

॥ श्री गजानन प्रसन्न ॥

# रघुकुल सहकारी गृहनिर्माण संस्था म.

नंबर 2108

नोंदणी क्र.: टी. एन. अे./ (टी. एन. अे.)/ एच. एस. जी./ (टी. सी.)/ ६६९७/९४-९५  
गट नं. ५३(पै), सी.टी.एस. नं. ३२, पारसिक नगर, कळवा, ठाणे.

E-mail : raghukulociety@gmail.com

कार्यालय : बी ३ च्या मागे, रघुकुल स.गृ.सं.म., पारसिक नगर, कळवा, ठाणे-४०० ६०५.

संदर्भ क्र. RSGS/42/2108/2026

दिनांक 22/02/2026

## विशेष सर्वसाधारण सभेची सुचना

विषय :- पुर्णविकासाचे अनुषंगाने प्राप्त निविदांमधुन विकासकाची निवड करणे बाबत.

संस्थेच्या सर्व सभासदांना कळविण्यात येते की, संस्थेचे पुर्णविकासाच्या अनुषंगाने विकासकांच्या निविदा प्राप्त झालेल्या आहेत. पुर्णविकासाच्या अनुषंगाने विकासकाची निवड करण्यासाठी मसस कायदा 79 (अ) नुसार व दिनांक 4/7/2019 चे शासन निर्णयामधिल तरतुदीनुसार व विशेष सर्वसाधारण सभा रविवार दिनांक 15/03/2026 रोजी सायंकाळी ठिक 06:00 वा संस्थेच्या कार्यालयासमोरील पटांगणात आयोजित करण्यात येत आहे याची सर्व सभासदांनी नोंद घ्यावी.

विकासक निवडीसाठी मतदान करणेसाठी केवळ मुळ सभासद पात्र असतील. जे सभासद आजारी असतील किंवा मतदानासाठी उपलब्ध नसतील त्यांनी लेखी प्रतिज्ञापत्रावर सहयोगी सभासद किंवा त्यांचे नातेवाईक यांचे नावाचा स्पष्ट उल्लेख करावा. तसेच सोबत येताना ओळखीचा पुरावा म्हणून आधारकार्ड/पॅनकार्ड/इलेक्शनकार्ड/ड्रायव्हींग लायसन यापैकी एक सोबत आणावे.

टिप :- सदर सभेचे व्हिडीओ रेकॉर्डिंग करण्यात येणार आहे. तसेच सभासदांचे ओळखपत्र पडताळणी करणे आवश्यक असल्याने नियोजित वेळेच्या एक तास आधी म्हणजे ठिक 05:00 वा सर्व सभासदांनी नचुकता हजर रहावे ही विनंती.



अध्यक्ष  
Chairman

सचिव  
SECRETARY

रघुकुल सहकारी गृहनिर्माण संस्था रघुकुल सहकारी गृहनिर्माण संस्था  
For Raghukul Co-op. Hsg. Socy. For Raghukul Co-op. Hsg. Socy.

**Comparative chart as per declaration in Tender Document**

Sr. No.	Decription	R.K Logi World	Khetwani Builder	MM Landmark Realty
1	Developer agrees to give on existing carpet area as rera carpet area	39%	25%	22%
2	Extra Area 10% area at Discounted Rate	13500/-	15000/-	16000/-
3	10% Sq. ft. Area as per market rate	15000/-	18000/-	18500/-
4	Corpus Fund per sq. ft.	500/-	450/-	400/-
5	Shifting charges To & Fro.	10000/-	7500/-	9000/-
6	Security Deposit			
	1 RK	25000/-	25000/-	24000/-
	1 BHK	40000/-	25000/-	24000/-
	2 BHK	50000/-	25000/-	24000/-
7	Rent per sq. ft.	35/-	29/-	25/-
		10% Raise Every Year	10% Raise Every Year	No Raise Every Year
8	Bank Guarantee	Agree as per our requirement	Agree as per our requirement	Agree as per our requirement
	Performance Guarantee	Agree as per our requirement	Agree as per our requirement	Agree as per our requirement
	Security Deposit	Agree as per our requirement	Agree as per our requirement	Agree as per our requirement
	Solvency	Agree as per our requirement	Agree as per our requirement	Agree as per our requirement
9	Society Office Room	Ready to give as per available Area.	Ready to give as per available Area.	Ready to give as per available Area.
10	Club House	Ready to give as per available Area.	Ready to give as per available Area.	Ready to give as per available Area.
11	PMC Remarks	Eligible	Eligible	Eligible



Date: 30/01/2026



To,  
Chairman,  
Raghukul Co-operative Housing Society Ltd.

**Subject: Independent Practitioner's Report on the Tender Eligibility of Bidders to the tender of Society for Redevelopment.**

1. This Report is issued in accordance with the terms of our engagement letter dated 25/01/2026.
2. This certificate is issued to the society to provide assurance with respect to the financial eligibility of bidders as per received tender documents in comparison of documents asked for in Tender.
3. We are issuing this certificate on the basis of Bidder's Tender documents received from society and comparison of documents submitted by bidder and the requirements of tender floated by Raghukul Society.
4. Opinion: We hereby provide our opinion on eligibility of the Bidders for tender as per tender documents received.

Name of Bidder	Eligibility
1) R.K Logi World	Yes
2) MM Landmark Realty	Yes
3) Khetwani Builder	Yes

5. Comparative Analysis of information submitted in Point no. 5.9 of Tender document by Bidders:

Name of Bidder	Average of 3 Years*		Remarks
	As per Tender Document	As per Our Verification	
R K Logi World	57,92,35,291	62,00,40,928	Increase of 4,08,05,637
M M Landmark Realty	59,65,19,223	59,65,19,223	No Difference
Khetwani Builder	38,14,80,094	38,14,80,094	No Difference

\* Average of 3 Years is average of Amount as per Balance Sheet/Profit & Loss Account (audited) for the last three years

6. As per Pg.72 of the Tender Document, after selection of developer additional documents shall be received from developer and more detailed report shall be submitted from our side as per the engagement letter dated 25/01/2026.

For and on Behalf of,  
AKORD & Co.



CA Siddhesh Karne  
Partner  
UDIN: 26181114MNAWMD5320

