

DHAWAL DESHMUKH DESIGNER'S							
ARCHITECTS & INTERIOR DESIGNER'S							
"39, SAPRE HOUSE,ASHOKNAGAR, RANGE HILL ROAD, PUNE 411007							
TEL : +91 9960969992 , EMAIL : dhawal.designer@gmail.com							
FINAL BID ANALYSIS							
Redevelopment tenders for Dr. V. N. Shirodkar Co-Op Housing Society, CTS No. 2712D/1, Sr. No. 134-2/1, Near Bhosalenagar, Range Hills, Ganesh Khind, Pune 411007.							
Sr. No.	Parameter/Criteria	FORTUNE DEVELOPERS	NIRMANSDM VENTURES LLP	FORTUNE DEVELOPERS	NIRMANSDM VENTURES LLP	DIFFENECE	CONCLUSION
TENDER OFFER'S							
1	Proposed additional carpet area	65%	65%			-	EQUAL
2	Rent Offered	Rs. 50/- Per Sq. Ft	Rs. 50/- Per Sq. Ft			-	EQUAL
3	Brokarage	1 month	1 month			-	EQUAL
4	Shifting/Reshifting	₹ 40,000.00	₹ 40,000.00			-	EQUAL
5	Bettermen charges	₹ 2,00,000.00	₹ 2,00,000.00			-	EQUAL
6	Corpus fund	₹ 1,00,000.00	₹ 2,00,000.00			₹ 1,00,000.00	Nirman is better
7	Bank Guarantee	As for of full sanction (12 Cr)	As for of full sanction (12 Cr)			-	EQUAL
8	Discont Rate(+200 SQFT)	₹ 20,250.00	₹ 19,500.00	₹ 40,50,000.00	₹ 39,00,000.00	₹ 1,50,000.00	Nirman is better
9	Terrace flat(383)	50%	35%	192 SQFT.	134 SQFT.	₹ 11,40,000.00	SK is better
10	Terrace flat(500)	50%	35%	250 SQFT.	175 SQFT.	₹ 15,00,000.00	SK is better
11	Security Deposit	Separate 3 Crore Flat in the Name of Shirorkar CHS	15,00,000.00	₹ 3,00,00,000.00	₹ 15,00,000.00	₹ 2,85,00,000.00	SK is better
12	White Goods(sk offer)	AC, RO Purifier and Washing Machine each	APROXX VALUE CONSIDERED	₹ 80,000.00	64	₹ 51,20,000.00	SK is better
				Total Benefits(11+12)		₹ 3,37,00,000.00	SK is better
FINANCIAL STATUS							
13	Annual Turnover (Cr)	117 Cr.	Not Given				SK is better
14	Group Annual Turnover (Cr)	Approx. 350 Cr.	70.61 Cr			280 Cr	SK is better
15	Net Worth of Promoters & Group (Cr)	Approx. 70 Cr.	112.49 Cr			42.49 Cr	Nirman is better
16	Cash & Bank Balance (Cr)	Approx. 7 Cr.	68 Cr.			61 Cr	Nirman is better
17	Audit Report for Last FY (2024-25), Certified by CA	Provided	Provided			-	EQUAL
18	Net Worth-Bidding Entity (Crore)	Approx. 50 Cr.	112.49			62.49 Cr	Nirman is better
19	Net Worth-Key Partner/Director (Crore)	Approx. 25 Cr.	112.49 Cr			87.49 Cr	Nirman is better
20	Partnership Deed/MOA AOA	Provided	Provided			-	EQUAL

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Sr. No.	Parameter/Criteria	FORTUNE DEVELOPERS	NIRMANSDM VENTURES LLP	FORTUNE DEVELOPERS	NIRMANSDM VENTURES LLP	DIFFERENCE	CONCLUSION
EMPLOYEE STRENGTH							
21	In-house Team Size	120+ Strong In-house workforce	68 employees	120	68	52+	SK is better
22	In-house Architecture / Technical Team	25+ Design & technical expertise	3 employees	25	3	22+	SK is better
23	In-house Project Management Team	30+ Site execution & supervision	5 employees	30	5	25+	SK is better
24	In-house Sales Team	25+ Customer handling & closures	12 employees	25	12	13+	SK is better
25	In-house Legal / Liaison Team	20+ Approvals & compliance	2 employees	20	2	18+	SK is better
EXPERIENCE							
26	Number of Projects Completed	20+ Redevelopment & Greenfield projects delivered	18 Projects	20+	18	2+	SK is better
27	Number of Ongoing Projects	14 Ongoing redevelopment projects	8 projects	14	8	6	SK is better
28	Any Redevelopment Project Undertaken of the Size of Shirodkar CHSL	Yes-Kusum, Yeshodhan, Indra-Praniti and SK Fortune Towers are of similar or larger scale than Shirodkar CHSL	Nirman Vishnubaug Completed (Model Colony)			-	SK is better
29	30M+ Completed(High-Rise)	14+ Redevelopment & Greenfield projects 30m+ building delivered	Buildings-16			-	Nirman is better
30	30M+ Ongoing(High-Rise)	20 ongoing Redevelopment & Greenfield projects 30m+ building	Building-1	20	1	19	SK is better