

Simla House Co-operative Housing Society Ltd.

Registered No: BOM/HSG/1688 of 1969

51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.

Email: simlahousechs@gmail.com Tel: 49719548/8591894743

29th July 2024

Outward No: 3325

Circular

To,
All Members
Simla House CHS Ltd
Mumbai – 400 026.

Sub: Comparison Chart of three bidders

Dear Members,

Kindly find attached herewith a copy of the “COMPARISION CHART” for the pre-qualification bids received from the following three bidders for the Redevelopment of our society:

1. Sunteck Realtors Pvt. Ltd.
2. Keystone Realtors Ltd.
3. Romell Real Estate Pvt. Ltd.

For Simla House Co-op Housing Society Ltd.



Hon Secretary

SIMLA HOUSE CHS LTD.
51/B, NEPEAN SEA ROAD, MALABAR HILL, MUMBAI-400026.

Description			1	2	3	
		Name of the Company / firm	SUNTECK REALTORS PVT. LTD.	KEYSTONE REALTORS LTD.	ROMELL REAL ESTATE PVT. LTD.	
CRITERIA :						
1		Name of the partners/Directors of the company or details about their consortium	Mr. Kamal Khetan- Chairman & Managing Director Mr. Atul Poopal -Executive Director Mr. Vaddarse Prabhakar Shetty- Independent Director Mr. Mukesh Jain-Independent Director Mr. Chaitanya Dalal-Independent Director Mrs. Sandhya Malhotra-Independent Director Mrs. Rachana Hingarajia-Director & Company Secretary	Mr. Boman Irani Mr. Percy Chowdhry Mr. Chandresh Mehta Mr. Rahul Divan Mr. Ramesh Tainwala Ms. Seema Mohapatra	Mr. Dominic Romell Mr. Jude Romell	
2		Year of Establishment	26-04-2006	Date of Incorporation - 1995 (Col attached)	23-11-1995	
3	Chapter 5	Clause 3	Solvency Certificate (supporting documents)	Solvency of Rs. 1,000 Crores	The Solvency Certificate dated June 14, 2024 (attached)	Rs. 200 Crs from HDFC Bank, Enclosed
4			Name of the Bank	Axis Bank	Standard Chartered Bank	HDFC Bank
5	Chapter 5	Clause 5	The Bidder must have at least 20 (Twenty) Years of experience and must have executed the construction of at least 2 (Two) million square feet	1. Signature Island-8093.71 sq mt-Residential 2.Sunteck City,1st Av.-16187.4 sq mt-Mixed 3.Sunteck West World-32374.9 sq mt-Residential 4.Sunteck City,2nd Av.-8093.71 sq mt-Mixed 5.Signia Pearl-4046.86 sq mt - Residential 6.Signia Isles-4046.86 sq mt - Residential 7. Signia Oceans -4046.86 sq mt - Residential	1.Rustomjee Elements ,Andheri W-20219 sqm 2.Rustomjee Paramount - 1780 Sq.Mtr 3.Rustomjee Seasons BCEF -2660 Sq.Mtr 4.Elita - 12300 Sq.Mtr 5.Everard Nagar/Aspiree - 7635 Sq.Mtr 6. Rustomjee Pinnacle - 7199 Sq.Mtr 7. Rustomjee Oriana - 4840 Sq.Mtr 8. Rustomjee Sangam - 2512 Sq.Mtr Date of Incorporation - 1995 (Col attached) Construction of atleast 2 million square feet Developable / Construction Area sq.ft (approx) - Elements - 17,11,045 square feet (approx) - Seasons - 15,52,653 square feet (approx) TOTAL - 32,63,699 square feet (approx)	1.Romell Rhythm - Residential - 1740.431 Sq.Mtr 2.Romell AL Burhan CHSL - Residential - 4282.88 Sq.Mtr 3.Romell Trimurti - Residential - 5001.892 Sq.Mtr 4.Romell Empress - Residential - 5061.892Sq.Mtr 5.Aether - Residential - 5376.254 Sq.Mtr 6.Romell Benjamin - Residential - 976.30 Sq.Mtr 7.Romell Euphoria - Residential - 796.599 Sq.Mtr 8.Romell Serene - Residential - 700.995Sq.Mtr 9.Romell Allure - Residential -10107.109 Sq.Mtr 10.Romell Vasanthi - Residential cum commercial - 8062.019 Sq.Mtr 11.Romell Grandeur - Residential cum commercial - 1757.080 Sq.Mtr 12.Serenity Complex - Residential cum commercial - 2108.88 Sq.Mtr We have the relevant experience in years as well as the construction criteria (Enclosed herewith company broucher)
6	Chapter 5	Clause 5	or must have completed at least 10 residential projects alongwith the receipt of OC of equivalent size or more in Mumbai within last five years	1. Signature Island 2.Signia pearl 3.Signia isles 4.Signia Waterfront 5.Sunteck City Avenue 1&2 6.Sunteck GillBird 7.Sunteck Westworld 8.Sunteck city 4th Avenue 9.Sunteck Skypark 10.Sunteck Beach ResidencesAttached- List of Completed Projects	1.Rustomjee Elements,Andheri W- Redevelopment 2.Rustomjee Paramount 3.Rustomjee Seasons 4.Elita 5.Everard Nagar/Aspiree 6. Rustomjee Pinnacle 7. Rustomjee Oriana 8. Rustomjee Sangam 9. Yazarina One	1. Romell Rhythm 2.Romell AL Burhan CHSL 3.Romell Trimurti 4.Romell Empress 5.Aether 6.Romell Benjamin 7.Romell Euphoria 8.Romell Serene 9.Romell Allure 10.Romell Espalier
7	Chapter 5	Clause 6	Net worth of the Bidder (duly certified), should be at least: Rs. 1500,00,00,000/- (Rupees One Thousand Five Hundred Crore only).	Net worth Certificate of Rs. 1827 Crores	Net worth of Keystone Realtors ltd is Rs 1794.18 Crores as on 31st March, 2024 (Standard Chartered bank certificate attached)	1508.02 Cr (31st March 2023)



7a			Break-up of network		Not available																					
8	Chapter 5	Clause 7	Project Dev by a subsidiary company of bidder holding minimum 51% in a subsidiary company	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Name of the holding / subsidiary / associate companies / joint venture (A)</th> <th>Indicate whether holding / subsidiary / Associate / Joint Venture</th> <th>% Of shares held by listed entity</th> <th>Does the entity indicated at column A participate in the Business Responsibility Initiatives of the listed entity? (Yes/No)</th> </tr> </thead> <tbody> <tr> <td>19</td> <td>Sunteck Infracon Private Limited</td> <td>Subsidiary</td> <td>100%</td> <td>No</td> </tr> <tr> <td>20</td> <td>Sunteck Realcon Private Limited</td> <td>Subsidiary</td> <td>100%</td> <td>No</td> </tr> <tr> <td>21</td> <td>Starlight System (I) Private Limited</td> <td>Subsidiary</td> <td>100%</td> <td>No</td> </tr> </tbody> </table>	S. No.	Name of the holding / subsidiary / associate companies / joint venture (A)	Indicate whether holding / subsidiary / Associate / Joint Venture	% Of shares held by listed entity	Does the entity indicated at column A participate in the Business Responsibility Initiatives of the listed entity? (Yes/No)	19	Sunteck Infracon Private Limited	Subsidiary	100%	No	20	Sunteck Realcon Private Limited	Subsidiary	100%	No	21	Starlight System (I) Private Limited	Subsidiary	100%	No	Not Applicable	1. Romell Real Estate Pvt Ltd 533.33 Market Value of R Tech 2. Park (Difference between MV-BV i.e. (869.58-119.84) 749.74 3. Romell Properties Pvt Ltd. 114.27 4. Jude Romell 51.10 5. Domnic Romell 59.58
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9	Chapter 5	Clause 8	Experience in ReDevelopment with details of completed / ongoing projects by the bidder.	1.Sunteck City,2nd Av.-Pinnacle- 1393.534 Sq.Mtr 2.Sunteck City,4th Av.- 0.89 Mn sqft 3.Sunteck Maxx World-Phase I- 18.58 Mn Sq.Mtr 4.Sunteck Beach Residency - 9.29 Mn Sq.Mtr 5.Sunteck Crest- 6503.158 Mn Sq.Mtr	1.Rustomjee Seasons D - 1059.44 Sq.Mtr 2.Rustomjee Paramount - 417.13 Sq.Mtr 3.Erika(Kher Nagar Building) - 1848 Sq.Mtr 4.Summit - 1111 Sq.Mtr (part of larger layout) 5.Pali Parisham - 1984 Sq.Mtr	1.Romell Espalier - Residential - 17,536.97 Sq.Mtr 2.R-Tech Park - Commercial - 45033.07 Sq.Mtr 3.Romell Arbour - Residential - 24296.451 Sq.Mtr 4.Romell Tiara+Seva - Residential - 76449.18 Sq.Mtr 5.Appapada - Residential - 23408.026 Sq.Mtr																				
10	Chapter 5	Clause 9	Evidence of having handover possession with full Occupation Certificate of at least 500 (five hundred) flats in the past five 5 (five) years.	1. Goregaon west ODC project 2. Naigaon project	1. MIG IV CHS	1.Romell Allure 2. Romell Serene 3. Romell Vasanthi 4. Romell Rhythm 5. Romell Diva 6. Romell Empress																				
11	Chapter 5	Clause 10	Having experience of completed stand-alone projects of similar size of approximately 10,000 square meters and having 250 (two hundred and fifty) members.	Sunteck West World-32,374.9 sq mtr.-Residential	Rustomjee Elements Andheri W-20,219 sq.mtr Residential	Romell Allure - Residential - 10,107.109 Sq.Mtr																				
12	Chapter 5	Clause 11	one crore EMD	Submitted DD bearing DD no. 30929 Of Rs. 1,00,00,000	EMD payorder in the name of Simla House CHSL dated 21st June 2024 attached . Bank - ICICI Bank	Already submitted with the tender document																				
13	Chapter 5	Clause 18	Preference shall be given to the Bidder with credit rating of "A" category or more for a continuous period of five years by an accredited credit rating agency approved by RBI or such appropriate authority.	AA+	A+	The Company is rated consecutively as "A+" from 2016 i.e. Continuously for a period of Eight years (Enclosed herewith last 6 years Credit rating)																				
14			The Bidder shall provide the Society with copies of the certificates of last 5 (five) years evidencing credit rating of "A" category or more along with the submission of the Bid.	Attached - India Ratings Report and Care edge reports	Credit rating certificate by ICRA for February 2023, February 2024 and May 2024. (attached)	We have submitted alongwith the Bid Documents. Further the recent rating has also been shared with you good office.																				



15	Chapter 7	<p style="text-align: center;">Clause 2 E</p> <p>If it is found that two or more persons who are or have been connected with one another either financially or as Principal and Agent or Master and Servant (or connected in any manner or in any directly or indirectly controlling, controlled by, or under direct or indirect common control with any party/person by way of composition of a majority of the board of directors of the Party or partners or by virtue of voting rights/shares or having beneficial interest therein) (hereinafter referred to as "Related Parties") have submitted the Bids under different names for redevelopment, without disclosing their interest/ connections, then such Bids will be rejected, even if found to be qualified on other parameters and Earnest Money Deposit will be forfeited. The Bidders are required to give complete list/ details of all such related entities sister companies / sister concerns that is/are connected in any manner as stated hereinabove.</p>		Not Applicable	Noted, we had submitted our proposal under Romell Real Estate Pvt. Ltd.
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