

TENDER DOCUMENT

REDEVELOPMENT

OF

Vishal Sahyadri Co-op. Hsg. Society Ltd.

**On Plot bearing CTS No. 1B (part) of village Kandivali, Sahyadri Nagar,
Charkop, Kandivali (West), Mumbai - 400 067**

A R C H I T E C T S / PROJECT MANAGEMENT CONSULTANT

GODBOLE MUKADAM & ASSOCIATES.



Ar. MUKUND GODBOLE

Ar. JITENDRA MUKADAM

**2, GR.FL, NAKSHATRA HERITAGE, HINDU COLONY,
NEAR KARVE HOSPITAL, BRAHMIN SOCIETY,
NAUPADA, THANE (W) – 400602.
Mobile- 9833328177, 9136665689**

NEWS PAPER ADVERTISEMENT

Date: _____

TENDER NOTICE

On behalf of our client, **Vishal Sahyadri Co-op. Housing Society Limited** (total 32 no. of buildings having 2154 nos. of residential flats, constructed on leasehold land ad-measuring 112705.00 Sq. Mt. i.e approx. 27 Acres and 34 Gunthas situated at Sahyadri Nagar, Charkop, Kandivali(West), Mumbai - 400 067 bearing CTS No. 1B (part) of village kandivali, we invite sealed offers for the redevelopment of their society buildings, from reputed developers, on _____ between **10.00 am to 6.00 pm**, in the society office. Tender forms shall be available at our office during office hours from _____ till _____ up to **6.00 pm** on the non-refundable payment of Rs _____/- (Rupees. _____.) in form of Demand Draft/ Pay order in favour of **Vishal Sahyadri Co-op. Housing Society Ltd.** as Tender fee. The developer shall submit the earnest money deposit (EMD) of Rs. _____ (Rupees____) along with its sealed tender offer.

Pre-Qualification Criteria for developer:

Sr. no.	Description	Criteria
1	Group Company Minimum Net worth	Rs. 5,00,00,00,000.00 (Rupees Five Hundred Crores)
2	Group Company Minimum Banking line of Credit	Rs. 5,00,00,00,000.00 (Rupees Five Hundred Crores)
3	Total minimum construction area under construction of all projects	1,00,00,000.00 Sq. Ft. (One Crore Sq. Ft.)
4	Total minimum construction area under construction at one location	30,00,000.00 Sq. Ft. (Thirty Lakhs Sq. Ft.)
5	Total minimum construction area delivered till today (constructed till date)	75,00,000.00 Sq. Ft. (Seventy Five Lakhs Sq. Ft.)
6	Minimum tenements under construction in any one project	1500 Nos. (One Thousand Five hundred)

Only those developers/consortium/joint venture can apply who are meeting at least 4 out of 6 criteria.

The Society reserves its right to accept or reject any or all the offers submitted by the developers without assigning any reasons thereof.

Architect,

GODBOLE MUKADAM & ASSOCIATES.

Ar. Mukund Godbole.

Ar. Jitendra Mukadam.

Office - 2, GR. Fl., NAKSHATRA HERITAGE, HINDU COLONY,
NEAR KARVE HOSPITAL, BRAHMIN SOCIETY,
NAUPADA, THANE (W) – 400602.

Mobile- 9833328177, 9136665689

Date: _____

TENDER NOTICE

On behalf of our client, **Vishal Sahyadri Co-op. Housing Society Limited** (total 32 no. of buildings having 2154 nos. of residential flats, constructed on leasehold land ad-measuring 112705.00 Sq. Mt. i.e approx. 27 Acres and 34 Gunthas situated at Sahyadri Nagar, Charkop, Kandivali(West), Mumbai - 400 067 bearing CTS No. 1B (part) of village kandivali, we invite sealed offers for the redevelopment of their society buildings, from reputed developers, on _____ between **10.00 am to 6.00 pm**, in the society office. Tender forms shall be available at our office during office hours from _____ till _____ up to **6.00 pm** on the non-refundable payment of Rs _____/- (Rupees. _____.) in form of Demand Draft/ Pay order in favour of **Vishal Sahyadri Co-op. Housing Society Ltd.** as Tender fee. The developer shall submit the earnest money deposit (EMD) of Rs. _____ (Rupees____) along with its sealed tender offer.

Pre-Qualification Criteria for developer:

Sr. no.	Description	Criteria
1	Group Company Minimum Net worth	Rs. 5,00,00,00,000.00 (Rupees Five Hundred Crores)
2	Group Company Minimum Banking line of Credit	Rs. 5,00,00,00,000.00 (Rupees Five Hundred Crores)
3	Total minimum construction area under construction of all projects	1,00,00,000.00 Sq. Ft. (One Crore Sq. Ft.)
4	Total minimum construction area under construction at one location	30,00,000.00 Sq. Ft. (Thirty Lakhs Sq. Ft.)
5	Total minimum construction area delivered till today (constructed till date)	75,00,000.00 Sq. Ft. (Seventy Five Lakhs Sq. Ft.)
6	Minimum tenements under construction in any one project	1500 Nos. (One Thousand Five hundred)

Only those developer/consortium/joint venture can apply who are meeting at least 4 out of 6 criterias.

The Society reserves its right to accept or reject any or all the offers submitted by the developers without assigning any reasons thereof.

Sr. No	Item Description	Information
1	Last date for issuing of Tender forms.	Till _____ up to 6 pm.
2	Date of submission of tender.	On _____ between 11.00 am to 6.00 pm. The Developer(s) shall submit its/their offer in original plus one photo copy in sealed envelope.
3	Venue for submission of tender.	Vishal Sahyadri Co-op. Hsg. Society Ltd (Society office, contact person _____)
4	Description of the property to be redeveloped.	Land and existing Buildings having Plot area of 112705.00 Sq. Mt. i.e approx. 27 Acres and 34 Gunthas with Total no. of buildings - 32 Type A – 17 buildings (1 wing each) – 30 flats/wing Type B – 02 buildings (1 wing each) – 30 flats/wing Type C – 11 buildings (2 wing each) – 40 flats/wing Type D – 02 buildings (11 wing each) – 32 flats/wing Total no. of members - 2154
5	Address of the Property.	CTS No. 1B (part), Sahyadri Nagar, Dr. Babasaheb Ambedkar road, Charkop, Kandivali(West), Mumbai - 400 067
6	Photographs.	(Copies of the photographs attached.)
7	Available Transport Facility.	The transportation facility like Bus, Auto and Railway are easily available.
8	Locality around.	Residential zone with permissible commercial activity like shops/showrooms etc. Middle-class locality around. The said plot has very good residential potential and commercial potential along the 3 nos. of different access roads..
9	Landmarks around.	Opp. Mangal Murti Hospital and polyclinic
10	Area of the Land By property card.	C.T.S No.- 1B(part) Plot area :- 112705 Sq. Mt. (excluding plot area of Rayat Shikshan Santha & The Ganesh Temple as per PR Card; <hr/>

11	Area of the Land By Actual survey done on site.	<p>Plot area: 107965.9 Sq. Mt. (excluding plot area of Rayat Shikshan Santha & The Ganesh Temple as per PR Card.)</p> <p>Note:</p> <p>The plot area physically ad measures lesser than that as per property card.</p> <p>There is some encroachment because of which the actual physical possession is less.</p> <p>The Rayat Shikshan Santha plot as per PR Card is 2000 Sq. Mt. & The Ganesh Temple plot is 334.45 Sq. Mt. However, both the occupants have acquired more land area whereby it will be society's responsibility to acquire the additional area occupied by both the above said occupants and/or any other encroachment or occupants thereon. And the approval of the list of present Members to be obtained by the said Society from the Cloth Markets and Shops Board and the Collector Mumbai Sub-Urban.</p>
12	Original Lessee	Cloth Markets & Shops Board
13	Occupant	Vishal Sahyadri Co-op. Housing Society Limited ("the Society")
14	Nature of the Land.	The Land is leasehold
15	Tenure	Class II
16	Lease Tenure	90 Years commencing from 01.03.1977
17	Society Registration Certificate	BOM/HSG/5697/1979
18	Existing Carpet Area occupied by society members	471570 Square Feet i.e. 43809.92 Sq. Mt.
19	Existing Municipal Built Up Area of buildings as per approved plan	60793.69 Sq. Mt. approved Built up Area. As per sanctioned plan dtd. 29.04.1999
20	Location.	Sahyadri Nagar, Near Kandivali West metro station. The land falls within the local limits of Municipal Corporation of Greater Mumbai.

		(Google location attached)
21	Ward name.	R-South ward of MCGM,
22	Reservation as per Development Plan of Municipal Corporation of Greater Mumbai.	Plot falls in R-zone (Residential) (Copy of sketch of D.P. sheet is attached)
23	Existing Road.	DP Road as per DP remarks, Road 1 - Dr. Babasaheb Ambedkar Road -18.30 mt wide (60" wide) on west side Road 2 - Shri. Hanuman Mandir Road -18.30 mt wide (60" wide) on south side Road 3 - Bandar Pakhadi Road -27.40 mt wide (90" wide) on east side
24	Electric supply.	Available from BEST. (Copy of Bill attached)
25	Water Supply.	Available from Municipal Corporation of Greater Mumbai. (Copy of Bill attached)
26	Mode of redevelopment of the property. (In nutshell)	The developers who have submitted their commercial offers need to be present to give the PPT presentation of their company profile on ____/____/2023 as per the schedule decided by the society. Further, there shall be site visit of shortlisted developers to understand the quality and construction management of completed and ongoing projects on given dates. The selection of developer shall be done in the SGBM in presence of the authorized officer from the office of the Deputy Registrar of Co-operative Societies, Mumbai Western Suburb as per procedure laid under Section 79A of Maharashtra Co-operative Societies Act. Further, the owner/Society will enter into Development Agreement and power of attorney with developer as per approved, mutually agreed terms and conditions prescribed in the Tender Document. The Society shall also execute Power of Attorney based on the agreed draft. The developer shall immediately pay the required premium amount payable to State Govt. of Maharashtra to convert society's leasehold land into freehold nature. The developer shall also procure the NOC from Lessee before applying for conversion of land. The developer will

		<p>prepare the development scheme/plans of proposed building and the same will be submitted to Society members for approval. After due revisions, as per the suggestions by society members, the said plans will be submitted for approval by the Developers. No plans shall be submitted without approval of the Society. Subsequently, these plans will be submitted for approval to the Municipal Corporation of Greater Mumbai. Upon approval, the Developer shall enter into individual Agreements with the members of the Society i. e. Permanent Alternate Accommodation Agreements in respect of the permanent alternate accommodation to be provided, in the new building/s to be constructed by the developer. The Permanent Alternate Accommodation Agreements shall be registered and the Developer alone shall bear and pay the stamp duty and registration fees. Thereafter, the existing buildings (Partial or all) will be demolished and new building(s) will be constructed on the said plot. (The developer shall be required to explain in detail the redevelopment process/methodology in advance in the tender document.) During the construction process, existing members will be provided with the deposit and rent per Sq. Ft on existing carpet area by the developer along with corpus fund, shifting charges, brokerage etc. for temporary alternate accommodation, till handing over of the peaceful vacant possession of new flat in proposed building. The society members will occupy their allotted new flats in the completed building after receipt of occupation certificate from MCGM.</p>
27	Earnest Money Deposit and Security deposit.	<p>The Developer shall submit to society Earnest Money Deposit (EMD) of Rs._____/ - (Rupees _____ Only) along with the sealed commercial offer. This EMD shall be submitted in the form of pay order/ DD of nationalized Bank in the name of Vishal Sahyadri co-op Hsg society Ltd. This EMD shall remain with society without any interest payable by society to the developer till its release. Upon receipt of consent/NOC from Dy. Registrar of Co-op societies (Mumbai Suburban City) towards selection of developer by society for their redevelopment, the selected developer shall further pay security Deposit equivalent to Rs._____ (Rupees _____ Only.) in the form of pay</p>

		order/DD of nationalized Bank in the name of Vishal Sahyadri co-op Hsg society Ltd. The initial EMD submitted to society along with the sealed commercial offer shall be converted into security deposit of successful developer/bidder. This security deposit shall be refunded to developer upon furnishing a Bank Guarantee to the society along with submission of vacation notice to society members for handing over peaceful vacant possession of the land and all the buildings.
28	Architects/ Project Management Consultants.	GODBOLE MUKADAM & ASSOCIATES. Ar. Devesh Bapat Mobile- 9833328177, 9136665689

**Status report of the land and building under proposed
Redevelopment of Vishal Sahyadri Co-op. Hsg. Soc. Ltd., Kandivali,
Mumbai**

Sr. no.	Documents available	Status	Remark
01	Society Registration certificate	Available dtd. 04.01.1979	BOM/HSG/5697/1979 Vishal Sahyadri Co-op. Hsg. Soc. Ltd.
02	Property card	Available 02.11.2023	<p>CTS No. 1/B Owner: Maharashtra Govt.</p> <p>26/12/1985: Lessee: The Cloth Markets and Shops Board for Greater Bombay (1,12,705 Sq. Mt.) for the period of 90 years</p> <p>Out of the total land of 112705 Sq. Mt. leased to The Cloth Markets and Shops Board for Greater Bombay, for housing its members, and the Society is formed by the Members of the said Board who has been allotted the Flats in the building and lease of a part of the land to Vishal Sahyadri CHSL: 01/06/2019: Vishal Sahyadri CHSL (11254.30 Sq. Mt.) (CTS No. 1B/4) (separate PR card is available) having Tenure B1</p> <p>(Other entries on PR Card not part of 1,12,705 Sq. Mt. Plot.) 10/06/1993: Rayat Shikshan Sanstha Satara (2000 Sq. Mt. (CTS Nos.1B/2A/1 – 880 sq. Mt. & 1B/2B/1 – 885 Sq. Mt.) (separate PR card is available) (CTS No. 1B/2A/2 – 235 Sq. Mt. : under road) (separate PR card is available)</p>

			04/08/2009: Ganesh Mandir Trust (334.45 Sq. Mt.) (CTS No.1B/3) (separate PR card is available)
03	Physical Survey	Available dtd. 07.11.2023	<p>Vishal Sahyadri CHSL: Area of plot: 107965.9 Sq. Mt. (excluding plot area of Rayat Shikshan Santha & The Ganesh Temple as per PR Card.) Buildings: Type A: 02 Nos. Type B: 17 nos. Type C: 11 Nos. Type D: 02 Nos.</p> <p>Other plots in the campus occupying land area as per physical survey: Rayat Shikshan Sanstha: Area of plot: 2413.43 Sq. Mt. (as per PR card: 2000 Sq. Mt.) Ganesh Mandir: Area of plot: 1164.82 Sq. Mt. (as per PR card: 334.45 Sq. Mt.)</p>
04	DP Remarks	Available 13.10.2023	<p>Internal Roads: Proposed road 9.15M (3 Nos.) Proposed road 13.4 m (3 Nos.)</p> <p>There are several reservations affecting land, For details on reservations, refer to the DP remarks with DP plan and Table showing areas of DP reservations attached below and in annexures</p>
05	Gaav Namuna (7/12)	Available dtd. 11.06.2019	<p>Sarkari Cloth Market & Shopping Board (Plot area: 10.11.16 Hectare Are = 101116 Sq. Mt.) Vishal Sahyadri CHSL. (Plot area: 1.15.89 Hectare Are = 11589 Sq. Mt.) Total Plot area: (101116 + 11589 = 112705 Sq. Mt.)</p>
06	Possession Receipt of land	Available dtd.	Handed over by: Shri R. S. Toraskar , Cadastral surveyor, B.S.D. Bombay on behalf of Additional

		09.03.1977 (handed over signed date)	Collector, B.S.D. Bombay Taken over by: Shri T. R. Bhagwat , Then Chairman, Cloth Markets & Shops Board. Plot Details: S. No.: 149 (part) C.T.S. No.: 1 (part) Village: Kandivali Taluka: Borivali Area: 27 Acre 34 Guntha (1,12,705 Sq. Mt.) Note: Undertaking agreement signed by T.R. Bhagwat is also available.
07	Order of lease	Available dtd. 08.05.1978	From Additional Collector, B.S.D. Plot Area: 27 Acre 34 Guntha Plot is granted on lease of 90 years at rent of 6.5% per annum of the full market value (market value is fixed at Rs. 15/Sq. Mt.) To: Cloth Markets & Shops Board for greater Bombay For: Construction of residential tenements for its members. Possession of land handed over to lessee in 9 th March 1977
08	Commencement Certificates	Available	Bldg No. A1: CE/3685/BSII/AR (dtd.: 05.05.1980) Bldg No. A2: CE/3686/BSII/ AR (dtd.: 05.05.1980) Bldg No. B1: CE/3092/BSII/ AR (dtd.: Not available) Bldg No. B2: CE/3080/BSII/ AR (dtd.: Not available) Bldg No. B3: CE/3081/BSII/ AR (dtd.: Not available)

			<p>Bldg No. B4: CE/3082 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B5: CE/3083 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B6: CE/3084 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B7: CE/3085 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B8: CE/3086 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B9: CE/3087 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B10: CE/3088 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B11: CE/3089 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B12: CE/3090 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B13: CE/3091 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B14: CE/3690 /BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. B15: CE/3691 /BSII/ AR (dtd.: 05.05.1980)</p>
--	--	--	---

			<p>Bldg No. B15: CE/3093 /BSII/ AR (dtd.: 05.05.1980) (another file of same building with different file number.)</p> <p>Bldg No. B16: CE/3692 /BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. B17: CE/3095/BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. C1: CE/4959/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C2: CE/5009/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C3: CE/5010/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C5: CE/5012/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C7: CE/5014/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C8: CE/5015/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C10: CE/5017/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C11: CE/5018/BSII/ AR (dtd.: 08.12.1981)</p>
--	--	--	--

			<p>Bldg No. C12: CE/5019/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C13: CE/5020/BSII/ AR (Not available)</p> <p>Bldg No. D3: CHE/A-0433/BP (WS)/ AR (dtd.: 21.08.1997)</p> <p>Bldg No. D2: CHE/A-0432/BP (WS)/ AR (dtd.: 21.08.1997)</p> <p>As per the sanctioned plan 29.04.1999 bldgs. namely: F1, E4, F2, F3, and D4 are also approved however, they are not constructed on site.</p>
09	Occupation certificates		According to us the numbering of the buildings as per occupation certificate and as existing are probably changed. The same needs to be clarified & confirmed by society managing committee.
	Bldg. No. 01 Type B1 (on site: B1)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3079/BS II/AR
	Bldg. No. 02 Type B1 (on site: B2)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3080/BS II/AR
	Bldg. No. 03 Type B1 (on site: B3)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3081/BS II/AR
	Bldg. No. 04 Type B1 (on site: B4)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3082/BS II/AR
	Bldg. No. 05 Type B1 (on site: B5)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3083/BS II/AR

Bldg. No. 06 Type B1 (on site: B6)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3084/BS II/AR
Bldg. No. 07 Type B1 (on site: B7)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3085/BS II/AR
Bldg. No. 08 Type A (on site: B8)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3086/BS (WS)/AR
Bldg. No. 09 Type A (on site: B9)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3087/BS (WS)/AR
Bldg. No. 10 Type A (on site: B10)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3088/BS II/AR
Bldg. No. 11 Type A (on site: B11)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3089/BS (WS)/AR
Bldg. No. 12 Type A (on site: B12)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3090/BS (WS)/AR
Bldg. No. 13 Type A (on site: B13)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3091/BS (WS)/AR
Bldg. No. 14 Type A (on site: B14)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3092/BS (WS)/AR
Bldg. No. 15 Type A (on site: B15)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3093/BS II/AR
Bldg. No. 16 Type A (on site: B16)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3094/BS II/AR

Bldg. No. 17 (on site: B17)	Available dtd. 12.11.1990	Permission to occupy the completed portion of G+4 upper floors File No. CE/3095/BS II/AR
Type A-1 (on site: A-1)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3685/BS II /AR
Type A-2 (on site: A-2)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3686/BS II /AR
Bldg. No. D-2 (on site: D-2)	Available dtd. 09.12.2011	The development work of completed Bldg. no. D-2 comprising of wing 'A to K' G + 7 upper floors File No. CHE/A-0432/BP (WS) /AR
Type C-1 (on site: C-1)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/4959/BS II /AR
Type C-2 (on site: C-2)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5009/BS II /AR
Type C-3 (on site: C-3)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5010/BS II /AR
Bldg. No. 05 Type C (on site: C-5)	Available dtd. 05.07.1997	The development work of Bldg. no. 5 type 'C' comprising of G + 4 upper floors File No. CHE/5012/BP (WS)/AR
Bldg. No. 07 Type C (on site: C-7)	Available dtd. 14.08.1997	The development work of Bldg. no. 7 type 'C' comprising of G + 4 upper floors File No. CHE/5014/BP (WS)/AR
Type C-8 (on site: C-8)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5015/BS II /AR
Type C-10 (on site: C-10)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5017/BS II /AR

	Type C-11 (on site: C-11)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5018/BS II /AR																								
	Type C-12 (on site: C-12)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5019/BS II /AR																								
	Type C-13 (on site: C-13)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5020/BS II /AR																								
	Bldg. No. 22 Type C (on site: C-22)	Available dtd. 14.08.1997	The development work of Bldg. no. 22 type 'C' comprising of G + 4 upper floors File No. CHE/5039/BP (WS)/AR																								
	Bldg. No. D-3 Wing A, B, C, D, E, F, J & K (on site: D-3)	Available dtd. 16.10.2000	The development work of Bldg. no. D-3 -Wing A, B, C, D, E, F, J & K comprising of G + 7 upper floors File No. CHE/A- 0433/BP (WS)/AR																								
	Bldg. No. D-3 Wing G, H & I (on site: D-3)	Available dtd. 26.04.1999	The development work of Bldg. no. D-3 -Wing G, H & I comprising of G + 7 upper floors File No. CHE/A- 0433/BP (WS)/AR																								
10	Dilapidated Building Certificates – C-1	Available dtd. --/09/2021	All the existing 32 bldgs. are dilapidated & need to demolished as per Certificates from MCGM classifying following buildings under 'C-1' category Type B: 17 bldgs. (17certificates) Type A: 02 bldgs. (02 certificates) Type C: 11 bldgs (2 wings each) (22 Certificates) Type D: 02 bldgs. (11 wings each) (22 certificates) (Copies attached)																								
11	List of existing Buildings with carpet area & other data As per society records	Available	Existing buildings. <table border="1"> <thead> <tr> <th>Type</th><th>Wings per bldg.</th><th>Total No. of Bldgs.</th><th>Total No. Of Flats</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td>A</td><td>1</td><td>2</td><td>60</td></tr> <tr> <td>B</td><td>1</td><td>17</td><td>510</td></tr> <tr> <td>C</td><td>2</td><td>11</td><td>880</td></tr> <tr> <td>D</td><td>11</td><td>2</td><td>704</td></tr> </tbody> </table>	Type	Wings per bldg.	Total No. of Bldgs.	Total No. Of Flats					A	1	2	60	B	1	17	510	C	2	11	880	D	11	2	704
Type	Wings per bldg.	Total No. of Bldgs.	Total No. Of Flats																								
A	1	2	60																								
B	1	17	510																								
C	2	11	880																								
D	11	2	704																								

			<table> <tr> <td>TOTAL</td><td></td><td>32</td><td>2154</td></tr> </table>	TOTAL		32	2154																								
TOTAL		32	2154																												
			<p>Carpet Area Statement</p> <table> <tr> <th>Type</th><th>Total No. Of Flats</th><th>Carpet area per flat</th><th>Total Carpet Area</th></tr> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td>A</td><td>60</td><td>315</td><td>18900</td></tr> <tr> <td>B</td><td>510</td><td>225</td><td>114750</td></tr> <tr> <td>C</td><td>880</td><td>192</td><td>168960</td></tr> <tr> <td>D</td><td>704</td><td>240</td><td>168960</td></tr> <tr> <td>TOTAL</td><td>2154</td><td>972</td><td>471570</td></tr> </table>	Type	Total No. Of Flats	Carpet area per flat	Total Carpet Area					A	60	315	18900	B	510	225	114750	C	880	192	168960	D	704	240	168960	TOTAL	2154	972	471570
Type	Total No. Of Flats	Carpet area per flat	Total Carpet Area																												
A	60	315	18900																												
B	510	225	114750																												
C	880	192	168960																												
D	704	240	168960																												
TOTAL	2154	972	471570																												
12	Approved plan of Bldg floor plan of type A	Available. Dtd. 16.01.1980	<p>BUA of Bldg type A: 1154.30 Sq. Mt.</p> <p>Separate Approved plans of bldg.. type – B, C & D are not available however, Commencement certificates and occupation certificates are available and are attached herewith.</p>																												
13	Approved Plan of Bldg. No. F3	Available dtd. 29.04.1999	<p>Building is not constructed on Site</p> <p>it includes Existing Bldg BUA:</p> <p>Type A (17 bldgs): 15025.43 Sq. Mt. (Existing)</p> <p>Type B (02 bldgs): 2308.27 Sq. Mt. (Existing)</p> <p>Type C (11 bldgs.): 22292.01 Sq. Mt. (Existing)</p> <p>Type D2 (1 bldg.): 10583.99 Sq. Mt. (proposed)</p> <p>Type D3 (1 bldg.): 10583.99 Sq. Mt. (proposed)</p>																												
14	Approved Plan of Bldg. No. D4	Available dtd. 29.04.1999	<p>Building is not constructed on Site</p> <p>it includes Existing Bldg BUA:</p> <p>Type A (17 bldgs): 15025.43 Sq. Mt. (Existing)</p> <p>Type B (02 bldgs): 2308.27 Sq. Mt. (Existing)</p> <p>Type C (11 bldgs.): 22292.01 Sq. Mt. (Existing)</p> <p>Type D2 (1 bldg.): 10583.99 Sq. Mt. (proposed)</p> <p>Type D3 (1 bldg.): 10583.99 Sq. Mt. (proposed)</p>																												
15	Approved Plan of Bldg. No. F2	Available dtd. 29.04.1999	<p>Building is not constructed on Site</p> <p>it includes Existing Bldg BUA:</p> <p>Type A (17 bldgs): 15025.43 Sq. Mt. (Existing)</p>																												

			Type B (02 bldgs): 2308.27 Sq. Mt. (Existing) Type C (11 bldgs.): 22292.01 Sq. Mt. (Existing) Type D2 (1 bldg.): 10583.99 Sq. Mt. (proposed) Type D3 (1 bldg.): 10583.99 Sq. Mt. (proposed)
16	Plan of Bldg No. F1 (Stamp of receipt but not approved by MCGM)	Available dtd. 20.05.2015	Building is not constructed on Site it includes Existing Bldg BUA: Type A (17 bldgs): 15025.28 Sq. Mt. (Existing) Type B (02 bldgs): 2308.26 Sq. Mt. (Existing) Type C (11 bldgs.): 22291.94 Sq. Mt. (Existing) Type D (02 bldgs.): 21167.98 Sq. Mt. (Existing) Sahyadri Bank: 289.83 Sq. Mt. Seva Society;; 141.21 Sq. Mt. Ganesh temple: 378.66 Sq. Mt. Total Existing BUA; 61603.16 Sq. Mt.
17	Final Approved BUA statement of existing bldgs. (As per above mentioned plans)		Type A (17 bldgs): 15025.28 Sq. Mt. Type B (02 bldgs): 2308.26 Sq. Mt. Type C (11 bldgs.): 22291.94 Sq. Mt. Type D (02 bldgs.): 21167.98 Sq. Mt. Total approved BUA of 32 existing bldgs.: 60793.46 Sq. Mt.
18	List of society Members	Available	List of members with respective flat and bldg. Nos. is available (Copy attached) and also the list of approved members by the board and the collector.
19	Mojni Plan	Available dtd. 25.10.2023	Mojni Plan of year 2010 is available as on 25.10.2023 Including: Plot of The cloth markets and shops board + Vishal Sahyadri CHSL (CTS No. 1/B) Plot for Rayat Shaikshan Sanstha (CTS Nos.: 1B/2A/2 & 1B/2B/1) Plot for Ganesh Temple

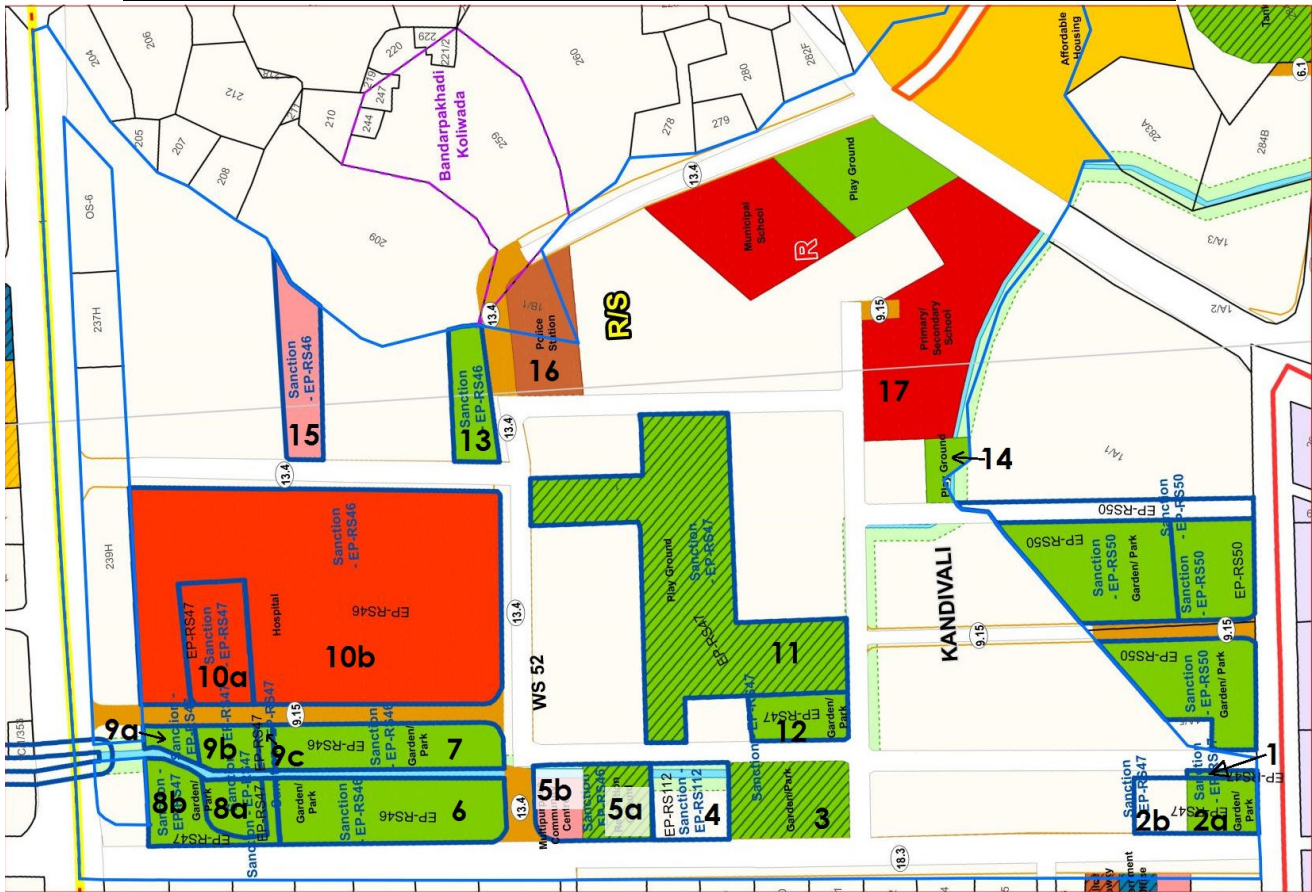
			(CTS No.: 1B/3)
20	Existing Structures on site		Following structures on site are unauthorised, however, society expects their reconstruction and repossession, Further society will decide the internal arrangement between both the parties. The developer shall bear the entire cost of reconstruction of below structures including but not limited to approval cost, construction cost, etc.
			01.Seva Society Bldg Expected carpet area (MOFA) to be reconstructed and handed over to the Seva society: 500 Sq. Ft.
			02. The Sahyadri Sahakari Bank Ltd. Expected carpet area (MOFA) to be reconstructed and handed over to The Sahyadri Sahakari Bank Ltd.:1500 Sq. Ft.
21			Note: Other than above two structures, more structures like Sankat Vimochan Hanuman Mandir, Library, etc. are situated on site however, these structures are not approved and hence not to be considered in the redevelopment project w.r.t. existing Built Up Area.
22	Additional Information: <ol style="list-style-type: none"> 1. By an order dtd. 08.05.1978 & lease deed dtd. __, The state government of Maharashtra handed over the land admeasuring 1,12,705 Sq. Mt. to The Cloth Markets and Shops board on lease hold commencing from 01.03.1977 for 90 years. The Cloth markets and shops board have constructed 32 buildings comprising of 63 wings in total and handed 2154 nos. of flats to the registered mathadi workers as of date. Additionally, over 2154 members, 1160 nos. of registered mathadi workers are yet to be assigned their flats due to discontinuation of the construction process. Further, by an order of the State Government dtd. 21.05.2019, the lease of land portion admeasuring 11,254.30 Sq. Mt. out of the total land admeasuring 1,12,705 Sq. Mt. was transferred in the name of Vishal Sahyadri CHSL. Presently, the owner (lessor) of the entire land is Maharashtra State Government, out of the total, a land admeasuring 11,254.30 Sq. Mt. is leased to Vishal Sahyadri CHSL and the remaining larger portion of land is held by The Cloth Markets and Shops board as lessee. 		

2. It shall be the legal duty of the developer to convert the said plot of land from leasehold to freehold and for that purpose to take all steps including procuring NOC from Lessee, making any payment of premium at its own costs to Owner and Lessee if any, State Govt. of Maharashtra or any such Competent Authority as per rules, Regulations and prevailing laws. After conversion of land from leasehold to freehold nature, the Plot of land shall always remain property of the Society. The Developer shall strongly follow up with the respective Competent Authorities to convert leasehold rights of the said plot into freehold rights. The payable premium amount shall be paid by developer at his own costs for and in the name of the society without any tax recourse to the Society. The developer shall consider these expenses/costs while working out and submitting his commercial offer to society. The Society shall not reimburse any costs incurred by the Developer for conversion of land from leasehold to freehold.
3. The loan amount of Rupees _____ against 7 acres of vacant land is pending of _____ Bank. The Developer shall repay the said loan amount and get the land free from any encumbrance so as to make the title of the property clear and marketable.
4. There are two existing structures one for Seva Society and second one is of Bank (The Sahyadri Sahakari bank) situated opposite to the existing society office. The developer shall at his own cost will construct the said buildings again totally admeasuring about 2000 Sq.FT of carpet area (500 Sq.Ft for Seva Society and 1500 Sq.Ft of Bank). The above area handed over shall be owned by Vishal Sahyadri Co-op Hsg. Soc. Ltd. However, will be leased to Seva society and The Sahyadri Co-op Bank respectively as per the terms mutually agreed by the concerned parties. There shall not be any compensation paid to developer by these two organizations. The developer shall bear all the cost towards approval, construction etc. from his cost.
5. The developer to note that the total land area ad-measuring about 1,12,705 Sq.Mt (as per PR card) does not include the land area of 2000.00 Sq.Mt leased to Rayat Shikashan Sanstha and 334.00 Sq.Mt to Mandir trust. These plots shall not be part of the redevelopment project.
6. The Vishal Sahyadri co operative society Ltd has confirmed that the internal roads are owned by the society and not handed over to MCGM. The street lights present along the internal roads are provided by society and not by MCGM. The electricity bills of the said street lights are also paid by the society alone.
7. The entire land was leased by State Govt of Maharashtra for the houses at discounted cost to Mathadi Workers. Out the entire land, 7 acres of land is empty

and residential buildings are not constructed on the said land. 1160 nos of mathadi workers have registered their claim for purchase of houses at discounted cost. The developer shall construct 1160 houses/tenements/Flats ad-measuring 27.88 Sq.Mt (300Sq. Ft.) of carpet area (MOFA) and handover to society for the allotment of these flats. The developer shall be authorized to charge the said flats at Rs._____ per Sq.Ft (Rupees _____ Only)on RERA carpet area. Further the Agreement to sale of said flats shall be signed and registered. The stamp duty, registration charges and GST shall be paid by the said flat purchasers or such allottees.

8. There are few sanctioned reservations on the entire land which are detailed in the status report the developer has to follow the respective regulations under Mumbai DCPR 2034 towards its development. The developer shall also consider all the benefits under respective schemes while handing over such reservations.
9. There are few existing structures in the society campus which are being used as library, study hall and society office. The developer shall suitably propose such common amenities in the proposed redevelopment under free of FSI permissible amenities of 2% of total Built up Area.
10. Plot of Rayat shikshan sanstha and Ganesh Temple are separately leased to both the organisation however, the said plots situate adjacent to Vishal sahyadri plot. If developer desires to include both the plots into the cluster redevelopment project then the same can be accepted by society subject to terms and conditions agreed at suitable stage of project by the developer and such institutes.

RESERVATIONS AFFECTING LAND AS PER DP REMARKS DTD. 13.10.2023



	Description		Area in Sq. Mt.	EP- RS (if any)
LAYOUT RG				
1	ROS 1.5 (Garden/Park) (Layout RG) 8a	8a	678.759	EP – RS47 – 2
2	ROS 1.5 (Garden/Park) (Layout RG) 9b	9b	568.882	EP – RS47 – 4
3	RH 1.2 (Hospital) (layout RG) (Existing amenity) 10a	10a	1656.693	EP – RS47 – 6
4	EOS 1.4 (Play Ground) (Layout RG) 11	11	8582.35	EP – RS47 – 10
5	ROS 1.5 (Garden/Park) (Layout RG) 12	12	960.80	EP – RS47 – 7
	Total		12447.48	
NON BUILDABLE RESERVATION				
6	ROS 1.5 (Garden/Park) 1	1	110.436	EP – RS47 – 3
7	ROS 1.5 (Garden/Park) 2a	2a	820.12	EP – RS47 – 1(part)
8	EOS 1.5 (Garden/Park) (existing amenity) 3	3	1950.87	
9	EOS 2.6 (Recreation Ground) (existing amneity) 5a (Rayat Shikshan Sanstha)	5a	1112.25	EP – RS46 – 1
10	ROS 1.5 (Garden/Park) 6	6	3116.03	EP – RS46 – 3
11	ROS 1.5 (Garden/Park) 7	7	2198.13	EP – RS46 – 2
12	ROS 1.5 (Garden/Park) 8b	8b	1316.973	EP – RS47 – 5
13	ROS 1.5 (Garden/Park) 9a	9a	309.28	EP – RS47 – 8
14	ROS 1.5 (Garden/Park) 9c	9c	145.761	EP – RS47 – 9
15	ROS 1.5 (Garden/Park) (Reservation) 13	13	1113.85	EP – RS46 – 4
16	ROS 1.4 (Playground) (Reservation) 14	14	446.99	
	Total		12640.69	

	BUILDABLE RESERVATION			
17	RSA 2.1 (Multi-purpose Community Centre) 5b	5b	605.22	EP – RS46 – 1
18	RH 1.2 (Hospital) 10b	10b	14793.695	EP – RS46 – 5
19	RSA 2.9 (Homeless shelter) 15	15	1480.12	EP – RS46 – 6
20	RPU 3.1 (Police Station) (Part of larger reservation) 16	16	1083.96	
21	RE 1.2 (Primary/Secondary school) 17	17	5136.02	
	Total		23099.015	
	EXISTING			
22	EE1.2 (Primary/Secondary School) 4 (Rajat Shikshan Sanstha)	4	1235.445	EP – RS112
23	(RAM) 2b	2b	616.391	
	Total		1851.836	

READY RECKONER RATE

DIVISION / VILLAGE : KANDIVALI

Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Link Road to the East, Village Boundary to the South and West.					

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
79	79/354	58260	134700	154820	168370	134700

C. T. S. No. 1.

A/1, 1A/5, 1C/1/3, 1C/1/4, 1C/1/5, 1C/1/6, 1C/1/7, 1C/1/9, 1C/1/10, 1C/1/11, 1C/1/13, 1C/1/16, 1C/1/20, 1C/1/21, 1C/1/22, 1C/1/23, 1C/1/24, 1C/1/25, 1C/1/26, 1C/1/27, 1C/1/28, 1C/1/29, 1C/1/30, 1C/1/31, 1C/1/33, 1C/1/35, 1C/1/36, 1C/1/37, 1C/1/39, 1C/1/40, 1C/1/41, 1C/1/42, 1C/1/43, 1C/1/44, 1C/1/45, 1C/1/46, 1C/1/47, 1C/1/48, 1C/1/50, 1C/1/51, 1C/1/63, 1C/1/65, 1C/1/66, 1C/1/67, 1C/1/68, 1C/1/69, 1C/1/71, 1C/1/72, 1C/1/73, 1C/1/74, 1C/1/76, 1C/1/77, 1C/1/78, 1C/1/79, 1C/1/80, 1C/1/81, 1C/1/82, 1C/1/83, 1C/1/84, 1C/1/85, 1C/1/86, 1C/1/87, 1C/1/88, 1C/1/89, 1C/1/90, 1C/1/91,

Type of Area: Urban

Zone: 79

subzone: 79/354

RR Land: Rs. 58260

RR Residential: Rs. 134700

Detailed Methodology of Redevelopment of Vishal Sahyadri Co-op. Hsg. Society Ltd. Charkop, Kandivali(West), Mumbai - 400 067

1. The process of tendering & selection of developer shall be as per Govt. Directives dated 04-07-2019 of redevelopment process issued under Section 79A of MCS Act.
2. The Tender document will have to be collected by authorised person and will be issued in name of developer/purchaser and are non-transferable. The Developer shall submit all the communication details along with request to purchase the tender document
3. The developer will submit his/its offer in sealed envelope himself/itself or through his/its authorised representative on given date as per Tender Document in the society office of Vishal Sahyadri Co-Op. Hsg. Society Ltd., Charkop, Kandivali(West), Mumbai – 400 067. The developer shall duly fill in and sign the original tender copy along with required annexures and submit the said copy in a sealed envelope. Wherever the self-attested photo copies of documents are submitted with the offer, the developer shall produce the original for verification. **The Developer shall submit its offer in original plus one photo copy in sealed envelope.**
4. Important available documents regarding the proposal are enclosed with the Tender Document. The other documents may also be made available at the PMC's office for inspection. The prospective developers may inspect the reference documents with Project Management Consultant's (PMC) office with prior appointment, before submitting their offers.
5. If any deficiencies or discrepancies are observed or any doubts arise in the Tender Document made available to the prospective bidders, they shall bring them to the notice of PMC and seek clarification before submission of their sealed offer in writing. No oral clarification will be binding on the Society. Pre-bid meeting may be organised if needed, by society and PMC jointly.
6. This Tender Document is the exclusive property of M/s. Godbole Mukadam and Associates. The documents pertaining to the Society and the plot are the exclusive property of Vishal Sahyadri Co-Op. Hsg. Society Ltd. The Tender Document and the documents of the Society and the plot are being provided to interested developers as confidential documents and they shall not pass on the same to third parties.
7. **By submitting the Tender, the prospective developers/bidders agree and confirm that he/they or any of their representatives shall** not share any details or information of the redevelopment project until the process of appointment of the developer is completed. All information and details of the redevelopment shall be strictly confidential till such time. The Society reserves its right to take action in case of any breach on the part of any such act by the prospective developers/ bidders.

8. The PMC may call the bidders to issue clarifications, addenda, corrigenda on the Tender Document until the date of submission of bids. The PMC may also extend dates of obtaining Tender Documents, submitting bids or opening bids etc., in consultation with the Society. All such communications shall be formally sent only to the authorized person whose name, telephone/mobile numbers and email address have been specified in the letter of request/visiting card sent by each developer for obtaining Tender Document. No objection of any of the prospective bidders shall be entertained by the PMC or the Society in this regard.
9. The Developer shall submit to the Society Earnest Money Deposit of Rs. _____/- (Rupees _____ Only) along with the sealed commercial offer. This EMD shall be submitted in the form of pay order/DD of nationalized Bank in the name of Vishal Sahyadri co-op Hsg society Ltd. This EMD shall remain with society without any interest payable by society to the developer till its release. Upon receipt of consent/NOC from Deputy Registrar of Co-operative Societies (Mumbai Suburban City) towards appointment of developer by Society for their redevelopment. The developer shall further pay security deposit equivalent to Rs. _____ (Rupees _____ only) in form of pay order/DD of nationalized Bank in the name of Vishal Sahyadri Co-op Housing Society Ltd. The initial EMD submitted to Society along with the sealed commercial offer shall be converted into security deposit of successful developer/bidder. The total security Deposit shall be Rs. _____ (Rupees _____ only) (Rs. __ Lakhs as EMD + Rs. __ Lakhs as security Deposit = Total security Deposit.) This security deposit shall be refunded to developer upon handing over of a Bank Guarantee to the Society along with submission of vacation notice to the members for handing over peaceful vacant possession of the land and building.
10. Validity of Bids: The submitted commercial offers/bids, revised offers, clarifications etc. including all terms and conditions, technical and commercial offer shall remain valid for **180** days from the stipulated final date of submission of respective offer or date of submission of revised offer, whichever is later.
11. The Society's Managing Committee will open the said bid in presence of representatives of Architect/PMC. The said Tender Documents shall be signed by three nominated members of the Managing Committee. Further the photo copies of Tender Documents will be handed over to the Architect/PMC for the techno-commercial comparative analysis. The Architect/PMC will prepare Techno – Commercial comparative analysis of the offer submitted by the developers. **(As per the resolution recorded in SGBM of the society, the representatives of developers shall not be allowed to remain present during tender opening process.)**
12. The Techno- Commercial negotiation/clarifications will be held in a place decided by the Society with each developer in presence of Society committee members and all society members.. Subsequently the revised offers will be submitted by the developers with further

clarifications as required by the Architect / PMC and the Society members. During the said meeting, the developers will be given a chance to give power point presentation (PPT) to showcase their credibility, capability and planning scheme, proposal of proposed redevelopment.

13. The Architect/PMC along with the Society members will visit the completed and ongoing construction sites of the probable shortlisted developers. Based on revised commercial offers and revised comparative analysis, architect /PMC will recommend to shortlist the prospective developers meeting the capability criteria. Further, Society members jointly will short list minimum five developers or less than that in the event of receiving less than 5 Tender Document offers.
14. The final comparative analysis of the shortlisted developers will be circulated to all the Society members to study the same.
15. The Society members in the Special General Body Meeting will select the final developer for the said redevelopment in presence of representative of the Dy. Registrar of Co-op. Societies (Mumbai Western Suburb.) Mumbai. It is the sole responsibility of successful developer to procure consent/NOC from Dy. Registrar of Co-op. Societies whose representative was present in the said Special General Body Meeting within period of 15 days at its/their/his own costs in respect of its/their/his appointment.
16. The appointed developer through his/its/their legal advisor shall prepare the draft of Development Agreement and Power of Attorney based on all the terms and conditions of tender Document. The said drafts shall be circulated to all the society members and legal advisor of Society. Upon finalization of terms and conditions of the draft, the final draft shall be circulated to all society members for their study. The Special General Body of the Society will approve the draft of Development Agreement, and Power of Attorney. The Special General Body will also authorise three members including Chairman, Secretary and Treasurer or any additional members as the case may be, to sign the Development Agreement, Power of Attorney and all related documents to redevelopment project on behalf of the Society.
17. The Society and the prospective Developer ("**Developer**") will enter into Development Agreement. The Society shall execute Power of Attorney. The same will be registered in the office of Sub-Registrar of Assurances. (Mumbai Western Suburb). All the Authorised Society members shall sign and remain present before Sub-Registrar for registration of the Development Agreement and Power of Attorney. The Developer alone shall be liable to pay the necessary registration charges and stamp duty on the said Development Agreement. The Developer will also enter into the individual agreement with the respective Society members at mutually agreed suitable time after approval from Municipal Corporation of Greater Mumbai and before demolition of existing building of

the Society. The stamp Duty and registration charges of all above documents shall be paid by developer at his own cost.

18. The Developer shall start the technical process by procuring fresh documents of the property and respective NOCs as required by Municipal Corporation of Greater Mumbai and other departments for the submission of Building Plans to Building proposal department at his own cost.
19. The selected developer through his own Architect will prepare the plans for the proposed building on the said plot in reference to the scheme plans shown to society members during presentation meeting. The said plans will be submitted to all the Society members and suggestions will be requested from them. The selected developer will work on those suggestions and after due variations the plans for the redevelopment will be approved by the Society members.
20. The developer shall provide one 4 wheeler covered parking space to each society member in podium floors above ground level accessed by sloping ramp in the newly proposed redeveloped buildings. 2 wheeler and visitor parking shall be provided as per norms prescribed by MCGM.
21. The Society members are desirous of purchasing additional carpet area from Developer at a discounted rate. The said carpet area to be purchased by each member could admeasure about 100 Sq. Ft. The developer shall offer the concessional/discounted rate per Sq. Ft on its carpet area (MOFA) in the Tender Document at which he/it is ready to sell the additional carpet area to existing members for residential usage. The payment against the said purchase of additional area shall be as per schedule prescribed by MAHA RERA.
22. The allotment of individual residential flats in the newly constructed building shall be entirely as per the decision taken in the Special/Annual General Body Meeting of the Society as per approved plans by the Society and Municipal Corporation of Greater Mumbai. The Developer shall abide to the decision of the Society and work accordingly.
23. The Developer shall not make any changes in the planning of residential portion along with common amenities for the Society members (Rehab Component) without prior written permission and consent of the Society. The developer can make necessary changes in sell component within approved terms and conditions of development Agreement. It is binding obligation of developer to submit copies of all the permissions, plans, NOCs to society and its PMC within 15 days from its receipts.
24. The developer shall mention the redevelopment scheme in the tender document under which the developer shall be proposing the said redevelopment project. The said redevelopment shall be under regulations of Mumbai DCPR 2034. The developer shall also explain the phase wise manner in which he will be proposing the redevelopment.

25. The Developer will submit the proposal (all plans) to Municipal Corporation of Greater Mumbai for approval through his own Architect.
26. Municipal Corporation of Greater Mumbai will issue the Intimation of disapproval (IOD). The Developer will comply the conditions mentioned in the said permit. The Developer shall pay the premium/deposits/scrutiny fees / development charges etc. to Municipal Corporation of Greater Mumbai within stipulated time period.
27. The Developer shall pay the rent to the Society members towards temporary alternate accommodation for residential use along with refundable deposit equivalent to six month's rent for acquiring the temporary/transit alternate accommodation, shifting charges & brokerage.
28. In the event of shifting of society members, the developer shall submit the phase wise redevelopment plan. accordingly those members will shift after completion of techno legal and commercial formalities. Upon receipt of IOD from MCGM, the developer shall issue Vacation Notice of 60 days to society to get the respective flats of the members and/or occupants vacated within the stipulated time and intern the Society shall hand over vacant and peaceful possession of the said Land along with all the buildings and structures standing thereon.
29. The Developer shall enter in to a Permanent Alternate Accommodation Agreement with each Society member towards allotting him/her the Permanent Alternate Accommodation against the existing flat as per Development Agreement. The GST, Stamp duty and Registration charges towards existing carpet area and additional free of cost carpet area offered by developer to each Society member shall be paid by Developer at his own costs from time to time as per Govt directives. The possession of Society building and land shall be handed over to developer for its demolition only after entering into the Permanent Alternate Agreement with the members and only after obtaining IOD from MCGM.
30. The Developer shall furnish and handover Bank Guarantee, as agreed in the Development Agreement along with issuance of Vacation Notice of 60 days to Society and its members. The developer shall complete the process of payment of stamp duty and registration charges of signing and registration of Permanent Alternate Accommodation Agreement of all the society members within 30 days from issuance of vacation notice.
31. The salvage value from the demolition of existing building will be taken by the Developer. However, the loose and fixed furniture made by the existing members shall be dismantled by the members within the stipulated time in the vacation notice and failing with which the developer shall start the demolition work. The Society members have right to take the movable furniture items made by them at their own cost. The Developer shall have no claim over individual properties of the members.

32. The Developer shall prepare the "Construction Management Plan" regarding the SOPs of demolition and construction activity and get it approved from Society Architect/PMC. The Developer shall start the construction planning activity with all the security, safety, health and Insurance compliance. The safety measures shall be in accordance with the approval of society Architect/PMC and Society members and as per conditions prescribed by Municipal Corporation of Greater Mumbai. The Developer shall take CAR (Contractor's all risk policy) policy for the amount specified by the society Architect/PMC. The developer shall also take insurance policy of under construction and on going completed construction work. The insurance cover of such completed construction work shall be active till handing over possession of the said completed building to society.
33. All the respective Municipal, N.A taxes, electrical charges, property tax, etc. of land and building and of individual flat till the date of handing over 100% peaceful vacant possession to Developer shall be borne by the Society and respective member. Such taxes shall be borne by Developer after taking possession till handing over vacant possession of land and newly constructed building back to Society. The Developer shall also pay land under Construction Tax (LUC) during construction period. During the process of redevelopment, the developer shall pay all such applicable taxes, charges, duties, premiums, cess, applicable GST etc prescribed by all the Competent Authorities such as local Municipal bodies, Govt. Undertakings Government of Maharashtra, Govt. of India, pvt. companies, service providers etc. In the event of any default by the Developer in regards to payment of such dues, the society or any of its member shall not be legally responsible. The developer indemnifies the society from any legal, civil, criminal action, penalties, etc if taken by any above mentioned Authority.
34. Upon signing and registration of all the Permanent Alternate Accommodation Agreements of each Society member and compliance of payment towards Bank Guarantee, rent, refundable deposit, brokerage, transportation charges, the Society shall handover vacant possession of land, building, commercial premises and all the flats to Developer for its demolition and construction of newly proposed building.
35. The Developer shall take care about dismantling of existing water, drainage, Telephone land line, Mahanagar Gas connections and electrical lines. he may modify, divert the existing service lines in such a way that other occupants are not affected. He will keep informed all the concerned authorities regarding disconnecting the same and take prior permissions from them. The Developer shall also help Society members to get the refund of the deposits paid by all members against the Telephone land line, Mahanagar gas line, Water meter and Electrical meter etc.
36. The Developer will take suitable insurance policy towards workers, third party, etc. during the construction work.

37. The Developer will take necessary measures to avoid nuisance of dusting, sound, etc. to the neighboring and adjoining society buildings and or neighboring plots and occupants. The Developer shall at his own cost shall barricade the plot with tin sheets having 20 feet height. In case of any advertisement, display boards etc, the permissions from Competent Authority to be taken in advance by the Developer. The developer shall strictly follow the prevailing regulations so as to avoid dust pollution in the atmosphere.
38. After demolition of existing buildings and compliance of all other terms and conditions, Municipal Corporation of Greater Mumbai will issue the commencement certificate (CC) for the said redevelopment project. Getting the plans of the proposed building approved from concerned authorities shall be sole responsibility of Developer at his own cost.
39. Upon receipt of first Commencement certificate, the Developer shall register project under RERA. the copy of RERA registration shall be handed over to the Society within 7 days from the receipt of the said certificate. The expenses for the same shall be borne and paid by the Developer alone.
40. The Developer shall start the construction of proposed building as per plans approved by Society & Municipal Corporation of Greater Mumbai.
41. The Developer shall ensure all quality standards and specifications as approved by Society Architect/PMC & relevant I.S codes. He will design the said building structurally as earth quake resistant building as per the relevant zone of IS code. During the construction, the developer will perform periodic quality tests as prescribed by the Society Architect/PMC so as to ensure the quality of completed construction work. Cube Compressive test for 7,14 and 27 days shall be taken for one batch of concreting while doing important concreting of structural members. Non-destructive tests are to be performed by special agency in the event of any doubt about the strength and quality of concrete and or if the cube tests fail in its testing by Developer at his own cost. The opinion of society PMC and structural designer in the requirement of quality tests shall be final and binding on the developer.
42. Once the plinth of the proposed building is complete, further commencement certificate from Municipal Corporation of Greater Mumbai will be procured by Developer. Post further commencement certificate, the Developer will construct the building till completion stage as per approved plans. The developer shall follow the approved line of action of phase wise redevelopment as agreed with society and its PMC.
43. Before commencement of finishing work, the Developer shall display all the finishing materials of approved brands to society PMC and Committee. Upon approval for these materials regarding their approved series, brand and make the developer shall complete one sample flat so as to understand the exact finishing and make of all the fittings and fixtures before proceeding ahead the finishing work of remaining flats.

44. Once the construction is complete, the Developer shall apply to Municipal Corporation of Greater Mumbai for occupation certificate/building completion certificate.
45. After satisfactory site visit, Municipal Corporation of Greater Mumbai will issue a letter for the fulfillment of further conditions.
46. The Developer shall fulfill those conditions & subsequently Municipal Corporation of Greater Mumbai will grant its building completion certificate / occupation certificate.
47. The developer shall intimate Society Architect/PMC & Society members about the receipt of building completion certificate/ occupation certificate from Municipal Corporation of Greater Mumbai.
48. Simultaneously, the developer shall intimate the Society Architect/PMC towards completion of construction work. Upon receipt of clearance from developer's architect towards correctness of completed construction work & its quality standards, the developer's engineer, Society Architect/PMC's engineer & respective Society members will inspect the completed building & all internal finishes, amenities so as to check the same, whether they are as per terms and conditions of Development agreement. The snag list if any will be submitted by the Architect/PMC of the Society to the developer and the developer at his own cost shall get the snags rectified to the satisfaction of Architect/PMC of the Society. Upon satisfactory inspection about completed quality of construction work and upon handing over copy of occupation certificate from MCGM, the Developer shall issue repossession notice of 30 days. The Developer shall pay the rent till expiry of the possession notice of 30 days or last date of calendar month in which the 30 days period comes to an end. The repossession notice shall be given subject to completion of all the permanent electrical, water, drainage, storm water gutter, application for the Mahanagar gas connections and NOCs by Competent Authorities towards its final connection and the Members of the Society prior to taking the possession refund to the developer refundable deposit paid by the developer to the Member for acquiring the transit accommodation.
49. Taking into account phase wise manner, the developer shall handover the possession of designated land and building to the Society Managing Committee and handing over possession document shall be signed by the Society and the Developer. The developer shall also handover all the guarantees and warranty of all the machinery and/ or fixtures such as lifts, Pumps, CCTV, Video door phones, plumbing, electrical fittings and fixtures, generators fire fighting fittings, security fixtures, etc to society. As built drawings, structural drawings, working drawings along with all the MEP drawings shall be submitted to society by developer. All the applications and approvals made to all the concern departments for water supply, drainage, storm water, electrical, Mahanagar gas connection, etc. shall be submitted to society by developer.
50. **It is binding on developer to offer possession to society members before handing over possession to new flat purchasers in any manner.** The developer may propose the entire

redevelopment in phase wise manner. In such event, the developer shall explain the phase wise redevelopment proposal in its commercial offer.

51. The developer shall pay the share money and entrance fee of new flat purchasers along with the registered agreement to sale to the co. op. Hsg. Society. The Society will accept the new flat purchasers as members of the Society upon satisfactory compliance of handing and taking over possession process and all the new flat purchasers shall have same rights as existing members of the Society and the Society shall not demand or take any other amount save and except the share money and entrance fees.
52. The name of the Society shall during the duration of the redevelopment and at all times thereafter be continued as Vishal Sahyadri Co-op. Hsg. Soc. Ltd. The developer can give names to newly proposed buildings in consultation with society. The Developer shall not be entitled to change/modify the name of the Society in any manner for marketing and/or selling the new flats/units to the new purchasers. However, the developer shall be permitted to market the project as redeveloped by so and so developer. The society also shall authorize developer to display marketing board, banner at the front of the plot during construction period. The developer shall pay necessary charges towards such banner of display board to respective Competent Authority. Permanent hoarding shall be permitted to be fixed at the terrace level of the building as project developed by so and so developer.
53. The developer shall extend Bank guarantee towards any structural defect or any leakage due to faulty quality of construction for the period of 5 years from the date of handing over possession of the buildings back to society as per the rules and regulations prescribed by RERA. Such guarantee shall be void if such default and or any leakage occur due to any additional structural, interior modification done by any society member.

Terms & Conditions

1. Vishal Sahyadri Co-Op. Hsg. Society Ltd. has appointed M/s. Godbole Mukadam and Associates as its own Architect/PMC for the scope of work as an Architect/PMC. The redevelopment process will be executed under their guidance.
2. Society Architect/PMC will co-ordinate between the Developer and Society.
3. The Developer shall appoint its own Architect. The Developer's Architect will design building plans, get the approvals, prepare working drawings & supervise the work. Achieving the desired quality of construction is entirely Developer's responsibility.
4. The Developer shall develop the said building as per the line of action explained in this Tender Document & methodology of redevelopment process.
5. **The Developer shall submit one original Tender Document duly signed and stamped. The Developer shall also submit one set of xerox copy of all the annexures and Tender form duly filled with his commercial offer.**
6. The developer shall attach the list of completed & ongoing projects along with Tender Document. The developer shall furnish the details about their turnover for the last three years. The developers shall also need to submit all supporting documents in the form of audited balance sheet and IT returns for at least 3 immediately preceding years, PAN card to prove their stable financial background. The Developer shall also submit its latest CIBIL reports as also all its directors/Partners having report date not earlier of 90 days than the date of tender notice. The Developer may also attach the appreciation letters, testimonials given by their clients. The Developer shall also submit the RERA registration details of their completed and ongoing projects with their RERA registration numbers.
7. The Developer shall also furnish information as submitted in RERA website regarding their pending legal cases pertaining to any Civil, Criminal or any financial default regarding other projects on Developer company and or any other company wherein Developer is involved as partner, director etc. The Developer shall also furnish such information regarding all partners and or directors.
8. The developer shall visit the Society's property and premises and get acquainted with existing site conditions before submitting the Tender Document.
9. The Developer shall fill all the required details in the table prescribed in Tender Document. The Developer may submit additional information/ details separately duly signed and stamped.
10. The Developer may propose additional/ better amenities / finishes than the mentioned in Tender Document. The same has to be mentioned in separate sheet along with Tender Document.

11. The minimum quality, make of building materials shall be as per the list of amenities mentioned in Tender Document.
12. The Society reserves the rights to reject any/ all tenders without assigning any reasons thereof.
13. The Society reserves the rights to revise or amend the terms of the Tender Document as per their decisions.
14. The Society reserves the rights to cancel the entire proceeding of tender process & if necessary, call for fresh bids.
15. The developers shall abide all the terms and conditions mentioned in this Tender Document.
16. The developer shall pay the professional fees of PMC appointed by the Society & will pay the fees of Rs. 5,00,000/- (Rupees Five Lakhs Only) + GST for Phase-I (Till appointment of Developer.) on Developer's appointment at Rs. 3,25,00,000/- (Rupees Three Crores Twenty Five Lakhs Only) + 18% GST as applicable for the services as mentioned in Phase-I & II The schedule of professional fees of Architect/PMC appointed by Society shall be as below, 1) Rs. 65,00,000 (Rs. Sixty Five Lakhs only) on appointment of developer. 2) Rs. 65,00,000 (Rs. Sixty Five Lakhs only) - on the signing of Development Agreement and Power of Attorney with the Developer. 3) Rs. 65,00,000 (Rs. Sixty Five Lakhs only) - on receipt of permit (I.O.D/Commencement Certificate) from Respective Municipal Corporation. 4) Rs. 65,00,000 (Rs. Sixty Five Lakhs only) during construction work on Pro rata Basis. 5) Rs. 65,00,000 (Rs. Sixty Five Lakhs only) - after successful completion of construction work, receipt of Occupation certificate/Building Completion Certificate and taking possession of flats by Society members. It shall be binding on developer to make the payment towards completion stage of society appointed Architect/PMC directly to society and in turn society shall make the said payment to society appointed Architect/PMC. It shall be binding on developer to make the above payment to society on time, failing with which it shall be considered as default on his/its behalf.
17. The developer will appoint mutually agreed structural consultant and get the RCC designs done from him. The professional fees of the RCC consultant, MEP and other consultants will be paid by the developer at his own cost.
18. The Developer will pay necessary premium to convert said land from leasehold to freehold nature, premium, deposits, scrutiny fees, development charges, cost towards purchase of Transferable Development Rights, premium FSI, land under construction tax; revised N.A. tax etc. for various approvals, NOC'S needed from concern respective Competent Authorities such as Municipal Corporation of Greater Mumbai, Revenue department of State Govt. of Maharashtra etc at his own cost. On behalf of the Society members, the Developer shall pay all the deposits and meter charges towards permanent connection charges to Municipal Corporation of Greater Mumbai for water connection and

respective electrical company for electrical connection and also for Mahanagar gas connection. Developer shall also pay all other taxes such as GST on existing carpet area of society members plus free of cost additional carpet area offered to society members. The developer shall also pay their respective income tax, GST of construction cost and GST on sell portion applicable at present and that may be applicable in future, related to the construction of the new building and its redevelopment as their legal responsibility.

19. In the event of delay in carrying out and completion of the construction activity upon the said plot of land, over and above the agreed period in the Development Agreement, the Developer shall be liable to pay an amount of rent as per the rent structure, mentioned in offer, plus 10 % additional amount on monthly rent to each and every existing Society Member till completion of project and handing over possession of permanent flat on the Society plot. There shall be additional penalty of Rs.10,000/- (Rupees Ten Thousand Only) per month over and above the additional monthly rent, payable by the Developer to each and every existing member, on such delay occurred. Save and except herein before, the developer shall not be liable to pay such penalty in the event of unforeseen circumstances, Force Majeure circumstances such mean (i) Act of God; (ii) war, riot or civil commotion, (iii). Corona pandemic lock down (iv) any court order, decree, notification, circular either from the Court of Law or from the State or Central Government or Local authorities as the case may be by which delaying in availing permission from the concerned authorities even after submitting the same. The mere shortage or delay in availability or supply of labour, materials or utilities or increase in price shall not constitute Force Majeure unless caused by circumstances which are themselves Force Majeure. Paying additional rent and penalty does not mean that an unlimited extension period is given to Developer. This grace period shall be only limited for further 6 months from the date of first default/delay/event of default. Any delay further to this grace period shall be considered as breach of contract and Society may take suitable legal action in this regard & reserves right to terminate the said contract.
20. The developer shall handover the new residential flats to the existing society members. in return, the developer shall get the development rights along with selling rights of area over and above existing plus free of cost carpet area offered to society members.
21. The Developer shall give the Performance Bank Guarantee of Nationalized Bank equivalent to min. 20 % of total construction costs of rehab component. 40% of such amount thus retained will be released in stages on pro rata basis of completion of construction work, 50% of the said amount shall be released only after receiving occupation Certificate from MCGM and satisfactory completion of entire construction work upon handing over possession of designated land portion and building back to society. The Performance Bank Guarantee amounting to 10% of total amount should be retained after Occupation Certificate for twelve months or one monsoon whichever is

later towards structural defects or leakages as per rules and regulations prescribed by RERA.

22. At the time of temporary Shifting of Existing Member/s of the Said Society till occupation after redevelopment, the developer shall give postdated cheques of monthly rent (which will have valid and subsisting effect u/s. 138 of Negotiable Instruments Act, 1882) and cheques towards the brokerage and corpus fund to the Society members in advance as per the Schedule agreed upon by the Society and the developer. The developer shall pay refundable deposit equivalent to minimum 6 months of rent and then Post Dated Cheques of each balance months in advance. Cheques of second year shall be given before expiry of first year and the same system shall be adopted for subsequent construction period.
23. The corpus fund/inconvenience Amount/hardship allowance shall be paid to each Society member as per agreed schedule.
24. If the construction of rehab portion of society member's flats is not complete within agreed time period then the developer shall be liable to pay additional amount of shifting charges, brokerage and registration of leave and license fees.
25. The New members to be admitted into the membership of the Society i.e. waiting list members, new purchasers of sell flats shall not have any right on the corpus fund, rent, transportation charges, shifting charges or any other monetary benefit, etc. arising out of commercial offer from developer under redevelopment process which shall belong exclusively to existing Society members. The existing Society members shall have exclusive right on the same. The new members shall contribute proportionate funds such as sinking fund/reserve fund/bank balance, etc. lying in various society's bank accounts. Such amount shall be paid to existing society on submission of entrance fee, share money, etc for becoming new society member and to be at par with existing society members.
26. In the event any of the existing members of the Society are desirous of selling their respective flat during the course of redevelopment project, the Society, as per the provisions of the Bye laws shall give the effect to the transfer of such flats. The developer shall be intimated of such transfer by the existing member of the Society and the developer shall not object to any of such transfer. No prior permission or NOC from developer will be required for such transfer. It shall be the responsibility of existing Society member to intimate the developer about such transfer and upon confirmation from Society Managing Committee, the developer shall furnish cheques of balance amount of rent / displacement compensation, brokerage, transportation and corpus/inconvenience money to new purchaser as applicable as per terms and conditions as the case may be. The developer shall not be liable to give any payment twice in case of sell of flat during the course of redevelopment. In case the NOC from developer is required for any formality the said NOC shall be given by developer free of cost.

27. The Internal furniture, movable fixtures, etc. in the building presently standing on the plot of the Society shall be the belongings and/or custody of the existing members. Society members shall not remove any door, window, electrical wires, plumbing lines etc. It is developer's responsibility to remove the same at his own cost and responsibility during demolition of building. The salvage value shall be taken by developer.
28. In the event of dispute, of Technical Nature, Structural Nature and/or the Plans, Specifications nature, the decision of the Society's Architect/PMC shall be binding upon the Developer.
29. The Developer shall be responsible to insure each and every worker under the provisions of Workmen Compensation Act and in case of mishap, accidents of whatsoever nature on site during the course of constructions, the Society and its office bearers along with its Architect/PMC shall not be responsible in whatsoever manner. Such insurance policies shall have validity till handing over possession of proposed new building back to Society. The developer shall indemnify the Society and Architect/PMC or any agents, servants and other employees against any lapses or breaches on the part of the developer in respect of the labour laws as may be applicable in respect of the workmen on the site of the redevelopment project.
30. All the rules and regulations in Tender Conditions are binding and in the event of change in conditions, the Architect's/PMC's and Society have the right to provide the concessions or alterations.
31. All the concreting for structural work shall be minimum of M-30 grade. The cement shall be either of Ultra tech, Ambuja, ACC, BIRLA or LAFARGE (or equivalent). All concreting shall be done with Ready Mix Concrete of approved company. The design mix shall be approved by appointed structural engineer appointed by developer before placing any purchase order to ready mix concrete company. Test certificate of every batch shall be submitted by developer from RMC provider. providing desired concrete quality is strictly developer's responsibility.
32. All structural concreting shall be done with 53 grade cement and cement plastering shall be of 43 grade cement.
33. The reinforcement steel shall be TMT FE 500 grade main steel or as per structural engineer's design of reputed company (Sail, Tata, Jindal, Metro. Ispat. Moira, guardian (or equivalent) etc. with prior approval). Re rolling steel shall not be permitted. The developer shall submit test certificates of all the building materials to be used at site.
34. All free of FSI benefits and structural features as permissible by Development Control Regulation shall be provided for residential flats.
35. The Developer shall provide additional structural provision in the structural design of each building for construction of minimum additional 2 floors in case of any increase of FSI by which the additional floors may be constructed on the same.

36. The Developer shall provide a Society office, free cost, ad measuring 20.0 square Mts. or as may be permissible by the rules and regulations of the MCGM in the proposed new building
37. The developer shall also provide common amenities for usage of entire building at various levels from free of cost FSI benefits and or from sell FSI. the details of such common benefits shall be detailed on separate sheet by developer specifying carpet area being proposed for such amenities.
38. The selected developer shall be free to design the Commercial and residential sell component as per his/its views subject to compliance of all the terms and conditions laid by Municipal Corporation of Greater Mumbai and terms and conditions prescribed by the Society in the Tender Document and Development Agreement. However, the commercial usages like lottery center or any commercial usage of anti-social activities shall not be permitted in the proposed buildings. The developer may propose composite building or separate buildings for existing society members & for sale component. For easy functioning, a new co operative society may be formed of sale component. Further, conveyance of entire land will be transferred in the name of apex body which will comprise of existing Vishal Sahyadri CHSL and New society of Sale component.
39. Defect's liability period shall be for a minimum of 5 (five) years towards structural work and all sorts of waterproofing as per Maha RERA act.
40. The Society, its Managing Committee members, the Architect/PMC of the Society and /or their representatives shall be entitled to have free access to oversee and supervise the development work on the said land, to be carried out by the Developer as per the terms hereof at any time till the completion of the entire project.
41. No work shall be carried out without obtaining the necessary permissions from all respective competent authorities. The developer shall submit copies of all the correspondence, letters received from all the competent authorities, received NOCs, approvals, plans, permit, IOD, CC, OC, receipts of deposits, applications to various departments etc. to the Society & its PMC within 7 working days from its submission or its receipt. The originals of the above documents shall be handed over by the developer to the Society upon completion of the redevelopment project. The developer shall carry out the construction work strictly as per approved plans.
42. The developer may be required to take permission/concession from Hon. Municipal Commissioner of MCGM for open space deficiency due to hard ship in planning of new building. The developer may take facility of installment scheme or any other scheme regarding payable amounts to MCGM towards payment of premium and other charges in installment or with discount with prior permission from Society as permitted under Mumbai DCPR 2034.

43. Time shall be considered to be the essence of the contract envisaged herein. The developer shall adhere to the time/construction schedule as mutually agreed upon by the Parties under the Development Agreement.
44. Developer shall not enter into any partnership, joint venture, bring in new investors, change name of the company etc, after submission of offer and until project completion/hand over however the developer may submit the offer or bid under joint venture agreement or consortium along with other developers. The bidding developer shall submit the joint venture agreement along with sharing of responsibilities to society along with its commercial offer. The primary member of joint venture firm or consortium shall be responsible for single point contact and will share entire legal responsibility towards execution of redevelopment project.
45. The Developer can take construction loan from any financial institution however the same can be taken with prior permission from Society, without mortgaging Society's land and flats allotted to existing Society members. The development rights cannot be mortgaged to the lender.
46. Communication shall be carried on by the Developer with the Secretary, Chairman and designated authorised managing committee members of the Society and Architect/P.M.C.

List of Amenities:

Below is the detailed description of amenities to be provided for each building to be constructed for society members.

1. The entire building shall be in R.C.C Framed structure (Earth Quake Resistant). Height of each floor shall be 10'-0" from floor to floor of upper floor slab .
2. Decorative elevation with functional planning of the building.
3. 6" inch thk external and 4 " thk internal AAC/Siporex block work.
4. Double coat external cement plaster (1:4) and single coat internal cement plaster 1:3) in wet areas and POP finish (or Gyp plaster finish) for all rooms.
5. Vitrified floor-tiles of 'Johnson, Marbonite', Nitco, Varmora, Kajaria, RAK Ceramics Euro (Minimum 2'-6" x 2'-6") for rooms with 4" inch high skirting for all rooms of same tile. The color of the vitrified tiles shall be light cream/ivory as per Architect's/PMC's selection.
6. One piece Black granite kitchen platform (2' wide) with under counter stainless steel kitchen Sink (21" X 18"). 9" x 9" sized ISI mark exhaust fan. Deposit and installation charges of Mahanagar gas connection & piping. Service duct if permissible by MCGM shall be provided free of cost
7. Glazed tile dado work till beam bottom above Granite platform in kitchen (minimum tile size of 12" x 24" or equivalent).
8. Full height ceramic designer tile dado work (size of 12" x 18" or 24")in bath & W.C. / combined toilet tiles and 2' x 2' size anti-skid vitrified tiles for flooring. 9" x 9" sized ISI mark exhaust fan. The Developer shall also provide the mirrors in the toilets above wash basins in each flat having size of 15"x24".
9. Powder coating Aluminium sliding windows with 5 mm thick plain or opaque glass or equivalent with provision of mosquito net in one panel. Black Granite finish frames below window for all sliding window/door sills. All Black Granite finish frames shall be chamfered at the edges. Out of 4 track window, one panel shall be of mosquito jali and 3 panels shall be of glass.
10. Teak Wood/ Red Meranti Wood door frame (4" x 6" double data) with 40 mm thk. Teak Wood/ Red Meranti Wood Flush door shutters for main door with external and internal wooden type laminated door skin. 35 mm flush doors for internal rooms with both side laminate finish. Internal door frame shall be out of 3"X 5" Teak Wood/ Red Meranti Wood. The size of main door shall be 3'-6" x 7' and that for internal door shall be 3' x 7'.
11. Full core water proof fiber doors for all combined toilet with black granite frames and Louvered windows with black granite frames. The toilet door size shall be 2'-6' x 7'.
12. Approved make S.S fitting, fastening & fixtures for all doors. Godrej, yale or Europa (or equivalent) latches, hinges, handles, tadi, aldroaps, stoppers, eye holes, rubber bushes etc.

13. Concealed CPVC plumbing work with all fittings of 'Jaquar' (or equivalent) make in kitchen, combined toilet. Mirror above every wash basin shall be provided. Decorative hot and cold water diverter, all C.P stop and angle cocks, bottle trap below wash basin, two way bib cock with jet spray for WC etc shall be provided. Separate stop cock shall be provided to water supply line for toilet and kitchen. heavy duty UPVC pipe line shall be provided for vertical drainage line. Heavy duty metal chamber covers shall be provided so as to have vehicular movement. Common toilet at stilt level shall be provided for security staff and servants in each building.
14. Wall hung European white glazed water closet pan of 'Jaquar' (or equivalent) make with flush valve in attached toilet and Indian W.C in common toilet if desired by specific society member.
15. Concealed Electric copper wiring with ISI accessories. All electrical points shall be as per approved schematic interior furniture layout along with TV cable connection, telephone connection in the living room and all the bedrooms as per modern design concepts. Electrical points for split Air Conditioner at suitable location in living room and all bedrooms shall be provided. 1"dia PVC pipe line for the outlet water of AC split unit to be provided along the wall externally which will ensure no water seepage takes place on walls of building. All electrical poly carbonate modular fitting of make as prescribed in below table. MCB shall be provided per room and for every 15 amp point, as per instructions of an Architect/PMC. Exhaust fans shall be provided along with its electrical points. Main distribution board and electrical meter panel board shall be provided as per standard practice. Lightning arrester shall be provided on the top most point of the building at suitable location as per advise of MEP consultant. Armored cable shall be provided up to meter room and from meter room to distribution board of each room of suitable thickness and gauge of copper wires. 1.5 mm² copper wires with ISI mark need to be used. for lights and fans, 2.5 mm² for circuit wiring and power sockets, 4 mm² for AC and Geyser points and 6 mm² for Mains shall be provided. All points will have earthing with copper wire not less than 2.5 mm². All concealed wiring will be in heavy duty PVC conduit. The MCB DB with adequate MCB's of required rating for circuits and mains will be DP/TPN ELMCB of appropriate rating shall be provided. 3 Phase supply for flats whose load is more than that permissible for single phase shall be provided. ISI mark fans and light fittings shall be provided in each room as per Architect's/PMC's instructions. The meter room board shall be as per guidelines of Electric power supply company with wooden framing and marine plywood with proper marking and numbering of flat nos. and meter number.
16. M.S. grill (with openable emergency door) for all windows and French windows. The design shall be same to match with the elevation of building.
17. Internal walls in all rooms shall be finished in Acrylic Emulsion plastic paint. (Asian or Nerolac Paint.(or equivalent))

18. External wall surface shall be applied with weather proof Apex Ultima acrylic paint (or equivalent) over rough and Tough texture of approved type.
19. Overhead and underground water tanks for each building with necessary capacity and submersible water pumps /water pumps(As per municipal Specifications) of approved quality and make with auto sensor and level indicator with one (2+1)stand by pump of suitable H.P. capacity(Crompton/Kirloskar make etc.) will be provided. Separate water storage tank compartment for bore well if any and its pipeline to flushing tank of WC. Separate water tank for bore well shall be provided with a suitable reverse connection/reverse valve to municipal water connection to provide flexibility of use of municipal water in case of failure to get bore well water and to avoid contamination of municipal water with bore well water.2BHK residential flat shall have 1 common and 1 attached toilet in the design. In the same way.
20. Necessary fire fighting system as per rules of Chief Fire officer's NOC (Municipal Corporation of Greater Mumbai) shall be installed in each building with all ISI fittings and fixtures as per norms of Tariff Advisory Committee.
21. In the event of each building having height more than15 floors, minimum three nos lifts to be provided in each wing. Two will be 7 persons and one number of elevators of approved size and make shall be provided for 13 persons (Which can be used as freight and or stretcher lift with all advance features like auto rescue device, zero balancing and approved by Society Architect/PMC. (Otis, Schindler, Kone, Johnson) Also there should be security camera and intercom telephone inside the lift. Parking shall be podium/parking floor parking only. No mechanical or stack parking will be entertained or permitted. Parking facility should have EV (Electric vehicle) charging points as per suitable prevailing policy.
22. Suitable capacity of diesel generator back up shall be provided with auto change over for common lighting and passenger lift so as to have 2.0 hours of back up. The DG set shall also provide back up for water pump. Necessary Govt. approvals shall be taken by Developer for the installation of DG set. Proper earthing with copper plate shall be provided as per the instructions of architect.
23. Staircase treads & risers shall be finished with Kota stone or of artificial marble or readymade vitrified treads. Tread shall have champhered edge molding with two groves parallel to the edge as per Architects instructions.
24. Waterproofing for all sunk of toilets, kitchen and terrace slab, upper terraces &, Refuge Area, Fire Floor with 10 years guarantee. Extra, additional coat of Dr. Fixit water proofing compound shall be applied for the terrace, upper terrace and toilet waterproofing as approved by the Architect. China Mosaic type waterproofing to be done above brick bat coba and IPS waterproofing for terrace.

25. Society office of having 20.0 Sq. Mt plus common toilet in stilt area or at suitable floor shall be provided as per the rules of Municipal Corporation of Greater Mumbai. Society office should be fully furnished with AC, PC with official windows and MS office software, Printer, CC TV Monitor, Telephone, internet and cable connection Godrej table, one cupboard, equal nos. of fiber chairs of the total flats in the respective building.
26. Decorated entrance lobby with double floor height with modern design false ceiling along with Intercom facility in all the flats. One no. of reception table in reception foyer. (Security and intercom system of Godrej or Zycom or equivalent) The reception shall have decorative flooring pattern in vitrified tiles and granite. Such amenities shall be provide in all the buildings of society members.
27. Minimum 24 nos. of latest Night vision HD long range CCTV camera arrangement shall be provided in entrance lobby, terrace, lift and on the periphery of the building with its DVR system for security reasons along with one computer and monitor at reception table in entrance lobby for its viewing. DVR shall have hard disk to store 30 days backup. This requirement shall be for one building and shall be repeated for every other building for existing society members.
28. Decorative name plate with flat nos. in entrance lobby and above every door of each flats. Postal box per flat on ground floor in entrance lobby.
29. Outdoor lighting with proper fittings and fixtures in stilt, campus, on ramp, parking system, garden etc. as per Architect's/PMC's design and instructions.
30. Paved area around the building with trees along the plot boundary. Paver blocks/tiles or stamp concrete for hard paving wherever needed. Proper rubble soling shall be provided wherever necessary as per Architects/PMC's instructions. Anti termite treatment from foundation level shall be done as per guidelines of Architect.
31. Storm water gutter arrangement so as to drain rain water smoothly to water harvesting recharge pits and further in bore wells .
32. M. S. design gate at the entrance and exit of each building as per design.
33. Security cabin at entrance gate with video phone and intercom.
34. New Bore well, water harvesting is compulsory. The same shall be provided free of cost. The overflow pipe of over head water tank and rain water pipes from terrace shall be connected to bore well for its recharging through charging pits with filters.
35. The Developer shall develop the greenery along the compound wall with seating arrangement of minimum 10 nos. of 3 seater benches, along with decorative front compound wall. The side wall shall be of minimum 7 feet tall in brick masonry. Such arrangements shall be repeated in every building.
36. The above finishes are specified by us are compulsory but are not full and limited to these amenities.
37. The Developer may propose additional amenities but in better standard and quality.

38. All the amenities and building material as specified shall be of 1st quality.
39. All the construction shall be in accordance with the standard practices as per I.S code and as per instruction by Society Architects/PMC's. The work shall also be in strict accordance to approved plans by the Society and Municipal Corporation of Greater Mumbai.
40. The Developer shall dig one bore well for each building with the submersible pump. Separate pipe line shall be provided for bore water which will be connected to separate compartment of O.H.Tank and connected to flushing line of each toilet. Borewell shall be subject to approval from MCGM.
41. The Developer shall get all the finishing items, fitting and fixtures approved from the Society Architect/PMC and Society committee before placing purchase order for such materials. The deviations in brand and make may be granted in exceptional cases subject to prior approval from Society Architect and Society committee well in advance.
42. Gymnasium/Fitness center with equipment of suitable capacity shall be provided for the exclusive usage of existing Society members. List of equipment to be provided with name of manufacturer, model no cost (indicative) shall be provided. Size of Gym should be minimum as per DC regulations. The developer shall try to design the Society office, Fitness center side by side and at refuge floor. The developer shall also provide exhaustive library with all modern books, dvd and any licensed digital knowledge material. In addition to gymnasium the developer shall also provide games arena for all age groups. Walk ways, jogging track, cricket turf etc. shall be proposed as amenities in the new building.
43. The said project shall need NOC and approval from MOEF and hence sewage treatment plant is required to be provided. The treated water can be used for flushing purpose with separate pipelines and storage facility. Solid Waste disposal system for wet waste, garbage bin storage area to be segregated with sufficient ventilation and access for BMC collection squad. Wet waste shall be treated into manure and such plant shall be installed in the project.
44. The developer shall provide Minimum one covered parking for each exiting society member of Society. The parking system shall be on covered podium with ramps for entry and exit.
45. Anti Termite Treatment to be done from excavation level and at plinth level

ANNEXURE

Approved makes for Plumbing materials.

Sr. No.	MATERIAL	NAME OF MANUFACTURER
1.	Cpvc/UPVC/PVC pipes.	Finolex/supreme/prince/kisan/Astral/Ashirwad (or equivalent)
2	Cpvc pipes for Solar Water.	astral/finolex/supreme/prince/Kytech(or equivalent) with cp brass interface.
3	C.I.Pipes –	NECO/ Electro steel/ Kesoram. (or equivalent)
4	C.I. Soil, Rainwater Pipes and Fittings	NECO – Centri'.(or equivalent)
5	C.I. Sluice valves	Kirloskar / IVC/ Indian Standard approved Equivalent.
6	RCC Pipes	Pranali/ Indian Hume Pipe, (or equivalent)
7	Brass & Gun metal, gun valve	Audco, Leader, V.B. (or equivalent)
8	Pressure Reducing Valve	Danfoss / V.B/ Honeywell. (or equivalent)
9	Ball Valves	R.B /Hawa, V.B.Zoloto. (or equivalent)
10	HDPE Pipes	Reliance Polymers, / Godavari Polymers Sangir Plastics. (or equivalent)
11	Water supply fancy fitting like pillar approved taps, showers, sink mixers, etc	Jaquar/Plumber or as approved. (or equivalent)
12	Dual Flush valves	Jaquar /Kohler or as approved. (or equivalent)
13	Flush tank PVC	Kohler or as approved. (or equivalent)
14	Sanitary ware	Parryware/Hindware/Kohler or as approved. (or equivalent)
15	Foot valves	Danfoss /TBS / Normex. (or equivalent)
16	PVC pipes & fitting	Prince -10Kg/cm ² class Supreme / Finolex (or equivalent)
17	Manhole frame & cover with reinforced fiber glass.	'NECO' / Pranali. (or equivalent)
18	Centrifugal Pumps (Water)	Kirloskar / Matther & Platt/Crompton/K.S.B./ Ebara./Grundfos (or equivalent)
19	Copper float ball valve	Zoloto / Hawa / Danfoss. (or equivalent)

All above material should have ISI mark

Make List for Electrical items.

Sr. No	Item	Description	Makes
1	Wires	1.1 KV FRLS PVC wires	KEI / RR Kabel/ Finolex/Anchor /Havells,/ polycab. (or equivalent)
2	Conduit	FRLS 2 MM thick rigid PVC Conduit	Precision / AKG /Astral / VIP / Diamond / V Plast. (or equivalent)
3	Switch Sockets	Modular Switch Sockets	Anchor –Roma/Viola / Legrand –Mosiatic / Clipsal – Opal / MK –Wrapround / Crabtree- Athena. (or equivalent)
4	Distribution Boards	Final Distribution panels suitable for 415 V, 3 phase, 50 Hz, 4 wire power supply system fabricated out of 1.6 mm thick CRCA sheet steel	Legrand / Siemens/ Schneider/ L&T/ ABB/ Havells / Indoasian. (or equivalent)
5	Light Fixtures	LED Lights	Philips / Havells/SYSKA (or equivalent)
6	Fans	Supply of AC 230/250 volts, 50 HZ energy efficient Ceiling Fan , Exhaust Fans , Wall mounted fans	Bajaj / Crompton / Havells /USHA/Orient (or equivalent)
7	Diesel Generator set	Silent DG Sets of KVA rating as Required : 415Volts, 3 phase, 50 Hz, 1500 RPM AC alternator coupled with Water cooled Diesel Engine complete with all accessories, like self-starting device, fly wheel coupling with guard V belts cooling system, instrument panel comprising of switch with key, battery charging device, safety control for lube oil pressure and high cooling water temperature with tripping PLC etc.	POWERICA/ Kirloskar/ Cummins. (or equivalent)

Note: 1) In case of any problem other brand may be used with prior approval from Society's managing committee and its Architect/PMC.

ELECTRICAL SCHEDULE FOR TYPICAL 2BHK FLAT.	
ROOM	DESCRIPTION
LIVING	1 NO OF LIGHT POINT OUTSIDE/ABOVE DOOR 1 NO- (5 AMP PLUG POINT) 1 NO- LIGHT POINT AT ENTRANCE 2- NO- FAN POINT IN MAIN LIVING AREA(TWO WAY) 2- NO- TUBE LIGHT (1 NO OF TUBE TWO WAY) BELL POINT. 1 NO LIGHT PICTURE POINT BEHIND SOFA 1 NO 5 AMP PLUG POINT AT DINING TABLE 1 NO- FAN POINT ABOVE DINING 1 NO- LIGHT POINT ABOVE DINING 1 NO- LIGHT POINT (IN PASSAGE) (2 WAY) 1 NO- 20 AMP REYROLLE FOR A.C WITH CIRCUIT BREAKER 1 NO- (5 AMP PLUG POINT) AT SIDE TABLE TELEPHONE POINT 1 NO- (5 AMP PLUG POINT) AT SIDE TABLE FOR CHORDLESS TELEPHONE. 3- NO- (5 AMP PLUG POINT) FOR TV & MUSIC SYSTEM 1 NO. TV CABLE POINT 1 NO OF LIGHT POINT IN TV UNIT 1 NO OF 15 AMP AC POINT WITH CIRCUIT BREAKER
KITCHEN	1NO- (5 AMP PLUG POINT) 1 FAN POINT 1 LIGHT POINT 1NO- TUBE LIGHT 1NO 5 AMP PLUG POINT FOR EXHAUST 1 NO- 15 AMP PLUG POINT FOR FRIDGE WITH CIRCUIT BREAKER. 1 NO 5 /15 AMP PLUG PT. FOR DISHWASHER WITH CIRCUIT BREAKER 1 NO 5 AMP MIXER/GRINDER POINT ON MAIN PLATFORM 1 NO 5 /15 AMP PLUG PT. FOR MICROWAVE WITH CIRCUIT BREAKER ON PREPARATION PLATFORM 1 NO 5 AMP PLUG PT. FOR ON PREPARATION PLATFORM 1 NO 5 AMP PLUG PT FOR CHIMANY 1 NO. 5 AMP PLUG PT FOR AQUAGUARD 1 NO. 5AMP PLUG POINT (FOR DRY YARD) 1 LIGHT POINT (FOR DRY YARD)
BEDROOM 1	1 NO. 5AMP PLUG POINT 1 NO- FAN POINT (TWO WAY) 2 NO TUBE LIGHT POINT 3 NO. 5AMP PLUG POINT(FOR CHORDLESS TELEPHONE, FOR T.V.& MUSIC SYS.) 1 NO. TV CABLE POINT 1 BED BACK LIGHT POINT (TWO WAY) 1 NO OF TELEPHONR SOCKET 1 NO OF 15 AMP A.C POINT WITH CIRCUIT BREAKER 2 NO PLUG POINT FOR COMPUTER /PERIPHERALS
MASTER BEDROOM	1 NO. 5AMP PLUG POINT 1 NO- FAN POINT (TWO WAY) 2 NO TUBE LIGHT POINT 3 NO. 5AMP PLUG POINT(FOR CHORDLESS TELEPHONE, FOR T.V.& MUSIC SYS.) 1 BED BACK LIGHT POINT (TWO WAY) 1 NO. TV CABLE POINT 1 NO OF TELEPHONR SOCKET 1 NO OF 15 AMP A.C POINT WITH CIRCUIT BREAKER 2 NO PLUG POINT FOR COMPUTER /PERIPHERALS
FOR	1 NO. 5AMP PLUG POINT

ATTACHED TOILET	1 LIGHT POINT ABOVE MIRROR 1 PLUG PT FOR EXHAUST 1 TUBE POINT ON WALL 1 NO. 5/15AMP PLUG POINT FOR GEYSER WITH CIRCUIT BREAKER 1 LIGHT POINT IN DRY YARD 1 NO. 5 AMP PLUG PT IN DRY YARD
FOR COMMON TOILET	1 NO. 5AMP PLUG POINT 1 LIGHT POINT ABOVE MIRROR 1 PLUG PT FOR EXHAUST 1 TUBE POINT ON WALL 1 NO. 5/15AMP PLUG POINT FOR GEYSER WITH CIRCUIT BREAKER 1 LIGHT POINT IN DRY YARD 1 NO. 5 AMP PLUG PT IN DRY YARD
PASSAGE	MAIN DISTRIBUTION BOARD WITH MCB FOR EVERY ROOM AND 1 NO MAINS
ELECTRICAL SCHEDULE FOR TYPICAL 3BHK FLAT.	
ROOM	DESCRIPTION
LIVING	1 NO OF LIGHT POINT OUTSIDE/ABOVE DOOR 1 NO- (5 AMP PLUG POINT) 1 NO- LIGHT POINT AT ENTRANCE 2- NO- FAN POINT IN MAIN LIVING AREA(TWO WAY) 2- NO- TUBE LIGHT (1 NO OF TUBE TWO WAY) BELL POINT 1 NO LIGHT PICTURE POINT BEHIND SOFA 1 NO 5 AMP PLUG POINT AT DINING TABLE 1 NO- FAN POINT ABOVE DINING 1 NO- LIGHT POINT ABOVE DINING 1 NO- LIGHT POINT (IN PASSAGE) (2 WAY) 1 NO- 20 AMP REYROLLE FOR A.C WITH CIRCUIT BREAKER 1 NO- (5 AMP PLUG POINT) AT SIDE TABLE TELEPHONE POINT 1 NO- (5 AMP PLUG POINT) AT SIDE TABLE FOR CHORDLESS TELEPHONE 3- NO- (5 AMP PLUG POINT) FOR MUSIC SYSTEM AND TV 1 NO. TV CABLE POINT 1 NO OF LIGHT POINT IN TV UNIT 1 NO OF 15 AMP AC POINT WITH CIRCUIT BREAKER
KITCHEN	1 NO- (5 AMP PLUG POINT) 1 FAN POINT 1 LIGHT POINT 1 NO- TUBE LIGHT 1 NO 5 AMP PLUG POINT FOR EXHAUST 1NO- 15 AMP PLUG POINT FOR FRIDGE WITH CIRCUIT BREAKER. 1 NO 5 AMP MIXER/GRINDER POINT ON MAIN PLATFORM 1 NO 5 /15 AMP PLUG PT. FOR MICROWAVE WITH CIRCUIT BREAKER ON PREPARATION PLATFORM 1 NO 5 /15 AMP PLUG PT. FOR DISHWASHER WITH CIRCUIT BREAKER 1 NO 5 AMP PLUG PT. FOR ON PREPARATION PLATFORM 1 NO 5 AMP PLUG PT FOR CHIMANY 1 NO. 5 AMP PLUG PT FOR AQUAGUARD 1 NO. 5AMP PLUG POINT (FOR DRY YARD) 1 LIGHT POINT (FOR DRY YARD)
BEDROOM 1	1 NO. 5AMP PLUG POINT 1 NO- FAN POINT (TWO WAY)

	2 NO TUBE LIGHT POINT 3 NO. 5AMP PLUG POINT(FOR CHORDLESS TELEPHONE, FOR T.V.& MUSIC SYS.) 1 NO. TV CABLE POINT 1 BED BACK LIGHT POINT (TWO WAY) 1 NO OF TELEPHONE SOCKET 1 NO OF 15 AMP A.C POINT WITH CIRCUIT BREAKER 2 NO PLUG POINT FOR COMPUTER /PERIPHERALS
MASTER BEDROOM -1	1 NO. 5AMP PLUG POINT 1 NO- FAN POINT (TWO WAY) 2 NO TUBE LIGHT POINT 3 NO. 5AMP PLUG POINT(FOR CHORDLESS TELEPHONE, FOR T.V.& MUSIC SYS.) 1 BED BACK LIGHT POINT (TWO WAY) 1 NO. TV CABLE POINT 1 NO OF TELEPHONE SOCKET 1 NO OF 15 AMP A.C POINT WITH CIRCUIT BREAKER 2 NO PLUG POINT FOR COMPUTER /PERIPHERALS
MASTER BEDROOM -2	1 NO. 5AMP PLUG POINT 1 NO- FAN POINT (TWO WAY) 2 NO TUBE LIGHT POINT 3 NO. 5AMP PLUG POINT(FOR CHORDLESS TELEPHONE, FOR T.V.& MUSIC SYS.) 1BED BACK LIGHT POINT (TWO WAY) 1 NO. TV CABLE POINT 1 NO OF TELEPHONE SOCKET 1 NO OF 15 AMP A.C POINT WITH CIRCUIT BREAKER 2 NO PLUG POINT FOR COMPUTER /PERIPHERALS
FOR ATTACHED TOILET	1 NO. 5AMP PLUG POINT 1 LIGHT POINT ABOVE MIRROR 1 PLUG PT FOR EXHAUST 1 TUBE POINT ON WALL 1 NO. 5/15AMP PLUG POINT FOR GEYSER WITH CIRCUIT BREAKER 1 LIGHT POINT IN DRY YARD 1 NO. 5 AMP PLUG PT IN DRY YARD
FOR COMMON TOILET	1 NO. 5AMP PLUG POINT 1 LIGHT POINT ABOVE MIRROR 1 PLUG PT FOR EXHAUST 1 TUBE POINT ON WALL 1 NO. 5/15AMP PLUG POINT FOR GEYSER WITH CIRCUIT BREAKER 1 LIGHT POINT IN DRY YARD 1 NO. 5 AMP PLUG PT IN DRY YARD
PASSAGE	MAIN DISTRIBUTION BOARD WITH MCB FOR EVERY ROOM AND 1 NO MAINS.
NOTE- The above table is indicative for 3 BHK flat and points may change as per actual final interior layout depending on size of flat	

**Vishal Sahyadri Co-operative Housing Society Ltd.,
On Plot Bearing CTS No. 1B (part), Sahyadri Nagar,
Charkop, Kandivali(West), Mumbai - 400 067**

DETAILS TO BE SUBMITTED BY DEVELOPERS

(Please fill the details in table given below only.)

Additional information can be attached as Annexure)

SR. NO	TECHNICAL TERMS	DETAILS AND COMMERCIAL OFFER BY DEVELOPER.
1	NAME OF THE DEVELOPER	
2	REGISTERED ADDRESS	
3	Telephone Number(s) Office no. Mobile no. Email Id.	
4	Constitution (proprietary/Partnership firm / Company)	(Pl. submit the self attested copy of constitution along with the sealed tender offer.)
5	Date of Inception & Formation	
6	Name & Qualification (proprietor/ partners/ Directors/Authorized signatories)	
7	List of completed & ongoing Projects along with project cost along with its RERA registration number.	Pl. attach the list separately.
8	Turnover in last 3 assessment years (in figure)	2023-2024 2022-2023 2021-2022
9	Name of Bank & Branch of the Developer.	

10	PAN and GST number	
	COMMERCIAL TERMS	Details to be written by developer.
1	Scheme/ Regulation of DCPR 2034 under which offer is given :-	

			2	3	4
Type	No of Flats	Existing carpet area of each flat	MOFA Carpet area offered to each flat	Corpus Fund offered to Each flat	Rent offered to each flat per month for 1 st year.
	Nos.	Sq.ft.	Sq.ft.	Rs.	Rs/ Unit / Month
C	880	192			
B	510	225			
D	704	240			
A	60	315			

5	One way Shifting, loading unloading charges offered to each Society members. (The same needs to be paid twice to all Society members.)	Rs._____ X 2 = Rs. _____ for each residential flat.
6	One time Brokerage charges for hiring leave and license premises.	Rs._____ per residential flat
7	Bank Guarantee of Nationalized Bank offered to Society. (As per the clause mentioned in terms & conditions.)	Rs._____ Schedule of release of 50% of amount- 1)_____ 2)_____

		3) _____ 4) _____ Balance 40% Bank Guarantee amount shall be released on handing over possession of flats and on successful completion of project. 10% Bank Guarantee shall be released after successful completion of one year or one monsoon whichever is later.
8	Stamp duty, registration charges and GST to be paid by Developer for the existing plus additional free area to be handed over to Society members. (Yes/No) (Stamp duty and reg. charges for the additional carpet area purchased shall be borne by individual member.)	Yes or No
9	The Society members are desirous of purchasing additional carpet area from Developer at a discounted rate. The said carpet area to be purchased by each member could ad-measure about 100 Sq. Ft.	Concessional Rate of Rs _____/per Sq. Ft for residential flat on MOFA Carpet Area
10	Period of completion.	Total time to receive the IOD from the Municipal Corporation of Greater Mumbai. From the date of signing Development Agreement = _____ Months. Total time to receive full occupation certificate to complete project from the date of handing over peaceful vacant possession of land and building = _____ Months. The developer may propose the redevelopment in phase wise manner and the same shall be detailed in the tender offer.
11	Methodology proposed by	The Developer shall explain in detail the

	Developer	methodology of redevelopment. Conceptual line of action etc.
12	Conceptual planning scheme of proposed redevelopment	The developer shall submit the conceptual planning, elevations, perspective views and proposal for review of society members.
13	The developer shall submit detailed project feasibility report including built up area statement, revenue and expenditure details.	Mandatory.
14	Details of common amenities offered by developer to all the existing society members	Details to be attached in a separate sheet.

(On the letterhead of Developer)

Declaration

Date. _____

To,

The Hon. Chairman,

Vishal Sahyadri Co. Op. Hsg. Soc. Ltd.

C.T.S NO. 1B (part), Sahyadri Nagar,

Charkop, Kandivali(West),

Mumbai - 400 067

Sub: Declaration towards acceptance of all the terms and conditions mentioned in the Tender Document for the Redevelopment of Vishal Sahyadri Co. Op. Hsg. Soc. Ltd., situated on plot bearing C.T.S NO. 1B (part), Sahyadri Nagar, Charkop, Kandivali(West), Mumbai - 400 067

Respected Sir,

In reference to the redevelopment of your society building/s and property and the Tender Document Dtd. / / , I have personally/our representatives have visited the said site and have understood the site conditions. I/We have studied all the available documents pertaining to the said property of society and understood the technicality of the said documentation. I/We am/are well conversant with the Development Control Regulations of Municipal Corporation of Greater Mumbai and have studied the said proposal. According to me/us the said proposal is feasible and workable. I/We hereby declare that the methodology, all the terms and conditions, amenities to be provided as per the brands and make mentioned in the said Tender Document are acceptable to me/us and my/our company. If there are any deviations, they are recorded separately on our company letterhead. Other than those deviations, I/We am/are submitting my/our unconditional commercial offer.

I/We assure your society best of our services towards the redevelopment of your society building/s and property.

Thanking you,

Yours sincerely,

(Authorized Signatory for the Developer)

Stamp Of the Developer.

Date:

Place:

Encl:

1. Original Tender Document with duly filled details. All pages of documents are signed by Authorized person of Developer and stamped.
2. One copy of commercial offer and all supporting annexures.

(On the letterhead of Developer)

Declaration

Date;

To,

Godbole Mukadam & Associates
2,Gr.FI, Nakshatra Heritage, Hindu Colony,
Near Karve Hospital, Brahmin Society,
Naupada, Thane (W) – 400602

Sub: Declaration & confirmation towards payment of professional fees of Godbole Mukadam & Associates as society appointed PMC for the Redevelopment of Vishal Sahyadri Co. Op. Hsg. Soc. Ltd., situated on plot bearing C.T.S NO. 1B (part), Sahyadri Nagar, Charkop, Kandivali(West), Mumbai - 400 067

Respected Sir,

In reference to the redevelopment of above mentioned society and the tender document, I hereby declare and confirm to pay your professional fees as PMC as stated below:

Fees for phase - I of Rs. 5,00,000/- + 18% GST.

Fees for Phase – I & II is Rs 3,25,00,000 + 18% GST for the services as mentioned in Phase-I & II as per the stages mentioned below:

1. Rs. 65,00,000 (Rs. Sixty Five Lakhs only) on appointment of developer.
2. Rs. 65,00,000 (Rs. Sixty Five Lakhs only) - on the signing of Development Agreement and Power of Attorney with the Developer.
3. Rs. 65,00,000 (Rs. Sixty Five Lakhs only) - on receipt of permit (I.O.D/Commencement Certificate) from Respective Municipal Corporation.
4. Rs. 65,00,000 (Rs. Sixty Five Lakhs only) during construction work on Pro rata Basis.
5. Rs. 65,00,000 (Rs. Sixty Five Lakhs only) - after successful completion of construction work, receipt of Occupation certificate/Building Completion Certificate and taking possession of flats by Society members.

Thanking you,

Yours sincerely,

(Authorized Signatory for the Developer)

Stamp Of the developer.

Date:

Place:

ANNEXURE:

1. Copy of Property Registered card.
2. Plot possession receipt
3. Order of lease
4. Physical Survey Plan
5. Mojni plan
6. DP Remarks with Reservation study
7. Society members list with individual Carpet Area Statement.
8. Society's letter stating the details of 1160 waiting list members over and above approved 2154 members.
9. Commencement Certificates of all the residential buildings standing there on.
10. Occupation Certificates of all the residential buildings standing there on.
11. Copy of approved plans of proposed buildings.: F3, F2, D4.
12. Copy of proposed bldg F1
13. Notices received for Dilapidated buildings Category C-1 from MCGM.
14. Google Location
15. Photographs of existing site