

ONSZEAL BKC LLP

TPV Vishwakarma Swastik JV

4. BIDDER'S OFFER

Sr No	Description	Offer of Bidder
1	TEMPORARY ACCOMODATION	
a)	Minimum Monthly Displacement Compensation shall be paid to all existing members from the date of vacation till the date of offer of possession of new flats (subject to Occupation Certificate)	18000/- (Eighteen thousand Only) per member per month and 10% Yearly Increment
i.	Terms of payment for Monthly Displacement Compensation:	Cheque will be provided for 1st three months after CC and Peaceful Vacant Possession and the rest online payment shall be made month wise within first week of every month
b)	Refundable Deposit for Transit Accommodation	3 Months Rent
i.	Terms of payment for Transit Accommodation:	Will be paid on the date of vacating
c)	Shifting Charges (to and fro)	Rs. 20,000/- (Twenty Thousand Only)
i)	Terms of payment for Shifting Charges:	Will be paid on the date of vacating
d)	Brokerage for obtaining temporary accommodation. Brokerage shall be paid in advance.	1 Month Rent
2	BENEFITS TO THE MEMBERS	
a)	Total Carpet Area including Additional Free Carpet Area over & above the existing carpet Area to be offered per member free of cost.	MOFA Carpet Area 775 Sq.Ft.
b)	Mandatory Corpus Fund to the Society	Rs. 1,00,000/- (One Lakh Only) per member
	Terms of payment for Corpus Fund:	
i)	At the time of execution of development agreement	0%
ii)	At the time of vacating the existing premises.	0%
iii)	At the time of possession, Total	100%
3	DISCOUNTS TO THE MEMBERS	



For **ONSZEAL BKC LLP**

Reg. Add. -
SHO 1001, 1st Floor
Near Punjab National Bank
Kalyan, Ulhasnagar - 2
Thane - 421002

Authorized Signatory
Correspondence Add. -
Swastik Infralogics Pvt. Ltd., 5th floor
Proxima, Plot No. 19, Sector - 30A
Vashi, Navi Mumbai - 400703
Phone - 022 - 4244 4244
Email - tvsassets@gmail.com

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a)	Discount rate on additional area to be purchased by existing member (if any)	10% on launch price
b)	Maximum Carpet Area on which Discount will be available	First 25 sq. ft
4	COMPENSATION TO THE MEMBERS	
a)	Compensation to the member desiring to sell the premises on out right basis to the Bidder's prior to demolition. In case any member desires to sell premises prior to Demolition of the Building.	Will Discuss and Negotiate individually
b)	Compensation which the Bidder's shall give to existing members in case due to planning constraints the actual area allotted is increased or decreased.	Will Discuss and Negotiate individually
i.	Compensatory Rate for the More Area	As per launch price
ii.	Compensatory Rate for the Lesser Area	As per launch price
5	BANK GUARANTEE AMOUNT	
	Amount of Bank Guarantee	Rs. 4 Crore out of which Rs. 2 Crore of Bank Guarantee & Rs. 2 Crore Lean of Sale Flats from Developers (Will be released proportionately as per work progress)
6	PARKING	
	Minimum Parking to each existing member	1 Parking per member
7	SOURCES OF FUNDS	
a.	Own	50%
b.	Bank	30%
c.	Other	20%
8	LIST OF AMENITIES TO BE PROVIDED BY THE BIDDER'S	Attached
9	SPECIAL BENEFITS IF ANY	Subject to Proposed Building Plan will be offered in future
10	HEALTH CLUB/GYM/FITNESS CENTRE TO LADIES & GENTS OF THE SOCIETY (AS PER THE P.M.C/CIDCO NORMS)	Will be provided as per UDCPR 2020 Norms

For **ONSZEAL BKC LLP**



Designated Partner/Authorized Signatory

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10/11/2025

VASHI, NAVI MUMBAI

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LIST OF AMENITIES

1. Earthquake resistant RCC structure with best quality materials.
2. Light weight AAC Block/ Brickwork for internal & external wall.
3. Sand face external plaster / concrete face finish.
4. Neru finish plaster / Gypsum finish for internal walls & ceiling of flats.
5. Concealed, premium copper wiring of ISI standard.
6. Television & AC point in Living & Master bedroom ISI standard.
7. Adequate electrical point with premium quality modular switches ISI standard.
8. Glazed designer wall tiles in all bathrooms up to lintel level.
9. Branded CP & Sanitary fittings of good quality of ISI standard.
10. Health club with modern equipment.
11. Kids play area.
12. Senior citizen sit outs.
13. Landscaped Garden Area.
14. Generator backup for common area
15. Security cameras for society premises.
16. Vitrified flooring.
17. Anti-skid vitrified tiles in toilet for Flooring.
18. Flush door with granite frame.
19. Anodized aluminum sliding windows.
20. Concealed wiring with branded fittings.
21. Provision for inverter, telephone, intercom, AC & internet points.
22. Jaguar or equivalent bathroom fittings.
23. Decorative doors.
24. Granite platform with stainless steel sink.
25. Plastic emulsion paint on POP wall surface & 100% acrylic Texture paint external.
26. Aesthetic elevation to building.
27. Designer Entrance Lobby.
28. Branded Lift.
29. Designer Entrance Gate with Security Cabin.
30. Fire safety SPRINKLERS & ALARM SYSTEM (As per local body Norms)
31. Designer dado tiles in kitchen up to lintel level.
32. All materials shall be of IS Standard even which are not mentioned in the list

For ONSZEAL BKC LLP



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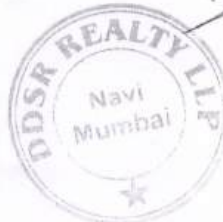
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Date - 10/11/2025

VASHI, NAVI MUMBAI

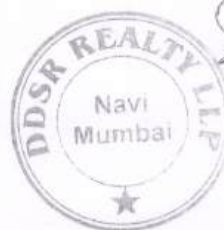
4. BIDDER'S OFFER

Sl. No.	Description	Offer of Bidder
1	TEMPORARY ACCOMMODATION	
a)	Minimum Monthly Displacement Compensation shall be paid to all existing members from the date of vacation till the date of offer of possession of new flats (subject to Occupation Certificate).	
i.	Terms of payment for Monthly Displacement Compensation:	Rs. 25,000/- Per Month per Flat with increase of 10% per annum till offer of possession of new flat
b)	Refundable Deposit for Transit Accommodation	Rs. 1,00,000/- Per member at the time of vacating flat.
i.	Terms of payment for Transit Accommodation:	
c)	Shifting Charges (to and fro)	Rs. 25,000/- for to and fro for shifting and re-shifting.
i.	Terms of payment for Shifting Charges:	50 % amount at the time of shifting and balance 50% amount at the time of re-shifting.
d)	Brokerage for obtaining temporary accommodation. Brokerage shall be paid in advance.	Rs. 25,000/- per member at the time of vacating flat.
2	BENEFITS TO THE MEMBERS	
a)	Total Carpet Area including Additional Free Carpet Area over & above the existing carpet Area to be offered per member free of cost.	875 Sq.Ft. MOFA Carpet Area Shall be provided lieu of existing area.



b)	Mandatory Corpus Fund to the Society	Rs. 1,00,000/- per existing member shall be handed over to the society.
	Terms of payment for Corpus Fund:	The disbursement of the corpus funds will be as follows.
i.	At the time of execution of development agreement	On signing of Redevelopment Agreement - 25%
ii.	At the time of vacating the existing premises.	On handing over Vacant possession of the premises and plot - 25%
iii.	At the time of possession.	On completion of R.C.C. frame structure - 50%
	Total	
3	DISCOUNTS TO THE MEMBERS	
a)	Discount rate on additional area to be purchased by existing member (if any)	10 % Discount On Basic Rate Of Sale, I.E, Rs. 18000 Per Sq.Ft (Rera Carpet Area)
b)	Maximum Carpet Area on which Discount will be available	Max. 50 Sq.Ft Carpet Area Will Be Offered For Each Existing Member

4	COMPENSATION TO THE MEMBERS	
a)	Compensation to the member desiring to sell the premises on outright basis to the Bidder prior to demolition. In case any member desires to sell premises prior to Demolition of the Building.	55 LAKHS PER FLAT
b)	Compensation which the Bidder shall give to existing members in case due to planning constraints the actual area allotted is increased or decreased	



i.	Compensatory Rate for the More Area	Rs. 18000 Per Sq.Ft (Rera Carpet Area)
ii.	Compensatory Rate for the Lesser Area	Rs. 18000 Per Sq.Ft (Rera Carpet Area)
5	BANK GUARANTEE AMOUNT	
	Amount of Bank Guarantee	Guarantee of Rs. 4 Cr will be provided
6	PARKING	
	Minimum Parking to each existing member	1 car parking for each existing member.
7	SOURCES OF FUNDS	
a.	Own	40 %
b.	Bank	25 %
c.	Other	35 %
8	LIST OF AMENITIES TO BE PROVIDED BY THE BIDDER	Amenities: a. Podium Garden b. Society office c. Telecom Room d. Drivers Room
9	SPECIAL BENEFITS IF ANY	Please specify. Attach separate sheet.
10	HEALTH CLUB/GYM/FITNESS CENTRE TO LADIES & GENTS OF THE SOCIETY (AS PER THE P.M.C/CIDCO NORMS)	225 Carpet Sq. ft.

Seal and Signature of BIDDER

Name and Designation of Signatory

Date:

Place

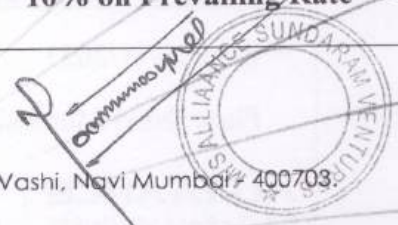


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Bidders Offer


Sr. No.	Description	Offer of Bidder
1.	TEMPORARY ACCOMODATION	
a)	Minimum Monthly Displacement Compensation shall be paid to all existing members from the date of vacation till the date of offer of possession of new flats (subject to Occupation Certificate).	1st Year Rs. 25,000/- (Per Month Per Member) 2nd Year Rs. 27,500/- (Per Month Per Member) 3rd Year Rs. 30,250/- (Per Month Per Member)
i.	Terms of payment for Monthly Displacement Compensation:	Monthly
b)	Refundable Deposit for Transit Accommodation	1,00,000/-
i.	Terms of payment for Transit Accommodation:	Monthly
c)	Shifting Charges (to and fro)	To: 10,000/- Fro : 10,000/-
i.	Terms of payment for Shifting Charges:	At Time of Vacating: 10,000/- At Time of Possession: 10,000/-
d)	Brokerage for obtaining temporary accommodation. Brokerage shall be paid in advance.	25,000/-
2.	BENEFITS TO THE MEMBERS	
a)	Total Carpet Area including Additional Free Carpet Area over & above the existing carpet Area to be offered per member free of cost.	<u>837 Sq. Ft. Mofa</u>
b)	Mandatory Corpus Fund to the Society	1,00,000/-
	Terms of payment for Corpus Fund:	
i.	At the time of execution of development agreement	0%
ii.	At the time of vacating the existing premises.	0%
iii.	At the time of possession.	100%
	Total	100%
3.	DISCOUNTS TO THE MEMBERS	
a)	Discount rate on additional area to be purchased by existing member (if any)	10% on Prevailing Rate





b)	Maximum Carpet Area on which Discount will be available	2000 Sq. Ft.
4.	COMPENSATION TO THE MEMBERS	
a)	Compensation to the member desiring to sell the premises on out right basis to the Bidder's prior to demolition. In case any member desires to sell premises prior to Demolition of the Building.	Shall be discussed further during Negotiation
b)	Compensation which the Bidder's shall give to existing members in case due to planning constraints the actual area allotted is increased or decreased	Shall be discussed further during Negotiation
i.	Compensatory Rate for the More Area	Shall be discussed further during Negotiation
ii.	Compensatory Rate for the Lesser Area	Shall be discussed further during Negotiation
5.	BANK GUARANTEE AMOUNT	
	Amount of Bank Guarantee	4,00,00,000/-
6.	PARKING	
	Minimum Parking to each existing member	1 Parking
7.	SOURCES OF FUNDS	
a.	Own	100%
b.	Bank	N.A.
c.	Other	N.A.
8.	LIST OF AMENITIES TO BE PROVIDED BY THE BIDDER'S	List of amenities have attached below
9.	SPECIAL BENEFITS IF ANY	Any amenities which society desires shall be taken into consideration
10.	HEALTH CLUB/GYM/FITNESS CENTRE TO LADIES & GENTS OF THE SOCIETY (AS PER THE P.M.C/CIDCO NORMS)	As per the Norms

Seal and signature of Bidder

(Handwritten signature)


Lovmesh Patel (Partner)

Date: 10/11/2025

Place: Navi Mumbai

List of Amenities

THE AMENITIES/SPECIFICATION IN THE PROPOSED PROJECT: - REDEVELOPMENT OF PANCHAVATI CHS

A. CIVIL WORK:

1. RCC Framed structure, Brickwork and Plaster as per RCC Consultants' Design.
2. Attractive Elevation Design.
3. Staircase wall and ceiling to be painted with plastic emulsion paint.

B. DOOR / WINDOWS & FIXTURES:

1. Door Frames - Good Quality Wooden Door Frame.
2. Door Shutter - Flush doors with Laminates
 - a) Main-door - Laminated Flush Door with wooden frame.
 - B) Toilet/WC/Bath - Laminated Flush Door with Marble/Granite Molding Frame.
3. Door Fittings - Good Quality Fittings
4. Aluminum Windows - Powder Coated/Anodized Aluminum Windows for all rooms.

C. FLOORING & TILING:

1. 1600mm X 800mm Vitrified Tiles Flooring in all rooms & Kitchen.
2. 600mm X 1200mm Wall Tiles upto beam bottom in Toilet/Bath/WC
3. One side Granite Kitchen Platform with stainless steel sink.

D. PLUMBING:

1. Sanitary fittings of Jaquar or Equivalent Brand.
2. Concealed plumbing in each bathroom with antiskid stain scratch resistance flooring in bathroom & toilet.

E. ELECTRICAL:

1. Poly Cab or Equivalent Brand for Wiring, Anchor or Equivalent Brand for Switches
2. Concealed wiring approved by ISI mark.
3. Switches and other fittings approved by ISI mark.
4. A/C points provisions.
5. Exhaust fan point provisions.

F. COMMON FACILITIES

1. Security cabin with CCTV monitoring - intercom system, video door system Entrance Lobby with Air-Conditioned Well-designed Entrance Lobby.
2. Servant / Driver toilet, Meter room.
3. Firefighting system – As required under regulations
4. Lift – Branded Lifts with power backup
5. Generator
6. Society Office with Toilet.

G. 1) GENERAL AMENITIES:

1. Well Designed entrance gate.
2. Compound Lighting.

2) External Amenities

1. Children Play Area, Fitness Center (Gymnasium), & Society Office & More.

These are primary specification and can be changed by mutual consultation between society and the developer.

