

TENDER DOCUMENT FOR BUILDING REDEVELOPMENT OF

GANGA CO-OPERATIVE HOUSING SOCIETY LIMITED

90 Feet Road, Bhandup Village, Bhandup (East), Mumbai - 400 042.

TECHNICAL BID



Project Management Consultants

Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy,
J.S.D. Road, Mulund (West), Mumbai – 400 080.

Email – info@acmeconsultant.co.in

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Signature of Developer

SECTION 1: NOTICE OF INVITATION TO TENDER

Date: / / 2024

To,

M/s.: _____

Address: _____

Sealed lumpsum Tenders for the Redevelopment work is invited on behalf of the **Ganga Co-Operative Housing Society Limited** (hereinafter referred to as "**Society**") situated at 90 Feet Road, Bhandup Village, Bhandup (East), Mumbai - 400 042 from experienced and resourceful Builders/ Developers/ Re-Developers by Acmeastute Consultants & Managerial Elites Pvt. Ltd.

Tender documents may be purchased from **16/10/2024 to 16/11/2024** on any working day between 11:00 a.m. to 05:00 p.m. from Project management consultant's office at: Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy, J.S.D. Road, Mulund (West), Mumbai – 400 080. Contact No - 25652777/ 25652778/ 9152931175.

The bidders are requested to thoroughly read the tender document, which will be incorporated into the contract. Before submitting their bids, the bidders must inspect the site and review all pertinent documentation.

Duly filled sealed tender forms and documents shall be submitted at the society's office of Ganga Co-Operative Housing Society Limited on or before **16/11/2024** between **11:00 a.m. and 05:00 p.m.** Earnest money in the amount required for the job, as listed below, must be accompanied with the tender in favour of the society.

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The Technical bids shall be opened on 17/11/2024 (Sunday) at the society office at 11:00 am. You are requested to attend tender opening process of technical bid only.

The contact no. of the Society's Office bearers

1. Shri C J Kumar

Contact: 9769419757

2. Shri Vinayak D. Chavan

Contact: 9869010801

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1.1. Header Data: (Schedule-A)

Name of work	The Redevelopment of property of Ganga Co-Operative Housing Society Limited
Project synopsis	<ol style="list-style-type: none"> 1. Ganga Co-Operative Housing Society Limited is situated at 90 Feet Road, Bhandup Village, Bhandup (East), Mumbai - 400 042. The premises consist of Total Residential Units = 49 nos. which are constructed on plot area = 1,737.6 Sq. Mtrs. as per property card and 1,598.00 Sq. Mtrs. as per physical measurement approximately herein after referred to as the said premise. 2. The building is currently used for residential purposes, and the proposed use must likewise be residential/ commercial and must adhere to all applicable MCGM, DCPR 2034 and bye-laws. 3. The bidder has to propose a redevelopment plan that will benefit society as much as possible. 4. Before quoting their offer, developers should confirm the plot size and examine their own feasibility and working. Developers to check their compensatory, road width, fungible FSI, feasibility and working before quoting their offer. 5. During the development phase, the developer's offer will remain steadfast. Any form of deviation won't be taken into consideration.
Validity of offer	180 Days
Cost of Tender Document	Rs. 15,000/- [Rupees Fifteen Thousand Only] by DD/ Pay Order of any bank only in favor of " Ganga Co-Operative Housing Society Ltd. "
Earnest Money Deposit	The bidder must provide an earnest money deposit (EMD), which is payable by demand draft or pay order from a nationalized bank amounting to Rs. 5,00,000/- [Rupees Five Lakhs only] in favour of " Society " for faithful compliance of tender conditions during validity period. The EMD shall be released after defect liability

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	period. The amount of EMD will be cancelled if terms and conditions are violated during the validity period or if the offer is withdrawn during the period of 180 days.
Defects Liability period	For the entire project: 60 months after the Occupancy Certificate (O.C.)
Water proofing Guarantee	Water proofing guarantee for terrace, balconies, overhead water tanks, underground water tank, internal toilet & external peripheral wall area shall be 10 years after the OC.
Security Deposit	Total security deposit: <u>Rs. 15,00,000/-</u> (Rupees Fifteen Lakhs only), including an EMD conversion of <u>Rs. 5,00,000/-</u> and an additional deposit of <u>Rs. 10,00,000/-</u> upon receiving the Letter of Intent. This deposit shall be released after defect liability period.
Timelines for Commencement and Completion	Commencement certificate from MCGM shall be obtained within 6 months of execution of Redevelopment Agreement. + 36 months (inclusive of monsoon) after vacating the premises. The Project's essential component is time.
Bank Guarantee	Bank Guarantee (BG), valued at 20% of the total cost of the redevelopment project , from a Nationalized bank, as per Section 79-A of the M.C.S. Act 1960 dated 4th July 2019.
Penalty for Delayed Completion	If the project is delayed for any reason beyond the time frame specified in the tender document, a penalty of 0.50% per week for the first 10 weeks and then 1.00% per week up to a maximum of 10% of the construction cost would be charged. The developer must also pay all current member's monthly rentals for the postponed period in addition to the fine.
Eligibility	
Experience	At least ten years of project execution experience as a developer in the Metro Cities/ MMR Area, including Mumbai, Thane & Navi Mumbai covering a total area of 2,00,000 square feet of construction of single high-rise building. The total construction

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	area of the completed projects is expected to be approximately 10,00,000 square feet.
Eligible firm type	Consortium, Joint Stock Company, Private Limited Company, Partnership firm. Bids from Proprietorship firms & Joint Venture will not be considered.
Owned registered office	The builder/ developer shall have their own registered office in Mumbai/ Thane/ Navi Mumbai.

IMPORTANT NOTES:

1. If the tender is filed incompletely, it will be deemed invalid and rejected. The PMC and the society's officers have no obligation to accept the highest offer or any other tender. Without specifying a reason, they have the right to reject any or all proposals. The said rights of rejection of any Tenders by the Societies shall be unfettered even if a particular Tender so rejected by the society falls on the higher and better side so far as all/ any of the proposal aspects are concerned. The Societies shall not be liable for any explanation and the Societies' decision shall be final and binding. The decision shall be communicated to concerned parties within 120 days of opening of tender.
2. All or any dispute relating to the Tender will be referred to arbitration of a Sole Arbitrator to be appointed by the Societies.
3. The bidder is required to visit the site to carry out field surveys, all investigations, detailed engineering, FSI & fungible FSI availability from MCGM and Market studies for real estate etc. The data given by the Societies is made available in good faith only for general information as guidance without any commitment on the part of the Societies. The bidder shall check and verify all the documents required for this Tender in his individual capacity in order to corroborate the details put forward by the Societies at his own cost. The bidder shall not raise any claims against the Societies and/ or the PMC for any discrepancy in such matters. The bidder is also required to arrange his own financial resources for the above project. The bidder, whose bid is finally accepted, would be allowed to utilize the surplus (except the balance and unutilized base FSI or such additional

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FSI or potential generated due to change in policy of government or change in the D. C. P. Regulations) built up area as per agreement to recover his investment.

- 4.** The selected bidder has to take the demarcation of the plot area at his own expenses from City Survey Dept. The differential area between the documentation & the physical survey is approximately 139.60 Sq. Mtrs. The developer has to get this differential area from the City Survey Dept. by paying official & unofficial charges including the revised city survey plan and the same should be updated by the bidder in the property card document of the society at their own expenses.
- 5.** The bidder shall not mortgage the Society's land, flats and its property, and shall not sublet the work. The bidder shall not directly or indirectly form any joint venture with any person or party/ parties at any point of stage of redevelopment. The bidder shall execute the project under the same entity and domain under which they submit their bid. The bidder will not be allowed to assign the project to its sister concern for execution for any reason whatsoever.
- 6.** The EMD amount paid by the chosen developer will be treated as a security deposit instead of being refunded. This deposit will not accrue any interest and will be repaid to the developer if they receive the occupancy certificate in the allotted amount of time; otherwise, it will be cancelled.
- 7.** The Society reserves the right to revise, modify or amend the Tender in part or full, prior to the last date notified for submission of bids or on any subsequent date, without giving any reason/s to bidders.
- 8.** The society reserves the right to change the date and time for collection, submission and opening of the tender as per their requirement and the bidder should not have any objection for the same.

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1.2. The Property: (Schedule-B)

Sr	Description	Details
1	Name of the Society	Ganga Co-Operative Housing Society Limited
2	Address of the society	90 Feet Road, Bhandup Village, Bhandup (East), Mumbai - 400 042.
3	Location of the property	Society enjoys a prime & tranquil location in a neighborhood with all civic amenities like school, college, banks, gardens, market, food courts, hospitals in a vicinity of max. 1.5 km radius. The society is located in close proximity to the Indian retail corporation D-Mart. The walking distance to Nahur Railway station is approximately 12 minutes & to Bhandup Railway Station is approximately 25 minutes. Society enjoys the close proximity to the BMC Playground which is at a walking distance of 02 minutes.
4	Registration of Ganga Co-Operative Housing Society Limited	BOM/ WS/ HSG (T.C.) 8371- 94-95
5	Year of Construction	1 st Wing – 1992 2 nd Wing - 1994
6	Building Age	30 Years
7	Plot area	
	a. Property Card	1,737.6 Sq. Mtrs.
	b. Physical Measurement	1,598.00 Sq. Mtrs.
8	No of buildings & wings	The premises consist of 1 residential building with 2 wings.

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Sr	Description	Details
9	Total No of Residential members	49 Nos.
10	Total No of Commercial Members	NIL
11	Total existing MOFA Carpet area to be considered for redevelopment	2,111.65 Sq. Mtrs. (22,721.30 Sq. Ft.)
12	Road width	27.43 Mtrs. (Please confirm at your end as per new D.P. Plan.)
13	Status of property card	Society name is not entered in the property card however it is appearing in 7/12 Extract
14	Tender query or Documents	The developer shall raise any technical questions or documentation requests from the society or the consultant regarding the redevelopment in writing before 10 days from the last day of submission. Please contact us at info@acmeconsultant.co.in and gangahsg@gmail.com with queries.

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1.3. Carpet Area Statement: (Schedule-C)

GANGA CO-OP HSG. SOCIETY LTD., BHANDUP (E)				
SUMMARY OF CARPET AREA STATEMENT				
SR. NO.	FLAT NOS.	NO. OF FLATS.	CARPET AREA AS PER PHYSICAL MEASUREMENT	TOTAL CARPET AREA CONSIDERED
1	2	3	4	5=(3*4)
			Sqft.	Sqft.
1	A01, A07, A13, A19, A25, A31, A37	7	429.92	3009.46
2	A02, A08, A14, A20, A26, A32, A38	7	422.90	2960.30
3	A03, A09, A15, A21, A27, A33, A39	7	527.68	3693.76
4	A04, A10, A16, A22, A28, A34, A40	7	387.57	2713.00
5	A05, A11, A17, A23, A29, A35, A41	7	444.02	3108.14
6	A06, A12, A18, A24, A30, A36, A42	7	423.86	2967.02
7	B01, B02, B03, B04, B05, B06, B07	7	609.95	4269.62
	TOTAL	49	Total	
TOTAL EXISTING CARPET AREA IN SFT				22721.30
TOTAL EXISTING CARPET AREA IN SQM				2111.65

Important Note:-

In order to determine the proposed MOFA carpet area to be offered to the society, the developer should use the aforementioned carpet area statement as a benchmark.

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SECTION 2: INSTRUCTIONS TO BIDDER

1. General direction to the Bidder

The bidder is hereby made aware that the Society has appointed M/s. Acmeastute Consultants & Managerial Elites Pvt. Ltd; as Project Management Consultants, having its office at Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy, J.S.D. Road, Mulund (West), Mumbai – 400 080. [hereinafter referred to as "PROJECT MANAGEMENT CONSULTANTS" or "PMC"]

a) The Tenderer shall be deemed to have satisfied himself by actual inspection, of the site and locality regarding the site conditions, topography of the land, local conditions etc., that are likely to be encountered during the execution of the works and they shall be deemed to have taken all these factors into account while giving the quote. They will carry out the work strictly as per Project Management Consultant's Instructions, methodology, specifications and conditions. No excuse related to property, technical data, area financial and legal matters etc. shall be entertained at any later stage. (Due to local conditions if any damage or disturbance occurs to surrounding area then, it will be the sole responsibility of the developer, and it should not stop the work.)

b) The Bidder is responsible for finishing the job accurately in accordance with the requirements of the tender document, the methodology, specifications, and conditions of the Project Management Consultant.

c) This Tender Document's material is provided in good faith and is only intended to serve as a general guide. However, the bidder must examine and validate the information before submitting a tender.

d) The Tenderer shall check the Tender documents and if any page is/ pages are/ missing or duplicate or indistinct, the same shall be brought to the notice of PROJECT MANAGEMENT CONSULTANTS/ Society and shall get the error rectified before submission of the Tender.

e) Wherever they appear throughout these documents, the terms "Tender" and "Tenderer" should be interpreted to mean "Bid" and "Bidder" respectively, unless

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the context clearly indicates otherwise. Similarly, Tenderer or bidder will refer to the developer, while "Tender papers" will refer to "bid documents."

2. Site inspection and Sufficiency of Tender

To guarantee the authenticity and accuracy of their Tender for the Works, the Developer must effectively investigate and examine the site and its surroundings.

a) The Bidder must perform a thorough on-site inspection to become acquainted with the site and its characteristics, which includes geography, local features, and potential problems. Physical presence at the Society's premises is required for a thorough evaluation of site conditions, project viability, and existing infrastructure such as roads, watercourses, culverts, and installations such as electricity towers and substations. Before sending the tender document to the Society or PMC, all of these factors must be thoroughly evaluated. Any claims or complaints arising from a lack of knowledge with existing conditions and documents will not be considered after the tender has been submitted or during the execution phase.

b) Furthermore, the Bidder should guarantee a thorough awareness of all applicable central, state, and local laws, ordinances, rules, regulations, and codes pertaining to the project's execution, including the expenses associated with permits and licenses required for the works.

3. Interpretations

a) Before submitting the Tender, the Bidder is responsible for studying the Tender materials and quickly notifying the PROJECT MANAGEMENT CONSULTANTS / Society of any missing, duplicate, or unclear pages.

b) If a Bidder notices any errors, omissions, or uncertainties in the Tender Documents, they must promptly seek clarifications or interpretations from the

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PMC via a written request. However, presenting such a request prohibits tender submission after the specified deadline.

c) If the Society or the PMC determines that changes, corrections, or clarifications to the Tender Documents are required before Tenders are received, they will release an appropriate Addendum.

d) The Society reserves the right to ask a Bidder for clarification on their submission, but any clarifications that change the spirit of the bid will be rejected. This condition, however, does not preclude the Society or any short-listed Bidder from participating in further negotiations or making changes to their bids.

4. Addenda / Corrigenda

a) Prior to the opening of the Tender, the PMC may issue Addenda / Corrigenda to clarify documents or reflect changes in the design or provisions of the Tender documents. Each Addenda / Corrigendum must be provided in duplicate to each Bidder, who must follow the stipulated submission method. These materials will then be incorporated into the original Tender documentation.

b) Bidders are obligated to incorporate Addenda into their contract agreements and give them careful consideration during the tender preparation process. Bidders must acknowledge the issue and receipt of any Addenda by acknowledging their receipt inside the Tender.

c) Both the Society and the PMC maintain the right to issue Addenda in order to notify Bidders of changed requirements. These Addenda may also amend previously issued ones.

d) Notably, no Addendum shall be released within 7 (seven) days of the Tender's scheduled final submission deadline.

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5. Pre-Bid Meeting Between Bidder and Society/ PMC (If required)

A pre-bid meeting will be held on **09/11/2024 (Saturday)** at 11:00 am at the **PMC Office** to clarify any concerns bidders may have with respect to documents, scope of work and other technical details of the redevelopment project & its tendering process before submission of bid offers. For this the bidders would need to send a list in duplicate of any clarifications or decisions they need so as to reach the Society/ PMC and/ or Legal Advisor prior to 07 days of the pre-bid meeting in writing or on email provided above.

6. Language

The Tender must be submitted in English, as must all correspondence and agreements between the Society and the Developer.

7. Developer's experience in MCGM & MHADA in re-development & open plot development projects are a preferable option.

8. Manner of submission of Tender

The Tender must be delivered in a sealed envelope. Along with the bid, the title of the work must be superscripted on the envelope. The Bidder's name and address should be on the bottom left-hand corner of the envelope.

The Bidder must properly examine all paperwork and papers, and ALL PAGES OF THE TENDER MUST BE STAMPED AND INITIALISED WITH PERMANENT INK. The Bidder must sign each page of the Tender.

ENVELOPE NO 1: Technical bid: Company profile along with required supporting documents including all other financial documents and E.M.D.

ENVELOPE NO 2: Price Bid: Only price bid should be sealed in envelope no – 02

Both the envelopes shall be properly sealed and submitted separately.

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9. Offer

The final negotiated offer made by the bidder and accepted by the society, which would represent a contract between the society and the bidder, shall be final during the construction period and thereafter if relevant and necessary. No change from the bidder's side will be entertained or accepted. The final offer, as negotiated and accepted, shall be on "as is, where is" basis.

10. Earnest Money Deposit [EMD]

The Earnest Money Deposit shall be as specified in the Tender Appendix (Schedule-A). The unsuccessful Bidder's Earnest Money Deposit will be reimbursed within 90 days of the Bidder's finalization. There will be no interest paid on the Earnest Money Deposit. Earnest Money shall be cancelled by the Society if the bidder withdraws the bid/ offer after submitting the Bid or modifies it during the period of validity of the bid. The Earnest Money Deposit of selected bidder will be refunded without interest after completion of the entire project. If society doesn't take any decision regarding the finalization of developer within 120 days of opening of tender, then the society shall release the EMD amount to the respective bidders.

11. Document comprising the Tender

'TECHNICAL BID' SHOULD INCLUDE

- a.** Covering letter for submission of offer on company's letterhead, the format to be as per given in the Tender document.
- b.** A list of all documents enclosed in the envelope on developer's letterhead.
- c.** Submission of Offer to be typed and signed on letterhead, details should as per the Proformas.
 1. Details of work of similar type and magnitude carried out by the BIDDER with supporting documents from work awarding authority.
 2. Details of work like proposed tender at negotiation stage/ proposed tender quoted and works in hand as on the date of submission of the re-

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development proposal with supporting documents from work awarding authority.

3. Construction schedule

d. Wherever the society or the Project management consultant's representative requests, the bidder must deliver the original of these copies for verification by the society or the PMC or its representatives.

1. Income Tax Returns, Balance sheet and profit and loss statement of last **five** financial years and credit rating of company
2. Permanent Account Number of the company.
3. G.S.T. certificate.
4. MAHARERA Certificates of all completed and ongoing projects.
5. Registration with Registrar of Companies / Registrar of Firms.
6. Affidavit of Developer (as per format given in Section 4)
7. Memorandum of Association and Articles of Association [M.O.A and A.O.A.] for Limited company.
8. Partnership deed for LLP or Partnership Company. Certificate of Registration, List of partners duly certified by the Registrars of Firms.
9. Incorporation Certificate.
- 10.ISO Certificate
- 11.Board Resolution copy establishing the signatory's authority to file Tender application and bind the company.
- 12.Organization chart showing the structure of the company including name and position of Partners/ Directors and key personnel.
- 13.Banker's Pay order/ D.D. payable at Mumbai of any Nationalized Bank payable to the society towards Earnest Money Deposit [E.M.D.].
- 14.Names of partners or Directors and their liabilities, Credit report of developers by bank
- 15.Net Worth certificates of all partners/ directors and company by the Statutory Chartered Accountant with UDI No.

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16. Payment Schedule for additional carpet area intended to be purchased by members as per the clause no. 7 of the price bid
17. Within 15 days, shortlisted developers must provide a conceptual design/ plan detailing tower, floors, apartments per tower, habitable floor plans, parking areas (basement, stilt, podium, open), lifts, amenities, and more. Alternative design techniques are welcomed, with a preference for innovative and efficient designs that promote community spaces, sustainability, natural lighting, traffic flow, waste management, and accessibility. The Society places a high value on innovative solutions that enhance the quality of life while also ensuring durability and aesthetic appeal.
18. **Five Years Turnover certificate from Statutory Authorities**

e. MANDATORY THINGS OR ELSE TENDER SHALL BE DISQUALIFIED

- a) Each and every page of tender documents shall be signed by one of the partners/ directors and stamped.
- b) Original Technical and price documents shall be there in sealed envelope
- c) Banker's Pay order/ D.D. payable at Mumbai of any Nationalized Bank payable to the society towards Earnest Money Deposit [E.M.D.]
- d) Submission of acceptance letter on letterhead. (As per Section 4 on page no. 41)
- e) Two-envelope system tender process:

The Tender must be delivered in a sealed envelope. Along with the bid, the title of the work must be superscripted on the envelope. The Bidder's name and address should be on the bottom left-hand corner of the envelope. The Bidder must properly examine all paperwork and papers, and ALL PAGES OF THE TENDER MUST BE STAMPED AND INITIALISED WITH PERMANENT INK. The Bidder must sign each page of the Tender.

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ENVELOPE NO 1: Technical bid: Company profile along with required supporting documents including all other financial documents and E.M.D.

ENVELOPE NO 2: Price Bid: Only price bid should be sealed in envelope No- 02

Both the envelopes shall be properly sealed and submitted separately. The above documents and system should be followed by the bidder or else tender shall be disqualified without giving any reason to bidder.

12. Acceptance of Tender

Tenders will not be accepted after the hour and date specified for tender closing. Bidders are not permitted to sue or make claims against the society as a result of the rejection of their tenders. The Society reserves the right to accept/ reject all/ any offers without assigning any reason or even if any bid falling on the lighter side. The decision of the Society shall be final and binding. The sealed proposal shall be submitted at the society office of Ganga Co-Operative Housing Society Limited on or before **16/11/2024 by 05:00 p.m.** The grace period for the submission of the tender document will be decided by the society, if required.

13. Validity of Offer

Once submitted, the offer will be valid for 180 days from the date of Tender opening, during the course of which the bidder will be prohibited to change or withdraw their submission. However, the validity may be extended by mutual consent.

14. Cost of Tendering

The Managing Committee and the PMC will not be liable to pay the Bidder's expenses incurred in connection with the submission of the Tender, such as the cost of the Tender and other accompanying documents, the cost of copying the company profile, the conveyance charges for the purchase and submission of the Tender, the cost of attending meetings, and so on.

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15. Rejection of Tender

The Society and the Consultant do not bind themselves to accept the highest Tender or any other Tender and reserve the right to reject any or all Tenders without assigning any reasons therefore. The Tender will be treated as invalid/ rejected if only one part of Tender is submitted. The Tenders not accompanied by Earnest Money Deposits will be rejected. Conditional Tenders are liable to be rejected and therefore Tenderers are advised to avoid putting conditions that are in variance with the terms and conditions stipulated in the Tender or quote conditional offer. Tenders containing erasures and alternations of the Tender document are liable to be rejected. The Tenderer must sign at least, if any correction made in the entries against correction. If it is found that two or more persons, who are related with one another either financial or management or supervisory or ownership or any such aspect or have master and servant/agent or have inter relations of control, management or supervision relation, have tendered under different names for the same contract without disclosing their true nature of connection or interrelation, then such tenderer/s shall be rejected and money deposit shall be cancelled. Any contract entered into conditional offer is also liable to be rejected. Failure to provide information which is essential to evaluate the Tenderers qualification or to provide timely clarification to substantiate the information supplied may result in disqualification of the Tender.

The tenders are liable to be rejected if the Tenderer:

- a) The Society and the PMC reserve the right to reject any or all Tenders without providing reasons.
- b) Tenders without Earnest Money Deposits are liable to be rejected.
- c) Conditional Tenders that do not adhere to the specified terms and conditions will be rejected; bidders are urged to avoid such conditions.
- d) Tenders for a Partnership Concern that contain erasures, changes, or missing partner details are likely to be refused.
- e) The Bidder must initial and sign each page of the Tender paperwork, as well as any revisions.

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- f) Tenders must not contact the Society Representative(s) / Consultant Representative(s) or exert influence from the time the bid is opened until the contract is awarded.
- g) A validity term shorter than that specified in the Tender form is grounds for rejection.
- h) Failure to sign and seal every page of the Tender is grounds for rejection.
- i) It is illegal to include Society members, office holders, or committee members as developers or families of developers.
- j) The Bidder must supply complete and correct information; failure to provide necessary qualification information or timely clarifications may result in disqualification.
- k) Any contract created as a result of a conditional offer will be rejected.
- l) In the best interests of the Society, the Society may specify further reasons for rejection.

16. Withdrawal of Tender

The bidder cannot withdraw the tender once it has been submitted until the tender expires. This may result in a cancellation of the E.M.D.

17. Omission and Discrepancies

The Bidder discover any errors or omissions in the Tender documents, or if he has any doubts regarding their meaning, he shall immediately notify Acmeastute Consultants & Managerial Elites Pvt. Ltd., who may give a written instruction to all Bidders and will alert the society. It is understood that every effort has been made to avoid any error that could materially affect the basis of the Tender, and the successful Bidder shall accept and provide for the risk of any error that may subsequently be discovered, and shall make no subsequent claim as a result of such error.

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18. Transfer of Tender Documents

Transfer or assignment of Tender documents issued to one Tenderer to another is not permissible. Sub-letting the work to other company – even if the same board of directors/partners exists in that company is not allowed or no partnership with any other company with above mentioned factors is also not allowed.

19. Signing Authority

The Tender documents to be signed as follows:

- In case of Partnership firm, any one of the partners must sign the Tender. The original power of attorney of the person signing the tender must be enclosed with the tender documentation.
- In case of Private Limited Company / Consortium / JV, Tender documents must be signed by a lawfully authorized person, and a certified copy of the power of attorney must accompany the Tender. Before the Tender is submitted, such Limited firm or Bidder may be required to provide adequate evidence of its existence. Board Resolutions must back up the power of attorney, and relevant and enough proof must be provided to back up the authorization.

20. Changes in constitution

When the Developer is a partnership firm, any changes to the firm's constitution must be approved in writing by the Society / Consultant first. If the Developer is a person or a Hindu Undivided Family business concern, the aforementioned approval must also be obtained before the Developer engages into any partnership firm with the right to carry out the task hereby undertaken by the Developer. If the aforementioned prior consent is not obtained, the contract is deemed to have been assigned in violation of the contract hereof, and the same action and consequences as provided for in the stated condition shall apply. In the case of private limited or public limited firms, any change in shareholding that effectively affects the management control of the company / promoters or change in Board of directors requires prior written consent of the society.

Signature of Developer

21. Tender Opening

The Tenders, including submissions, envelopes, parcels, or packages, etc. that may have been submitted by the bidder, will be opened in a special general meeting/ committee meeting in the presence of all members attending the meeting, and it will be examined whether the tenders are complete, whether bidders' documents have been properly signed, and whether the tenders are generally in order. At first, the technical bid will be opened, and if society is satisfied with the bidders' paperwork, then the price offer will be opened. The society reserved the right to change/ alter/ modify the tender opening process/ date/ time and its manner.

22. Process to be Confidential

Following the public opening of Tenders, information relating to the examination and comparison of Tenders, as well as suggestions regarding contract award, shall not be disclosed to Bidders or other persons not officially involved with such process until the contract is awarded to the successful Bidder.

Any attempt by a Bidder to influence PMC personnel, Society members, or representatives on matters related to Tenders under consideration during the examination, clarification, evaluation, and comparison of Tenders, as well as decisions concerning contract award, may result in the rejection of the Bidder's Tender and cancellation of his E.M.D.

Canvassing in any form of the bid by Developers Representative shall lead to disqualification of the Bidder.

23. Private and Confidential

Whether or not the Bidder submits the Tender, the details of the Tender document must be treated as private and confidential by the Bidder.

Signature of Developer

24. Priority of Contract Documents

In case of any ambiguities or discrepancies, the priority shall be as under;

- Agreement (in duplicate shall be treated as one)
- Correspondence after submission of Tender
- Technical Specifications
- Special Conditions
- General Conditions
- Other Clauses

25. Articles of Value Found

All gold, silver, and other minerals of any description, as well as all precious stones, coins, treasure relics, antiquities, and other similar things found in or on the site, shall be the property of the Society, and the Developer shall duly preserve the same to the satisfaction of the Society/ PMC and deliver the same immediately to such or persons as the Society may specify.

Signature of Developer

SECTION 3: PROFORMA FOR TENDER DETAILS

THE PROFORMA should be typed and attached with on the company's letterhead

PROFORMA 'A': FIRM / COMPANY

Sr. No	Description	Details
1	Name of the Organisation / Company / Developer with date of incorporation	
2	Full Address of Business place with other offices, if any more specifically in Mumbai	
3	Whether the firm is Joint Venture, Consortium, Joint Stock Company, Limited Company, Partnership firm (Attach copies of relevant documents to define the legal status)	
4	Name of Partners / Directors / LLP etc. with brief bio-data incorporating educational qualifications and past experience along with the direct contact number.	
5	In case of companies other than partnership, the percentage shares of the partners / directors.	
6	Name of the Sister Concern Company / Other Associate Company/ other group with the date of incorporation	
7	a. Telephone Numbers <ul style="list-style-type: none"> • Office • Mobile of Individuals E-Mail Address <ul style="list-style-type: none"> • Office • Of Individuals Web site details.	
8	a. Permanent Account Number of the company. (PAN). b. Registration with Registrar of Companies / Registrar of Firms.	

Signature of Developer

	c. Incorporation Certificate and commencement certificate d. GST certificate & details of returns. e. ISO Certificate	
9	Name of Bankers with full addresses and telephone numbers and details of Credit facilities	
10	Name of Elevation Architects/ Laisoning Architects / Structural Project management consultants engineer s with full addresses and telephone numbers of the employee or consultants	
11	Name of Legal advisors / Solicitors with full addresses and telephone numbers	
12	Name of Chartered Accountants / Tax Auditors with full addresses and telephone numbers	

Last **five** years Audited financial documents like profit and loss, balance sheets & Audit report certified by your Chartered Accountant. GST certificate, PAN Card, Net worth certificates of partners/ directors and company from Chartered Accountant to be attached.

Note: - in case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Bidder

Name and Designation of Signatory

Signature of Developer

**PROFORMA 'B': LIST OF TECHNICAL AND MANAGERIAL PERSONNEL
PERMANENTLY EMPLOYED WITH THE COMPANY**

Name of the Organisation / Company / Developer		
1	Name of the Person	
2	Qualification	
3	Department	
4	Designation	
5	Total work Experience	
6	Years with the Company	

Signature of Developer

Note: - In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Bidder

Name and Designation of Signatory

Signature of Developer

PROFORMA 'C': LIST OF EQUIPMENTS FOR QUALITY OF WORK

Name of the Organisation / Company / Developer		
1	Name of Equipment	
2	Number of units	
3	Kind of Make	
4	Age of Equipment	
5	Present condition of equipment	
6	Present location with name & address of site where machinery is under use at present	
7	The testing equipment should be duly calibrated by a government recognized reputed inspection agency	
8	Remarks	

Note: - In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken.

Seal and Signature of Bidder

Name and Designation of Signatory

Signature of Developer

PROFORMA 'D': LIST OF COMPLETED PROJECTS OF ONLY REDEVELOPMENT

Name of the Organisation / Company / Developer		
1	Name & address of the work project	
2	Existing building details including plot area and number of flats for society.	
3	Total construction area of the project	
4	Proposed Number of Floors	
5	Total cost of the project [construction cost + cost of TDR + Premium cost + corpus funds + rent compensation + other charges]	
6	Dates of: Letter of Intent, I.O.D., I.O.A., Commencement Certificate (C.C.), Completion Certificate (C.C.), Occupation Certificate (O.C.)	
7	Name of Laisoning Architect/ Elevation Architect	
8	Name of Architect/ R.C.C. Consultants	
9	Period of completion as per the contract	
10	Actual Period and date of completion	
11	Reasons for delay if any	

Signature of Developer

12	Penalty/ litigation/ arbitration if any (please give details)	
13	MAHARERA Certificate	

Note:

- a.** Copies of Certificate of performance issued by Societies/ Work Authorities/ Architect/ Consultants for each work listed above must be attached for scrutiny of the same.
- b.** Copies of Intimation of Disapproval [IOD.], Intimation of Approval [IOA], Completion Certificate [C.C.] and Occupation Certificate [O.C.] to be attached.
- c.** Project Brochures indicating the list of amenities and the layout to be attached.
- d.** Indicate number of storeys i.e., G + Nos. for each work listed above.
- e.** Type of building for each work listed above
- f.** Telephone Number/s of client [at least one telephone number per project].
- g.** Contact no of previous clients for feedback.
- h.** Bank Guarantee provided to previous projects.
- i.** MAHARERA Certificate of all completed projects.

In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Bidder

Name and Designation of Signatory

Signature of Developer

PROFORMA 'E': WORKS IN HAND OF REDEVELOPMENT AS ON THE DATE OF SUBMISSION OF THIS TENDER

Name of the Organisation / Company / Developer		
1	Name & address of the work project	
2	Existing building details including plot area and number of flats for society.	
3	Total construction area of the project	
4	Proposed Number of Floors	
5	Total cost of the project [construction cost + cost of TDR + Premium cost + corpus funds + rent compensation + other charges]	
6	Dates of: Letter of Intent, I.O.D., I.O.A., Commencement Certificate (C.C.)	
7	Name of Laisoning Architect and Elevation Architect	
8	Name of Architect and R.C.C. consultants	
9	Period of completion as per the contract	
10	Proposed date of completion	
11	Reasons for delay if any	
12	Penalty / litigation/ arbitration if any (please give details)	

Signature of Developer

13	MAHARERA Certificate	
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Note:

- a.** Copies of Certificate of performance issued by Societies/ Work Authorities/ Architect/ Consultants for each work listed above must be attached for scrutiny of the same.
- b.** Copies of Intimation of Disapproval [IOD.], Intimation of Approval [IOA], Completion Certificate [C.C.] and Occupation Certificate [O.C.] to be attached.
- c.** Project Brochures indicating the list of amenities and the layout to be attached.
- d.** Indicate number of storeys i.e., G + Nos. for each work listed above.
- e.** Type of building for each work listed above
- f.** Telephone Number/s of client [at least one telephone number per project].
- g.** Contact no of previous clients for feedback.
- h.** Bank Guarantee provided to previous projects.
- i.** MAHARERA Certificate of all completed projects.

In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken.

Seal and Signature of Bidder

Name and Designation of Signatory

Signature of Developer

PROFORMA 'F': LIST OF COMPLETED PROJECTS OF ONLY OPEN PLOT DEVELOPMENT/ MHADA/ SRA REDEVELOPMENT/ CESS REDEVELOPMENT/ MCGM BUILDING

Name of the Organisation / Company / Developer		
1	Name & address of the work project	
2	Existing building details including plot area and number of flats for society.	
3	Total construction area of the project	
4	Proposed Number of Floors	
5	Total cost of the project [construction cost + cost of TDR + Cost of MCGM + other charges]	
6	Dates of: Letter of Intent, I.O.D., I.O.A., Commencement Certificate (C.C.), Completion Certificate (C.C.), Occupation Certificate (O.C.)	
7	Name of Liasoning Architect and Elevation Architect	
8	Name of Architect and R.C.C. consultants	
9	Date of completion	
10	MAHARERA Certificates	

Signature of Developer

Note:

- a. Copies of Certificate of performance issued by Societies/ Work Authorities/ Architect/ Consultants for each work listed above must be attached for scrutiny of the same.
- b. Copies of Intimation of Disapproval [I.O.D.], Intimation of Approval [I.O.A.], Completion Certificate [C.C.] and Occupation Certificate [O.C.] to be attached.
- c. Project Brochures indicating the list of amenities and the layout to be attached.
- d. Indicate number of storeys i.e., G + Nos. for each work listed above.
- e. Type of building for each work listed above
- f. Telephone Number/s of client [at least one telephone number per project].
- g. Contact no of previous clients for feedback.
- h. Bank Guarantee provided to previous projects.
- i. MAHARERA Certificate of all completed projects.

In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken.

Seal and Signature of Tenderer
Name and Designation of Signatory

Signature of Developer

PROFORMA 'G': LIST OF WORKS IN HAND PROJECTS OF ONLY OPEN PLOT DEVELOPMENT/ MHADA/ SRA REDEVELOPMENT / CESS REDEVELOPMENT/ MCGM BUILDING

Name of the Organisation / Company / Developer		
1	Name & address of the work project	
2	Existing building details including plot area and number of flats for society.	
3	Total construction area of the project	
4	Proposed Number of Floors	
5	Total cost of the project [construction cost + cost of TDR + Cost of MCGM + other charges]	
6	Dates of: Letter of Intent, I.O.D., I.O.A., Commencement Certificate (C.C.)	
7	Name of Liasoning Architect and Elevation Architect	
8	Name of Architect and R.C.C. consultants	
9	Period of completion as per the contract	
10	Proposed date of completion	
11	Reasons for delay if any	
12	Penalty / litigation/ arbitration if any (please give details)	

Signature of Developer

13	MAHARERA Certificate	
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Note:

- a. Copies of Certificate of performance issued by Societies/ Work Authorities/ Architect/ Consultants for each work listed above must be attached for scrutiny of the same.
- b. Copies of Intimation of Disapproval [IOD.], Intimation of Approval [IOA], Completion Certificate [C.C.] and Occupation Certificate [O.C.] to be attached.
- c. Project Brochures indicating the list of amenities and the layout to be attached.
- d. Indicate number of storeys i.e., G + Nos. for each work listed above.
- e. Type of building for each work listed above
- f. Telephone Number/s of client [at least one telephone number per project].
- g. Contact no of previous clients for feedback.
- h. Bank Guarantee provided to previous projects.
- i. MAHARERA Certificate of all completed projects.

Note: - in case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Tenderer

Name and Designation of Signatory

Signature of Developer

PROFORMA 'H': RECORD OF ARBITRATION AND LITIGATION

Name of the Organisation / Company / Developer		
1	Name and address of the work/ project	
2	Brief Description of Disputes	
3	Period of/ Arbitration/ Litigation	
4	Amount of Claim	
5	% of Claim to Final Contract Agreement	
6	Award in favour of/ against the firm	
7	Remarks	

Note: In case, the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken.

Seal and Signature of Bidder

Name and Designation of Signatory

Date:

Place:

Signature of Developer

PROFORMA 'I': RECORD OF FUND-RAISING AVAILABILITY FOR THIS PARTICULAR PROJECT AS ON 30TH SEPT 2024.

Name of the Organisation / Company / Developer		
1	Total Project Budget	
2	Funding Sources	
2.1	Source 1	
	Amount	
	Percentage of Total Budget	
2.2	Source 2	
	Amount	
	Percentage of Total Budget	
2.3	Source 3	
	Amount	
	Percentage of Total Budget	
4.	Total Funds to be raised	
5.	Funds Currently Available	
6.	Remarks	

Signature of Developer

Note: In case, the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken.

Seal and Signature of Bidder

Name and Designation of Signatory

Date:

Place:

Signature of Developer

SECTION 4: SUBMISSION OF ACCEPTANCE LETTER

[On Developer's Letterhead]

Date:

To,

The Hon. Sec. / Chairman,

Ganga Co-op. Hsg. Soc. Ltd.

90 Feet Road, Bhandup Village,

Bhandup (East), Mumbai - 400 042.

Sub: The Redevelopment of Ganga Co-op. Hsg. Soc. Ltd., Bhandup (East),

Sir / Madam,

After visiting the site, examining the Tender Documents, General Conditions of Contract, Special Conditions of Contract, Technical Specification, and other documents that are a part of the Tender Documents, and because they are specifically and implicitly mentioned in these documents for the aforementioned works, after gathering and independently verifying the necessary information regarding them as it relates to the Tender that you have invited, and after calculating the actual cost of all the items: -

1. I/we, the undersigned, hereby render the offer to build, execute, finish, and maintain the entire work in accordance with the said Tender Documents, General Conditions of Contract, Special Conditions of Contract, Technical Specifications, and other documents as mentioned above for the offer as given herein as may be determined in accordance with the said Conditions of Contract.
2. We will abide by this Tender for the period specified in the Tender Notice. It shall remain binding on us and the Tender may be accepted at any time before the expiry of that period and/or before the expiry of any further period extended by mutual consent. In case of any default by me/us in our obligations

Signature of Developer

above, we acknowledge, that the Earnest Money of Rs. Five Lakhs deposited herewith shall be cancelled, without any dispute or conditions put forward by me/us.

3. I/we acknowledge that this Tender, along with your written acceptance of it, shall constitute a legally-binding contract between us until the preparation and execution of a formal agreement or contract instrument.
4. I/We have inspected thoroughly the site of works, and have satisfied ourselves before filling this Tender.
5. I/ we understand that if our Tender is accepted, we will be jointly and severally responsible for the due performance of the Contract.
6. I/ We undertake to complete and deliver the whole of the tendered work as per and within a period as may be specified in our eventual contract that will be entered into.
7. I/ we shall not assign the contract nor shall I/ we subcontract any portion of the contract, except with your written consent.
8. I/ we further agree that if there are any changes in future after signing of development agreement, in the rules concerning F.S.I., T.D.R. Fungible etc., then the benefit will be shared 50-50 between Society and developer after deducting the related direct and indirect expenses.
9. I/We agree to keep this Tender open for acceptance for a period of 180 days from the date of opening the bid and in default thereof I/We shall be liable for cancellation of full amount of my/our Earnest Money.
10. I/We agree to pay the professional fees of PMC & Legal Advisor (Appointed by the Society) as per their schedule of payment decided by the society.

Signature of Developer

11. I/We hereby confirm that our offer is on "as in where is" basis and no concession will be claimed hereafter by us on the offer quoted by us. Under no circumstances, the offer quoted by us shall be reduced, irrespective of any addition/ alteration in the policies of MCGM.
12. The full value of the earnest money shall stand cancelled without prejudice to any other rights or remedies if, I/We do not execute the contract documents within the time specified by the society after receipt of notice from the Society stating that such documents are ready or I/We do not commence the work within the specified time given by the Society after receipt to order of that effect.
13. On failure to complete the whole or part of the work within the specified period and or any other extended period as may be mutually agreed, I/ we * shall be liable to pay "Liquidated Damages" at the rate of as per clause 21 of Section 5 Per week of delay or part thereof for the period of default, without prejudice to the Society's rights to recover the damages & other reliefs. In the event of continuing delay during the tenure of payment of Liquidated damages, the Society will be entitled to then terminate the Development Agreement and the consequences of termination as mentioned elsewhere in the Tender will be applicable
14. I/we hereby certify that the statements made herein and the information given as referred in the document are true in all respects and that in the event of any such statement or information being found to be false, it will entitle the society to treat the resultant contract as void.
15. I/we hereby declare that I/we are not related in any manner nor I/we have any business/ employer/ employee relationship with any Managing Committee/ Redevelopment Committee/ AC members or ordinary members (or their families) of the society nor will we enter into business/ employer/ employee relationship with such members till satisfactory completion of the contract if the Tender were to be awarded to us.

Signature of Developer

16.I / we hereby declare that all the terms and conditions of the Tender are acceptable to us

Yours Truly,

Signature of the Bidder in the capacity of _____

For and behalf of _____

Signature of Developer

SECTION 5: GENERAL CONDITIONS OF CONTRACT

1. Singular and Plural, Gender

Throughout the Tender, words that convey the single must also convey the plural when the context so requires. Words that convey the male gender must likewise imply the female gender.

2. Headings and Marginal Notes

The various conditions' headings and marginal remarks are not to be interpreted or constructed in the contract as a component of the conditions or as a factor in doing so.

3. Gender

Words implying the masculine gender shall also include the feminine gender.

4. Definitions of various terms

The meanings assigned to the following terms and expressions in this Contract and the invitation to tender Specification shall apply unless the context clearly dictates otherwise.

'Society / Owner / Client' shall mean **"Ganga Co-Operative Housing Society Limited"** for which the Tender is being filled or any of its representative (s) / successor (s) / assign (s) authorised on their behalf and will include all its Office bearers and ordinary members.

The term "Developer/ Builder" refers to the person, persons, firm, or company, whether incorporated or not, whose tender was accepted by the Society and with whom the Society entered into contract. It also includes the legal representatives of

Signature of Developer

the person, persons, firm, or company comprising it as well as its successors and, if applicable, assigns.

'Acme Consultants/ consultants/ PMC/ Project Management Consultants/ PROJECT MANAGEMENT CONSULTING ENGINEER/ Project management consultants engineer/ Project management consultants engineer-in-Charge/ EIC' shall mean **Acmeastute Consultants & Managerial Elites Pvt. Ltd;** having their office at Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy, J.S.D. Road, Mulund (West), Mumbai – 400 080 and their duly authorized representative (s).

The term "Contract" shall refer to the official agreement signed by the developer and Society as well as the Agreement papers, company or firm information, all proforma, Tender document with the Letter of Intent, and any other documents specifically mentioned herein. Together, all of these documents will be considered to constitute one contract and to be a part of one another.

'Letter of Intent' refers to notification to the bidder by letter that the tender has been accepted in accordance with the letter's terms.

The term "Site" refers to the property and/or other locations on which the Society is located, as well as any additional lands or locations that may be assigned by the Society or utilized for the contract's objectives.

'Approval of the Society/ Consultant' refers to the society/ engineer in charge of project management consultants' written approval of a document or other specifics or issues pertaining to the Contract. Engineer in charge to whom authority of various approvals is delegated needs to be approved by Societies.

The term "Specification" refers to all schedules, technical specifications, detailed designs, technical data declarations, performance characteristics, and other "particulars" referred to as such in the Contract. The newest editions of all applicable Indian Standard Specifications and other relevant codes, as well as all addenda and corrections thereto, will also be included.

Signature of Developer

'Temporary Works' shall mean all temporary works of every kind required in or about the execution, completion or maintenance of the works.

The term "test" shall mean any experiment performed without releasing the Developer from obligation that may be deemed required by the Society or its representative to determine the caliber and effectiveness of the Contract Work, or a portion thereof, including material experiments in particular.

'Defects Liability Period' in relation to a work means the specified period from date of O.C.

The "Legal Advisor" shall mean the legal expert/ firm engaged by the Society to advise it on legal matters of the project and so informed to the Developer by the Managing Committee.

5. Inspection of Site and Sufficiency of Tender

The Developer shall inspect and examine the site and its surrounding and shall satisfy himself before submitting his Tender as to the Correctness and sufficiency of his Tender for the Works.

The bidder whose offers are accepted will have to enter into Memorandum of understanding, Development Agreement, individual agreements for permanent alternative accommodation and general power of attorney that will be finalized by the legal Advisor appointed by the Society. After finalization of the draft agreement, it shall be registered as per the applicable Registration Act and requisite expenses including registration fees, stamp duty, GST of Existing members and incidental charges should be paid by bidder. The selected developers shall insure he obtains C.C., Capital of Project. Ground breaking should take place within 12 months of LOI.

Signature of Developer

- 6. The saleable and rehabilitation component shall be in same structure and there shall be no discrepancy in internal & external amenities of the project.**
- 7.** The developer shall within 30 days of receipt of the Commencement Certificate from the MCGM, submit a bar chart program for the progress and completion of the work with respect to the proposed time period. This time frame will be binding on the developer. Deviation with prior and written approval of the Society. The developer has to submit the hard copy of the progress report to society and the PMC every month showing progress achieves of each item of work against the target as per the bar chart (MS Project). In case of any short fall, it should be explained with reason and the steps contemplated to offset the blockage should be clearly indicated. If necessary, revised bar chart shall be prepared by the developer based on actual progress and revised future program by enhancing extra labour etc. in order to complete the work within stipulated time limit and also get it approved by the Society.
- 8.** If MCGM insists on sewage treatment and vermicompost plant then it has to be constructed by the Developer at his own cost.

9. Scope of Redevelopment Process

The scope listed below is merely illustrative and intended to provide readers a rough idea of the redevelopment process. To begin and finish the renovation of the housing society, the developer must get used to the statutory requirements, bylaws, technical requirements, and nontechnical requirements.

1. Comprehensive review and analysis of the plans and attached details.
2. Thorough assessment of the eligibility criteria established for Developer pre-qualification.

Signature of Developer

3. Proper submission of the Tender as previously outlined, including all essential details and documents within the OFFER.
4. Evaluation of the quantum requirement for T.D.R. followed by a considered decision regarding the procurement of T.D.R. from the Market/ MCGM.
5. Name of the society shall be entered in the property card by the developer. Also, the liasoning of all the documents and its expenses shall be borne by the Developer.
6. Demolition of the existing structure after obtaining the necessary IOD and pertinent permissions in accordance with requisites and mutual agreement.
7. Execution of site development tasks in accordance with the plans, ensuring completion in tandem with the phases of building construction. The plinth level of the building must be maintained between 2'-0" to 3'-0" above the existing road level, as per site conditions.
8. Fulfillment of contract formalities and subsequent project handover to the society upon completion.
9. Preparation and submission of a comprehensive BAR CHART detailing the execution timeline of the project, along with other requisite particulars.
10. Assumption of financial responsibility for water and electricity charges during the construction phase, with prompt settlement of any bills related to the construction period upon notification by the society.
11. Provision and funding of security arrangements for the entirety of the project.
12. Attainment of necessary N.O.C. from Government authorities, including but not limited to MCGM and Road Authorities. The associated costs and expenses will be the sole responsibility of the developer.
13. The above scope encapsulates essential activities, which, while not exhaustive, ensure the smooth and successful completion of the entire redevelopment project.
14. Strict adherence to the prohibition of amalgamating the Society's plot with any neighboring or adjacent Plot/s for joint Redevelopment. The written approval shall be mandatory from society for amalgamation of plot/s.

Signature of Developer

10. Scope of Technical Services and Civil Work

Quality control and time schedule control of the work is the most important factor of the redevelopment. The Developer shall deploy required resources as required for the work in the interest of satisfactory progress and completion of the work according to the schedule.

11. Technical Scope of Construction

The scope described here is merely suggestive. To undertake and complete the renovation of the housing society, the developer should get acquainted with the statutory requirements, ordinances, technical and nontechnical requirements. The scope of the developer is extensive, comprising all required activities, formalities, regulatory permissions, works, and statutory compliances in the pre-construction, construction, and post-building phases, with no financial impact or duty to society.

A. Site Establishment:

1. Erecting metallic fencing, 10 meters in height, around the construction site for safety.
2. Providing proper accommodation for staff and workmen at the site, including water supply and sanitation facilities as per C.C. (MCGM) standards.
3. Arranging for site electrical connection and water supply at the Developer's expense.
4. Employing 24-hour security personnel.
5. Setting up a waterproof temporary office with doors, equipped with essential amenities, including adequate toilet facilities, for regular meetings with society members and the PMC.
6. Ensuring adequate night-time illumination at the site.
7. Complying with Provident Fund, ESIC, and other relevant statutory provisions.
8. Arrangement of Medical aid box at site.
9. Provision for arrangement of post boxes on site for receiving the letters for the existing individual members during period of reconstruction of the building.

Signature of Developer

B. Substructure:

1. Undertaking earthwork and dewatering where needed.
2. Earthwork in dressing and rubble soling.
3. Providing anti-termite treatment for foundation and superstructure.
4. Performing P.C.C. / R.C.C. work in lift, grade slab, and other related areas.
5. Waterproofing lift pits, U/G Tank, basement, etc. with R.C.C. box type waterproofing.
6. Constructing masonry and damp-proofing courses as necessary.
7. Utilizing epoxy-coated reinforcement for foundation work up to plinth.
8. Damp Proofing Course at plinth level

C. Superstructure:

Civil Work:

1. Implementing R.C.C. as per structural design (minimum M35 grade) for frameworks, underground and overhead water tanks.
2. Utilizing Ready Mix Concrete for all RCC footing, plinth beams, RCC columns, RCC slabs, RCC underground tanks, RCC overhead water tanks, plinth PCC, concrete pavement, RCC lift pardi & any allied RCC work in superstructure.
3. Conducting AAC brick/block masonry work (internal and external) and plastering work. Plastering work (Internal) and External plaster shall be sponge finished. For all masonry and RCC joints, fixed fibre mesh of 4" wide to avoid any leakages through the joint.
4. Installing flooring, dado, timber and metal joinery (Doors, Windows and Sundry metal works), painting (internal and external).
5. Waterproofing of terraces, toilets, overhead tanks, underground tanks, podiums, with conventional waterproofing & combination of chemical coating. (10 years warranty)
6. Managing civil work related to lift wells, machine rooms, substation, etc.

Signature of Developer

Plumbing Work:

1. Rain water pipe from terrace.
2. A.C. unit outlet pipe for hall & all bedrooms to be connected to PVC down take line.
3. Water supply lines PPR quality from O.H. water tank to each flat.
4. Water supply rising main from U.G. to O.H. tank with PPR quality.
5. C.I. / PVC. drainage in plumbing and sanitary work up to first conical manhole of peripheral network outside the building.
6. All sanitary fittings and fixtures to be with concealed piping.
7. Installation of water pumps and control panels with required electrical work and safety service slabs at all floor levels (if possible) including Time changer, generator, emergency lights.
8. Automation should be done for Pumping System.
9. Decentralised valve in each flat outside the window to shut the water supply of the particular unit.

Electrical Work:

1. All electrical cabling, conduiting wire, DB's, ELCB, MCB, fittings, lightings fixtures in common areas, panels boards, including metering panel and energy meters within the building up to meter room. Light and power lines to be provided separately. Additional wiring for back up battery for individual flat should be done.
2. Providing Earthing, including earth pits and earth conductors, lighting arrestors, etc.
3. Electrical work for lighting and cabling for lifts in lift shaft up to lift machine room, for pump rooms and pumps.
4. Telephone wiring from telephone tag blocks at stilt floor up to the telephone socket outlets in the flats.
5. All Internal copper wire cabling to be done for entire project.
6. Wiring for cable television network from splitter box at stilt floor up to the T.V. socket in the flat including necessary splitters tap-offs.
7. Ducts and conduits for cabling and internet, telephone, etc.
8. Providing lift car installation with lift machine room, substation electrical work including cabling for lifts up to lift machine room

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D. Fire-fighting Work:

Designing, getting approval from Chief Fire Officer, installing of fire-fighting, wet riser system inclusive of G.I. Piping, loop around at Ground Level / Stilt, fire hydrant, Fire alarm etc. including installation of electrical work

E. Site Development:

1. Underground water tank, pump room, including pump, panels automatic cut-off/ on etc. including installation and electrical work for the same.
2. **Developer shall provide Solar system 12 feet above the terrace level so that the entire terrace area can be utilized for roof top amenities for the newly constructed buildings** of adequate capacity so as to provide electric supply to staircase, compound wall, common lights, water pumps and one lift of each wing. **The company should give warranty for five years after installation & provide free annual maintenance for 10 years.**
3. Roads, paving, plinth protection and footpaths, benches with back-rest.
4. Storm water drains (PPR Quality Pipes to be used for drainage use) up to Municipal Corporation's peripheral network from 1st manhole outside building.
5. Civil work for substations.
6. External drainage from 1st conical manhole up to Municipal Corporation's peripheral network.
7. External water supply from Municipal Corporation's peripheral network tapping points up to underground tank
8. Landscaping
9. Common Area lighting to be done with L.E.D. lamps, solar emergency switches over.
10. Compound wall with attractive gates. East side of compound wall shall be raised up to 7'0" including the provision of the 2'0" spiralled razor barbed wires
11. Security cabin at gate. (CCTV and cameras should be installed as per expert's suggestions everywhere in the compound and also on every floor in the society.)
12. Garbage disposal area as per capacity. (Compost machine installation)

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F. External Electrical Development:

1. Installing area lighting, street lights, substation work, lifts, with timer switches control in watchman's cabin or electric room. (Sensor lights to save electricity, wherever it can be installed)

12. Time Being Essence of Contract

On this job the timely completion of work without compromising on the quality of work is of prime importance and the work shall be completed within the stipulated period. The Developer should adhere to his action plan and work schedule as mentioned in above point, as it is deemed to be essence of contract on the part of the developer. The Developer has to agree that the work shall be commenced and carried on in the order or precedence as may be directed by the Society/Society's PMC. The progress of work shall be checked at regular intervals and percentage progress achieved shall be commensurate with the time elapsed. Developer shall submit to the consultant. Developer shall submit to consultant progress report every fortnight indicating time progress of work.

13. Role of Society / Project Management Consultants Representative

The duties of the representative of the Society/ Consultant are to check, watch and supervise the work and to test and examine any material to be used on Work, workmanship employed in connection with the works. He shall have no authority to make any variation in the works unless otherwise directed by the Consultant (in coordination with society). The decision in any matter taken by the society shall be final and binding.

If the developer is not satisfied with any decision of the representative of the Consultant, he shall be entitled to refer the matter to the Consultant who shall thereupon confirm, reverse or vary such decision

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14. Professional Charges

The developer/builder is responsible for bearing and paying the PMC and Legal Solicitors designated by the society. In addition, the Developer will appoint the below list of consultants for their project as well as pay their fees directly to the parties concerned, such as:

- Planning Architect
- Elevation Consultant
- Structural (R.C.C.) Consultant
- Fire Fighting Consultant
- Sanitary / Plumbing Consultant/ MEP
- Geo Tech Consultant / Solar Consultant
- Landscaping Consultant
- Rain Harvesting Consultant
- Electrical consultant
- STP & ETP Consultants
- Green Energy Consultants
- Borewell Consultants
- Water Resources Consultants
- Legal Advisor
- Tax Consultant

All other professional expenditures that are not covered but may be required in the future to complete the project will be borne by the developer. It is apparent that, in addition to professional fees, the builder / developer must pay goods and services tax to the government in accordance with the prevailing laws for various experts.

The professional fees of the P.M.C. and legal advisor designated by the society shall be paid by the developer to the society in accordance with the payment schedule established by the society. The developer must obtain the appointment letters from the society with respect to the P.M.C. and legal advisor. The fee and payment schedule for PMC and Legal Advisor have been finalized by society and are not negotiable in any case. The fee structure of the PMC is **3.00%** on total project's

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construction cost plus 18% GST. The total fee of the Legal Advisor for the project is Rs. 5.00 (Rs. Five Lakhs).

The developer has to pay the fee of PMC & Legal Advisor to the society as per the schedule of payment decided by society. The PMC and legal advisor must present their invoices to society for approval & then the Developer/ Builder shall release the payments for services of the PMC & Legal Expert with 18% GST to the society against the bills certified by the society. The developer shall release the above-mentioned certified payment to the society in the form of a cheque, which the society shall subsequently make available to the PMC and legal advisor within 15 days of the submission of the invoice, if delayed, then 12% penalty interest will be attracted which will be borne by the developer.

The professional fees of the PMC & the legal advisor paid by the society as per the schedule till the appointment of the Developer shall be reimbursed by the developer after its selection.

Also, a tripartite legal agreement shall be signed between PMC, Society and Developer which is mandatory & the same will also be included as an annexure in the development agreement. The above payment clause is mandatory and shall also be included in the development agreement & tripartite agreement.

15. Taxes

The Developer shall pay all necessary income tax, GST, Works Contract Tax, state, central government, local bodies, cess, Value Added Tax, Goods Services Tax wherever applicable, E.S.I.C. and all other government dues and stamp duty if any, and the certificates for the same shall be submitted to the society or the PMC along with documentary proof. The developer shall indemnify the society for any failure on the developer's part to pay any taxes for a period of 36 months plus grace period following completion of work. The Developer shall bear all costs for GST and other duties on material purchased for the work from any source, including the tax applicable under the Maharashtra GST Act on the transfer of property in the goods included in the execution of the works contract (re-enacted) Act. 1991, etc. All taxes and payments mentioned in this section are current as well as those that may be levied, increased, changed, or amended in the future. The developer shall indemnify

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the society for any lapses on the developer's behalf to pay any of the taxes for period of construction.

16. Compliance with Statutes, Regulations, Etc.

The developer must follow the provisions of any Act of Legislature as well as the regulations of all statutory bodies and municipal corporations pertaining to the works. Developer shall arrange for any notices needed by the aforementioned Acts, Regulations, and Bye-Laws to be given to any authority or public officer, pay all fees that may be payable in relation of the works, and register the receipt with the Project management consultant's engineer.

17. Standards

The standards, specifications, and byelaws issued by the Bureau of Indian Standard Institutions and other similar organizations shall be deemed to include the most recent edition or issue of such standards, specifications, and byelaws, including all subsequent revisions, amendments, and addendum. Where materials are not specified and a standard exists for such materials, the materials must comply in all respects with relevant and current B.I.S. standards. Where B.I.S. standards do not exist, the best manufacturer's specification must be followed; in the absence of all of these, the Project management consultant's instruction must be followed.

18. Safety Code

1. The Developer is responsible for ensuring that all mandatory safety provisions are followed as mandated by Society/ PMC/ Government Dept. During the course of the project, the Developer shall indemnify Society for any flaws or accident liability.
2. Suitable and strong Double scaffolds should be provided for workmen for all works that cannot safely be done from ground.

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3. When ladders are used for carrying materials, adequate footholds and handholds must be provided, and the ladder must have an inclination of no more than 1/4 to 1 (1/4 horizontal and 1 vertical).
4. Staging more than 3.25 Mtr. above the ground or floor or suspended from an overhead support or erected with stationary support shall have a guard rail properly attached, belted, braced and otherwise secured at least 1 Mtr. high above the floor or platform of such staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such staging shall be so fastened as to prevent it from swaying from the building or structure.

All workers working on scaffolding shall have safety belts, helmets, gloves, gumboots, etc. and it shall be the responsibility of developer to enforce the use of safety belts, helmets, etc.

5. The developer shall take enough safety precautions for material handling scaffolding and ladder works, mechanical devices, electrical devices, cranes, machinery, labour, all heights and depth of works as per standard practice and applicable rules and regulations.
6. No portable single ladder shall be over 8 Mtr. in length. The width between the side rails shall not be less than 30cm. (clear) and the distance between two adjacent rungs shall not be more than 30cm. When a ladder is used, an extra labour shall be engaged for holding the ladder.
7. The excavated material shall not be placed within 1.5 Mtr. of the edge of the trench or half of the depth of trench whichever is more. All trenches and excavations shall be provided with necessary fencing and lighting.
8. Working platform, gangways and stairways shall be so constructed that they do not sag unduly or unequally, and if height of a platform or gangway is more than 3.25 Mtr. above ground level or floor level, it shall be closely boarded, have adequate width and be suitably fenced.

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9. Workers employed on mixing and handling materials such as asphalt, cement mortar or concrete and lime mortar shall be provided with protective footwear and rubber hand-gloves.
10. Adequate precaution shall be taken to prevent danger from electrical equipment. No materials on any of the sites shall be exposed to public. The developer shall provide all necessary fencing and lights to protect members of public and works from accidents and shall be bound to bear expenses of defence of every suit action or other proceeding at law that may be brought by any person; damages and costs which may be awarded in any such legal action or proceedings to any such person or which may with or without the consent of the developer be paid to compromise any claim by any such person.
11. No electric cable or apparatus which is liable to be a source of danger or a cable or apparatus shall remain electrically charged. Proper earthing shall be provided to all electrical appliances.
12. All practical steps shall be taken to prevent danger to persons employed from risk of fire or explosion, or flooding. No floor, roof or other part of a building shall be so overloaded with debris or material as to render it unsafe.
13. Suitable facemasks should be supplied for use by workers when the paint is applied in form of spray or surface having lead paint dry rubbed and scrapped.
14. Overall healthy cooperation shall be extended by the developer to any other agencies of work which may be appointed by Society / PMC. for this project
15. The developer shall take all the necessary precautions during the phase of construction regarding the life and property of the existing members of the Society.
16. First aid appliances including adequate supply of sterilized dressings and cotton wool shall be kept in a readily accessible place.
17. An injured person shall be taken to a public hospital without loss of time, in cases where the injury necessitates hospitalization.

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18. Every opening in the floor of a building or in a working platform shall be provided with suitable means to prevent the fall of persons or materials by providing suitable fencing / railing of minimum height of one meter.
19. All staff and workers employed in the work shall be provided with safety shoes, helmet, belt, etc.
20. No floor, roof or other part of the structure shall be so overloaded with debris or materials that the area turns into unsafe.
21. Those engaged in welding works shall be provided with welder's protective eye-shields and gloves.
22. No paint containing lead or lead products shall be used except in the form of paste or readymade paint.
23. Hoisting machines and tackle used in the works, including their attachments, anchorage and supports shall be in perfect condition.
24. The ropes used for hoisting or lowering materials or as a means of suspension shall be of durable quality and of adequate strength and free from defects.
25. Developer shall appoint 'Safety Officer' to maintain safety records to the satisfaction of the Project management consultant's engineer.
26. Employees should be covered in the State Insurance Act.
27. Adequate Number of Guards to be provided for watch and ward

19. Safety Project management consultants engineer

The Developer shall employ and depute a fully trained Safety Project engineer/s on a full-time basis on site, who shall be responsible for ensuring the observance of all safety precautions and measures required on site.

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20. Project Timelines

Following the evacuation of premises, the project completion timeframe is scheduled at **36 (thirty-six)** months, including monsoon. The acquisition of a commencement certificate from MCGM is required within **6 (six)** months following the Redevelopment Agreement's execution.

If the Developer requires extensions owing to unforeseen situations such as material unavailability or force majeure, written requests must be sent to the Society/PMC as soon as possible. The Society will consider and decide on extensions after receiving such requests. If an extension is granted, the Developer will compensate the members with the agreed-upon amended rent and brokerage.

The most significant aspect of the redevelopment is quality control and work schedule control. The Developer shall deploy the necessary resources as needed for the job in order to make significant progress and complete the work on time.

The Developer is required to present a thorough Construction Schedule using Bar Charts or PERT networks. A collaborative discussion with the PMC is required to create the Construction sequence and program in order to fulfill the anticipated completion date.

Without a doubt, timely project completion without compromising quality is critical. The Developer's adherence to the aforementioned action plan and work schedule is an essential contractual requirement. In this context, the Developer must provide the PMC with progress reports every two weeks summarizing the status of work.

21. Penalty for Delayed Completion (Liquidated Damages) and Milestone Default

A penalty will be assessed if the developer does not complete the work or items within the given period or permitted extension and does not provide the Society with a Full Occupancy Certificate. The penalty will be 0.50% every week for the first ten weeks and 1.00% per week after that, with a maximum penalty of 10% of the building construction cost. Without influencing other recovery procedures, the Society has the

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right to deduct the penalty amount from the Security Deposit, Bank Guarantee, or any unpaid bills/amounts **by the developer**.

The imposition of this Penalty for Delayed Completion does not relieve the Developer of their obligation to complete the remaining work or any other contractual obligations or responsibilities. If the developer fails to meet the following milestones, the Society will levy the penalty.

Sr. No.	Activities	Milestones
1	Commencement Certificate	6 months after L.O.I. to developer
2	Completion of Plinth	6 months after C.C.
3	Completion of 10th slab and one sample flat approved by Society/ PMC	18 months after C.C.
4	Completion of 100% of RCC work	24 months after C.C.
5	Completion of external and internal plaster	30 months after C.C.
6	Completion of M.E.P and finishing work	33 months after C.C.
7	Completion of 100% project and Full Occupation certificate from MCGM	36 months after C.C.

22. RERA Registration

The Developer must register the project under RERA within 30 days of receiving the Commencement certificate with the completion date specified in Section 1. The bidder is exclusively responsible for adhering to the RERA formalities.

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23. Right of Entry

Society/ Consultant/ MCGM staff or their representatives shall have free access at all times to the works and / or other location where materials are being prepared for construction for the contract, as well as any location where the materials are lying or from which they are received. The developer shall provide the required facilities to the Society/ PMC/ MCGM staff and his representative for inspection, examination, and testing of the materials and workmanship, including temporarily dismantling portions of the work or removing portions of finished work. Except for Society representatives, no one shall be permitted to enter the works at any time without the written authorization of the Society / Project management consultant's engineer.

24. Access for Inspection

The Society has the right to ascertain the occurrence of any contingency, including, but not limited to, taking possession of the work, so far as it has been performed, and completing the work either by himself or by employing another Agency, retaining property of the Developer, such as materials, plant, machinery, or money already owed to the Developer.

25. Temporary Office on Site and Facilities

The developer shall provide a suitable, proper, and water-proof temporary office with doors at his own expense, and the developer shall have a clerk or some other authorised person always present at such office, upon whom such notices may be served, and service of any notices left with such clerk or other authorised person or at such office shall be considered good service upon the developer. The developer must obtain approval from the MCGM Building Proposal Department to set up the temporary site office. The society members and PROJECT MANAGEMENT CONSULTANTS ENGINEER representatives will use it for regular meetings with the Developer and the PROJECT MANAGEMENT CONSULTANTS ENGINEER. The developer is responsible for providing suitable bathroom facilities for the temporary office.

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26. Role of Society/ Project Management Consultants Representative

The PMC representative's tasks include checking, watching, and supervising the job, as well as testing and examining any material to be used on the work and any craftsmanship engaged in conjunction with the work. Unless otherwise ordered by the society, PMC shall have no authority to make any changes to the works. The society's decision in any case shall be final and binding.

If the developer is dissatisfied with any decision made by the PMC representative, he may refer the problem to the society, which may then confirm, reverse, or vary such decision.

27. Joint meeting for review of work

Joint meeting will be conducted by the PROJECT MANAGEMENT CONSULTANTS ENGINEER, every month with the Developer and the society, to take the review of the ongoing work of the Redevelopment building. (Builder will mail update of work every month to all the societies for awareness of all members.) Daily progress report will be sent via WhatsApp and the weekly reports on email.

28. Written Communication

Communication between the three parties, namely the Developer, the PMC, and the Society, must always be in writing. Any verbal communication has no binding effect on any of the parties and will not be accepted for any reason.

Developer shall respond to letters written by the Society/PMC regarding the quality and speed of work and immediately fix the work/speed. If the developer does not answer, the PMC may issue a stop work notification to the developer. The Society/PMC's Advocate is entitled to communicate in writing on the Society's behalf with indication to the Society.

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29. Liability of Insurance

From the start to the finish of the works, the developer shall bear full responsibility for their care and for taking precautions to prevent loss or damage and to minimize loss or damage to the greatest extent possible, and shall be liable for any damage or loss that may occur and shall, at his own expense, repair and make good the same so that at the end of the works, the Society's Premises shall be in good order and condition and in conformity in every respect with the specifications.

1. The Insurance cost shall be for the entire capital of the project and shall provide cover against any structural failure or distress during the construction or after completion of the project up to defect liability period and considering the possibility that the scheme may be abandoned or dropped midway by the Developer for any reason whatsoever, the insurance shall cover the entire period of defect liability. The insurance shall also cover any damage to the existing buildings & loss of life, if any due to accidents at site of construction
2. The Developer shall provide, in the joint names of the Society and the Developer, insurance cover from the date of work order to the end of the defect liability period as necessary for the following events which are due to the Developer's risks:
 - a. Loss of or damage to the works, plants and materials;
 - b. Loss of or damage to Equipment
 - c. Loss of or damage of property (in addition to a and b above in connection with the Contract including existing buildings)
 - d. Personal injury or death of Developer's employee, Society persons, visitors, workers etc.
3. Policies and Certificates for insurance shall be delivered duly assigned to the Society by the Developer to the Managing Committee/ Redevelopment Committee members of the society within 30 days from the date of signing the agreement. All such insurance cover shall provide for compensation to be payable and as required to rectify the loss or damages incurred.
4. If the Developer fails to effect and keep in force the Insurance's referred as above, or any other insurance which the Developer may be required to effect under the terms of the contract, then and in any such the case the Society/Managing Committee/ Redevelopment Committee members shall stop the work and/or

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release of land for construction/ built up area till such premium is paid by the Developer to keep insurance in force

5. Alterations to the terms of insurance shall not be made without the approval of the Society.

a. Minimum Third-Party Insurance

Law requires that minimum third-party insurance applicable as per law be renewed on a regular basis. Before beginning the execution of the works, the developer shall insure against his liability for any material or physical damage, loss, or injury to any property, including any member of the Society, Resident/Occupant of the Society/Visitor to the Society, and consultant and their representatives, arising out of the execution of the works or the carrying out of the contract. Such insurance shall be valid with an insurer and on terms approved by the owner, society, or representative of the project management consultant. Copies of insurance policies, as well as receipts for current premium payments, must be provided to the PMC or society.

b. Workman's Compensation Policy or ESIC coverage.

The society shall not be liable for any accident or injury to any workers or other individuals employed by or working for the developer. The developer must insure against such liability with a PMC and Society-approved insurer.

c. Contractor's All Risks (C.A.R.) Policy

The developer shall insure the following at his own expense and in the name of the Society and the developer.

- The work at the contract price, plus materials for inclusion into the work at their replacement value.
- All plant, equipment, and other items delivered to the site by the developer at their replacement value.

The insurance shall cover all losses or damages caused by whatsoever causes, including anticipated risk, for which the developer is liable under the contract. The insurance coverage shall be for the duration of the contract and shall cover any loss

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or damage incurred by the developer in the course of any operations carried out to comply with his duties under the aforesaid clause. Such insurance shall be obtained through an insurance provider and on terms agreed by the PMC and the Society, and the developer shall, upon demand, produce copies of the policy or policies as well as proof of payment of the current premium.

Period of Policies

All of the above-mentioned insurance coverages must be maintained during the contract and defects liability period.

THE SOCIETY IS NOT RESPONSIBLE FOR ANY LAPSES IN INSURANCE OR ACCIDENTAL INCIDENTS THAT OCCUR AT THE PROJECT WITH LABOURS DURING THE CONSTRUCTION.

30. Employment of Labor and Labor Act

The developer must employ enough labour to maintain the requisite rate of progress and quality to assure workmanship to the degree stated in the tender and contract, as well as to the satisfaction of the Consultant. He may also not hire an adolescent who has not reached the age of 18.

The developer shall pay the laborer employed by him on the work not less than the minimum wage (which term shall indicate whether for some time or piece work the appropriate rates of wages as fixed by the law in force at the time).

The developer shall comply with the provisions and subsequent amendments (if any) of

1. Workmen's Compensation Act, 1923
2. Trades Union Act, 1926
3. Payment of Wages Act, 1936
4. Industrial Employment (standing order) Act, 1946
5. Industrial Disputes Act, 1947

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6. Indian Factories Act, 1948
7. Payment of Bonus Act, 1965
8. Maternity Benefit Act, 1967
9. Society's Liability Act,
- 10.Apprentices Act, 1967
- 11.Minimum Wages Act, 1970
- 12.Contract Labor (Regulation and Abolition) Act, 1970 and Central Rules, 1971
- 13.Payments of Gratuity Act, 1972
- 14.Equal Remuneration Act, 1979
- 15.Child Labor (Prohibition and Regulation) Act, 1986
- 16.Inter-State Migrant Workmen's Regulation of Employment and Conditions of Service Act.
- 17.The Building and Construction Worker's (Regulations of Employment and condition of Service) Act, 1966
- 18.Personal Injuries (Compensation Insurance) Act, 1963 and any modifications thereof and rule made thereunder from time to time
- 19.Employees Provident Fund and Miscellaneous Provisions Act, 1952 and amendment thereof.
- 20.Any other Act or enactment relating thereto and rules framed thereunder from time to time

Or any modification thereof, or any other legislation pertaining to it and rules issued thereunder from time to time, he will observe and give effect to the requirements of any law in existence at the time and regulating the rights and privileges of the labourers employed by him directly or indirectly.

It is the developer's responsibility to guarantee full compliance with all statutory/ ESIC/ PF requirements in respect of labour engaged by him and his sub developers (if any).

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31. Developer's Personnel

1. Developer's Senior Representative for Execution and Coordination of Works

The Developer shall have at least one competent senior representative on site at all times during working hours throughout the course of the work and shall be empowered to make decisions binding on the Developer in respect of all matters likely to arise in connection with the execution and coordination of the Works at site and shall keep the Project management consultants and the Society informed at all times about the name and designation of such representative. Any directives, explanations, instructions, or notices issued to such representative by the Project management consultants engineer shall be considered given to the Developer.

2. Developer's Employees

Following approval from the Project management consultants, the Developer shall provide and employ on the site in connection with the execution, completion, and maintenance of the Works. All project management consultants, engineering staff, technical assistants, site engineers and so on shall be qualified, skilled, and experienced in their respective trades, foremen and leading hands shall be competent to give proper supervision, ensuring quality and output to the work as they are required to supervise, and such skilled, semi-skilled, and unskilled labor is required for the proper and timely execution, completion, and maintenance of the works.

3. Removal of Developer's Employees

The Developer shall immediately dismiss from the works any person employed by him who may, in the opinion of the Society / Project management consultant's engineer, be incompetent or misconducts himself, and such person shall not be employed on the works again without the permission of the Society / Project management consultant's engineer.

4. Unauthorized Persons

Unauthorized visitors are not permitted on the premises. The Developer must warn all such people to stay away and take actions to avoid trespassing.

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32. Protection of Trees

The PMC-designated trees must be preserved from injury over the duration of the work, and the earth level within one meter of each such tree must not be altered. Such trees must be protected with temporary fencing if necessary. The Developer is liable for all such costs. The trees to be numbered and the Tree Authority's N.O.C. must be secured.

33. Conditions of Force Majeure Clause

The terms 'Force Majeure' as employed herein shall mean Act of God, war, revolt, riot, fire, flood and Acts and Regulations of respective Governments.

Note: "Typhoon is covered under Act of God".

If either party is unable to perform any of their obligations under the Contract due to force majeure, the relative obligation of the party affected by such Force Majeure shall be suspended upon notification to the other party for the period of delay directly caused by such Force Majeure event. Upon the occurrence and termination of such cause, the party alleging that it has been rendered unable as aforesaid shall notify the other party in writing within 72 hours of the alleged beginning and ending thereof, providing full particulars and satisfactory evidence in support of its claim.

The time for performing the relevant obligation suspended by Force Majeure is therefore prolonged by the period of delay induced directly by the Force Majeure incident. The party who has given such notice is excused from timely performance of its obligations under the Contract for so long as the relevant event of Force Majeure continues and to the extent that such party's performance is prevented, hindered, or delayed, provided the party or parties affected by the event of Force Majeure use reasonable efforts to mitigate the effect thereof on its performance of the Contract and thus fulfill its obligations under the Contract.

Delay or non-performance by a party hereto due to the occurrence of any Force Majeure event shall not constitute a default or breach of the Contract; nor shall it

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give rise to any claim for damages or additional cost or expense incurred as a result of such delay or non-performance. Under no circumstances shall Force Majeure conditions be changed.

Also, the payment of all the temporary accommodation charges such as rent and all agreed payments for temporary residence will continue even during **force majeure period**.

34. Arbitration

All disputes or differences which may arise out of or in connection with or are incidental to the Agreement(s) including any dispute or difference regarding the interpretation of the terms and conditions of any clause thereof which cannot be amicably resolved between the parties may be referred to Arbitration of a Sole Arbitrator to be appointed by the SOCIETY. The Arbitration proceedings shall be governed by and conducted IN THE COURTS FALLING WITHIN THE MUMBAI JURISDICTION and subject to the provisions of the Indian Arbitration and Conciliation Act, 1996 or its Statutory Modifications or Re-enactments thereof. The language of Arbitration shall be English. The place of the Arbitration shall be at Mumbai. The decision of the Arbitrator shall be final and binding on the parties hereto.

- 1.1. This Agreement shall be governed by and construed in accordance with the laws of India. The courts at Mumbai shall have exclusive jurisdiction in all matters arising out of or in connection with this Agreement.
 - 1.2. All disputes and/or differences, controversies and questions directly or indirectly arising at any time under or out of or in connection with or in relation to this Agreement and the claims and counter claims arising under this Agreement including, without limitation, all disputes and/or differences, controversies and questions relating to the validity, interpretation, construction, performance and enforcement of this Agreement ("Dispute") shall at the first instance will be attempted to be amicably settled between the Parties, through friendly consultations and negotiations.
 - 1.3. If no resolution can be reached through mutual consultations and negotiations within 30 (Thirty) days of a Party delivering a notice of Dispute to the other Party, then such Dispute may be submitted for arbitration before an arbitral
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tribunal consisting of Single Arbitrator to be appointed by the Society in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended.

- 1.4. The seat and venue of the arbitration shall be Mumbai, India. The arbitration proceedings shall be conducted in English language.
- 1.5. Each Party shall bear its own cost of arbitration including arbitrator fees, attorney fees, court costs and other reasonable costs of suit, arbitration, dispute resolution or other similar proceeding.

35. Change of share holding pattern

Under no circumstances shall the shareholding of the Developer's partners / directors be reduced to less than 90% by transfer until the Society's whole reconstruction work is completed. No restructuring of any type will be permitted without written consent of Society. We should not be dealing with non-corporation entities.

36. Termination of Contract

The Society shall have the right to terminate the contract immediately under the following circumstances by issuing a written notice of termination ("the termination Notice") to the Developer, without prejudice to any other rights or remedies it may have under the Contract or otherwise.

1. Society, without prejudice to any other rights or remedies it may possess, may terminate this Agreement forthwith in the following circumstances by giving a notice of termination and its reasons therefor to the Bidder.
 - a. if the Bidder becomes bankrupt or insolvent, has a receiving order issued against it, compounds with its creditors, or, if the Bidder is a corporation, a resolution is passed or order is made for its winding up, other than a voluntary liquidation for the purposes of amalgamation or reconstruction, a receiver is appointed over any part of its undertaking or assets, or if the Bidder takes or suffers any other analogous action in consequence of debt;

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- b. if the Bidder assigns or transfers the Agreement or any right or interest therein in violation of the provision of Agreement without prior written consent from Society; and
- c. if the Bidder, in the judgment of the Society has engaged in corrupt or fraudulent practices in competing for or in executing the Agreement

2. If the Bidder

- a. has abandoned or repudiated the Agreement;
- b. has without valid reason failed to commence work on the Scope of Work promptly or has suspended the progress of performance for more than 28 days after receiving a written instruction from the Society to proceed;
- c. persistently fails to execute the Agreement in accordance with the Agreement or persistently neglects to carry out its obligations under the Agreement without just cause;
- d. refuses or is unable to provide sufficient materials, services or labor to execute and complete the Scope of Works in the manner specified in the program furnished under Agreement at rates of progress that give reasonable assurance to the Society that the Bidder can attain Completion of the Scope of Work by the Time for Completion as extended; then Society may, without prejudice to any other rights it may possess under the Contract, give a notice to the Bidder, stating the nature of the default and requiring Bidder to remedy the same. If the Bidder fails to remedy material breach or take steps to remedy the same within 14 days then Society may terminate the Contract by giving notice of termination to the Bidder.

3. Upon receipt of the notice of termination, the Bidder shall, either immediately or upon such date as is specified in the notice of termination

- a. ceases all further work, except for such work as Society may specify in the notice of termination for the sole purpose of protecting that part of the Scope of Works already executed, or any work required to leave the Site in a clean and safe condition;
- b. terminates all orders / engagement with vendors/sub-vendors, except those to be assigned to the Society pursuant to paragraph (d) below;

Signature of Developer

- c. delivers to the Society the parts of the Scope of Works executed by the Bidder up to the date of termination;
- d. to the extent legally possible, assign to Society all right, title and benefit of the Bidder to the Scope of Works as of the date of termination, and, as may be required by Society, in any orders/ vendor engagement/sub-agreements concluded between the Bidder and its vendors/service providers; and
- e. delivers to Society all non-proprietary drawings, specifications and other documents prepared by the Bidder as of the date of the termination in connection with the Scope of Works

The society, without prejudice to any other rights or remedies the Society may possess under the Contract or otherwise, may terminate the contract forthwith in the following circumstances by giving written notice of termination ["the termination Notice"] to the Developer.

A. Developer's Financial Standing and Conduct:

- If the Developer becomes bankrupt or insolvent, or participates in fraudulent activities.
- If an appropriate Court / Judiciary issues a bankruptcy or insolvency order against the Developer.
- If the Developer enters into an association with their creditors.
- If the Developer, as a corporation, passes a resolution or order for winding up (save in the case of voluntary liquidation for amalgamation or reconstruction), or if a receiver is appointed over any portion of their undertaking or assets.
- If the Developer, whether as an individual or as a corporation, commits any "Act of insolvency."
- If the Developer, as an individual or a firm, is adjudicated insolvent, or if it is an incorporated Company, has an order for forced winding up made against it, or passes a resolution for voluntary or Court-supervised winding up.
- If the Developer fails to demonstrate that they are capable of completing the Contract and providing adequate security, as required by the PMC, within seven days after getting notification.

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- If the Developer, as an individual, firm, or incorporated company, is served with an execution or other court procedure attaching property issued against the Developer.

B. Breach of Contract or Unsatisfactory Performance:

- If the Developer abandons or repudiates the Contract or breaches it materially.
- If the Developer fails to begin work on time without a justifiable reason or suspends work for more than 14 days after receiving notice from the Society.
- Failing to provide/extend Bank Guarantees in accordance with the Development Agreement.
- If the Developer fails, neglects, refuses, or is unable to deliver sufficient materials, services, or labour to execute and finish the works as defined in the work program, with reasonable assurance of completion within the agreed period.
- If the Society concludes that the Developer has breached the Contract.
- If the Society deems that the Developer has failed to diligently pursue the works and make adequate progress to finish them within the agreed-upon time frame.
- If the Society believes that the Developer has consistently disregarded or failed to observe and perform his or her obligations under this Contract.

C. Termination of Contract due to Delay:

If the Developer fails to complete the work within the specified time frame or delays the work beyond the time frame specified in their offer, the Society has the authority to exercise the bank guarantee offered by the Developer, resulting in the contract's cancellation. Any rights established by this agreement shall be renounced, and any liabilities originating from this agreement will be completely the Developer's responsibility. Furthermore, in this event, all rights provided to the developer in the Development agreement/POA would be cancelled/ceased with immediate effect.

Consequences of Termination

Notwithstanding such termination, the Society shall be entitled to **cancel** the security deposit, invoke the Bank Guarantee, liquidate Reserved Developers Area provided by the developer without recourse to and without requiring any consent or permission of the Developer and appoint a developer/contractor to complete the construction of the new building or approach the Authority under the RERA to take over the project

Signature of Developer

with all amounts received in the designated bank account and receivable from the flat purchasers. In the event of such termination, Developer shall have no further rights to enter upon the Society's Property or to carry on the development or construction of the Society's Property. The Developer shall promptly remove their workers, contractors, engineers, labourers and such other staff and/or employees from the Society's Property and shall handover the Property to the Society together with the work in progress on the Society's Property as on that date and shall not cause any hindrance or obstruction to the Society carrying out the further development work on the Society's Property through any new/contractor/ architect that may be appointed by the Society. Further, the Developer shall not be entitled to claim or demand from the Society and the Society shall not be liable to pay or reimburse to the Developer or indemnify the Developer in any manner towards the costs, charges and/or expenses whatsoever incurred by the Developer and/or the monies expended by the Developer whatsoever towards the development of the Society's Property till the date of termination.

AMALGAMATION PROCESS (IF REQUIRED)

Amalgamation of a nearby plot in the redevelopment process is a strategic approach often undertaken by developers to enhance the scale and potential of a project. By combining adjacent properties, developers can create larger and more efficient spaces, allowing for improved design and utilization of the land. However, it is crucial for existing property owners to ensure that their rights and interests, such as ownership, occupancy, and compensation, are explicitly protected in any redevelopment agreement to prevent unwarranted changes and disruptions to their existing arrangements. Legal safeguards and careful negotiations are key to achieving a balanced and mutually beneficial outcome in such situations.

The developer should take written approval from the Societies before going ahead for such amalgamation.

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To remove any doubt in relation to the benefit accruing to the Societies herein please refer to the illustration herein below:

A - Total area owed to the Society

B - Total Free Sale Area

C - Total Project Area

Ratio in which additional benefit will accrue to the Societies = A / C

Ratio in which additional benefit will accrue to the Bidder = B / C

Notwithstanding the amalgamation, the Redevelopment Committees existing prior to the said amalgamation shall continue to operate with the same powers and authority as delegated to them prior to the said amalgamation

Signature of Developer

SECTION 6: SPECIAL CONDITIONS OF CONTRACT

The Special Contract Conditions must be read in conjunction with the General Contract Conditions. If there are any differences, contradictions, or conflicting requirements in the Special Conditions, the provisions in the General Conditions of Contract shall take precedence.

1. Order of Preference

In case of any conflict in interpretation, the following order of precedence shall prevail;

a. For Contract Conditions:

Special Conditions take precedence over General Conditions, and any addenda/corrigenda/clarifications issued take precedence over Special Conditions.

b. The consultant's Technical Specification and Approved Drawings shall take precedence in defining the scope of the contract.

c. For Legal Matters:

Contract conditions, along with any addenda, corrigenda, or clarifications supplied, take precedence over Technical Specifications.

2. Sequence of Activities

The developer has to follow the sequence of works as given under;

➤ Letter of Intent (L.O.I)

The letter of intent to be given to developer subject to approval of Dy Registrar's NOC.

➤ MOU will be prepared before D.A. with basic offer conditions decided mutually. (if required)

➤ Development Agreement with the society

If the Bidder's Tender is accepted, he or she must engage into a conventional contract agreement with the society that includes all of the terms listed in the Tender document as well as specifications. The Bidder,

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his legal representatives, executors, administrators, and others are obligated to fully and completely execute the contract.

Contract agreement document shall consist of:

1. Agreement Papers (Legal and Technical)
2. Original Tender document
3. Relevant correspondence i.e., all letters / correspondence forming part of the contract and referred to in acceptance letter
4. Work order
5. Acceptance letter
6. Insurance papers
7. Agreements for purchase of TDR FSI in the name of the Society
8. Indemnity Bond
9. Performance Bank Guarantee
10. Triparty agreement between society, developer and PMC
11. All proposed plans with Sections & Elevations
12. Sanction approvals from concerned authority
13. Bar chart
14. Demarcation of plot
15. Proposal submission to MCGM
16. MCGM IOD
17. Demolition of existing building
18. Commencement Certificate
19. MAHARERA Registration
20. Construction Schedule/ Bar Chart/ PERT Chart
21. Fee and schedule of payment of PMC and Legal appointed by the society
22. Any other documents as may be desired to protect the interest of the Society and its members

Signature of Developer

a. Development Agreement with all the members (PAAA)

An individual agreement with all existing members detailing the real carpet area (MOFA Carpet area) to be delivered, the sharing of corpus fund, and all contract terms and requirements.

The BIDDER whose BID is accepted, shall enter into a regular contract agreement with the society containing the required terms and conditions including those/mentioned in the entire BID documents. The BIDDER, his legal representative, executors, administrators etc. shall be bound for full and complete execution of the contract. The BIDDER whose BID is accepted shall be required to present himself in person at the office of Society after the issue of letter of intent to execute agreement in the proper form. Failure to furnish the deposit or to execute the agreement within the time specified, shall constitute a breach of agreement attached by the acceptance of the BID, in which case, the Earnest Money accompanying the BID shall be canceled as liquidated damages for such default without prejudice to Developer being liable for any further loss or damage incurred in consequence by the Society.

b. FSI/ T.D.R. and Approval of MCGM Building Plans by the Society / Consultant.

Purchasing the FSI/ T.D.R. or utilizing the T.D.R. available with the developer and endorsing/loading it in the name of the society on the plan approved by the Society/ PMC. The proposed building plan will be submitted to the Society/ PMC for approval. The proposed building plan will be reviewed to ensure that the area of each apartment corresponds to the Developer's agreed-upon offer. The Society/ PMC may recommend changes/alteration/complete renewal of the plans; the developer must comply to the Society/ PMC's complete satisfaction.

c. I.O.D. and Bank Guarantee (To compliance of RERA Act, mandatory)

The developer will obtain I.O.D. from MCGM for the redevelopment works. Further, the developer will provide Bank Guarantee as specified in clause 11 (2) of Directive under Section 79-A of the M.C.S. Act 1960 of Government of Maharashtra dated 4h July 2019.

Signature of Developer

d. Approval of Plans from Concerned Agencies / Departments

The approved plans will be submitted by the Developer together with the fully loaded FSI & T.D.R. for approval from various departments / agencies as required for this type of work. A copy of any correspondence between the architect or developer and the MCGM and other authorities must be submitted to the society on a daily basis until the B.C.C. is received.

e. Shifting to Temporary Accommodation

The members shall be paid Rent, Brokerage, Shifting and Re-shifting charges as per the approved offer for shifting to temporary accommodation. Members shall vacate only after getting all NOCS, relevant permissions, 20% bank guarantee (100% purchase of TDR & all entitlements before giving notice for vacating flats) and after receipt of Corpus Fund as per approved offer – 25% at time of vacating flat. Two months' notice period for shifting of members after obtaining the IOD and all concern permissions.

f. Demolition of Existing Structure

The request to demolish the current structure must be accepted by the society's SGM before being submitted to the MCGM for CC. The demolition of the structure can only begin after all members have left the premises. The demolition of the structure will be done by the developer

g. Construction of Building

The new structure must be built in accordance with the agreement and after all present members have been relocated. Demolition of existing structures and construction work should begin within 10 days of receiving the Commencement Certificate (C.C.).

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3. Approval Process for Full Usage of FSI and T.D.R. Utilization

Before destruction of existing buildings, the plans for full use of FSI by utilizing loading permissible T.D.R. (in the name of the society) on plot must be approved by all interested agencies such as MCGM, Civil Aviation if applicable, etc.

4. Development Agreement

The PMC shall write a development agreement and submit it to the developer, which shall be mutually final after subject to discussion. The Developer will be responsible for the Registration and Stamp Duty for the aforementioned Legal Documents.

5. Power of Attorney

The developer chosen through this Tender must prepare a Draft for Specific Power of Attorney, which must be accepted by the Society's Legal Advisor before it can be executed. This Power of Attorney will be limited to carrying out any incidental tasks required for the redevelopment, such as making applications to/representing before/signing all documents/receipts, etc. before all statutory bodies. The Developer will be responsible for the Registration and Stamp Duty for the aforementioned Legal Documents. The Power of Attorney will expire once the O.C. is obtained.

6. Additional Carpet Area

The building should be built in such a way that existing members of all buildings receive additional cost-free carpet area in addition to the carpet area specified in Schedule-C of the technical bid as per the final accepted offer.

Additionally, in accordance with the final accepted offer, interested existing members may purchase extra carpet space (as per MOFA) at a discounted rate.

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7. Corpus Fund

As per the final accepted offer, the developer shall give hardship allowance/corpus funds to current members of society on their existing carpet area listed in Schedule-C of the technical bid.

The disbursement of the corpus funds will be as follows.

- | | |
|---|-----|
| 1) On signing of Redevelopment Agreement | 25% |
| 2) On handling over Vacant possession of the premises and plot | 25% |
| 3) On completion of R.C.C. frame structure | 25% |
| 4) On Possession of New Premises | 25% |

Furthermore, according to the final accepted offer, the developer shall pay the Corpus Fund to the society to assist future maintenance needs of the society. This sum is to be given to the society when the new building is handed over to them.

8. Alternate/ Temporary Accommodation

The Developer is responsible for funding the monthly rent, refundable interest-free deposit, brokerage, shifting, and re-shifting charges for all building residents who require Alternate/ Temporary Accommodation. This accommodation must be in neighbouring rented premises and must be in accordance with the current carpet area provided in Schedule - C of the technical bid.

Before vacating the premises, the developer must offer each member with 12 months' rent in advance, a refundable interest-free deposit, brokerage, shifting, and re-shifting charges, and the rent for the following 12 months in advance on completion of every 9 months. The Refundable Interest Free Deposit Amount will be adjusted in the final corpus fund instalment to members. It should be reminded that the amounts and timeline for payments of these charges are non-negotiable.

This liability extends until the completion and possession of the newly constructed flats, including any project delays. The above-mentioned rent cannot be terminated

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at any time until the new property is handed over. If the rent is not paid on time or the cheque is not honoured, the developer will be charged a penalty of 05% of the monthly fee. **Also, the payment of all the temporary accommodation charges such as rent and all agreed payments for temporary residence will continue even during force majeure period.**

9. Parking

Mandatory Parking Requirements:

- Parking facilities shall be provided within the housing society for all sorts of vehicles, including cars, 2-wheelers, and their visitor's vehicles, in accordance with the current MCGM, DCPR 2034, Urban Development, and Coastal Regulation Zone rules.
- Stack parking and mechanical car parking systems are completely prohibited on the premises of the housing community. This condition must be met by the Developer in the parking design.

Covered Podium Parking shall be provided with ramps to the existing members of the society in accordance with the MCGM norms.

Parking Allocation Restriction:

- The Developer shall not have the right to sell, transfer, or allocate parking spaces independently of the provisions stipulated in the proposed Redevelopment Agreement.

Electric Vehicle Charging:

- Charging points for electric cars must be built for each parking place on all levels.
- To allow appropriate invoicing and tracking of electricity consumption, these charging outlets must be linked to the energy meters of the corresponding housing units.

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10. Defects Liability Period (DLP) and Maintenance Liability

The Defect Liability Period shall be 60 calendar months (5 years) for the entire project. After acquiring the Full Occupation Certificate from MCGM, the DLP will begin. The security deposit and the balance 10% BG will be retained during the 60-month period.

Any occupier, whether existing members or new purchases, who discovers any faults or failures within this time period must seek resolution through arbitration by the PMC or the Society's Managing Committee. The Developer must resolve the concerns at their own risk and expense within one week of written notification. If the work is not completed within the time frame specified, the Society reserves the right to have it fixed departmentally or through another agency, entirely at the risk and expense of the Developer. The Society is authorized to deduct the cost of rectification from payments or the security deposit, as determined by the engineer of the Project Management Consultant.

11. Waterproofing Guarantee

Water proofing guarantee for terrace, balconies, overhead water tanks, underground water tank, internal toilet & external peripheral wall area shall be 10 years after the OC. The Developer has to give additional 2.00% Bank Guarantee on the construction cost for waterproofing of the above work separately.

12. Post construction inspection and testing

The work shall also be subjected to 'Post construction inspection and testing' after completion of the work and throughout the Bidder's liability period. If the materials or articles incorporated in the work are found to be inferior, even if the sample collected for the same was passed at the time of execution, it is the responsibility of the Bidder to replace the same at his own cost, failing which the Society may rectify the same at the risk and expense of the Bidder, or the Society may accept the work

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as sub-standard, and the cost be adjusted from the outstanding Bank Guarantee or Security Deposit.

PMC shall be the sole deciding authority for the meaning, interpretations, and consequences of various specifications sections, and his decision in writing shall be final and binding on all parties affected.

If the PMC notices any poor work or divergence from norms, the Developer must fix or replace it in accordance with the PMC's directions and in consultation with the society.

13. Bank Guarantee (BG)

The Developer shall submit Bank Guarantee valued at 20% of the total cost of the redevelopment project, from a Nationalized bank, as per Section 79-A of the M.C.S. Act 1960 dated 4th July 2019.

The Developer shall provide a total of eight bank guarantees, each corresponding to the overall sum of the bank guarantees offered to the Society. The individual amounts of these bank guarantees will align with the schedule outlined below for their release. The validity of which shall be linked with project milestones and extendable from time to time in the event of milestone achievement delays. The first 07 bank guarantees will be valid until the project is completed and the Full Occupancy Certificate is received, while the final bank guarantee will be valid until the Defect Liability Period is successfully completed. The Society will release the bank guarantees once the designated milestones indicated below have been confirmed by the PMC with approval of the society.

1) After completion of plinth	10%
2) After completion of 10th slab	15%
3) After completion of entire RCC	15%
4) After completion of external plaster	10%
5) After completion of internal plaster	10%
6) After completion of plumbing and electrical work	15%
7) After receiving the Full Occupancy Certificate	15%
8) After the defect liability period as per RERA	10%

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The amount of all the BGs will be released with subject to the recovery of all types of penalty to be recovered from the developer. The release of the bank guarantees will be in 8 intervals.

If the developer defaults on any of the condition, the Society will invoke the guarantee without any prior intimation to the developer and the Guarantor Bank shall honour the invocation without any permission from the Developer.

14. Indemnity Bond and Performance Guarantee

The Developer must execute an Indemnity Bond for the satisfactory completion of the complete project on stamp paper in the format approved by the Society/ PMC for Rs.500/- [Rupees Five Hundred Only]. This indemnity bond will be in effect until the Defect liability period after the project is completed.

The Developer will be required to execute the Performance Guarantee Bond in the format approved by the Society/ PMC for the works of water tanks, terrace waterproofing, WC, Bath, chajjas, below kitchenette sink and damp proofing course, etc., as well as anti-termite treatment. This performance guarantee bond would be valid for ten years after the work had been completed.

15. Security Deposit

The developer will contribute a total security deposit of Rs. 15,00,000/- (Rupees Fifteen Lakhs only), which will be structured as follows:

The successful developer's EMD of Rs. 5,00,000/- (Rupees Five Lakhs only) will automatically change into a security deposit. In addition, upon receipt of the Letter of Intent, the developer must deposit Rs. 10,00,000/- (Rupees Ten Lakhs only). According to the RERA Act, the complete security deposit will be released after successfully completing the defect liability period, which lasts 60 months from the date of occupation certification. If any expenses are incurred during the Defect Liability period, the society maintains the right to take these expenses from the Security Deposit.

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16. Mortgage of Society's Land and Flats

The developer will have no right to create a lien or charge over the flats to be assigned to existing members or land owned by the Society in order to acquire a loan from a bank or financial institution for this redevelopment project. If the developer wants to take a loan, it may only be against the mortgage of the developer's open market selling residential tenements, as specified in the development agreement.

17. Transfer of Development Rights

The Developer has no authority to transfer the Development Rights under any circumstances.

18. Increase in F.S.I. and Future Benefits Sharing

Developers are instructed to submit offers based on the highest Floor Space Index (F.S.I.) utilization over the plot area, after taking into account any necessary additions and deductions.

If, after the project is completed, changes in D.C.P. Rules, MCGM laws, or Government Policies result in the developer being able to obtain more FSI, whether free of charge or through premium payment, the society will make decisions regarding its utilization.

After deducting real expenditures, excess FSI benefits will be split in a 1:1 ratio between the Society (existing members) and the Developer.

Before availing the utilization of the additional FSI, the developer will enter into a separate supplementary agreement with the society describing new terms and conditions. The developer will surrender all rights to extra FSI or TDR concerning the property after the project is completed and all flats are transferred to existing society members. **The decision to use the extra FSI is entirely at the discretion of society.**

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The developer is not permitted to implement any other program to generate F.S.I. (for example, a public parking scheme, residences for project impacted persons, or any other MCGM or government body scheme).

Any future benefits occurring due to amendments in some laws or due to any changes the benefits will be passed 50-50 to both the society as well as the developer proportionately as per the mutual agreement between the two parties after deduction of premium paid for the same and construction cost. If a change in the law results in the loss of some area or money, then the developer will be solely responsible and he will bear the loss.

19. Open Spaces

The builder / developer has no claim to the society's open spaces/ stilts.

20. NOC for sale of flat after signing redevelopment agreement

If any member wishes to sell a flat after the society has signed a redevelopment agreement with the developer, the developer must issue a no objection letter within seven days of receiving such request, without charging any premium/compensation. Subject to the fulfilment of society formalities, the developer shall transfer benefits/rights granted to the original member to the purchaser without imposing any premium/compensation.

21. New Members

- a. The developer must obtain Society approval for the 'Draft agreement for sale' to be executed by the developer with their intending purchasers of flats available for free sale.
- b. Admission of new members to the Society is at the sole discretion of the Society and in accordance with the M.C.S. Act.

Signature of Developer

- c. The developer, whoever is chosen, will have the right to sell the sale component of the building from the day the agreement is assigned between the society and the developer, and he can receive any payments from the new entering members whenever they are required.
- d. It is the developer's responsibility to collect and pay the desired societal welfare charges from new members. The similar clause must be mentioned in the agreement between the developer and the new members. (According to RERA)
- e. The developer shall not be permitted to hand over the sale premises to respective buyers until the developer has completed the project's balance infrastructure facilities and obtained the entire completion certificate of the plot from the PROJECT MANAGEMENT CONSULTANTS ENGINEER, subject to the Society's approval, along with the Occupation Certificate/ Building Completion Certificate of the said building. Furthermore, the premises will be handed over to the buyers only after all existing members of the society have been given ownership of their particular flats, and **the society will not enroll new members until and until all admission procedures of the new members are completed. Until the developer meets all of the contract's terms and conditions, the incoming members will be unable to occupy the units.**

22. Ban on Sale of Flats without obtaining Sanctioned Plans

The Developer shall not be permitted to sell or transfer any part of the Developer's share available under the proposed Redevelopment Agreement unless proper permissions are obtained from the authorized authorities. (According to RERA).

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23. Ban on Prioritizing Possession for Non-Members Prior to Society Members

The Developer shall not be entitled to grant possession of any part of the Society's property, even if a partial OC is obtained, because possession based on a partial OC is prohibited.

According to RERA regulations, the Developer is not permitted to grant any piece of the Society's property to any individual unless the Society's members have taken ownership in line with the proposed Redevelopment Agreement.

24. Encroachment

The selected Developer shall follow-up with various departments of the corporation / any other appropriate Government Departments/ body/ court, etc., and shall necessarily remove the unauthorized encroachment/ settle disputes/ litigation/ claim, etc. on the plot by old tenants/ members, etc., and all costs/ expenses incurred in solving all problems of the said plot shall be borne by the Developer. However, the society and their consultant will support the developer in supplying any relevant applications/documents/presence, etc. and/or any other communication that may be required to resolve the issues. Before commencing work, any unwanted encroachment/disputes/litigation/claim on the plot/access road must be eliminated.

25. Demolition

The existing building will be demolished after obtaining all the essential permissions and the members have vacated and then the CC shall be obtained. The demolition must be completed in accordance with IS 4130-1991.

1. Existing buildings of the Society shall be demolished at the developer's expense and risk, with due approval from the concerned authority and with proper safeguards to ensure that surrounding properties, individuals, and persons using adjoining roads are not harmed or injured.
2. All roadways and open areas next to the work site must be blocked or adequately covered.

Signature of Developer

3. No electric line or apparatus utilized by the operator that could be a cause of risk must remain electrically charged.
4. All reasonable precautions must be taken to protect employees from the risk of fire, explosion, or flooding. No floor, roof, or other part of a building shall be so overburdened with debris or materials that it becomes unsafe.
5. The demolition activity is only permitted between the hours of 8:00 a.m. and 9:00 p.m. subject to permission from the appropriate authorities.
6. Adequate water must be utilized to reduce dust annoyance.
7. The Developer must clear the debris as soon as possible.
8. The developer will make a temporary provision for receiving inward mail/post parcels/couriers and letters from other authorities to the members and the Society.
9. During the construction stage, the developer must make the required arrangements on-site to accept mail/couriers from existing members.
10. Before handing over possession of the buildings to the existing members of the society, all existing power, gas, telephone, cable, internet, and water connections must be surrendered and reestablished.
11. During possession, the developer should return the original demarcated plot area to society.

26. Water supply

The Developer shall construct the necessary storage tanks; lay an internal distribution line network to facilitate construction; and remove these upon completion of work. The developer is responsible for making necessary deposits to municipal authorities in order to obtain a water connection for construction activities.

The developer is responsible for obtaining and paying for the permanent water connections required for the proposed flats in accordance with the applicable legislation. The water connection for the kitchen, toilet, and bath will be provided by MCGM. Additional bore well supply line facility for toilet and bath will be made.

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27. Electric supply

The developer must bear the cost of electric power for both construction and illumination. Developer shall arrange for power, with essential switchboards, energy meters, and so on, at his own expense, and shall be responsible for their upkeep until handover / establishment of Society. He must provide the necessary clearances for overhead lines in order for large machinery such as cranes to move freely. When the job is completed, the Developer shall remove any wire put by him and make good to the satisfaction of the Project management consultants engineer-in-Charge if any disturbance or damage is caused. The Developer must hire a licensed electrician to complete his task.

The Developer must keep a contingency plan available at his own expense for any breakdown / interruption of electric power that occurs, and this cannot be used to justify any resultant delay in the works.

A separate meter chamber with ventilation and locking mechanisms will be supplied.

28. Proposal in society's Name

The proposed plans, approval, permissions, NOCs must be in the name of the society, and the developer must have only contractual rights to the development while also indemnifying the society for any claims/ disputes or delays in project implementation.

29. T.D.R

Prior to beginning demolition of any of the society's old buildings, the selected developer must purchase the entire T.D.R. or utilize the T.D.R. available with the developer required for the project in the name of the society and have it transferred in the municipal records.

The developer shall bear and pay all costs and expenditures incurred in the purchase of FSI/TDR/Fungible F.S.I., including stamp duty, registration fees, GST, and other incidental expenses.

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30. Statutory Approvals

The Builder/ Developer shall purchase the TDR for consumption / utilization from the open market/ MCGM in the name of the society before shifting of the members and demolition of existing buildings. Cost of purchase of TDR, it's Brokerage and other incidentals thereto are to be borne and paid by the developer. Developer shall also pay for sanction and approval of the Plans, Commencement Certificate, Completion Certificate, and Occupation Certificate thereof from MCGM, etc. and all other statutory Authorities as and when needed and the cost expenses for the same shall be borne by the developer in total. The developer shall complete the construction of the building including sale area simultaneously and obtain O.C. subsequently.

The Developer / Builder will also be liable to pay assessments; property taxes of the additional flats till the date prospective flat purchases become member of the society. The Developer shall obtain Permanent water connections required for the proposed flats as per the prevailing rules and bear expenses thereof. The Developer also shall bear all expenses and obtain new electric connections for the proposed flat from the MSEDCL.

The stamp duty, registration or any official legal expenses that will have to be paid on agreement or any other deed or document or writing which will be executed in pursuance of this transaction shall be borne and paid by the Developer. Incidentals and all out of pocket's expenses for approval proposed plans and amended plans for carrying out all other formalities are to be paid by the Developer / Builder as and when required by the Architect. Builder / Developer will pay deposit charges for electrical connection, water and drainage connections to the Electricity Supplier and MCGM.

All the necessary approvals / permissions for carrying out this Redevelopment works shall be builder's/ developer's responsibility. The necessary payment required to be made to the various departments in form of Deposits / Scrutiny fees, premium, development charges, water charges, assessment tax, etc. or any government levy and all out-of-pocket expenses etc. which is required to be made to various statutory authorities from time to time shall be borne by the builder / developer.

If any legal action is taken by any statutory Authority due to non-compliance/ negligence/ delay on the part of the Builder / Developer to obtain such necessary

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Approvals/ permissions, the society will not be responsible in any manner whatsoever and all risks, costs penalties and any other consequences arising due to the above non-compliances on the Developer's part shall be the responsibility and liability of the Builder/ Developer in totality.

No work shall be carried out without obtaining the necessary permission from the MCGM. All the permission obtained shall be submitted to the society and for its verification. If at any point of time it is found that the developer has carried out certain works without appropriate permission then the Architect/ Project Management Consultant may instruct the developer to stop the work. If the developer still continues to carry out the work without valid permission, then the Project Management Consultant / Society may be compelled to take necessary action as deemed fit including cancelling of deposits/ Bank Guarantee/ cancellation of the contract.

31. Site Records and Documentation Requirements

In addition to the standard routine requirements of the society office, the developer is needed to keep accurate documents at the site of work. The records to be kept must include, but are not limited to, the following: -

- a. Daily Progress Report should be in triplicate book.
- b. Trade and Skill wise laborer on the works.
- c. Work site order book.
- d. Instructions by Consultant / Society: -

A triplicate, serially numbered work instruction book will be kept in the site office, and all day-to-day instructions will be written in that book. Every day, the developer's representative must report to see these instructions and sign them at the bottom as proof that he has seen them.

- e. Material Register

A detailed account of materials received and spent on the job, as well as stock position for each material, must be documented in the register.

- f. Complaint/ Suggestion Book

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- g. During the course of construction, the developer must display a board with the names of the owner, architect, P.M.C., legal advisor, and developer. Project start and end dates must be specified.

32. Submission of Detailed Bar/ PERT Chart and Method of Working

The Developer shall within the stipulated time in Tender, submit to the Society/ PMC for his approval a detailed programmed covering the following

1. Descriptive note explaining sequence of various activities.
2. Network (PERT/CPM), bar chart.
3. A tentative Layout and details of temporary works that the Developer wants to carry out to fulfill his obligation under the contract.
4. Indication of shuttering system to be followed.
5. The methods to be employed in carrying out the works
6. It shall include a list of labor force, classified into trades as envisaged

The Society/PMC must provide their consent to continue with the work, with or without changes. Acceptance of the programming and manner of working as submitted by the Developer, or with any modifications in the view of the Society/ PMC, does not release the Developer from any of these contractual responsibilities. All programs and plans submitted by the Developer and accepted by the Consultant / Developer shall constitute part of the contract; however, this shall not relieve the Developer of any time extension until the delay, if any, is expressly sanctioned by the Consultant / Society.

33. Substitution

If the Developer wishes to substitute materials or craftsmanship, he/she must receive the Society/ PMC's written agreement for any such substitution well in advance. For materials specified indefinitely in this standard by terms such as 'Equal' or 'Other authorized,' etc., specific approval of the Society/ PMC must be obtained in writing.

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34. Materials to Conform to Specifications

All materials and workmanship shall, to the greatest extent possible, conform strictly to the specifications and in accordance with the Society/PMC instructions, and the developer shall, upon the request of the PMC, furnish proof to his satisfaction that they do so, as well as all invoices, accounts, receipts, and other vouchers for the purpose.

Unless otherwise specified in the contract, the developer shall bear the costs of the tests, as well as the materials, labor, and equipment used in the testing procedures.

35. Samples

Before placing an order for bulk supply, the Bidder must submit samples of various materials, fittings, and other items that will be used in the job for approval by the PMC.

The Developer shall provide enough quantities of samples of all materials to be used in the work with acceptable promptness and within reasonable time. Regardless of whether the material / product is from the approved list provided in the Tender for their review / approval by the Society/ PMC. Unless otherwise specified, the materials shall be approved by Consultant / Society in V.J.T.I./ IIT Powai/ Struct well Vashi.

All material samples must be provided at the Developer's expense to the Project management consultants engineer-in-charge. Each sample must be duplicated and labeled as follows:

- Name of Project
- Name of Developer
- Name of Product
- Name of Manufacturer

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36. Testing of Materials

Developers should decide on field and laboratory testing facilities for all construction materials, and sampling and testing should follow Society/ PMC guidelines. A few random samples of materials may also be examined by Society/ PMC. The Developer is responsible for the costs of such tests.

All laboratory tests, such as concrete cube testing, slump testing, and reinforcing steel testing and any other testing required till completion of project, should be performed at the developer's expense. The Developer shall also be responsible for carrying out the above-mentioned tests and bringing any failure of the cube strength test or any other test to the immediate attention of the Society/ PMC. The PMC is responsible for verifying the Developer's test report. If the test report/result of the material/work done is not satisfactory, the developer must repair the work / replace the materials as requested; otherwise, the appropriate cost adjustment/recovery will be made from the developer's security deposit. TMT bars must be tested for tensile strength and cross section in 2 nos. of each diameter to determine whether they are TMT bars or not. The test certificate provided by the supplier will not be considered. Cement testing should be done on-site for each lot. Concrete cubes must be produced for testing in the presence of the PMC or his agent for each significant lot of concrete.

37. Field Laboratory

The Developer must set up a field laboratory for various field tests on things such as concrete cubes, cement, aggregates, sand, and bricks for masonry, tiles, wood, and similar materials as specified by the Project management consultant's engineer. A testing laboratory of approximately 5.0 m X 7.0 m in size, complete with platforms, shall be built as specified by the Project management consultant's engineer.

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The Laboratory must have the following equipment:

Slump Cone	:	6 nos. as per I.S.I.
Cube molds for concrete	:	24 nos.
Cube molds for cement mortar	:	6 nos.
Cement testing equipment	:	1 set
Soundness accelerated (Initial and final setting, fineness, compressive test equipment, etc.)		
Weigh Balance (Capacity 5kgs)	:	2 nos.
I.S. Sieves	:	2 sets
Glass measuring cylinders	:	6 nos.

The job includes the construction of a laboratory facility and its equipping with the minimal equipment indicated above. At the Developer's expense, the Developer shall conduct additional testing for various products and materials at the laboratory of the nearby Project management consultants engineering college or any other recognized laboratory as recommended by the Consultant. At the end of each month, the Developer shall provide statistical analysis of all test results in the format recommended by the Consultant for each category / stage of the work, e.g., RCC work, masonry work, etc., and take remedial action in accordance with these results.

38. Approval of Consultant

Prior to casting, the steel reinforcement provided in all RCC members must be approved by the Consultant. The Developer must obtain written approval from the Consultant at each level of the project. Before beginning any work such as concreting, masonry, waterproofing, concrete, etc., the Developer must provide complete information about the work in the prescribed proforma and obtain his signed consent. The Developer shall execute and maintain the works in strict accordance with the contract to the satisfaction of the Consultant, and shall comply with and adhere

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strictly to the Project management consultant's instructions and directions on any topic, whether explicitly or implicitly indicated.

39. Submission of Plans, Amendments, Additions and Alterations in Plans

The plans required for submission to MCGM or other relevant authorities, as well as any subsequent amendments to approved plans, must be approved by the society before they are submitted to the authorities for reconstruction or redevelopment of areas designated for existing members, as mandated by RERA. While planning the proposed building, the developer is expected to adhere to the existing floor space index.

40. Submission of Drawings, Correspondence, and Permissions During Execution

Any correspondence sent by the Developer to any relevant body, or vice versa, should be forwarded to both the society and the PMC, with a copy given.

The Developer shall provide the society with two sets of copies of correspondence, approved plans, sections, elevations, and permissions obtained from various authorities, as well as receipts for deposits/charges paid to these authorities, within eight days of receiving sanction or making the payments.

The Developer is required to provide the Society and the Consultant with two sets of drawings comprising Architectural, Structural, Public Health, Mechanical, Electrical, and Drainage installation Works, as well as other relevant project drawings.

41. Documentation Handover upon Project Completion

All original approved designs from MCGM & CFO, CC, BCC, and OC should be handed over to society by the developer before possession of new premises. Agreements, warranty, guarantee documents with numerous vendors, certifications of no dues

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from various government bodies, within one month of project completion. At the time of possession, the as built layout of external & internal drainage, water supply, power supply, and lift, PWD certificate will be handed over.

All concealed wiring and plumbing installations must be documented by the Developer with drawings and photographs for future reference by Society members. These documents must be provided as each phase is completed, kept accessible, and updated to reflect any changes. Upon project completion, a final set of documents covering all covert installations will be given over to the society.

42. Possession of new flats

Before the work is nearing completion, the Bidder must execute a performance test on the complete installation(s) in accordance with established requirements.

Before the job is considered complete, the Bidder shall properly clear the site of any scaffolding materials and debris etc. left over after his work and dress the site around the building to the satisfaction of the PMC.

The developer shall keep all completed works in pristine shape till the conclusion of the entire assignment assigned to him.

Before handing over possession of the buildings to the existing members of the Society, the developer must supply essential amenities such as water from MCGM, bore well connection, electricity, piped gas, generator, and elevators in working order.

Before giving ownership, the developer must clear all taxes, dues, and so forth, and will provide the Architect and PMC with the required Clearance Certificate. The developer is responsible for all substation, transformer, electrical cables, water mains, meters, and deposits for piped gas, water supply, and electricity installation, among other things.

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All MCGM taxes and assessments on new premises will become effective on the date the relevant members take possession of the new premises. Existing Society members will take possession only if the developers secure an occupation certificate from the MCGM.

Even after the project is completed, the developer is obligated to pay any disputed amount or any development-related expenses/electric bill/water charges.

All other taxes and expenses for unsold flats would be handled by the developer until they were handed over to prospective buyers.

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SECTION 7: SPECIFICATION FOR AMENITIES/ CONSTRUCTION FEATURES/ FACILITIES

The Developer is responsible for ensuring that the amenities in the new buildings are consistent with the Standard Amenities found in the area. The organization strives for amenities that are as useful to all members as possible while remaining durable and requiring minimal upkeep. Furthermore, the new structures must adhere to current construction industry trends, which include trendy and appealing buildings, well-designed landscapes, adequate open space, and ample parking areas.

The building's design must allow for plenty of natural light and ventilation, reducing the need for artificial lighting in all communal areas and apartment rooms during daytime hours. The specifications mentioned in the Construction Certificate and Environmental Clearance Certificate must be rigorously followed in these design areas.

1. Structure

- a. The R.C.C. Conventional shuttering structure (M35/ M40 grade and above concrete) to be designed by eminent qualified and licensed R.C.C. consultant and the planning of the building layout to be carried out by well conversant Architect.
- b. The R.C.C. Structure will be designed as per I.S. code of practice with all due consideration for dead load, live load, wind forces and seismic applicable for zone IV as per relevant code (I.S. 456 and I.S. 1893).
- c. All the R.C.C. work viz. pile foundation/ open footings, R.C.C. plinth beams, R.C.C. floor beams, R.C.C. Columns, Staircase, Lift well, R.C.C. Over Head Water Tanks, Under Ground Water Tanks, Lift Machine Rooms, R.C.C. loft over Bath and W.C. etc. will be as per design and drawing of the R.C.C. consultant and the instruction of the consultant.
- d. For R.C.C. works 53 grade cement to be used
- e. Mix design for footings, columns, slabs and beams to be done before starting of excavation.

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- f. Building plan to be approved by society, no changes later. No open space deficiency
- g. The RCC design to be peer reviewed from reputed RCC consultant. If basement parking is provided, then it needs to be water-proofed with latest technology and drainage systems.
- h. Building design should preferably ensure no common wall between flats and ensure cross-ventilation (at least 2 sides open to air). Layout should ensure minimum or no projections inside the rooms. Tiles should be fixed to avoid cut tiles in flooring and dado
- i. Jogging track along the entire perimeter of the society & sitting benches to be provided

2. Foundation

- a. (V.J.T.I. / Bombay I.I.T./ Struct well) will undertake a soil investigation at the site to determine the safe bearing capability of the soil. In accordance with the applicable I.S. codes, the examination will also identify the appropriate depth for pile foundation/open foundation and the requisite length for rock socketing.
- b. The foundation cement will be either Portland Pozzolona Cement (P.P.C.) or Slag Pozzolona Cement (S.P.C.).
- c. Prior to backfilling, anti-termite treatment must be performed.

3. Elevation

- a. Engage a skilled and professional elevation architect/ designer to improve the exterior aesthetics of your building.
- b. The elevation architect must design an appealing and visually appealing elevation that requires minimum upkeep in accordance with local codes.
- c. Architect to suggest creative ideas, materials, and lighting solutions while taking into account the local environment.

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- d. Collaborate with the architectural team to ensure that enhancements are seamlessly integrated. Make recommendations for long-lasting materials that are compatible with sustainability and energy efficiency.
- e. Include approved improvements in comprehensive elevation plans.
- f. Check that the proposed designs comply with local building standards and regulations.
- g. Provide lighting solutions for enhanced daytime and nighttime appearance.
- h. Before implementing planned improvements, seek consent from society.
- i. Collaborate closely with the project team to successfully implement the agreed design.
- j. The developer will pay for the architect's fees and the implementation of agreed improvements.

4. Masonry

- a. External masonry walls should be built with 6" (150mm) thick fired clay bricks or AAC blocks and appropriate jointing chemical/ adhesive from the approved materials list. Likewise, the intermediary walls between two flats must be 6" (150mm) thick.
- b. Except for kitchen walls (both internal and external), which must be constructed with fired clay bricks to ensure the load-bearing capacity for wall-mounted shelves and cabinets, internal partition walls should be constructed with AAC blocks of 4" (100mm) thickness with the appropriate jointing chemical/adhesive according to the provided list of approved materials. It is completely forbidden to use gypsum board or plywood for internal partition walls. All internal partition walls must be structurally sound enough to support the weight of wall-mounted split AC indoor units, flat screen TVs, overhead wooden storage cabinets, and other similar installations.

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- c. Furthermore, to prevent capillary action, fly ash brickwork should be utilized up to a height of 1'0" from the R.C.C. slab at each floor level.

5. External and Internal Plaster

- a. The external plaster must be waterproof sand faced plaster with a minimum thickness of 25mm ready-mix cement mortar in two coats, incorporating elevation with waterproofing compound, grooves, pattas, rounds, or any other effect required by the Elevation Designer (with a 10-year guarantee)
- b. Internal walls must have cement plaster that is at least 12 mm thick and POP punning that is 4/6 mm thick, with a smooth finish of panning.
- c. Ensure full-height waterproof plaster of 20mm thickness in toilets and bathrooms.

6. Water Proofing

- a. To reduce leakage, incorporate well-designed chajjas (eaves) over dead walls and windows.
- b. For all open wet sections, including the Terrace, Lift Machine Room Top, Mumty Room Top, and Chajjas Balcony Tops, use brick bat coba and IPS waterproofing.
- c. China chips (1" size, preferably white) should be used to finish the terrace and balcony tops. Water ponding test for 15 days before fixing china chips.
- d. To guarantee perfect waterproofing, use brick bat coba coated with cement mortar for closed wet spaces such as bathroom, WC, and kitchen sinks.
- e. Before applying conventional waterproofing, two coats of polymer layer shall be provided .
- f. Box-type waterproofing for the lift-pit, Car lift pit, and under-ground water tank is required.
- g. Damp Proof Course (DPC) should be installed at the plinth beam.

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- h. All waterproofing work must be performed by an approved specialized agency with PMC prior approval.
- i. All waterproofing should be subjected to a 15-day water ponding test. In the event of a failure or leak, the developer must take corrective action as directed by the PMC. In severe circumstances, the developer may be required to redo the entire waterproofing after the issues have been resolved.
- j. Waterproofing Chemicals from the following specialized brands are acceptable: Pidilite, Roff, Mc Bouchmie, Fosroc, Sunanda, Nina Industry, and Dr. Fixit. There will be no substitutions permitted.
- k. Provide a ten (10) year performance guarantee on required stamp paper, backed by the manufacturer

7. Plumbing Fixtures and Fittings

- a. Astral/ Ashirwad brand concealed CPVC pipe and fittings (for hot water) for bath/toilet/kitchen.
- b. Jaguar make (Series - Florantive / Fusion) C.P. brass fittings such as mixer / diverter taps / shower, etc.
- c. Ceramic fixtures such as a wall-hung W.C. with soft-close cover (21"), a washbasin (18" x 16"), and so on.
- d. A 20" X 12" washbasin will be provided for the eating area and toilet blocks.
- e. External sanitary lines in UPVC/PVC with 2 mm thick galvanized brackets and G. I. heavy-duty clamps, with a 5'-0" c/c distance.

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8. Water Supply, Storage and Plumbing

- a. The water connection to all flats shall be in accordance with MCGM standards, i.e., municipal water connection for domestic use and additional Bore well (rather than Tube well) including all necessary electrical connections, submersible pumps, automatic water controller, and filtration plant.
- b. Adequate underground and above water storage tanks for (24x7) continuous water delivery, as well as separate water storage tanks and plumbing for Bore well water, shall be supplied, allowing water to be used for flushing, car washing, gardening, and fire-fighting applications.
- c. Overhead water storage tanks must be RCC.
- d. Water filtration devices of authorized make must be installed at the water main's entry site.
- e. Submersible pump of Kirloskar company with control panel for the under-ground tank in a suitable location.
- f. When the water supply is restored after an interruption, the plumbing system must ensure that each flat/floor receives water with consistent pressure and simultaneously with adjacent flats.
- g. All pipes (drainage and water supply) must be installed at least 75 mm away from the walls.
- h. Vertical drainage pipes and fittings must be made of CI/PVC.
- i. The Under-Ground Drainage pipes must be of high quality SWG pipes with box concerting.
- j. All vertical drainage and rain water pipe lines to the rain water harvesting pit and water supply work up to and including drainage connection to the Sewage line and water connection to the MCGM water main, including the Water Meter, must be executed by a licensed plumber in accordance MCGM requirements.

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- k. The present drainage work will be removed and replaced as specified by the engineer of the architect / project management consultant.
- l. The firefighting water supply pipes must be C class GI pipes with I.S. approved GI fittings / CPVC.
- m. Install heavy-duty FRP frames and covers for plumbing system chambers. These chambers may include, but are not limited to, access chambers, inspection chambers, junction chambers, and any other pertinent chambers required for the correct operation and maintenance of the society's plumbing system.

9. Paint

- a. The external surface of the building will be coated with a 1.5mm acrylic base texture coating, followed by an application of Elastomeric Paint (with a 10-year waterproofing guarantee).
- b. Internal walls and ceilings must have one coat of primer and two coats of Plastic Emulsion or Lustre Paint. (Shade as desired by the member)
- c. The living area must have an accent wall with a unique texture or finish that complements the interior design motif. The application of the selected texture will be preceded by proper wall priming, ensuring a smooth appearance. Following the texture application, the accent wall will be painted with a complementary hue, boosting the aesthetic appeal and design harmony of the area.
- d. Staircase wall with rough structure will be painted with semi acrylic paint and ceiling (smooth finish) to be painted with plastic emulsion paint

10. Electrical Fittings and Fixtures.

- a. A three-phase electric connection must be secured through a licensed Electrical Developer.

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- b. To provide appropriate water supply, two submersible water pumps from renowned manufacturers shall be installed in each tank with automated on/off level indications.
- c. A standby generator with a switch changeover mechanism must be included to run automatically during power outages.
- d. A full water tank level and pump control system must be included.
- e. Cable connection points, intercom facilities, and internet connections must be constructed, as well as two high-speed optic fiber cables.
- f. All flats must have a smart electrical system installed.
- g. Wiring shall be concealed throughout the installation

Sr.No.	Description	Make
01	Electrical Cables or Single core wires	Polycab / Finolex/ R R Cable
02	PVC tubular conduit and accessories	Finolex/ Precision/ Polycab
03	Metal tubular conduit and accessories	Elcon
04	Distribution Board	Hager / Havells / Schneider
05	ELCB/MCB/MCCB	Legrand/ Siemens/ Schneider/ ABB
06	Lighting Fixture	Crompton/ Bajaj
07	Switches and Socket outlets	Crabtree/ Schneider/ Havells/ Anchor
08	Earthing Accessories	Elcon
09	Telephone /Coaxial/Lan cables	Polycab/ Finolex
10	Transformer	Crompton
11	Switchgear	ABB/ Schlinder

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11. Elevators/Lifts

- a. Elevators of sufficient capacity must be provided, and they must be of the JOHNSON / SCHINDLER / OTIS brand, as approved by the society and in line with P.W.D. criteria.
- b. A stretcher lift must be provided to make transporting of hospitalized or injured folks easier.
- c. A reliable power backup system that includes a standby Diesel Generator set/Inverter must be installed. This system should be built to work autonomously in the event of a power failure, maintaining continuous power supply for vital demands such as lifts, pumps, and lights in common areas such as parking, stairwells, and the lobby.
- d. Strict adherence to safety standards and regulations is required for the installation and operation of lifts and the Diesel Generator set/Inverter. All safety precautions must adhere to current industry norms and guidelines.
- e. An elevator-specific emergency evacuation plan should be prominently displayed in the building, explaining the procedures to be followed in the event of elevator breakdown or power outage.
- f. Elevators should be constructed and installed such that they are fully accessible to people with disabilities, in accordance with current accessibility standards and laws.
- g. Elevators and the power backup system must be thoroughly tested and certified by competent authorities prior to commissioning to ensure safe and dependable operation.
- h. Before taking possession of the facility, the society should be provided with comprehensive paperwork, such as user manuals, maintenance records, safety certificates, and emergency contact information.
- i. Building workers should be trained on elevator operation and emergency protocols, as well as the power backup system.

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- j. To reduce the impact on the environment, the power backup system should adhere to environmental requirements, including emission controls and noise reduction measures.
- k. Ensure that the elevators and power backup system are covered by adequate warranties that cover faults and malfunctions, and that the terms and length of these warranties are specified in the contract.

12. Piped Gas Connection

All the members will be provided with piped gas connection in kitchen subject to deposit paid by the society members. Laisoning will be borne by the developer

13. Rain Water Harvesting

All rainwater must be collected efficiently and used to replenish the groundwater table, unless otherwise stipulated by MCGM standards.

Sr. No.	Description
1	Geophysical Survey for Borewell Identification by Very Low Frequency Electromagnetic (VLF-EM) Method and Electrical Resistivity Method (VES)
2	Borewell Drilling 6" Dia up to (200 ft)
3	Collection System: Providing, supplying lowering, laying, and connecting in standard lengths ISI mark PVC pipes / Half Round Gutters, specialties and necessary fittings for rain water with rubber ring joints, including rubber ring cost, and so on. Fabrication operations such as clamps and angles are also included in installation testing and commissioning.
	PVC Half Round Gutters 140mm (kg/sq cm)
	PVC Half Round Gutters 180mm
	PVC Half Round Gutters 250mm

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Sr. No.	Description
	PVC SWR 63 mm 4 kg/cm ²
	PVC SWR 75 mm 4 kg/cm ²
	PVC SWR 90 mm 4 kg/cm ²
	PVC SWR 110 mm 4 kg/cm ²
	PVC SWR 160 mm 4 kg/cm ²
	PVC SWR 200 mm 4 kg/cm ²
	Distribution line 40 SCH 40 mm
	Pumping Machinery for Storage Tank
4	Rainy Filter: Providing, installing, and testing a Dual Intensity Rainwater Harvesting "Filter Rainy Filter" made of HDPE with an SS-304 filter element, which includes the following parts: Filter Cap, Rubber Bush, Upper Housing, Union, Intermediate Bush, Lower Housing, Straps, Wall Bracket, Anchor Bolts and Nuts, Drain Outlet Bellow, Clean Water Outlet Adapter.
	Rainy Filter FL 80
	Rainy Filter FL 150
	Rainy Filter FL 250
	Rainy Filter FL 300
	Rainy Filter FL 500
5	Providing and installing of V Wire Screen with Chamber
6	Providing and Installing Modular Recharge Pit
7	Chamber for Modular Pit
8	Fabrication for Modular Recharge Pit
9	Fabrication for V-wire screen Chamber
10	Chamber for Water Meter
11	Storage Tank of capacity (On Ground Tank)
12	Storage Tank of capacity (Over Head Tank)
13	Modular Underground Storage Tank
14	Tank Platform for PCC

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Sr. No.	Description
15	Excavation for Modular Recharge Pit: Excavation for foundation in earth, soil of all types, sand, gravel and soft murum, hard murum, soft rock, hard rock including removing the excavated materials up to a distance of 50 meters beyond the building area and lift up to 1.5 meters, stacking and spreading as directed including dewatering unless provided elsewhere, preparing the bed for the foundation and necessary backfilling, ramming, watering complete, excluding shoring and strutting.
16	Excavation for Underground pipe line (When Surface is Hard i.e. PCC)
17	PCC for Excavated pipeline
18	PCC Breaking
19	Fabrication for Collection system- L brackets
20	B.B. masonry Chamber for Borewell: Providing and constructing a B.B. masonry chamber (0.60x0.45x0.9) with 15cm thick 1:3:6 proportion PCC bedding, omitting excavation, a B.B. masonry frame and cover in C.M.1:5 proportion precast RCC frame and cover, and a half round S.W. pipe for usage at the bottom level.
21	Providing and laying in situ plain cement concrete M-15 trap of metal trap for foundation and bedding, including physically emptying out water, formwork, compacting, and curing.
22	Complete the trench filling with available excavated material in 15 cm layers with all leads and lift including consolidation, surcharging, and so on.
23	Water Meter
24	Water Sample Testing
25	Drinking Water Purifier
26	Water Level Indicator

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14. Vaastu

Planning of the building will be as per the architect structure considering the best possible Vaastu parameters.

15. Fire Fighting

- a. The fire-safety and fire-fighting provisions must follow precisely to the principles established in national, municipal codes, and MCGM rules, as well as the requirements imposed by the Chief Fire Officer.
- b. Adequate fire extinguishing equipment, including as fire extinguishers, hose reels, and fire hydrants, should be strategically placed throughout the structure to adequately cover all areas.
- c. Each flat and room must be provided with fire sprinklers in accordance with MCGM guidelines.
- d. For early detection of a fire, fire alarms and smoke detectors must be put on each floor and in common areas.
- e. The building's electrical system should contain provisions for a backup power supply to guarantee that firefighting equipment continues to operate during power outages.
- f. To aid citizens during emergencies, emergency exit routes and evacuation plans, as well as clear signage, should be prominently posted.
- g. The design and placement of refuge areas must be carefully designed to ensure that they do not detract from the building's attractiveness.

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16. Pest Control and Anti-Termite Treatment

Pest control Treatment in the flooring plinth, superstructure, and every significant step of the work to be completed in accordance with the specifications and the I.S. code of practice.

TREATMENT TO COLUMN PITS, WALL TRENCHES AND BASEMENT EXCAVATIONS:

The bottom surface and sidewalls (up to a height of 302 cm from the bottom) of excavations constructed for column pits, trenches, and basements shall be treated with the above-mentioned chemical emulsion at a rate of 5 litres per square meter of surface.

TREATMENT TO BACKFILL EARTH:

Following the installation of the basement's column foundations, wall foundations, and retaining walls, the backfill in direct contact with the foundation structure shall be treated with the chemical emulsion @ 7.5 liters of the vertical surface of the sub structure for each side. The soil is normally returned in layers, and the treatment should be done in phases. The chemical emulsion must be aimed at the concrete or masonry surface of the columns and walls so that the earth in contact with these surfaces is thoroughly treated.

TREATMENT TO RCC FRAMED STRUCTURES / BASEMENT:

The treatment mentioned in 1 and 2 above is primarily applicable to masonry foundations with voids in the joints through which termites can get access to the superstructure, and so the foundations must be entirely encased by a chemical barrier. Because termites are unable to penetrate R.C.C. framed structures with columns and plinth beams and R.C.C basements with rich and dense concrete mixes (being 1: 1 1/2: 3 or richer), treatment must begin at the bottom of excavations for columns, plinth beams, and basement walls.

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17. Flooring and Tiling Work

All tiles must be of recognized make and design, as determined by the Society. Sub-base preparation, adhesive, and grouting materials are required. Tiling work must adhere to industry standards for fixing, grouting, and finishing. Thermal motions must be accommodated with appropriate expansion joints. All tiling work must be done precisely to ensure uniformity and attractiveness. During and after tiling operations, the floor area must be carefully cleaned and maintained.

Living, Kitchen, Bedrooms and Society Office:

- a. The living room, dining area, and hallway flooring shall be high-quality full-vitrified tiles from Nitco, Kajaria, or Johnson with a minimum size of 4'0" X 6'0", a thickness of 10mm, and a Nano finish.
- b. Similar high-quality full-vitrified tiles with a minimum dimension of 4'0" X 6'0" and a glazed finish from the same brands shall be used for the kitchen and bedroom flooring.
- c. Along the walls, skirting of matching vitrified tiles must be installed.
- d. Tiles must be set with a minimum joint width of 3mm and regular levelling. Adequate expansion joints must be installed in accordance with the engineer's recommendations. The joints must be filled with the appropriate grout substance.
- e. Flooring must be installed on a cement mortar bed that has been properly cured.

Toilet-Bathrooms and Balconies:

- a. Anti-skid ceramic floor tiles with a minimum dimension of 2'0" X 2'0" shall be used for the toilet-bathroom and balcony flooring.

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- b. Full-height designer tiles with a glazed finish for the dado, measuring 2'0" X 4'0" and with a 10mm thickness, from reputed manufacturers such as Kajaria, Somany, or Johnson, with a glazed or satin finish, shall be used for the toilet-bathroom walls.
- c. All edges and corners must be completed properly with matching profiles.
- d. In restrooms, an adequate slope towards the floor trap must be supplied.
- e. Tiles must be correctly installed using appropriate adhesives and grouts.
- f. Suitable waterproofing membrane must be used before tiling in wet areas.

External Open Areas, Parking, Podium:

- a. The compound area's external open spaces shall be surfaced with a combination of heavy-duty anti-skid tiles, 80 mm thick white cement base glossy interlocking paver blocks, and stamped concrete pavement. Tiles/ paver blocks must be installed on a well-compacted base with a correct drainage slope.
- b. Stamp concrete pavement will be utilized on the ground floor to support the weight of fire tenders and vehicle movement.
- c. The metallic finish 100mm M-30 Grade Trimix flooring with approved brand fibres will be installed on the ground floor stilt area to accommodate vehicle mobility.
- d. Similarly, to facilitate car movement on parking floors and podiums, a metallic finish 100mm M-30 Grade Trimix flooring with approved brand fibres will be utilized.

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18. Doors and Windows

Main Door:

- a. Door Stoppers for all doors
- b. The main door shall be a flush door 7'x3'3" in size, 40mm thick, with certified 1.25mm laminate on both sides, attached with high-quality thermostatic glue. The door specifications must be in accordance with the CFO NOC standards.
- c. The door must be installed in a 100x70mm thick C.P. teak wood doorframe that is secured with Hold fast and Anchor fasteners. Black Japan will be used to paint the back of the frame.
- d. The main door must feature a night latch (Godrej, Dorset, Europa), handle, heavy-duty brass hinges (4 Nos.), locks, bell, chain, peep hole, aldrop, 10" tower bolt, door magnet (Rhythm and Kodia brand), and an approved video door phone. Brass chrome plated fittings should be used for all fixtures.

Internal/ Bedroom Door:

- a. Internal doors must be flush doors 7'x3' in size, 35mm thick, with certified 1mm laminate on both sides, and affixed with high-quality thermostatic glue.
- b. It will have a cylindrical Godrej lock, a 10-inch tower bolt, and a door magnet (Rhythm and Kodia brand).

Toilet / Bath Door:

- a. A 30mm thick 2'-6" x 6'-6" fiber pre-molded door or a beautiful Hardener sheet with an Ordinary Aldrop or magnet locks from outside (CP brass fitting, Rhythm and Kodia brand).

Sliding windows:

- a. Sliding glass windows (Fenesta) having 20-micron color anodized finish and 5mm clear Modi glass, as well as stainless-steel mosquito netting, will be used in all windows.
- b. Curtain holders with rods at all windows

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- c. All windows shall be provided with sliding glass windows and stainless-steel mosquito nets.

19. Society office

- a. A substantial society office should be created. It must be equipped with a designated office area, open hall space, and an associated bathroom and wash basin to support meetings, gatherings, and administrative chores.
- b. Ramps and accessible restrooms are examples of accessible design for individuals with disabilities.
- c. The interior design shall be compatible with the theme of the building, featuring artificial ceilings with energy-efficient LED lighting fixtures to offer even and glare-free illumination. Lights should be appropriately placed to avoid casting shadows of ceiling fans on walls or floors, resulting in a well-lit and visually pleasing workplace. In addition, arrangements must be made for furnishings such as ceiling fans, exhaust fans, and air conditioning systems to enable proper ventilation, climate control, and a comfortable environment.
- d. Adequate power outlets and networking ports for computers, laptop, printer, a projector with a screen, etc.
- e. Fire safety equipment, CCTV cameras, and a security intercom system

20. Entrance, Lobby and Staircase

- a. Individual name plates for each member must be fastened to 8" x 11" postal delivery boxes, and each flat must have a consistent design of name boards and beautiful nameplates.
- b. A double-height (20'0") entrance lobby with attractive décor, as well as a reception room and entrance porch, must be supplied.

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- c. The lobby flooring will be made of Granite or Italian Marble.
- d. Along the walls, matching granite tile skirting must be installed.
- e. The lobby will have designer inlay pieces made from various coloured granite tiles.
- f. Edge levelling and finishing must be done properly.
- g. The developer shall install granite treads and risers up to the first floor, with ornamental finishes in Granite, Marbonite, Natural Stone, or Italian Marble for the landing and mid-landing sections.
- h. Mirror Polished Ready-made Kota Stone single piece or Jet-Black Granite risers (7") and treads (12"), provided with 3-line grooves and nosing, shall be used for the staircase.
- i. SS304 handrails must be fitted in lifts for the elderly and senior persons, as well as emergency stairwells.
- j. Each floor landing and staircase will have a door.
- k. Pigeon nets will be erected in ducts, stairs, and similar areas to prevent bird infiltration

21. Garden & Landscaping

- a. Provide a tranquil outdoor spot for leisure with a planted land garden with benches.
- b. Provide well-designed landscape sections with sit-outs on the podium level to enhance the aesthetics and offer additional seating possibilities.
- c. There will be children's play equipment, a special children's pavilion, and well-paved play spaces. These amenities will feature intelligently designed lawns for both children and the elderly in the community.

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22. Fitness Centre

- a. A covered gymnasium shall be supplied, in accordance with the rules and regulations of MCGM & DCPR 2034 regarding maximum area.
- b. The gymnasium must have full body Granite tiles of plain color provided in 1:4 cement mortar with joints filled with Epoxy grout. Also, shall be provided with modern fitness equipment such as Tread Mill, Stepper, Cycles, Cross trainer, Dumbbells with rack, etc. as well as separate toilet and shower facilities for men, women & physically challenged person.
- c. A dedicated area for weights shall be provided with sports vinyl flooring & this area shall be air conditioned with appropriate tonnage of AC units from reputed approved brands
- d. Indoor activity center with basic sports equipment such as table tennis, carom board, chess boards, and so on is required to ensure a comprehensive fitness experience

23. Common Facilities/Site Development

- a. Before handing over possession to society members, the developer must surrender and reinstall all existing electrical, gas pipe, telephone, cable, and internet connections.
- b. Make space within the new building's construction for concealed and aesthetically beautiful conduits and paths to suit cable requirements for internet, dish TV, and similar services. These restrictions must be planned and implemented in a way that retains the building's visual qualities while minimizing their impact on its outward appearance.
- c. For security, drivers, and employees, a shared sanitary block with well-equipped restrooms and bathing facilities is required Well-equipped Servant Toilet in each and every wing with facilities for bathing. Toilet & Rest room facility for security guards/housekeeping staff in the premises.

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- d. Terrace will be outfitted with sufficient lighting, extra power points, and a wash basin.
- e. The developer is responsible for providing appropriate illumination in common areas such as entrance and exit gates, parking lots, entrance lobbies/passages, staircases, and the compound using a solar energy-powered lighting system. Alternatively, they could include a grid solar system with reverse metering, allowing excess energy generated by the solar panels to be fed back into the grid. This ensures that solar energy is used efficiently and that society saves money.
- f. Composting machine and garbage collection space would be provided based on the capacity of the planned flats.
- g. According to site specifications, the building's plinth level must be kept between 2'-0" and 3'-0" above the present road level.
- h. Provision must be made for storm water drains and drive ways.
- i. There must be a flag hoisting place and pole.
- j. CCTV camera, door conference phone & intercom connection for the society building as per the contractors and ISI specifications of good quality

Sr. No.	Description	Unit	Make	Model
1	Supply installation testing and commissioning of 32-Channel NVR (4-SATA) 32-channel NVR with 4-SATA interfaces with storage capacity of up to 24TB (up to 6TB for each HDD);HDMI Video output of up to 4K (3840 × 2160) resolution; H.265+/H.265/H.264/H.264+/MPEG4 video formats; Up to 32 IP cameras can be connected; Connectable to the third-party network cameras, 2 SATA; 160 Mbps incoming bandwidth	Nos	Hikvision	DS-7732NI-K4
2	Supply installation testing and commissioning of 32-Channel NVR 2-SATA 32-Channel; 2 SATA; 256 Mbps incoming bandwidth;	Nos	Hikvision	DS-7632NI-K2

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3	Supply installation testing and commissioning of 6TB Surveillance Hard disk	Nos	Seagate	ST6000VX001
4	Supply installation testing and commissioning of 16-port Unmanaged PoE Switch L2, Unmanaged, 16 Gigabit POE ports, 2 Gigabit SFP uplink port, 802.3af/at, PoE power budget 125w	Nos	Hikvision	DS-3E0518P-E/M
5	Supply installation testing and commissioning of 43" FHD Display Monitor 43" 1080P, HDMI/VGA input, view angle:178°178° 360cd, plastic casing, VESA, base bracket included, 7*24h	Nos	Hikvision	DS-D5043QE
6	Supply installation testing and commissioning of 4 MP IP IR Fixed Dome Camera IR Range – 30mtrs 1/2.8" Progressive CMOS, ICR, 1920x1080:25fps(P)/30fps(N), H.265+/H.265/H.264+&H.264, 3D DNR, BLC, IR range: up to 30m, DC12V & PoE, Support mobile monitoring via Hik-Connect, Power supply no included	Nos	Hikvision	DS-2CD1323G0E-I
7	Supply installation testing and commissioning of 4 MP IP IR Fixed Bullet Camera IR Range – 40mtrs 1/3" Progressive CMOS, ICR, Color: 0.01 Lux @ (F1.2; AGC ON), 0lux with IR, 2688x1520:25fps(P)/30fps(N), H.265+/H.265/H.264/MJPEG, DC12V & PoE, WDR, 3D DNR, BLC, HLC, 5 VCA, IR range: up to 40m, HIK-Connect cloud service	Nos	Hikvision	DS-2CD3043G0-I
8	Supply installation testing and commissioning of CAT-6 Cable	Nos	D Link	
9	Supply installation testing and commissioning of 25mm pvc conduit	Nos	Precision	
10	Supply installation testing and commissioning of waterproof camera mounting junction box	Nos	Standard Make	
11	Supply installation testing and commissioning of Server Rack 6U Wall Mounted Rack with PDU 6 Socket Power Strip, Server Tray (2 Nos) & 1 Fan-Combo Pack	Nos	Valrack	

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1. Landing and mid landing to be decorative type of Granite/ Marbonite/ Natural Stone up to 1st floor
2. Adequate water storage tank for continuous water supply, separate water storage tank for Borewell water to be connected to flush tank and for firefighting.
3. Entire compound to be paved with 9" thick rubble soling and 4" thick P.C.C. and 80 mm thick white cement base glossy interlocking paver blocks/ pevit tiles to be provided.
4. Designer entrance lobby in marble / granite with reception area and fancy nameplate fitting.
5. Security cabin at the entrance gate with attractive society name board with light.
6. Well-lit and paved approach road. Street lighting to have solar panels.
7. All existing electrical, pipe gas, telephone, cable, internet connections to be surrendered by developer and reinstated before handing over the possession to the society members.
8. Rain Water Harvesting system & Solar system at terrace level
9. Generator for Lift, Pumps, Common Lighting.
10. The made-up proposed ground level to be raised above 2'-0" of the adjacent road level
11. Compound wall with adequate lighting facility, provided by good quality light fixtures of garden. East side of compound wall shall be raised up to 7'0" including the provision of the 2'0" spiralled razor barbed wires.
12. Provision for storm water drains and drives ways.
13. Provision should make for common DTH connection
14. Best quality Polished Granite stone for staircase riser 7" and treads 12" with 3-line grooves and nosing.

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15. Composting machine & Garbage area to provide as per capacity of the proposed flats.
16. The developer shall not construct terrace flat. The entire terrace area shall be of society property after redevelopment.
17. As per MCGM rules fire sprinkles shall be provided to each flat and room.
18. Covered Gymnasium as per MCGM & DCPR 2034 rule.
19. Terrace entry should be open to all members and there should be decent lounge, pantry with garden made for party and events
20. Children play area
21. Solar panel for building electricity

24. Interiors

- a. Concealed fire-retardant electrical wiring and electrical switches along with ELCB, RCCB & MCB for safety
- b. Adequate electrical points in living and bedroom
- c. A/C points in living room and all bed rooms
- d. Intercom connectivity
- e. Duct for electrical & telephone and internet cabling will be there

25. Other Terms and Conditions

- a. Lightning arrester to be provided as mentioned
- b. Garbage space will be indicated
- c. Strict guidelines will be maintained for HVAC drain connection and outdoor units.
- d. Partition to be provided in Flush water tank and drinking water tank
- e. Good sturdy decorative gates security room.

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- f. All existing electrical, telephone, cable, internet connections will be surrendered and reinstated before handing over the possession to the society members.
- g. The proposed ground level will be raised as per MCGM rules and as per the requirement from existing road level.
- h. Compound wall with adequate lighting facility, provided by good quality LED light. East side of compound wall shall be raised up to 7'0" including the provision of the 2'0" spiraled razor barbed wires
- i. Provision for storm water drains and drives ways.

26. Sample flat

Following the casting of the third slab, the developer is required to create advanced sample mock-up flats. The materials used in these mock-up flats must be specified in the Tender/Redevelopment agreement and approved by the Project Management Consultant and the society.

During the approval of the sample flat, the following aspects will be evaluated and finalized:

- a. Interior design features such as flooring, wall finishes, ceiling designs, and paint colors are included in the efficient layout of rooms and common areas for best space usage.
- b. Quality, appropriateness, and location of doors, windows, handles, and knobs.
- c. Electrical outlets, switches, lighting fixtures, faucets, and sanitary ware must be properly positioned and of high quality.
- d. Use of permitted floor, wall, countertop, and cabinetry materials.
- e. All living spaces should have adequate ventilation and natural light.
- f. The sample flat's aesthetics must be consistent with the desired architectural style and design.

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- g. Fire exits, handrails, and emergency lighting are all present and useful safety features.
- h. Appropriate placement of utility points, such as power outlets, switches, and water connections.
- i. Compliance with accessibility criteria to guarantee that all individuals are included.
- j. Adequate insulation to keep temperatures comfortable and to reduce noise.
- k. Compliance with local building codes and regulations is required for a legally sound and safe construction.
- l. Overall component functionality, ensuring a comfortable and functional living space.
- m. Evaluation of craftsmanship and finishing quality in relation to established standards.
- n. Exact models of permitted brands for various fixtures and fittings must be verified.
- o. Actual output of specified materials and features is observed.
- p. Identifying any necessary repairs or adjustments based on the performance of the mock-up flat.
- q. Assuring that the mock-up flat appropriately reflects the intended specifications.

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SECTION 8: SPECIFICATION FOR THE STANDARD AMENITIES IN EACH FLAT

The guidelines provided in this part are intended to ensure the new building's quality, functionality, and comfort. Throughout the construction phase, the developer must strictly follow these requirements.

Flat Design Requirements:

- a. The clear inside height of the proposed flat/room will be of 11'0" from top of the finished/ tiled floor to the finished ceiling.
- b. Prioritize cross ventilation and sufficient sunshine for all units. Every room must have a window.
- c. Building design must adhere to the best possible Vaastu parameters.
- d. Elevate the overall quality of living spaces in the redevelopment project by satisfying members' desires for larger room sizes and improved specifications compared to their existing flats.

Living Room

- 1. The internal plaster of the walls and ceiling to be done with Gypsum plaster.
- 2. The flooring to be in 4'0" X 6'0" Vitrified Tiles / Marbonite Tiles
- 3. The window sill should be at 0'6" from the floor level. Only 6' with French Windows. (Window sill means the top of the bottom pardi from flooring)
- 4. Wall and ceiling of the room to be of P.O.P finish with decorative P.O.P moulding.
- 5. The heavy-duty teak wood with both sides laminated with 1mm th sunmica main door at the entrance with veneer finish also to be provided.
- 6. Provision for Telephone, Intercom, Cable connection and internet connection.

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7. Living room should be big enough. (It will be as per space available & design approved by the society)
8. Provision for installation of split air-conditioning with AC water outlet.
9. Window sill, jambs and top shall be provided with granite.
10. False ceiling to entire ceiling area
11. Main Door: PLANTEX heavy duty door lock or video-lock
12. 3 coats of premium Asian Paints to Internal walls.
13. Intercom system & video door phone
14. The core cutting for AC outlet pipe in the RCC beam shall be prohibited. The Developer shall make the provisions of AC outlet in masonry only.

Kitchen

1. Piped Gas Connection
2. The internal plaster of the ceiling to be done with Gypsum plaster
3. The flooring to be in vitrified tiles / Marbonite Tiles / Granite
4. The window sill should be at 3'-6" from the floor level and width 4'-6".
5. Install a false ceiling, completed with P.O.P and includes decorative moulding, for the Kitchen and Passage ceilings. To achieve even and glare-free illumination, energy-efficient LED lighting fixtures must be integrated into the artificial ceiling. Lights should be appropriately placed to avoid casting shadows of ceiling fans on walls or floors, resulting in a well-lit and visually pleasing workplace.
6. To support the weight of wall-mounted shelves and cabinets, all kitchen walls (internal and external) should be built with baked clay bricks.
7. All members will be given with piped gas hookups in the kitchen for the gas range.

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8. Provisions must be provided for the installation of a chimney and stove, a microwave/OTG, refrigerator, water purifier, dish washer.
9. A Grey Granite kitchen platform with a width of 2'6" and a preparation platform with a width of 1'6", both sides polished Kadappa sandwich type framework, and a stainless-steel sink (low divider double basin sink) shall be given. The walls will be covered with full-height glazed tiles.
10. For the kitchen dado, decorative tiles 2'0" X 4'0" with a highlighter should be used, extending up to the ceiling height on all walls.
11. The wall area beneath the kitchen platform will be covered with white/coloured ceramic tiles.
12. The width of the window sill should be 4'-6" and it should be 3'-6" from the floor level.
13. At the kitchen window, provision of a 12" diameter for exhaust fan shall be kept.
14. Granite kitchen platform with both side polished Kadappa sandwich type framework a steel sink and service platform with full height glazed tiles on wall.
15. The wall area below the kitchen platform to have white / coloured ceramic tiles.
16. Wall tiles in kitchen – floor to roof.
17. Within the kitchen loft, provision for an inverter system with sufficient cabling should be provided to support an inverter system for one light and one fan in each room, toilet, and passage within each unit.

Bed room

1. Install a false ceiling completed with P.O.P, including ornate moulding, for the bedroom ceiling. To achieve even and glare-free illumination, energy-efficient LED lighting fixtures must be integrated into the artificial ceiling. Lights must be

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appropriately placed to avoid casting shadows of ceiling fans on walls or floors, resulting in a well-lit and visually pleasing environment.

2. Make provisions for a phone, an intercom, a cable TV connection, and an internet connection.
3. Provision of the installation of a split air-conditioning unit, supply a power/plug point appropriate for a split air conditioner with an AC water outlet in each bedroom.
4. For French Windows, the window sill should be 1'6" from the floor, with a height of only 6'.
5. Ensure that the window sills, jambs, and top are all made of granite.
6. Provision for an outdoor AC unit.
7. The internal plaster of the walls and ceiling to be done with Gypsum plaster.
8. The flooring to be in Vitrified Tiles / Marbonite Tiles
9. The window sill should be at 0'6" from the floor level.
10. Wall and ceiling of the room to be of P.O.P. finish with decorative corner moulding.
11. Provision for Telephone, intercom, cable connection and internet connection.
12. The flooring to be in Glazed / Ceramic Anti-skid Tiles. (as per approval from members)
13. Premium Asian paint 3 coats to internal walls
14. The core cutting for AC outlet pipe in the RCC beam shall be prohibited. The Developer shall make the provisions of AC outlet in masonry only.

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Toilets for Flats

1. The toilet and bathroom ceilings must be painted with exterior plastic emulsion paint, and a false ceiling constructed of PVC sheet must be installed. (As approved by members)
2. Full-height designer tiles with a glazed finish for the dado, measuring 2'0" X 4'0" and with a 10mm thickness, from reputed manufacturers such as Kajaria, Somany, or Johnson, with a glazed or satin finish, shall be used for the toilet-bathroom walls.
3. The toilet-bathroom shall be divided into distinct wet and dry parts, with a glass wall with door separating the shower area. Modern equipment such as rain showers and hand showers must be installed in the bathtub or shower area.
4. Each toilet must have a primary stopcock that allows the water supply to that specific apartment to be turned off while repairs or maintenance are being performed without disrupting the water supply to other units.
5. Commodes in the Western design with a soft-close lid must be provided. They must be placed at an adequate distance from the floor and the wall to allow for thorough cleaning, with outlets on the wall.
6. There must be an over-the-counter washbasin with a trendy faucet.
7. For single lever mixer pipe and taps that provide a hot and cold combination for taps, showers, and washbasins, CPVC concealed piping shall be utilized.
8. The walls in the toilet/bathroom should be thick enough (9") to support concealed plumbing, which includes CPVC pipes and fittings, as well as any insulation or waterproofing materials. Furthermore, the wall should be strong enough to hold fixtures such as bathroom tiles or other wall finishes.
9. Toilet windows must be louvered and adjustable, with an anodized aluminum frame and 5mm thick textured glass.

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10. All toilet door and ventilator frames must be made of 18mm thick Jet-Black Granite with a double patti design and 2.5" to 3" door frame moulding. To prevent leaks, these frames must be tightly fastened and their joints sealed with modified mortar or sealant.
11. Provision for washing machine and dryer
12. All bathroom plumbing accessories of Toto/ Kohler/ Roca/ Jaguar make
13. Garbage chute in dry area
14. Glass partition to be provided in dry area

Passage

1. Wash basin provision shall be made in passage area

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SECTION 09: LIST OF APPROVED MATERIAL / BRAND

Unless otherwise specified, the developer may utilize any permitted manufacture or brand. The Developer should clearly realize that it is not their right to insist on utilizing a specific make brand from the list below. The final choice must be approved by the Society / engineer of the Project management consultant. The following list is merely illustrative and is not limited to the brands indicated. Other equivalent brands may be approved at the discretion of society when quality is verified. If the developer suggests other brand names, the Society may allow them if the Bidder convinces both the Society and the PMC of the material's / manufacturer's / supplier's credentials.

The manufacturer or brand of the components specified below should not be altered by the developer or/and PMC. In the event of unavoidable circumstances, the society's formal written approval is required

Sr. No.	PRODUCT CATEGORIES	APPROVED BRANDS
➤	BUILDING MATERIAL	
1.	AAC blocks	Aerocon, Siporex, Magicrete, Universal, Con wood
2.	AAC block bonding mortar	Ultratech Fixoblock/ Godrej tuff /Biltech built-o-fast
3.	Fibre Mesh for Block Masonry & RCC joints	Varsa Wirenetting (India)/ Jogani Impex LLP/ Chetan enterprises
4.	Ordinary Portland Cement	JK (SarvaShaktiman), Aditya Birla Ultratech, Jaypee OPC, Birla (Plus/Suyper/Kamal), ACC
5.	White Cement	Birla Ultratech White, JK White, Coromandal white, JK Camel
6.	Ready Mix Concrete	ACC, Birla, Godrej, Ultratech

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7.	Aluminium Frames, Extrusions, Profiles, Sections	Jindal, Indal, Hindalco
8.	Metal Frames	Allow Asia, Rondo metal frame systems, Jeb Asia
9.	Structural Steel	Tata, Ispat, Essar, Jindal
10.	Reinforcement Steel FE 550D CRS	Tata Tesco, Sail, JSW
11.	Concrete admixtures	Pidilite – Dr. Fixit (Pidicrete CF 101 / Pidicrete AM / powder Waterproof), Sika India Pvt Ltd, Fosroc (Structuro / Conplast/ Cebex)
12.	Curing compounds	Fosroc Concure, Pidilite – Dr. Fixit Curing Compound / Sika India Pvt Ltd
➤	TILE ADHESIVES, ADDITIVES and PRIMERS	
1.	Adhesive for Tile to Cement / Concrete surface	roff, pidilite, Dr. fixit, BASF, SIKA, ULTRATECH
2.	Adhesive for adhesion of Vitrified Tiles to any surface	roff, pidilite, Dr. fixit, BASF, SIKA, ULTRATECH
3.	Adhesive for tile adhesion on Ceramic	roff, pidilite, Dr. fixit, BASF, SIKA, ULTRATECH, Sika India Pvt Ltd
4.	Adhesive for tile adhesion on Wood / Plywood/ Steel (super flexible latex)	BAL ENDURA FLEX, Laticrete L333 + Laticrete L 290
➤	TILES	
1.	Ceramic Tiles	Kajaria, Somany, RAK ceramics, Asian, Nitco
2.	Vitrified Tiles	Nitco, Kajaria, Johnson, Somany, Asian

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3.	Paver blocks	Super tiles, Dazzle, BasantBetons
4.	Paver tiles	Super tiles
➤	FINISHES	
	PRIMERS and PUTTIES	
	Plaster of Paris	
1.	Cement Based Wall Putty	J.K. Laxmi, Asian Paint Acrylic wall putty, JK Putty, Saint Gobain, Birla Putty
2.	Metal Primer	Asian metal primer, Nerolac Palm tree red oxide Primer, Nerolacclolite anticorrosive red oxide primer, Neorlac zinc chromate primer
3.	Wood Primer	Asian woodorite primer, NerolacDurolite wood primer (White / Pink)
4.	Cement primers	Asian Decoprime synthetic cement, primer ST, Asian decoprime synthetic cement primer WT, Nerolac Primolite Primer
5.	Acrylic Paints	Nerolac Excel 100% Acrylic, Asian Apex Weatherproof
6.	Plastic Paint	Nerolac Suraksha Advanced, Asian Apex Ultima (Advance Anti – algae weatherproof emulsion)
7.	Texture Paint	Asian Apex textured exterior emulsion, Nerolac, Snowcem, Asian
8.	Distemper	Nerolac oil bound distemper, Nerolac acrylic distemper, Nerolac premium acrylic distemper, Asian

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		Tractor synthetic washable distemper, Asian Tractor Acrylic Distemper, Nerolac Acrylic washable distemper, Berger bison distemper
9.	Enamel paint	Nerolac synthetic enamel, Nerolac Glody synthetic enamel, Nerolac Excel High performance enamel, Asian Apcolite premium gloss enamel, ICI Dulux synthetic enamel, Berger Luxoi synthetic enamel
10.	Lustre paint	Nerolac Pearl Lustre
➤	EXTERIOR PAINTS	
1.	Acrylic Paints	Nerolac Excel 100% Acrylic, Asian Apex Weatherproof
2.	Plastic Paint	Nerolac Suraksha Advanced, Asian Apex Ultima (Advanced Anti-algae weatherproof emulsion)
3.	Texture Paint	Nerotex Matt, Asian Apex textured exterior emulsion
4.	Cement Paint	Nerolac, Snowcem, Asian
5.	Aluminium Paint	Asian 3 Mangoes
6.	Steel Furniture Enamel	Asian 3 Mangoes
7.	High Performance Coatings	Kansai Nerolac Chemguard, Kansai Nerolac Ameron, Kansai Nerolac Ameron, Artilin, Tru-worth Zinsser Mold & Mildew High Performance coatings, Kansai Nerolac Dimetcote

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8.	Retro Reflective Road markings	Apurva Buildcare Polydeck
➤	POWDER COATINGS	
1.	For pipes, water, gas valves, steel furniture	Nerolac PolyCoat Epoxy Powder series 6000
2.	For aluminium extrusions	Nerolac Pure Polyester Powder series 6100
3.	For UV protection	Nerolac Poly - Eurathane powder series 6300
➤	PLUMBING and SANITATION	
1.	G.I. Pipes and Fittings	Tata, Zenith, Jindal
2.	C.I. Pipes	Neco, BIC
3.	PVC pipes and Fittings	Prince, Finolex, Astral
4.	Ball valves	Zolotto / HAWA / GICOMINI / ADUCO
5.	Gate valves	WELWORTH / LEADER / ZOLOTO
6.	Sinks	Nirali
7.	Sanitary ware	Jaquar, Parryware, Kohler
8.	Sanitary fittings	Jaquar, Parryware, Kohler
➤	ANCHORS AND FASTENERS	
a)	Mechanical anchors and fasteners	
1.	Heavy duty mechanical anchors for concrete application	Hilti HST / Hilti HST / Hilti HSL 3, Power Fasteners
2.	Medium duty Mechanical Anchors for AC ductings, Pipe rack fixings, etc	Hilti HRD, Power Fasteners
3.	Screws	GKW, Philips, Nettlefold Oxidised

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b)	Chemical anchors and fasteners	
1.	Heavy duty chemical anchors for concrete application	Hilti HVU + HAS-E-Rod, RE 500 + HAS-E-Rod, Power Fasteners
2.	Medium Duty Chemical Anchors for concrete application	Hilti HY 150 + HAS-E-Rod, Power Fasteners
3.	Medium Duty Chemical Anchors for hollow brick application	Hilti HY 20 + HAS-E-Rod, Power Fasteners
4.	Medium Duty Chemical Anchors for solid brick application	Hilti HY 50 + HAS-E-Rod, Power Fasteners
5.	Cast-in-Channels	Halfen, Jordahl
6.	Framing Channels	Halfen, Jordahl
7.	Pre-cast panel Anchors	Halfen, Jordahl
➤	Boards	
1.	Marine Ply wood	Century Marine, Anchor 72 Marine / Anchor 2000 Marine, Greenply, Marino
2.	Fire Retardant ply wood	Century Fire Sale, Anchor Fire Retardant, Greenply, Marino
3.	Flexible Plywood	Century Flexible, Anchor Flex, Greenply, Marino
4.	Veneers	Anchor Decorative ply, Century Decorative natural ply, Natural Venner, Wen wood veneer, VOW deluxe veneer, Truwood, Orchid, Archid, Timex, Green.
5.	Shuttering plywood	Century Shuttering plywood, Green Valley plywood, Uniply shuttering,

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		Archid, Green Shuttering, Mayur Shuttering Ply, Anchor densified shuttering ply
6.	Commercial Block Board	Century MR grade block-board, Anchor M.R. grade block-board, Mayur Gold Commercial, Uni-board MR, Anchor M.R. grade block-board
7.	Marine block board	Century Block-board (phenol Formaldehyde bonded), Anchor Marine treated block-board (phenol Formaldehyde bonded)
8. a	Flush doors	Anchor Flush doors, Century BWP flush door, GreenLAM flush door, Merino
b	Teak wood doors	2" thk teak wood door.
9.	Commercial Ply	Anchor commercial 2000, Uniply HMR, Mayur Ultra Commercial, Century Commercial M.R. grade, Archid, Truwud, Green M.R. grade
10.	Laminates	Royal touch, Bloom, Vlr, Signature, Sundek, Bravla, Timex Mica, Green Lam, Archid, Rotolam, Formica, Asis, Sunmica, Samrat, Heritage, Timex Mica, Silicon, Merinolam, Century, Greenply, Marino
11.	Medium Density Fibre boards	Duratuff, Green Panel Max., VALCHROMAT, Asis, UNIWUD, Durian Gold, Bajaj
➤	ELEVATORS	
1.	Passenger elevators	JOHNSON / SCHINDLER / OTIS

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➤	WOOD FINISHES	
1.	French Polish	Pidilite WUD FIN wood polish (Gloss), Tru-Worth Zinsser (Gloss), Asian Touchwood, Asian Apcolite Natural wood, Nerolac Wonderwood, Asian Apcolite silk wood
2.	Varnish	Asian Apcolite Synthetic varnish, Asian 3 Mangoes Fine Pale Copal Finish
3.	Anti-termite paint for wood	Wood care, Wood Guard
4.	Melamine polish	Pidilite WUD FIN melamine (Glossy & Matt), Asian Melamine Gold, Nerolac Metamine
5.	Acrylic Lacquer	Pidilite SHOW CASE Acrylic (Glossy & Matt)
➤	DOOR HARDWARE	
1.	DOOR HINGES	
2.	Glass to wall / glass shower Hinges	KL Megla, Nu
3.	Ball Bearing Butt hinges, Plain bearing butt hinges	Union, Palladium, Neki, Magnum, Ingersoll Rand, Hettich
4.	Pivot Hinges – Pivot Sets	Dorma, Union, Hafele
5.	DOOR HARDWARE	Dorma, Doorset, Godrej
➤	PANELS	
1.	Glass	Saint Gobain, Asahi, Modifloat
2.	Mirror	Saint Gobain, Asahi, Modifloat

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➤	FIRE - FIGHTING WORKS	
1.	G.I. Pipe	Tata / Zenith
2.	Butterfly Valves	Advance, AUDCO
3.	Pressure Gauges	FIEBIG / H. GURU
4.	Paints	ICI / ASIAN / BERGER / SHALIMAR
5.	Hydrant Valves Branch pipes and other Accessories	Newage / Minimax
6.	First Aid House Reel Drum	Newage / Minimax
7.	Pumps	Kirloskar / Grundfos
8.	Motors	Kirloskar/ Siemens/ ABB/ Crompton
9.	Diesel Engine	KOEL / Cummins/ Caterpillar
10.	Foot Valve with GM Strainer	Monsher / M & P
11.	Air Release Valve	Monsher / M & P
12.	Batteries	Exide / Standard
13.	Canves hoses	Newage / Force marshall/ Minimax
14.	FRLS Cables	Finolex/ Polycab/ RR Kabel
15.	Starters	Siemens / L & T
16.	Motor Control Panels	Monsher / Mather & Platt (TAC Approv.)
17.	Control cables	Finolex/ Polycab/ RR Kabel
18.	Fire alarm control Zonal Panel / Hooter Call Point / Response indicator	Siemens, Honeywell, Johnson controls

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19.	Fire Alarm Panel (S)	Siemens, Honeywell, Johnson controls
20.	Smoke Detectors	Siemens, Honeywell, Johnson controls
21.	Smoke Detectors (Photo / Photo Thermal)	Siemens, Honeywell, Johnson controls
22.	Smoke Detectors (Photo/Photo Thermal) with sounder base	Siemens, Honeywell, Johnson controls
23.	Sprinkler heads	VIKING / TYCO
24.	Network Repeater with Fire Fighters Telephone System	Siemens, Honeywell, Johnson controls
25.	Interface modules: Monitor / Relay / Control / Zone Monitor etc.	Siemens, Honeywell, Johnson controls
26.	Sounders / Sounder cum Flashers / Strobes / Speakers / Speaker cum Flashers / Annunciation devices	Siemens, Honeywell, Johnson controls
27.	Manual Pull Stations	Siemens, Honeywell, Johnson controls
28.	Fault Isolator Modules	Siemens, Honeywell, Johnson controls
29.	Addressable Power Supplies	Siemens, Honeywell, Johnson controls
➤	ELECTRICAL WORK	
1.	Wires	Finolex/ Polycab/ RR Kabel
2.	TPN SFU / FSU with HRC Fuses	L & T, Siemens, G.E. Legrand
3.	HRC Fuses	L & T, Siemens, G.E.
4.	Energy Meter	L & T, AE, Nippon.
5.	MCB & MCB DB	Siemens, L & T, Legrand

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6.	MCCB	L & T, GE, Schinder, Legrand
7.	MCB + ELCB	MDS, Siemens, L & T, Legrand
8.	ELCB	Siemens, L & T, Legrand
9.	Busbar Chamber	CPL, KEW
10.	Metal clad DP and TPN Switches	Clip
11.	Iron clads cut out	Bosma or any MSEB approved
12.	11 KV Ring Main unit without switches and switch fuse units	Andrew Yule and Co. LG, Southem switches
13.	11 KV XLPE CABLE	Asian, CCL, Glosteror, Polycab, RPG
14.	Transformer 11 KV/ 43V. Indoor	Pactil, Emco, Bharat Bijlee, Voltamp
15.	ACB Feeder Pilars Distribution pillars Minnipillar and L T Fuse boxes / switch boxes.	Locally fabricated as per MSEB Approved make. Prior approval of MSEB Required Before fabrication.
16.	Air circuit breaker	L & T, Siemens, Schneider
17.	Cable (1.1. KV grade)	Al./ Cu. Conductor XLPE Insulated, approved PVC Sheathed. Asian, Finolex/ Polycab/ RR Kabel
18.	Cable glands	Brass heavy dully, glands, weather proof with rubber washers and gaskets. Braco, dowels, comet
19.	Cable Lugs	Braco, dowels, comet
20.	11 KV, cable end termination Kit & cable jointing Kit	Raychem, xicon
21.	Terminal Blocks	Elmex, Connectwell
22.	Reliable fuse base and tops	KEW, CPL

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23.	Lighting fixtures for HPMV/ HPSV Lamps and fluorescent tubes.	Bajaj, Wipro, Philips (proposed LED)
24.	HPMV and HPSV	Bajaj, Wipro, Philips (proposed LED)
25.	Steel Tubular poles	Bombay poles, Nityananda poles, Noel poles
26.	G L pipe poles	Gujrat, Zennith
27.	Pole terminal box, pole prackets cable junction boxes	Locally fabricate, as per approved.
28.	Motor starter	L & T, Siemens
29.	Water pumps	Crompton, Kirloskar
30.	Capacitor	L & T
31.	Switches, sockets & switch boards (modular)	Anchor, clips & Cabtree, CP4
32.	DP switches and other lighting Accessories	CPL Wizard Series
33.	Screws	Nettlefold
34.	Earth wire	Bare copper / PVC insulated wire of Finolex/ Polycab/ RR Kabel
35.	PVC conduits pipe and accessories	Precision, Premium, Modi
36.	PVC casing / capping with accessories	Modi, Classic, Precision
37.	MS conduit pipe and accessories	Supreme, BEC, Vimco
38.	Rotary Switches	L & T, Siemens
➤	PEST CONTROL	
2.	Anti-Termite	Pest Control India, Pecopp Pest Control, Godrej Hi care Pest

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		Maintenance (Guarantee as per services)
➤	Public Address Systems	
1.	Mixer / Pre-Amplifier/ Booster Amplifier / Volume control / Background music source / Speakers	Bosch / Aties
2.	Gooseneck microphone / Call Station	Bosch / Aties
➤	WET SPRINKLER SYSTEMS	
1.	Pipes	TATA / JINDAL / ZENITH
2.	SS Flexible Drops	SENG-JIN / YOUNG-JIN / SAFEX
3.	Pedal type Flow Switch	HONEYWELL / POTTER / SYSTEM SENSOR
4.	Non-Return Valves	LEADER / ZOLOTO
5.	Test valve Drain kit	TYCO / VIKING / Eqv UL Listed
6.	Air Vent Valve	GECOMINI / TYCO / VIKING
7.	Anchor Fastener & Rod (Hi Tech Support	HILTI / CHILLY
8.	Welding Rod	ADOR

The developer should promise to deliver all the flat accessories at the time of delivering flats but it has to be taken on record that during the time of construction, new technologies & tools of smart homes may get developed. The developer should use the “in practice” & “in trend” tools to deliver to us.

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SECTION 10: APPLICABLE CODES AND SPECIFICATION

This contract incorporates the specifications, standards, and codes listed below. All standards, specifications, and codes of practice referred to in this document must be the latest editions/revisions, including all applicable official changes, revisions, and all relevant parts. In the event of a conflict between the enclosed specifications and those referred to above, the former shall prevail:

IS: CODES	DESCRIPTION
Excavation and Earthwork:	
IS – 783	Code of Practice for laying of concrete pipes
IS-2720	Determination of Water Content/ Dry Density
IS- 3385	Code of practice for measurement of civil Project management consultants engineering works
IS – 3764	Safety code for excavation work.
IS – 4081	Safety code for blasting and related drilling operations.
IS - 10379	Code of practice for field control of moisture and compaction of soils for embankment and sub – grade
Concrete and Allied Works:	
IS - 383	Coarse and fine aggregates from natural sources for concrete
IS – 432	Mild steel and medium tensile steel bars and hard drawn steel wire for concrete reinforcement.
IS – 456	Code of practice for plain and reinforce concrete.
IS - 516	Methods of test for strength of concrete
IS – 1199	Method of sampling and analysis of concrete
IS - 1489	Portland – Pozzolana cement
IS - 1521	Method for tensile testing of steel wire
IS – 1608	Method of tensile testing of steel products.
IS – 1786	High strength deformed steel bars and wires for concrete reinforcement.

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IS – 1791	Batch Type Concrete Mixers.
IS – 2386	Methods of test for aggregates for concrete.
IS – 2430	Methods of sampling of aggregates for concrete.
IS – 2502	Code of practice for bending and fixing of bars for concrete reinforcement
IS: CODES	DESCRIPTION
IS – 2506	Screed Board Concrete Vibrators.
IS – 2571	Code of practice for laying in-situ cements concrete flooring.
IS – 2645	Integral cement waterproofing compounds.
IS - 2722	Portable Swing weigh batchers for concrete (single and double bucket type)
IS – 3025	Methods of Sampling and Test (Physical and Chemical) for water used in industry.
IS – 3370	Code of practice for plain reinforced concrete
IS – 3558	Use of immersion vibratos for consolidating concrete
IS - 3696	Safety code for scaffolds and ladders
IS – 4326	Earthquake resistant design and construction of building.
IS – 4634	Method of Testing Performance of Batch – type Concrete mixers.
IS – 4925	Concrete batching and mixing plant
IS – 4990	Plywood for concrete shuttering work.
IS – 8042	White Portland cement
IS - 8112/12269	Ordinary Portland cement (M43 & M53 grade)
IS – 8989	Safety code for erection of concrete framed structures.
IS – 10262	Recommended guidelines for concrete mix design
Masonry Work:	
IS – 1077	Common burnt clay building bricks.
IS – 1597	Code of practice for construction of stone masonry.
IS – 1905	Code of practice for structural safety of buildings, masonry walls.

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IS – 2116	Sand for Masonry Mortars.
IS – 2212	Code of practice for brick work
IS – 2250	Code of practice for preparation and use of masonry mortars.
IS – 2394	Code of practice for application of lime plaster finish
IS – 2572	Code of practice for construction of hollow concrete block masonry
IS – 2645	Integral cement water proofing compounds
IS: CODES	DESCRIPTION
IS – 3495	Methods of tests for burnt clay building bricks
IS – 5454	Methods of sampling of clay building bricks.
Plastering and Pointing:	
IS – 1542	Sand for plaster.
IS – 1661	Code for practice for application for cement and cement lime plaster finishes.
Paving, Floor finishing and Dado:	
IS – 777	Glazed earthenware tiles.
IS – 1237	Cement concrete flooring tiles.
IS – 1443	Code of practice for laying and finishing of cement concrete flooring tiles.
IS – 2114	Laying in situ terrazzo floor finish
IS – 2571	Laying in situ concrete flooring
IS – 6509	Code of practice for installation of joints in concrete pavements.
Doors, Windows and Ventilators:	
IS– 1003	Timber paneled and glazed shutters.
IS – 1948	Aluminum doors, windows and ventilators.
IS – 1949	Aluminum windows for industrial buildings
IS – 2191	Wooden flush door shutters (Cellular and hollow core type)
IS – 2202	Wooden flush door shutters (solid core type)
IS – 2338	Code of practice for finishing of wood and wood-based materials
IS – 3548	Glazing in building

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IS - 4020	Methods of tests for wooden flush doors: Type tests.
IS – 4021	Timber door, window and ventilator frames.
IS – 5807	Method of test for clear finishes for wooden furniture.
Painting:	
IS – 2395	Code of practice for painting, concrete, masonry and plaster surfaces.
IS – 2932	Specification for enamel, synthetic, exterior, type – I
IS – 2933	Specification for enamel, synthetic, exterior, type – II
Miscellaneous Works:	
IS – 6313	Code of practice for anti-termite measures in buildings

IS: CODES	DESCRIPTION
Road Works:	
IRC – 37	For bituminous roads.
IRC – 58	For concrete roads.
IRC - 19	Standard specification & code of practice for Water Bound Macadam.
E5 –73	Paving Bitumen.
IS – 215	Road Tar.
IS– 217	Cutback Bitumen
IS – 383	Coarse and fine aggregates from natural sources for concrete
IS – 458	Pre-cast Concrete pipes (with and without reinforcements)
IS – 460	Test Sieves
IS – 2386	Methods of test for aggregates for concrete
Sanitary, Water Supply and Drainage Works:	
IS – 554	Dimensions for pipe threads where pressure tight joints are made on threads.
IS – 651	Salt glazed stoneware pipes and fittings
IS – 771	Glazed earthen ware sanitary appliance.
IS – 774	Flushing cisterns for water closets and urinals.

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IS - 781	Cast copper alloy screw-down bid taps and stop valves for water services.
IS - 782	Caulking lead
IS - 1172	Basic requirements for water supply, drainage and sanitation
IS - 1230	C.I. rain water pipes and fittings.
IS - 1742	Building drainage.
IS - 2065	Water supply in buildings
IS - 2470	Code of practice for installation of septic tanks.
IS - 2556	Vitreous Sanitary appliances (Vitreous china)
IS - 3486	Cast iron spigot and socket drain pipes
IS - 5219	T' & 'S' traps (Part I).
IS - 5329	Code of practice for sanitary pipe works above ground for buildings Cast iron brackets and supports for wash basins and sinks.
IS - 5961	C.I. gratings for drainage purposes.
General:	
IS - 1200	Method of measurement of buildings and civil Project management consultants engineering works
IS - 1893	Criteria for earthquake resistant design of structures.
IS - 4326	Code of practice for earthquake resistant design and construction of buildings
ELECTRICAL WORKS	
IS - 732	Code of Practice for Electrical Wiring Installations
IS - 4648	Guide for Electrical Layout in residential building
IS - 3043	Code for Earthing Practice

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SECTION 11: CHECK LIST**Check List for Documents to be submitted along with tender**

Sr. No.	Description	Yes / No
1.	List of All Directors / Partners.	
2.	Copy of Partnership Deed /AOA/MOA	
3.	PAN Card of all Directors / Partners.	
4.	Company PAN Card/ incorporation certificate/ ISO Certificate	
5.	Company G.S.T registration Certificate.	
6.	Audited Financial details of last 5 years .	
7.	Net Worth certificate of partners/ directors & company	
8.	List & supporting documents of ongoing Projects	
9.	List & supporting documents of Completed Projects	
10.	Documents of Previous Projects I.O.D. /I.O.A. /C.C / O.C.	
11.	Details of Technical qualified staff.	
12.	List of In-House Machineries for site	
13.	Company stamp & signature on each paper.	
14.	E.M.D in form of pay order/ demand draft	
15.	Acceptance letter on company letterhead.	
16.	Payment Schedule for the purchase of additional area by existing members	

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SECTION 12: DOCUMENTS OF SOCIETY

The Following documents will be shared on email for your reference:

1. Property card
2. Total station survey of plot
3. Latest D.P. Remarks 2034
4. 7/12 extract

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