

# SHRI BOMBAY HALAI BHATIA MAHAJAN

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Trust Regn. No.: A-0001341 (GBR) of B.P.T. Act 1950

Date: 16/02/2022

Dear Members & Tenants,

We had issued a Tender for offer of Redevelopment of C. S. Nos. 752, 753, 754, 767 and 768 of Bhuleshwar Division.

The last date of submission was 25th November, 2021 but since no one had quoted till 24th November, 2021 we had extended the date till 10th December, 2021 for submission & collection of Tender forms.

I am delighted to inform you all that three Tender forms were collected from our Solicitor's office M/s. Deven Dwarkadas and Partners and two Builders (i) Earth Vintage and (ii) The Vibrant Group of India have submitted the offers to Redevelop the above said C. S. Nos. 752, 753, 754, 767 and 768 of Bhuleshwar Division.

They have not yet submitted the full details we had asked for, hence we are in process collecting more data & details from the Builders.

Herein I enclose the comparative bids submitted by both the Builders.

I assure you that we will submit all the details of Tender documents before the General Body once we finish our process of assessing the Bids for discussion & finalizing the Bids offer. Till then please cooperate and don't get misguided by any person who intends to sabotage the project of Redevelopment by spreading false information.

Your suggestion & guidance towards the creativity of the Project is always welcome.

Thanking You,

Yours faithfully,  
For Shri Bombay Halai Bhatia Mahajan

*Mulraj Nanavati*

Encl: As above



Mulraj M. Nanavati  
President

## COMPARITIVE LIST FOR THE COMMERCIAL BIDS

PARTICULARS	VIBRANT GROUP	EARTH VINTAGE
RESERVED COMPENSATION FOR THE TRUST		
MINIMUM CARPET AREA	71,100	72,210 - not including car parking space
CAR PARKING SPACES	72	72
MINIMUM MONETARY CONSIDERATION	35,01,00,000/-	36,21,00,000/- including EMD of 1,00,00,000/-
PERMANENT ALTERNATE ACCOMODATION TO TENANTS		
NON RESIDENTIAL TENANTS	35% EXTRA CARPET AREA THAN EXISTING + LOFT AREA	equivalent to existing + additional as mutually decided later on
RESIDENTIAL TENANTS	405 Sq.Ft. carpet area	376.74 Sq.ft. carpet area + additional as mutually decided later on
CORPUS FUND	1,00,000/-	
SHIFTING COMPENSATION TO THE TENANTS		
NON RESIDENTIAL TENANTS	100/- per sq.ft. for 36 months	
RESIDENTIAL TENANTS	18,000/- for > 300 sq.ft. 21,000 for < 300 sq.ft.	NOT MENTIONED
RELOCATION COST		
	20,000/-	NOT MENTIONED
TIME FOR COMPLETION OF RE-DEVELOPMENT		
	36 MONTHS + 6 MONTHS GRACE from the date of CC	48 MONTHS FOR REDEVELOPMENT AND OC AND SALE WITHIN 66 MONTHS
Additional FSI	NOT MENTIONED	They will use it for sale
Location of trust building	NOT MENTIONED	NOT MENTIONED

SR. NO.	PARTICULARS	VIBRANT GROUP	EARTH VINTAGE
1.	Law applicable & registration authority	LLP – Registrar of Company	Partnership act – Registrar of firms, Mumbai
2.	Net worth	Pravinkumar – Rs. 10,53,26,354/- Hemantkumar – Rs. 4,17,96,581/- Ameeth jain – Rs. 2,72,02,032/- Sandesh jain – Rs. 2,68,65,310/-	Earth - 17,95,75,244 Partners: Bhupesh Jain – Rs. 35,56,88,803 Piyush Jain – Rs. 17,47,99,676
3.	Architects	10	11
4.	Advocates/ solicitors	5	5
5.	Contractors	4	5
6.	Employees to be engaged in redevelopment work	25	7
7.	Related entities/ offices	5	15
8.	Projects completed	7	18
9.	On-going projects	6 on-going + 2 at approval stage + 3 upcoming	9
10	Experience in tenants/ building having more than 100 tenants	2	3
11	Amenities	<ul style="list-style-type: none"> <li>• Entire construction would be water resistant</li> <li>• Termite control</li> <li>• Storm water drain</li> <li>• Water proofing of terrace &amp; toilets,</li> </ul>	<ul style="list-style-type: none"> <li>g) Earthquake resistant</li> <li>h) Internet provision</li> <li>i) Verified tiles flooring &amp; skirting</li> <li>j) Granite kitchen platform + stainless steel</li> </ul>



		<p>duct slabs, wall &amp; floors of water tank</p> <ul style="list-style-type: none"> <li>• One overhead water tank on terrace &amp; one underground water tank</li> <li>• Special provision for AC unit</li> </ul> <p>Common facilities –</p> <ul style="list-style-type: none"> <li>a) Elevators</li> <li>b) Generator</li> <li>c) Security cabin</li> <li>d) AC entrance lobby</li> <li>e) Double heighted lobby</li> <li>f) Mahanagar gas pipeline</li> </ul>	<p>sink</p> <ul style="list-style-type: none"> <li>k) Engineered door system</li> <li>l) C.P. fitting with sanitary work</li> <li>m) Chemical membrane waterproofing in wet area</li> </ul> <p>Common facilities –</p> <ul style="list-style-type: none"> <li>a) Elevators</li> <li>b) Italian marble lobby</li> <li>c) Security cabin</li> <li>d) Society office/common W.C.</li> <li>e) Anti termite treatment</li> <li>f) Fire fighting system</li> </ul>
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