

# The Saraswat Suburban Co-operative Housing Society Ltd.

(Regn. No. 2300 dt. 12-03-1919 changed to Regn. No. B7 dt. 07-05-1921)

10/4, Saraswat Colony, Talmaki Road, Santacruz West, Mumbai-400054.

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Ref : SSCHS/024/2024-25

22<sup>nd</sup> April 2024

## ALL MEMBERS

### **Subject: Appointment of Financial Consultant for financial due diligence and Tax Consultant for advising the Society on tax implications & evaluation for short-listing**

With reference to the discussions we had with M/s Sumedha Gore Architects (SGA) on 18<sup>th</sup> April 2024 and a subsequent meeting of the Redevelopment Sub-Committee (RSC) on 20<sup>th</sup> April 2024, we wish to inform you the following:

1. SGA has proposed preliminary meetings with the developers for initial discussions based on which the initial short-listing of five developers will be done. Financial and legal due diligence will be done on these five developers by a Financial Consultant (yet to be appointed) and our Legal Consultant (Adv Nikhil Salian). Further short listing will be done subsequently, and we shall keep you informed in this regard subsequently.
2. In view of the above, we need to urgently appoint a Financial Consultant for financial due diligence. The RSC has recommended that we obtain quotes from such Consultants through references. A couple of RSC members already have some references. **We shall appreciate your suggestions of such Consultants so that we can approach them for quotes to carry out this assignment. We request your suggestions, if any, not later than Monday 29th April 2024.**
3. SGA has also suggested an evaluation system based on allocating marks and weighted averages which is appended at Annexure 1. Your suggestions, if any, are welcome within ten days hereof.
4. The need to appoint a Tax Consultant also has been felt to advise the Society and its members on tax implications particularly capital gains. Your suggestions recommending a Tax Consultant will also be highly appreciated by **Monday 29th April 2024.**

Thanking you

Yours faithfully



(R P Kalyanpur)  
CHAIRMAN

Sr. No.	Particulars	Tender Document Specs( INR)/sft MINIMUM	Weightage		Wgt. Avg. Score
	<b>FEATURES</b>				
A	Sale of Tender	INR 50000			
	<b>EVALUATION CRITERIA</b>				
1	Additional Area (R, NR, Garages , Staff Quarters)				
	Residential	35%	12%	12.00	1.2
	Non residential	35%	1%	1.00	0.1
	Staff quarters	35%	1%	1.00	0.1
	Garages	35%	1%	1.00	0.1
				15.00	
2	Corpus (On MOFA) /p.s.f. (Hardship allowance)R	INR 3000 min	12%	12.00	1.2
	(Hardship allowance)NR	INR 3500	1%	1.00	0.1
	(Hardship allowance)Staff quarters	INR 3000	1%	1.00	0.1
	(Hardship allowance)Garages	INR 3500	1%	1.00	0.1
				15.00	
3	<b>PROJECT SECURITY</b>		8%	8.00	0.8
	Bank Guarantee.	INR 150,00,00,000		0.00	
4	Time of completion (months)	-	5%	5.00	0.5
				13.00	
	<b>DISPLACEMENT CHARGES (On MOFA)</b>				
5	a. Rent Residential	INR 125	8.0%	8.00	0.8
6	b. Rent Non- Residential	INR 135	1.0%	1.00	0.1
	c. Rent Staff Quarters	INR 125	1.0%	1.00	0.1
	d. Rent Garages	INR 135	1.0%	1.00	0.1
	5% year on year increment		1.0%	1.00	0.1
	e. Brokerage = 1 month rent.	1	1.0%	1.00	0.1
	Shifting Charges-Residential (To & Fro every two years)	INR 40000	3%	3.00	0.3
	Shifting Charges-Non-Residential(To & Fro every two years)	INR 45,000			
	Shifting Charges-Staff quarters				
				16.00	
7	Parking	Min 1 or As per MCGM which ever is more	7%	7.00	0.7
8	Stamp Duty & Registration Charges for existing and new.	Entire applicable amount	4%	4.00	0.4
9	Amenities and Design features (Height, Podium, Basement)		10%	10.00	1
10	Profession fees - Architect, Legal advisor, Structural Consultant etc.	Entire applicable amount	2%	2.00	0.2
11	Reimbursment	Entire applicable amount			
12	Developer Profile: No. & Quality of other projects by developer	Based by site visits and brochures provided by developer.	6%	6.00	0.6
13	Developer Profile: ( Company Evaluation by Third Party)	Through Consultant of society	6%	6.00	0.6
14	Developer Profile: (Legal Clearance)	Through Legal Consultant of society	6%	6.00	0.6
				41	
	<b>TOTAL WEIGHTAGE</b>		100.00%	100.00	10