BUA 13855.66 Sq.mt		BUA 105551.09 Sq.mt						
			2007 -2012		2024-2030						
			M/s Bhagwati Enterprises		BHAGWATI DEVELOPERS						
					BHAGWATI ELYSIA IV, PLOT NO 27 SECTOR 05, Pushpaknagar						
					Plot Area 2049.45 Sq.mt						
					BUA 8288.08 Sq.mt						
					2024-2029						
					BHAGWATI SIGNATURE LLP						
			O.C SUBMITTED		O.C SUBMITTED						



**URBAN ANALYSIS & SOLUTIONS CONSULTANCY
SERVICES**

**A-1308/09, B-1207/08, SHELTON SAPPHIRE,
PLOT NO.18/19, SECTOR-15, CBD-BELAPUR,
NAVI MUMBAI-400614**

