



## DRUSHTI REALTORS PRIVATE LIMITED

Date: 22.12.2022

**Vishwa Kutir CHS Ltd**  
Dadar West, Mumbai-400014

**K/A:** Mr. Santosh Kudalkar (~~Hon. Secretary~~)

**Ref:** Proposed Redevelopment of plot bearing FP. No.892 TPS IV of Mahim Division,  
G North Ward, Shankar Ghanekar Marg, Dadar West.

Dear Sir,

With Reference to your tender notice, we are submitting herewith our proposal (Bid Document) dully filled up & Signed as per your tender documents issued which includes ( VIZ, Bidders Offer, EMD & Affidavit etc.).

We hope, you will find the above in order and we assure our best services for your aforesaid, proposed developments.

Thanking You,

Drushti Realtors Pvt. Ltd.

  
Authorized Signatory



  
THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. DOM/IGN/HSG (TC) 4874 of 89-90)  
892, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-4



## DRUSHTI REALTORS PRIVATE LIMITED

### BIDDER'S OFFER

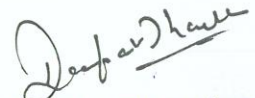
SR NO.	DETAILS	OFFER
1	Offer for additional Carpet Area over and above the existing area and 10 sqm incentive area & it's fungible to each member free of cost	<b>40 % over and above the existing carpet area of 2159.87 sqm</b> .This offer is subject to a condition that the development of the plot shall be permitted as per the provisions under regulation 30 and 33(12)B of DCPR 2034
2	Offer for Corpus Fund in Rs. Per square foot on the existing Carpet Area	<b>Rs. 2000/- Per Existing Carpet Area</b>
3	Offer for alternative Accomodation Rent in Rs. Per Sqft on the existing Carpet Area	Residence ; - <b>Rs.110/- Per sqft</b> on existing Carpet Area Commercial ; - <b>Rs.200/- Per sqft</b> on existing Carpet Area
4	Offer for shifting Charges in Rs ( Lump sum per tenant)	<b>Rs 25000/- Per Each Tenament</b>
5	Offer for Brokerage in Rs. Per square feet on the existing Carpet Area	One Month Rent as stated in Sr No. 3
6	Time Required to complete the project ( Rehab + Sale) in months	<b>36 Months</b>
7	Offer for Extra amenities over and above as specified	Same as mentioned in the Tender documents
8	Any other suggestion	In order to become the proposal Financially viable , the development of the plot shall have to de carried out under <b>regulations 30 with 33(12)(B) of the DCPR 2034</b> with 33(12)(B).

For Drushti Realtors Private Limited

  
Director

Date: 20/12/2022



  
DADAR (WEST), MUMBAI-400 028.  
692, SHANKAR GHANEKAR MARG,  
(Regn. No. BOM/WGN/HSG/(TC)4874 of 89-90)  
THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.

**DRUSHTI**  
Group

G-1, "Terminal - 9", Besides Vile Parle Police Station / Airport, Nehru Road, Vile Parle (E), Mumbai - 400057  
Tel No.: 2617 5566 / 67 / 70 / 71. • Email: ops.drushti@gmail.com • Web: www.drushtigroup.com  
CIN : U45102MH2005PTC158129





## DRUSHTI REALTORS PRIVATE LIMITED

### BIDDERS DETAILS

1	Name Of the Company		Drushti Realtors Pvt Ltd
2	Year of Establishment		2005
3	Registered Office Address & Telephone Nos.	Head Office:	Drushti Group, G-1, Terminal 9 Building, Next to Orchid Hotel, Nehru Road, Vile Parle East, Mumbai - 400057
		Site Office:	Drushti Sapphire, Next to Acharya Atramaidan, Pantnagar, Ghatlopar East, Mumbai - 400075
		Office	022-26175566/67/70/71
		Mobile	9322270040/ 9167007121
5	Web & Email Address		www.drushtigroup.com info@drushtigroup.com/ sales@drushtigroup.com
6	PAN & GST Nos.		PAN - AACCD2994F GST - 27AACCD2994F1ZK
7	Name & Contact Nos. of Key Managerial Person		Mr. Akshay Bagal - 99721 21177
8	Name & Contact No. of Contact Person If required		As above

For Drushti Realtors Private Limited

  
Director

Date: 20/12/2022



THE VISHWA KUTIR CO-OP. HSG. SOC. L.  
(Regn. No. BOM/WGN/HSG/TC/142/4/6/88-9)  
892 SHANKAR GHANEKAR MARG,  
(DADAR WEST), MUMBAI-400 028.

**DRUSHTI**  
Group

G-1, "Terminal - 9", Besides Vile Parle Police Station / Airport, Nehru Road, Vile Parle (E), Mumbai - 400057  
Tel No.: 2617 5566 / 67 / 70 / 71. • Email: ops.drushti@gmail.com • Web: www.drushtigroup.com  
CIN : U45102MH2005PTC158129





Incorporated in 2000, the group has come a long way in delivering projects with a cumulative development amounting to around 7.50 Lakh Sq. Ft. in various asset classes like Residential, Commercial in the city of Mumbai in the choicest of locations such as Andheri, Mahim, Bandra, Chembur & Ghatkopar and also Manufacturer of Sugar, Molasses, Spirit in Naldurg, Osmandabad, Maharashtra.

Founded by Mr. Ashok Haridas Jagdale who is the Civil engineer by qualification and the group is founded on the vision of a better tomorrow by providing people with improved lifestyle and living standard. Mr. Jagdale is committed to the ideals of trust, transparency and ethics in all our businesses and contributes to the nation building by being a responsible corporate citizen.

The Group derives its core competency from the sound financial position, technological superiority and strong resource base to undertake Real Estate projects in a multi-location environment.

With more than two decade of success at showcasing the best of design layouts and construction quality, the name Drushti Group has become synonymous with affordable as well as classy living.

Celebrating the 21st year, we are delighted and contented in having more than 500 happy customers, who take immense pride in associating with the group.

Our impeccable reputation stems out of meticulously anticipating the customer demands, ability to offer niche lifestyle, timely execution and surpassing their expectations.

#### **Details of Completed Project:**

<b>Project Name</b>	<b>Location</b>
Excellancy	S V Patel Nagar, Versova, Andheri (West), Mumbai-400053
Empire	Off Veera Desai Road, Andheri (West), Mumbai-400 053
Bombay Art Society	Opp. Rang Sharda Hotel, Bandra Reclamation, Bandra (West), Mumbai
Elite	Gandhi Nagar, Bandra (East), Mumbai-400 51
Vighnaharta	S.No.106, D N Nagar, Andheri (West), Mumbai-400053
Varun	Pant Nagar, Ghatkopar (East), Mumbai-400 075
Saipradnya	Tilaknagar, Opp Bldg no.58, Chembur, Mumbai
Embassy	Pant Nagar, Ghatkopar (East), Mumbai-400 075



THE VIGHNAHARTHA CO-OP HSG. SOC. LTD.  
106, D N NAGAR, ANDHERI (WEST), MUMBAI-400 053  
DR. ASHOK HARIDAS JAGDALE  
DIRECTOR  
GATEWAY (WEST), MUMBAI-400 026.



### Details of Ongoing Projects

Project Name	Location
Sapphire	Pant Nagar, Ghatkopar (East), Mumbai-400 075
Emerald	Pant Nagar, Ghatkopar (East), Mumbai-400 075
Srushti Nagar	Akalkot Road, Solapur, Maharashtra-413005

THE VISHWA KUTIR CO-OP HSG. SOC. LTD.  
(Regn. No. 00019615/15/1274 of 89-90)  
592, SHRI. GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.





## DRUSHTI REALTORS PRIVATE LIMITED

FORM B- DETAILS WITH BRIEF DESCRIPTION OF REDEVELOPMENT / EXTENSION/ OF BUILDING CARRIED OUT BY THE COMPANY								
Sr No	Name of the project	Name of the Archiect	Area constructed in Sq Ft	Total Cost of construction including infrastructure	Cost Of Project	Prject Description	Final Nos. of Flat	Year in Completed and OC Recd
1	EMBASSY CHS GHATKOPAR EAST	AAKAR AND ASSOCIATES	180000	72 CR	125 CR	2 LEVEL BASEMNT + GROUND + 16 UPPER FLOORS	304	FULL OCCUPANCY CERTIFICATE RECD IN JULY 2020
2	SAI PRADNYA , TILAK NAGAR CHEMBUR	DOLLARE AND ASSOC	65000	35 CR	65 CR	GROUND + 16 UPPER FLOORS	126	FULL OCCUPANCY CERTIFICATE RECD IN YEAR 2018
3	VARUN CHS , GHATKOPAR PANT NAGAR EAST	SAMEER KADAM AND ASSOCIATE	75000	45 CR	86 CR	2 LEVEL BASEMNT + GROUND + 15UPPER FLOORS	54 Flat + 7 Shop + 3 Office Space	FULL OCCUPANCY CERTIFICATE RECD IN NOV 2016
4	BOMBAY ART GALLERY , BANDRA EAST	SANJAY POORI AND ASSOCIATES	49000	25 CR	45 CR	1 LEVEL BASEMNT + GROUND + 5 UPPER FLOORS	Commercial - 4 Flrs	FULL OCCUPANCY CERTIFICATE RECD IN 2013
5	ELITE CHS LTD BANDRA EAST	SQUARE CONSULTANTS	42000	18 CR	37 CR	GROUND + PODIUM +7 UPPER FLOORS	51 Flats	FULL OCCUPANCY CERTIFICATE RECD IN MARCH 2007
6	GURUKRIPA CHS LTD SLUM REHAB BLDG, GHATKOPAR EAST	SADASHIV NARGUNDKAR AND ASSOCIATES	97,102	35 CR	35 CR	GR + 15 FLRS UPPER A & B WING	198	FULL OCCUPANCY RECD IN DEC.2020

For Drushti Realtors Private Limited

  
Director

Date: 20/12/2022



  
THE VISHWA KUTIR CO-OP HSG. SOC. LTD.  
(Regn. No. BOM/16N/H8G/(TC)4874 of 89-90)  
892, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.





## DRUSHTI REALTORS PRIVATE LIMITED

### Reference List of the Past and Present Projects with Tel no of Flat Purchaser

Sr No	Name of the purchaser	Flat No	Name adress of the project	Phone no
1	Akshay Bagal	A 501	Elite CHS Bandra	9972121177
2	Mr Karande	1302	Varun CHS Ghatkopar	9137026048
3	Amit Gurbani	A 901	Emabsy CHS	9820301642
4	Mis Pallavi	B 102	Saiprindya Chembur Tilak Nagar	9920214234

For Drushti Realtors Private Limited



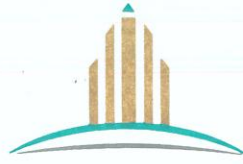
Director

Date: 20/12/2022



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. BOM/WGN/HSG/TC) 4874 of 89-90  
892, SHANKAR CHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.





## DRUSHTI REALTORS PRIVATE LIMITED

### ANNUAL TURNOVER OF GROUP OF COMPANIES FOR LAST 10 YEAR ENDING ON 31.03.2022

FINANCIAL YEAR	TOTAL AMOUNT (Rs.)
2012-13	6,80,573
2013-14	5,94,86,534
2014-15	7,36,99,567
2015-16	12,01,38,948
2016-17	8,31,48,688
2017-18	18,88,31,346
2018-19	47,96,27,445
2019-20	48,39,85,973
2020-21	60,55,95,725
2021-22	40,04,32,798
<b>TOTAL</b>	<b>2,49,56,27,597</b>

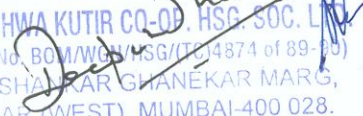
Drushti Realtors Pvt Ltd

  
Director

Place : Mumbai

Date : 15th December, 2022



  
THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. BOM/WOM/HSG/TC/4874 of 89-90)  
J2, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.





## DRUSHTI REALTORS PRIVATE LIMITED

### FORM B- DETAILS WITH BRIEF DESCRIPTION OF REDEVELOPMENT / EXTENSION/ OF BUILDING UNDER PROGRESS OR IN HAND BY THE


Sr No	Name of the project	Name of the Architect	Area of the plot in sq.ft	Area to be constructed in Sq Ft	Cost Of Project	Project Description	Date of IOD	Date of CC	Expected date of Completion	Present Status
1	TRISHUL (SAPPHIRE),	Design Core	30180	350000	221 Crs	3 LEVEL BASEMNT + GROUND + 17 UPPER FLOORS	Aug-2020	13-Jul-21	Dec-24	Work of RCC Typical floor is in progress
2	GURUKRUPA (EMERALD), Sale Building	Conect Four	20000	225000	178 Crs	3LEVEL BASEMNT + GROUND + 16UPPER FLOORS	Apr-19	23-Feb-21	Mar-25	Work of RCC Typical floor is in progress

For Drushti Realtors Private Limited

  
Director

Date: 20/12/2022



  
THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. BOM/WSH/HSG/TC)4874 of 89-90  
892, SHANVAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.





## DRUSHTI REALTORS PRIVATE LIMITED

Sr No	Name of the Person	Key Personel			Department	Designation
		Qualification	Years with the firm	Total Expeirence		
1	Mr Ashok H Jagdale	B E Civil	20	35		CMD
2	Mr Hemant Nisalkar	B Com	20	25	Liason	Director
3	Mr Yashvant Mestry	B E Civil	7	35	Technical and Liason	Liason Head
4	Mr Akshay Bagal	B E Civil	7	15	Finanace	Finance Head
5	Mr Saantosh Mahadik	B Com	2	25	Acouns	Accounts Head
6	Mr Amit Gurbani	Bcom	7	15	Marketing	Marketing Head
7	Miss Saji Unikrishnan	LLB	3	15	Legal	Legal Head

For Drushti Realtors Private Limited



Director

Date: 20/12/2022



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. BOM/COHSG/TC)4874 of 89/90)  
892, SHANIKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.





सत्यमेव जयते

फॉर्म. आई. आर.

Form I. R.

निगमन का प्रमाण - पत्र

# CERTIFICATE OF INCORPORATION

ता.

की. सं.

CIN U 45 102 MH 2005 PTC 158129

मैं एतद्वारा प्रमाणित करता हूँ कि आज

कम्पनी अधिनियम (1956 का. सं. 1) के अधीन निगमित की गई है और कम्पनी परिसीमित है।

I hereby certify that **DRUSHTI REALTORS PRIVATE LIMITED** is this day incorporated under The Companies Act, 1956 (No. 1 of 1956) and that the Company is Limited.

मेरे हस्ताक्षर से आज, ता. को दिया गया।  
Given under my hand at **MUMBAI** this **NINETEENTH** day of **DECEMBER** **TWO THOUSAND FIVE.**

(M. JAYAKUMAR)  
ASSTT REGISTRAR OF COMPANIES  
MAHARASHTRA, MUMBAI.







## DRUSHTI REALTORS PRIVATE LIMITED

### List of Directors

Sr. No.	Name of Directors	DIN no.
1.	Mr. Ashok Haridas Jagdale	00371403
2.	Mrs. Asha Ashok Jagdale	00371554
3.	Mr. Hanmant Sadashiv Nisalkar	07105466



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. BQM/WGN/HSG/TO/4874 of 89-90)  
892, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.

# RNA & Associates

## Chartered Accountants



### TO WHOM SO EVER IT MAY CONCERN

This is to certify that Annual turnover of Drushti Realtors Private Limited for last 3 years are as below:

Financial Year	Turnover (in Crores)
2019-2020	27.98
2020-2021	59.15
2021-2022	36.95

For RNA & Associates  
Chartered Accountants

ICAI FRN: 136734W

Ravi  
Kumar  
Gupta

Digitally signed  
by Ravi Kumar  
Gupta  
Date: 2022.12.21  
18:12:03 +05'30'

Ravi Kumar Gupta  
Partner

Membership No.: 148529

UDIN: 22148529BFWKVX7944

Place: Mumbai

Date: December 21, 2022

*Drushti Realtors*  
THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. BOM/WHSG/(TC)4874 of 89-90)  
692, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.

#### Head Office:

143, Building No.1, Ostwal Ornate, Jesal Park, Bhayandar (East), Mumbai - 401 105

#### Branch Office:

1111, B-Wing, 11th Floor, Kanakia Wall Street, Andheri Kurla Road, Chakala, Andheri (East), Mumbai - 400 093

Phone: +91 9819241018 | Email: ravigupta@rnaassociates.in | Website: www.rnaassociates.in



## Company Master Data

CIN	U45102MH2005PTC158129
Company Name	DRUSHTI REALTORS PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	158129
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	10000000
Paid up Capital(Rs)	10000000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	19/12/2005
Registered Address	UNIT NO. 1,GROUND FLOOR, "TERMINAL-9",BESIDES VILE PARLE POLICE STATION,NEHRU ROAD,VILE-PARLE (EAST) MUMBAI MH 400099 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	drushtijagdale@yahoo.co.in
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE Non-Compliant
Suspended at stock exchange	-
Date of last AGM	22/02/2022
Date of Balance Sheet	31/03/2021
Company Status(for efilling)	Active

### Charges

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
	Immovable property or any interest therein	130000000	17/04/2015	-	OPEN
	Immovable property or any interest therein	247600000	21/03/2017	-	CLOSED

### Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00371403	ASHOK HARIDAS JAGDALE	19/12/2005	-	
00371554	ASHA ASHOK JAGDALE	19/12/2005	-	
07105466	HANMANT SADASHIV NISALKAR	25/02/2015	-	



THE VISHVA KUTIR CO-OP. HSG. SOC. LTD.  
(Regn. No. BOM/GEN/HSG/(TC)4874 of 89-90)  
892, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.





महाराष्ट्र MAHARASHTRA

2022

BS 823367

प्रधान मुद्रांक कार्यालय, मुंबई.  
प.मु.वि.क्र. ८००००९९  
20 OCT 2022  
सक्षम अधिकारी

श्री. दिलीप गवई

### AFFIDAVIT

I, **Ashok Haridas Jagdale**, Managing Director of M/s. Drushti Realtors Private Limited appointed as the authorized signatory of the tender document for the work as per the tender, do hereby solemnly affirm & state on the behalf of the tenderer including its constituents as under.

1. I/We the tenderer are signing this document after carefully reading the contents
2. I/We the tenderer also accept all the conditions of the tender
3. I/We declare the eligibility of our company as per the criteria laid down in the Qualifications for the bidder-builder of the tender



000726

0007

आडपत्र-१ / Annexure - 1

वक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
३. परवानाधारक मुद्रांक विक्रेत्याची सही
४. परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता
५. परवाना क्रमांक ८००००१९

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगळे

शॉप नं. २, बिल्डिंग नं. ४, कोलगेट मैदानासमोर,

साईबाबा मंदिराजवळ, खेरनगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१.

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी

मुद्रांक काढावची आवश्यकता नाही. (शाम्यन आदेश दि. ०१/०७/२००३ नुसार)

त्या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

SSBS TCG 000726  
7208510509

1 NOV 2022

UNDERTAKING

DRUSHTI REALTORS PVT. LTD.

Unit No 1, Ground Floor, Terminal-9,  
Beside Vile Parle Police Station / Air Port  
Mehru Road, Vile Parle (East),  
Mumbai, Maharashtra, India-400 057  
Tel. / Fax.: 022-26175570 / 71

4. I/We declare & certify that we have not made any misleading or false representation in the forms, statements & attachments in proof of the qualification requirements.
5. I/We also understand that our offer will be evaluated based on the documents/ credentials submitted along with the offer & the same shall be binding upon me.
6. I/We declare that the information & documents submitted along with the tender by us are correct & we are fully responsible for the correctness of the information & documents submitted by me.
7. I/We understand that if any of the certificates regarding eligibility criteria submitted by us are found to be forged/false or incorrect at any time during the process for evaluation of tenders, it shall lead to the forfeiture of tender EMD. Further, I, **Ashok Haridas Jagdale** & all my constituents understand that our offer shall be summarily rejected
8. I/We also understand that if any of the certificates submitted by us are found to be false/ forged or incorrect at any time during the award of the contract, it will lead to termination of the contract, along with forfeiture of EMD/ SD besides any other action provided in the Development Agreement

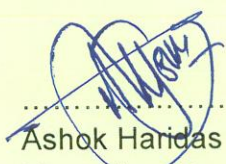
For Drushti Realtors Private Limited

  
.....  
Ashok Haridas Jagdale  
Managing Director

I/ We above-named tenderer do hereby solemnly affirm & verify that the contents of my above affidavit are true & correct.

Nothing has been concealed & no part of it is false.

For Drushti Realtors Private Limited

  
.....  
Ashok Haridas Jagdale  
Managing Director

Place: Mumbai

Date:



TENDER DOCUMENT  
FOR  
PROPOSED REDEVELOPMENT  
OF

**VISHWA KUTIR  
COOPERATIVE HOUSING SOCIETY LTD.**

PROPOSED REDEVELOPMENT UNDER REG. NO.  
33(7)B OF DCPR 2034

ON PLOT BEARING F.P.NO. 892, TPS IV  
OF MAHIM DIVISION, G NORTH WARD  
SHANKAR GHANEKAR MARG,  
DADAR WEST, MUMBAI 400 028

THE VISHWA KUTIR CO-OP. HSG. SOCIETY LTD.  
(Regn. No. BOM/VGN/HSG/TC/4874 of 89/90)  
892, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.

BIDS ARE HEREBY INVITED FROM THE BUILDERS FOR THE RE-DEVELOPMENT WORK OF THE VISHWA KUTIR COOPERATIVE HOUSING SOCIETY LIMITED AT PLOT BEARING F.P. NO. 892, TPS IV OF MAHIM DIVISION & WARD NO. G NORTH, MUMBAI 400 028 TOGETHER NAMELY VISHWA KUTIR COOPERATIVE HOUSING SOCIETY LIMITED & ADMEASURING A PLOT AREA AS PER P. R. CARD OF 1,672.54 SQ. METERS & REGISTERED UNDER THE MAHARASHTRA COOPERATIVE SOCIETIES ACT OF 1960 (AMENDED) AS VISHWA KUTIR COOPERATIVE HOUSING SOCIETY LIMITED (HEREINAFTER KNOWN AND REFERRED TO AS SOCIETY). A TURNKEY PROJECT UNDER REG. NO. 33 (7) B OF MUMBAI DCPR 2034 WITH ALL RESPONSIBILITIES INCLUSIVE OF ALL ARCHITECTURAL, STRUCTURAL ENGINEERING SERVICES / DESIGNS, STATUTORY SANCTIONS FROM STATUTORY & LOCAL AUTHORITIES & CONSTRUCTION OF THE NEW BUILDING/S, UP TO HANDING OVER THE POSSESSION OF THE NEW BUILDING TO THE SOCIETY WITH OCCUPATION CERTIFICATE FOR ALL THE FLATS & UNITS & THE COMPLETION CERTIFICATE FOR THE NEW BUILDING/S ETC.





**A) QUALIFICATIONS FOR THE BIDDER-BUILDER:**

A) Bidder-Builder should be a builder established on or before 31-03-2012, regularly carrying out the development/ re-development of residential complexes under Regulation no. 33 (7) B or such other provisions of Development Control Regulations for Greater Mumbai.

B) Bidder-Builder must have an annual financial turnover (excluding the cost of land, plant & machinery etc) of Rs.200/- Crores or above for works of development / re-development of residential buildings during the last 10 years ending 31<sup>st</sup> March 2022.

C) Bidder-Builder must have completed the Development of at least five residential buildings with an Occupancy Certificate, under Development Control Regulations for Greater Mumbai having a total built-up area of about 5,00,000 sq. ft. within the last 5 years from 31<sup>st</sup> March 2017.

D) Bidder-Builder must be a private limited company or a limited Company or a partnership firm or a limited liability partnership firm duly registered under the provisions of the Indian Companies Act, in force or the Indian Partnership Act, 1932, or the Limited Liability Partnership Act, 2008, respectively & having its registered office in Mumbai city.

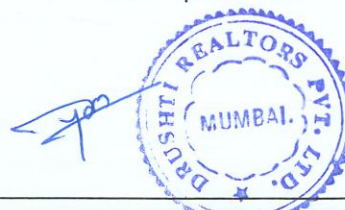


**B) RESTRICTIONS OF CERTAIN ACT ON THE BIDDER-BUILDER/DEVELOPER:**

A) Bidder-Builder shall not either directly or through any other person or party, offer, promise or give to any of the members of the society or any agents, broker, or, intermediary, any benefit in cash or kind to obtain the award of a contract under this tender or to obtain any advantage in relation thereto during the tender process or during the execution of the contract that may be awarded.

B) Bidder-Builder shall not either directly or indirectly enter into any undisclosed agreement in any form or understanding with other Bidders-Builders for the fulfillment of the qualifications for the bidder-builder about but not limited to prices, specifications, technical, financial, expertise, certifications, subsidiary contracts, submissions, or, non-submissions of bids or any other actions to restrict competitiveness in the bidding process.

C) Bidder-Builder shall not directly or indirectly use improperly or pass on to others any information or document or material provided by the Society or its officers/ consultants regarding the title, plans, technical proposals, communications, internal meeting details, including information or communications transmitted electronically, for purposes of competition or for obtaining a contract or otherwise.





**C) RESTRICTION OF RELATIONSHIP: -**

Bidder-Builder is required to disclose whether the Director / Key Managerial Personnel/Partner is a relative of any Member of the Society or whether the Bidder-Builder is a Firm or a Company in which the Member of the Society or his relative is a Director / Key Managerial Personnel /Partner or is any other Partner/Director/ KMP of such a Firm/company or the Bidder-Builder is a private company in which Member of the Society is a stakeholder member or director, (the list of relatives(s) for this purpose is given below)

**LIST OF RELATIVES: -**

A person shall be deemed to be a relative of another if any & only if any of the Director /Partner is so related to the member of the society that,

- i) He/She/They are members of a Hindu Undivided family or
- ii) He/She/They are Husband & Wife or Son (including Step Son) or Daughter (including Step Daughter) or Father's Mother or Mother's Father or Son's Wife or Son's Daughter's Husband or Daughter's Son or Daughter's daughter or Brother (including Step Brother) or Sister (including Step Sister).
- iii) The one is related to the other in the manner indicated below.

1)	Father		2)	Mother (including Step Mother)	
3)	Son (including Step Son)		4)	Son's Wife	
5)	Daughter (including		6)	Father's Father	



	Step-Daughter)				
7)	Father's Mother		8)	Mother's Mother	
9)	Mother's Father		10)	Son's Son	
11)	Son's Wife		12)	Son's Daughter	
13)	Son's            Daughter's Husband		14)	Daughter's Husband	
15)	Daughter's Son		16)	Daughter's Son's Wife	
17)	Daughter's Daughter		18)	Daughter's Husband	
19)	Brother (including Step Brother)		20)	Brother's Wife	
21)	Sister (including Step Sister)		22)	Sister's Husband	

In case of, yes, the general body of the society with a 3/4<sup>th</sup> majority shall decide whether or not to open & consider the bid of such bidder-builder.



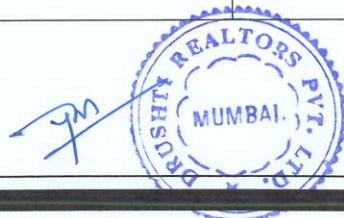


**D) BASIC DATA / INFORMATION ABOUT THE SOCIETY'S PROPERTY**

Sr. No.	Description of Items	Data
1.	Name of the Society	Vishwa Kutir Cooperative Housing Society Limited.
2.	Plot No. & Ward	F.P.NO. 892, TPS IV OF Mahim Division G North Ward, Dadar West, Mumbai 400 028
3.	Access Road	As per D. P. Remark 2034 90'.00" (27.45 mt.) wide Shanker Ghanekar Marg & Datta Raul Marg
4.	The city with Pin Code	Mumbai 400 028
5.	Proximity	Opp. Gokhale Road (South) Municipal School & Near Datta Raul Maidan
6.	Ownership	Free Hold Land - P. R. Card in the name of Vishwa Kutir Cooperative Housing Society Limited.
7.	Date of Construction	1978
8.	Society Registration No.	BOM / WGN / HSG (TC) / 4874 / 1989 - 90
9.	Date of Society Registration	10th May 1990
10.	Plot area as per PRC	1,672.54 Sq. mt.

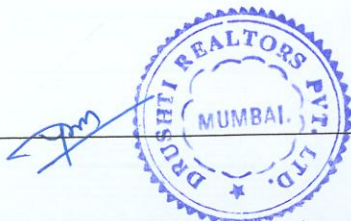


11.	Plot area in possession (as per Total Station Survey)	1,714 Sq. mt.
12.	Details of the Building	Ground + 3 upper floors + Part 4th Floor
13.	FSI Consumed	As per the last amended plan approved by MCGM, Approximately the entire 1.33 FSI as the per old DCR is utilized.
14.	Existing no. of Society Units	48 Residential & Non-Residential Units as per society records
15.	Existing approved carpet area of members/occupants to be re-housed.	2,159.87 Sq. mt. (including all Residential & Non-Residential Units)
16.	Existing Built - up area of members/occupants to be re-housed.	2,302.96 Sq. mt. (including common staircase area & 10% Balcony area free of FSI as per the then DCR)
17.	Zone as per D.P.	R - Zone
18.	Reservations or Set Backs	Road set-back is merged on site
19.	Special Permissions or restrictions	Metro Alignment
20.	Applicable Policy	Reg. No. 33 (7) B of DCPR 2034 with permissible FSI 3.0 incl. incentive to





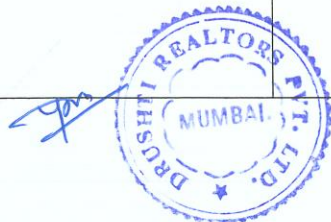
		tenants + 35% Fungible over & above
21.	Permissible FSI as per DCPR 2034	1.33 Base FSI +0.84 add. Premium FSI +0.83 Admissible TDR = 3.0 Permissible FSI
22.	Total Permissible Built-up area as per DCPR 2034	5017.62 Sq. mt.
23.	Cost of Redevelopment Project	Rs.100 Cr. Approximately
24.	Documents to be made available to the successful bidder (Developer)	<ol style="list-style-type: none"> <li>1. All Outgoing Charges (Electrical, water, assessment, land tax, etc.)</li> <li>2. List of existing members/occupants of the society with their approved Carpet Area</li> <li>3. Copy of Conveyance Deed</li> <li>4. Assessment Copy</li> </ol> <p>All Statutory outgoings &amp; dues are to be borne by the society till the date of execution of the Development Agreement &amp; No Due certificate is to be obtained from the concerned Authorities by the Society.</p>



**E) SELECTION PROCESS OF BIDDER / BUILDER:**

Upon receipt of bids from bidder/builder & upon considering all the criteria, the following shall be terms & conditions for the selection process of developer for redevelopment

1.	Selection of the Developer	The Selection of the Builder shall be done through a process as per Maharashtra Govt. Directive No. CHS 2007/CR554/14C Dt. 03/01/2009 & amended on 4 <sup>th</sup> July 2019 or applicable law & also as per the additional criteria laid down by the General Body of the society.
2.	Scrutiny Process	<p>a) The complete filled tender document submitted in a sealed envelope by the bidders shall be submitted to the society office on the given date &amp; subsequently the tenders will be opened in front of Authorized representatives of bidders &amp; members of the society desirous of remaining present can remain present for the meeting as observers</p> <p>b) The Society &amp; the PMC may in order to aid the scrutiny process,</p>





		<p>ask or call upon the bidders to clarify their bids or submit further information if required by the PMC to have a proper evaluation of their bids</p> <p>c) The PMC will prepare the comparative charts of all bids as per the offers received &amp; other important inputs given by the Society</p> <p>d) The tender documents as submitted by the Bidders shall be scrutinized &amp; evaluated by the Society &amp; PMC for their offer for additional area, hardship compensation fund, rent, amenities, etc.</p> <p>e) The Developer's reputation &amp; job profile of completed / under construction projects etc. especially of similar types of projects, the financial status shall also be considered for selection of the bidder as the Developer.</p>
3.	Right to Accept or Reject one Or All Tenders	The Society reserves the absolute right to reject one or all highest or lowest tenders without assigning any reasons.



	Received by the Society	
4.	Appointment of Developer & remedy against non-cooperating members	The Developer shall be appointed to undertake the re-development project with the consent of 51% or more members. Developers shall, at their costs & expenses undertake legal remedy against non-cooperative members/occupants

**F) TERMS & CONDITIONS OF REDEVELOPMENT:**

1.	Available FSI	The offer for Quotation is as per the present Reg. No. 33 (7) B of DCPR 2034. In case there is an upward revision of FSI or incentive for the rehab component of the project before the construction of the plinth, the benefit of additional FSI by way of upward revision of area shall be availed to the existing members or if the upward revision of FSI or incentive for the rehab component of the project after the construction of the plinth, the benefit of additional FSI by way of upward revision of corpus /compensation shall be availed to the
----	---------------	---

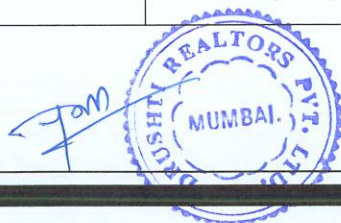




		existing members as per the then prevailing rule.
2.	The cost of the Total Project is to be borne by the Developer	<p>The Developer shall complete the total project at his own cost including but not limited to the following costs: -</p> <ul style="list-style-type: none"> <li>a) Cost of preparing the redevelopment scheme, plans &amp; submissions to MCGM &amp; updating of record of rights, &amp; the title search of the property</li> <li>b) Costs &amp; fees of the consultants of the project appointed by the Developer</li> <li>c) For 'Alternate Accommodation Rent', the Developer shall provide <ul style="list-style-type: none"> <li>i. to each Residential Occupant, a monthly compensation of a minimum of Rs.125/- per sq. ft. on the existing member's approved carpet area</li> <li>ii. to each Commercial Occupant, a monthly compensation of a minimum of Rs.250/- per sq. ft. on the existing member's approved</li> </ul> </li> </ul>



		<p>carpet area</p> <p>The rent for the first 12 months along with a rent deposit &amp; thereafter, an increase of 5% on the compensation paid of the preceding terms of 12 months handed over to the society in the name of each member after obtaining Intimation of Disapproval (IOD) from MCGM &amp; before vacation of the unit by the member. This rate should be applicable for a period of one year from the date of signing the Development Agreement &amp; in case of delay the same shall be increased as per the then prevailing market rate. The rent is to be paid in advance for 12 Months &amp; in advance thereafter for each subsequent 12 months.</p> <p>d) The Developer shall provide one month's rent (as per the provisions mentioned above), on vacation as brokerage &amp; also separately pay a minimum of Rs.25,000/- as</p>
--	--	--





shifting charges to each member. The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary alternate accommodation

- e) The 'Corpus Fund' of a minimum of Rs. 2,000/- per sq. ft. on the existing member's approved carpet area shall be provided to each & every member of the Society. 20% of the above-said amount of the Corpus Fund is to be paid in advance to the member at the time of vacating their respective unit & the remaining 80% of the above-said Corpus Fund amount is to be paid at the time of hand over of the possession of the new unit to the member.
- f) Security deposit amounting to Rs 2 Crores to be given to the Society in form of Demand Draft/pay order at the time of execution of the development Agreement upon successful completion of



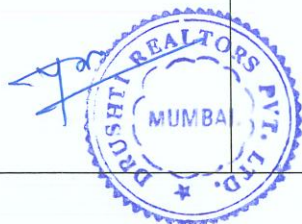
the entire project with OC and handover of the possession of the unit to each member. The above said security deposit shall be refundable by the Society to the Developer without interest only after the completion of the defect liability period of 36 months after obtaining OC

- g) All the liabilities of all taxes like Municipal property taxes, service tax, GST, VAT, any Government Levies, etc., all outgoings such as electricity bills, water bills, security & maintenance of society's land & building post-IOD period till BCC or O.C.
- h) Legal charges towards the cost of documentation, stamp duty, registration, etc. of both the parties even for the Development Agreement & individual agreement with extra offered area shall be borne by the Developer only
- i) Total cost of labour, material, construction, deposits & insurance





		<p>amounts, etc.</p> <p>j) Total cost of Incentive. TDR &amp; Fungible FSI</p> <p>k) Cost of premiums scrutiny fee, process charges, surveys payable to MCGM or other concerned authority</p> <p>l) Costs fees &amp; charges &amp; liasioning expenses for the project for all statutory approvals, and local problems &amp; at the office of MCGM, Dy. Registrar's office or any other Government or Semi-Government Offices or Local Self Government or Legal expenses</p> <p>m) Cost regarding Road Set back area if occurs. All the costs of statutory expenses, payments/ charges/ deposits/ penalties, etc. to be made to the statutory body, etc.</p> <p>n) All the liabilities of taxes &amp; outgoings &amp; society liabilities between the period of the IOD to the OC &amp; possession of the new building. (Possession to be given to existing members only after</p>
--	--	--



		<p>obtaining Occupation Certificate from MCGM)</p> <p>o) Total cost of all Developer's consultants for completion of the project</p> <p>p) All legal costs &amp; Legal Consultant's fees to be reimbursed to the society including Society's Advocate's Fees &amp; Society's Architect / Project Management Consultant as incurred right from their appointment by the Society.</p> <p>q) Cost for clearing all liabilities, dues, outstanding, etc. from the date of Development Agreement &amp; before handing over the building to the Society and or before conveyance of the Society.</p> <p>r) The value of salvage material received shall be credited into the Developer's account</p> <p>s) The total cost &amp; penalties arising out of errors, omissions, defaults, contravention of any prevailing laws, or breach of any laws etc.</p>
--	--	--

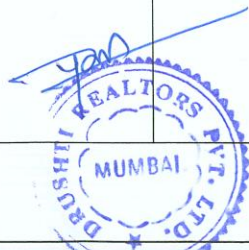




		by the Developer t) The Society shall not contribute to any cost of the redevelopment project.
3.	MahaRERA registration	The Developer shall follow MahaRERA norms laid down by the Government of Maharashtra & register the project accordingly
4.	Society Resolution for Approval of Developer along with Terms & Conditions	<p>a) The Society shall pass a resolution in the SGM for acceptance of the Developer's offer &amp; terms &amp; conditions. Letter of Intent shall be given to the Developer along with the true copy of these resolutions after receipt of NOC from Dy. Registrar</p> <p>b) The Developer shall start planning for the project including the preparation of plans, acquiring of necessary documents for preparation of the Development Agreement, preparation of draft development agreement, logistic arrangements, etc.</p> <p>c) After the preparation of plans the developer shall give a copy of the plan to the Society &amp; its Architect</p>



		<p>/Project Management Consultant for approval</p> <p>d) After issuance of the Letter of Intent by the Society &amp; pending execution &amp; registration of the Development Agreement, shall constitute a binding contract between the Society &amp; the Developer</p>
5.	Indemnity to Society & its members	<p>a) The Developer shall at the time of execution of the Development Agreement execute &amp; handover to the society Registered Undertaking on stamp paper for not contravening any development laws, rules, or procedures &amp; also for not contravening any law of the land or under any statute</p> <p>b) The Developer shall also be required to indemnify the Society &amp; its office bearers including committee members from any civil or criminal liabilities arising out of any act of commission or omission committed by the Developer.</p>





- |  |  |   |
|--|--|---|
|  |  | <p>c) The Developer shall follow all laws including but not limited to statutory rules, labour laws, Insurance laws, all Acts of Central Government, all Acts of State Government, all Acts of MCGM &amp; the Collectors, related to redevelopment</p> <p>d) The Developer shall follow all safety measures &amp; standard practices of construction to ensure the safety of workmen, visitors, society members &amp; passing public, neighborhood, etc. so far as related to the re-development project at the said property. It shall be the responsibility of the Developer &amp; the respective professionals on record appointed by the Developer, to ensure that all the necessary safety measures are taken on-site &amp; its immediate surroundings, especially regarding workmen engaged, as directed in part -7, Constructional Practices &amp; Safety, National Building Code of India, as amended up to date.</p> |
|--|--|---|



		e) Developer shall not allow any unreasonable indebtedness or borrowings to accrue to his contractors or sub-contractors, Engineers or site supervisors, creditors or suppliers, or others & shall not fail to pay or discharge their financial liabilities & shall indemnify the Society & its members in respect thereof
6.	Declaration regarding any legal disputes	The Developer should declare/inform in writing about the present & past legal cases or legal proceedings with any third party or parties, including but not limited to, other land owners/tenants / Society / Society members / I.T. Raids or Prevention of Money Laundering Act (PMLA) proceedings, cheque bounce proceedings, any civil or criminal proceedings ,either against the Developer or its partners/directors / Key Managerial personnel
7.	Title of land, ownership of new building & possession of the Property with the	a) The Title of land & possession of the said Property shall always remain with the Society notwithstanding any conditions, mentioned anywhere else. Save &





<p>society</p>	<p>accept the flats/units in the sale component barring the flats /units being mortgaged to society.</p> <p>b) The Developer shall have permission &amp; permissive entry into the said property to reconstruct the new building as per provisions of the tender &amp; Development Agreement</p> <p>c) The Developer shall have only development rights on the property to facilitate the development work as approved by the Society. All statutory approvals are to be obtained in the name of the society. The possession &amp; ownership of the property shall always remain with the Society</p> <p>d) The Developer shall not be permitted to mortgage or pledge Society's assets or create any third-party interest in any manner whatsoever except for the flats in sale component after granting of Commencement Certificate (C.C).</p>
----------------	--

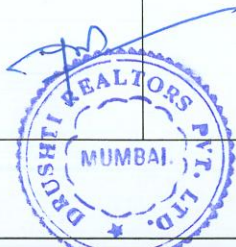


8.	Restriction on Transfer of Project/ Rights under the Standard Contract	The Developer shall not be permitted to subcontract/ transfer benefits of this tender or the development proposal or development agreement to any other company, any other third party, or any other entity & shall not be permitted to change the constitution of the company, directors or partners or any alteration of the status of the company after appointment of the successful bidder as the Developer.
9.	Termination of Contract	Without prejudice to the terms as shall be decided in Letter of Intent / Development Agreement, the society shall reserve the right to cancel/terminate the Letter of Intent / Development Agreement for Non-compliance or breach of terms stated in the Letter of Intent / Development Agreement entered into with the Developer, including & not limited to: a) any suppression of information, wrong information or misleading information, non-compliance of the prevailing laws, non-disclosure of civil/criminal proceedings, non-disclosure & / or submission of wrong information of

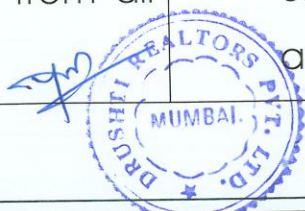




		<p>financial statements, etc. willful or otherwise.</p> <p>b)After execution of the development agreement &amp; procurement of IOD, the project shall be strictly completed within the period of 36 months from the date of IOD</p>
10.	Re-construction Plans & approval	<p>a) The Developer shall prepare sketches; plans, etc. for the new building &amp; submit them to the PMC &amp; the Society for suggestions/comments/approval before the finalization of the Development Agreement. The Developer shall plan the project in such a way that the members are de-housed for a minimum period &amp; rehoused in their new flats as early as possible</p> <p>b) The Developer shall plan all the floors, prepare elevation, etc. submit two copies to society for approval. Obtain approval from the PMC &amp; Society on one copy which will be attested by the PMC &amp; the committee members with their seal before the submission for</p>

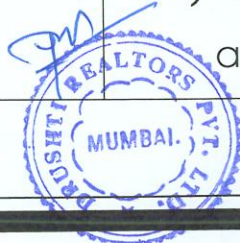


		<p>approval of drawings to the concerned Government authorities. The final plan shall satisfy all the requirements of the society &amp; members</p> <p>c) All the specifications &amp; types of construction shall be as approved by Society's Architect / PMC</p> <p>d) Any changes or amendments to plans approved by the society shall be carried out with the express written permission from the Society</p>
11.	The Agreement with the Society along with limited Power of Attorney	<p>The Development Agreement &amp; individual Agreement shall be finalized before the plans are submitted to MCGM. Registered Individual Agreements shall be executed on receipt of IOD but before vacating the members from their respective flats.</p> <p>The cost of stamp duty &amp; Registration of the new flat shall be borne by the developer</p>
12.	Correspondence & Approvals obtained from all statutory	<p>a) The Developers shall submit a true copy of all correspondence entered into with statutory authorities, permissions obtained,</p>





	authorities	<p>approvals, IOD, IOD Plans, CC, OC, &amp; BCC to the Society</p> <p>b) On completion of the project all original documents shall be handed over to the society for their record</p>
13.	Purchase & loading of compensatory Fungible FSI.	The compensatory Fungible FSI shall be purchased in the name of Society & loaded on the plot after the development agreement is registered along with general power of attorney.
14.	Vacant possession of member's existing units.	<p>a) The member of the society will vacate their respective units/premises to the developer only after the issuance of written notice by the Developer along with a copy of the requisite I.O.D &amp; the final building plans duly approved by the PMC &amp; Society</p> <p>b) The Developer shall give a minimum of one months' notice before it requires the vacant possession of the entire building on obtaining IOD with approved plans.</p> <p>c) The Developer shall extend all assistance required for relocation</p>

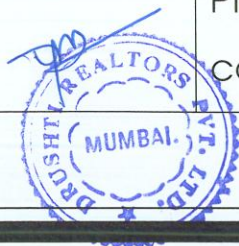


		<p>&amp; re-housing of the members</p> <p>d) Before the Developer seeks the possession of the existing unit of the members, the Developer shall pay necessary compensation as set out in the development agreement towards alternate accommodation rent, brokerage, shifting charges &amp; stamp duty for alternate accommodation, corpus, etc along with tripartite individual agreements with the developer along with final allotment of new redeveloped unit shall be registered before handing over vacant possession of existing units.</p>
15.	Activity Schedule	<p>The Developer shall submit &amp; adhere to a detailed bar chart, activity schedule &amp; related timeline for the project to PMC &amp; the Society with a timeline covering all activities starting from signing of the Development agreement till obtaining of B.C.C. / O.C. &amp; handing over possession to all existing members including agreements with existing members, with stamp duty paid, etc.</p>





16.	Demolition of the vacant Building	a) The building will be demolished only after IOD is received by the Developer for the rehabilitation building/ wing
17.	Site Office & Site in charge	b) The Developer shall maintain proper site-office c) The Developer shall employ a dedicated, full-time qualified Civil-Engineer exclusive for this project with a minimum of 10 years' experience & for the entire period of development work
18.	Assistant at Site	The Developer shall also appoint one assistant at the site to receive all post, couriers, parcels, guests, etc. of existing members & assist them with any difficulties faced by them due to temporary re-location. The Developer shall also construct on temporary post room during the reconstruction period
19.	Contractor, Sub-Contractor & Other agencies	The Developer shall employ /appoint only reputed & experienced contractors for the execution of the entire re-development work. The profile of the contractor shall be submitted to the PMC before the appointment of the contractor. The Society reserves the



		right to reject any contractor or agencies that are not found suitable by PMC & Society for the intended development work. The developer should ensure that the contractor deploys sufficient manpower to maintain the smooth work progress. It will be the developers' responsibility to ensure & maintain the progress of the project as per the approved plans & activity timeline submitted
20.	The discrepancy in construction / Test Reports / Rights of PMC	<p>a) The Society's Architect / PMC shall be entitled in consultation with the Society to halt the work if any discrepancy is noticed in construction work and/or the material used for the same is not Satisfactory and/or the terms of the development agreement are not adhered to or if the Developer is found in breach of the terms of the Development Agreement.</p> <p>b) The Developer shall provide all original test certificates or mechanical lab testing results procured for various materials from reputed Material Testing</p>

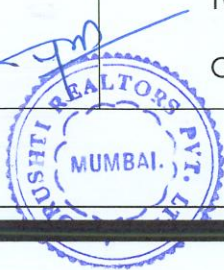




		<p>laboratories &amp; the cost for the same shall be borne by the Developer</p> <p>c) Periodic Tests especially that of the concreting done at every stage of work from reputed Material Testing Laboratories shall be obtained as per the relevant Indian Standards as given in the National Building Code at the cost of the Developer. The Society &amp; its Architect / PMC reserve the right to ask for any kind of testing regarding the work or material to ensure the quality.</p> <p>d) If required on request of PMC for verification, the Developer shall uncover any part of the work / or make an opening in or through the same &amp; shall reinstate the same at the cost of the Developer</p> <p>e) Society's Architect / PMC reserves all rights to cross-check the submitted documents/ papers / plan with a related source at their discretion</p>
21.	Liquidated Damages	<p>Breach of the terms of Development Agreement shall make the Society</p>



		entitled for the liquidated damages against the Developer to the tune of minimum of Rs. 75,000/- per day should the breach or delay go beyond the grace period as shall be determined in the Development Agreement and the Developer shall continue to remain liable for the same until all the members re-posses their respective new units .
23.	Individual Agreement	The individual agreements of the members with the Developer along with the final allotment of flats shall be registered before vacating their respective unit. The cost of stamp duty & Registration of each of such new or proposed flats/units shall be borne by the developer
24.	Incorporation of new members	a) The Developer shall inform the Society in writing of the addition of all the new members( saleable component that remains with the Developer ) within 30 days from the date of issue of such each allotment letter/s & after the Developer complies with all the terms & conditions in full as per the applicable regulation





		<p>b) The new members shall be inducted by the society only after the possession of all the flats is handed over to the existing members &amp; on obtaining OC from MCGM &amp; on completion of all legal formalities by the Developer</p> <p>c) The Society has funds under various accounting heads. The Developer shall before handing over the possession of the flats/units to the new members, be required to equally match these funds by depositing additional funds to the Society, on all such account heads on behalf of the new members he proposed to be inducted into the society</p>
25.	Period for Fit-out / Furniture to existing Members	The fit-out period for furniture & fixtures of a minimum of 2 months before final possession of new allotted flats/units to the existing members, before the existing members are asked to vacate the rented flats & take over the new flats.
26.	Right to Common areas	The rights to the common terrace, common area & open spaces shall



		always remain with the Society's property
27.	Parking	The Developer shall provide parking as per the prevailing DCPR 2034 to the existing members free of cost
28.	Insurance	<p>a) The Developer shall take adequate third-party insurance. The insurance shall be renewed by the developer for the full completion period of the project up to OC</p> <p>b) The Developer shall take out the workman compensation policy &amp; insurance for his labor, workmen &amp; employee as per the relevant statutory act.</p> <p>c) The Developer shall indemnify Society &amp; remain solely responsible for any accidents or injuries under Workman Compensation Act &amp; all or any Labor Act.</p> <p>d) No dispute between the developer &amp; workmen &amp; the contractor &amp; consultants shall withhold the construction work. The Developer shall take all precautions while entering into a</p>





		<p>contract with contractors &amp; consultants</p> <p>e) The terms of Development agreements shall supersede all contracts including any contract entered into by the Developer with any 3<sup>rd</sup> party regarding the development of the Society's property. In any dispute, the Society shall be entitled to specific performance of the contract or seek damages in lieu of non performance.</p>
29.	Security for Defect liability	<p>In case any structural defect or any other defect in construction, in workmanship, quality, provision of services, or any other obligations of the developer as per the development agreement are observed by the Society within a period of 36 months from the date of handing over of the possession to the members of the Society, it shall be the duty of the developer to rectify such defects without any further charges, within sixty days from the date of reporting/notice from society &amp; if the developer fails to rectify the such defect</p>



		within such time, the society shall be entitled to rectify the same at the cost of the developer & in addition, the society shall be entitled to receive appropriate compensation
30.	Financial Liability	The Developer shall not be entitled to raise any financial assistance from the banks or financial institutes either on Society's flats or on its saleable flats to finance the redevelopment of Society's property. The Developer has to arrange his funding for redevelopment & shall not be permitted to induct any new partnering entity for the purpose
31.	Unsold Flats	On handing over possession of the flats/units to the existing members, the Developer shall become a member of the society for unsold flats & shall pay all statutory dues/maintenance for unsold flats until new member /s starts to pay after taking individual possession of their flats
31.	Safety Measures	The Developer shall take all necessary precautions to provide safety & prevent accidents at the site, both to person & property. The Society shall have the power to require the Developer to





		adopt measures such as helmets, safety belts, etc. to ensure the above requirements. The society shall not be responsible for any damage & consequences resulting from non-compliance with safety requirements. The developer shall indemnify the society against any such directions / penal action as per existing law
33.	Provision of adequate water supply	The developer shall provide adequate water supply for the use of laborers & shall arrange to make necessary sanitation arrangements by providing workers WC. All charges on these accounts shall be borne by the Developer & shall make arrangements for conservancy & sanitation according to the rules of local public health & medical authorities
34.	Property of the Society	Any dealing between the Developer & the buyers of the saleable area shall not abrogate or adversely affect the rights & the benefits of the existing members of the society & the proposed new building as also all the developed / undeveloped / constructed properties will be the property of the society



		subject to the applicable laws
35.	Other Details	Shall be mutually agreed upon for the speedy completion of the project.

**G) SPECIFICATIONS:**

1.	Construction Specifications	<p>a) The total construction shall be as per the relevant Indian Standard Code of Practice &amp; as per the provisions of the National Building Code &amp; as specified by the PMC</p> <p>b) The Construction of the building shall be earthquake resistant as per the relevant zone as per I.S. codes of practice for building construction, &amp; requirements of earthquake-resistant design for seismic forces</p> <p>c) All requirements of MCGM &amp; all the statutory bodies shall be Strictly Followed</p> <p>d) The structural design shall comply with Indian Standard Codes of structural design for structural safety, seismic safety, and against cyclone/wind storms as listed below and as amended up to</p>
----	-----------------------------	--





date:

- i. Indian Standard Code of Practice for Earthquake Resistant Design IS1893, IS4326
  - ii. Indian Standard Seismic Code of Practice for Seismic Design IS1893 (Part1):2002
  - iii. Indian Standard Code of Practice for Wind Pressure (IS:1875 Part 3- 1987)
  - iv. IS Code as would be made applicable by the Bureau of Indian Standards from time to time
- e) The structural design shall also be approved by the Structural Consultant appointed by the Developer.
- f) 53 Grade Portland cement, river sands, or its alternative, Steel & all construction materials shall be used as specified by the Structural Consultant & as per the relevant IS code of practice & as per the National Building Code
- g) The finishes/fixtures/fittings shall be of the same brand & quality for



		both existing members & sale flats & shall be of reputed brands approved by the Society's Architect
2.	Geological Soil Investigation	The Developer shall carry out a geological soil investigation for deciding the right type of foundation, founding strata & levels
3.	Temporary Accommodation to workman	The Developer shall provide hygienic & proper temporary accommodation for all its workmen as per the requirement of its statutory authority
4.	Waterproofing Guarantee	The Minimum guarantee for waterproofing work for the entire construction & all levels shall be 10 English calendar years after completion of OC. This Guarantee shall be executed on legal stamp paper & shall be registered under the appropriate provisions governing contracts.
5.	Overall Guarantee	The Overall guarantee/warranty for the entire development work shall be a minimum of 36 months from OC. This guarantee/warranty shall include all works done by the Developer including flooring, painting, plumbing, electrifications, lifts & firefighting systems,





		etc. from the date of the Occupation Certificate but excluding the waterproofing guarantee as mentioned above which has to be of 10 English calendar years after completion of OC
--	--	---

**H) WISHLIST & AMENITIES:**

1.	Modern Amenities	<p>1) The Developer shall provide a list of amenities offered by him with Brand/Company name, Quality &amp; specifications.</p> <p>2) Floor to Floor height shall not be less than 10'</p>
2.	Wish List / Requirements of Society in Brief	<p>1) Common Amenities:</p> <p>a) Decorative Entrance Lobby shall be with Italian Marble, Granite &amp; Vitrified tiles of reputed Brand</p> <p>b) Ground formation level shall be a minimum of 600mm above road level</p> <p>c) Two Automatic High-Speed elevators &amp; fire lifts as per norms per wing of reputed make like Schindler or Otis or Hitachi or equivalent brands with the automatic down collective system.</p> <p>d) Adequate lights in the staircase &amp; common lobby area.</p>



		<p>e) Intercom for Security (From Gate/Entrance Lobby to Flat) &amp; area surveillance.</p> <p>CCTV Surveillance systems for the complete surrounding area connected to the central security room on the ground floor</p> <p>f) large capacity underground &amp; overhead water storage tank with bore well &amp; dual water supply system as per BMC Norms</p> <p>g) Firefighting System &amp; equipment along with refuge area as per CFO norms</p> <p>h) Firefighting requirements for water storage tank as per statutory requirements</p> <p>i) Rainwater Harvesting/bore water, Solar Panels to be provided as per norms</p> <p>j) Indoor Games room, Gymnasium, well-equipped fitness center, washroom, change room, etc. as specified.</p> <p>k) Society office with toilet</p> <p>l) Security room with toilet &amp; surveillance equipment</p>
--	--	--





	<p>m) Decorative Compound wall with Decorative Pillars/ Gates</p> <p>n) Concrete Pavement/Pavers Tiles for open ground</p> <p>o) Garden &amp; children's play equipment</p> <p>p) Proper area lighting on all sides of the building including front gate lighting</p> <p>q) The reinforcement used will be tested steel as per provisions of the I.S. Code</p> <p>r) Earthquake-resistant R.C.C. frame structure</p> <p>s) Adequate generator power backup for all essential common services as per current norms</p> <p>t) Anti-termite treatment to complete the project</p> <p>u) Adequate care shall be taken for proper cross ventilation &amp; proper natural lighting in all flats.</p> <p>v) All rooms shall be as per MCGM Norms</p> <p>w) Common toilet for servants/watchmen</p> <p>x) Spacious &amp; decorative hall on the ground floor to be provided</p> <p>y) Meter room &amp; letterbox room as per the norms</p>
--	--

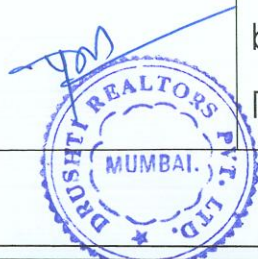


		<p>z) Electrical substation required as per the norm</p> <p>aa) Electrical Charging points for cars in the car parking area</p>
		<p>2) Kitchen:</p> <p>a) Full Height tile dado</p> <p>b) MGL piped gas to be provided</p> <p>d) Raised Granite Cooking platform with stainless steel sinks of Nirali or equivalent make shall be provided.</p> <p>e) Modular Kitchen Cabinet</p> <p>f) Exhaust fan &amp; Chimney shall be provided in Kitchen</p>
		<p>3) Electrification:</p> <p>a) Provision for AC point, TV &amp; Cable, Broadband &amp; Telephone for all habitable rooms</p> <p>b) Adequate light &amp; fan points in all rooms.</p> <p>c) CCTV phones &amp; intercom to all flats with central security system.</p> <p>g) Excellent quality of Concealed Electrification, electrical copper wirings should be of Polycab or Finolex or equivalent make</p> <p>h) Three-phase electric meters</p> <p>i) The total electrification shall be</p>





		concealed & the fittings & fixtures provided shall be of reputed make j) M.C.B. & E.L.C.B. Provisions in each flat
		4) Plumbing: a) All fittings of Jaguar or equivalent in Bathroom, W.C. & Toilets b) Excellent quality of Concealed C-class plumbing pipes & fittings c) Total plumbing shall be concealed & the fittings & fixtures provided shall be of Jaguar or equivalent Brand e) Excellent Quality Sanitary Fittings f) Gas-based storage-type water heaters in all toilets g) Exhaust fans in Bath, W.C., Toilet, Kitchen
		5) Paintings: a) Velvet Touch/Luster Paint for internal finish b) Weather Coat External Walls. c) POP/Gypsum (Dhada Finish) Punning for all walls & false ceiling in ceilings.
		6) Tiling & Floorings: a) Flooring of Vitrified Tiles of 1m X 1m in the living room with 3" Skirting. b) Tiling/Flooring in all other rooms (Bed Rooms, Kitchen, etc.) 600 X 600mm



		<p>Vitrified Tiled Flooring with 3" skirting.</p> <p>c) In Bath/Toilets- Anti-Skid Tiles in flooring &amp; Ceramic tiles dado up to full height.</p> <p>d) All Toilets &amp; Kitchen tiles shall be as approved by the Society &amp; their Architect</p>
		<p>7) Doors &amp; Windows:</p> <p>a) Noise &amp; Vibration reduction type Anodized coated Aluminum sliding Windows ¾" or 1" series with tinted glass &amp; safety grill.</p> <p>b) Granite/ Marble Sills with double patties to all windows.</p> <p>c) CP Teak Decorative Entrance Door.</p> <p>d) Well-treated solid core with laminate-finished flush doors to all rooms.</p> <p>e) Waterproof flush doors to Bath/W.C./ Toilet</p> <p>f) Safety Guard Door for each flat with brass fittings &amp; foolproof locking arrangement.</p> <p>g) All hardware fittings shall be of premium quality &amp; as specified by the Society Architect. Brass C.P. Fittings &amp; fixtures of high quality shall be used.</p> <p>h) External Grills for toilet ventilators</p>





**I) PROJECT BID:**

1.	Offer for Additional Carpet Area	<p>a) The Society is expecting an additional Built-up area of a minimum of 35% over &amp; above the existing Built-up area &amp; 10 Sqm Incentive area &amp; its fungible to each member as per the Reg. No. 33(7)B of DCPR 2034, all free of cost (i.e., 2,302.96 Sq M of Built-up area + 806.03 Sq M fungible + 480.00 Sq M Incentive area of members + 168 Sq M fungible on Incentive = 3,108.99 Sq M say 3,200 Sq M approximately (Balcony area's adjusted in Staircase area which is counted in FSI as per the then regulation))</p> <p>b) The carpet area shall mean, the total carpet area inside the flat wall-to-wall of all rooms, balconies, passage, toilets, baths, W.C. door jams, etc. as certified by the Society's Architect. The area under the columns, Skirting, and wall cladding shall not be deducted from the calculation of</p>
----	----------------------------------	--



		the carpet area of the flat. The mode of measurement shall be the same for the existing area & new allotment carpet area of the flats
2.	Offer for Corpus Fund	The 'Corpus Fund' of a minimum of Rs. 2,000/- per sq. ft. on the existing member's approved carpet area shall be provided to each & every member of the Society. 20% of the above-said amount is to be paid in advance to the member at the time of vacating their respective flat & the remaining 80% of the above-said amount is to be paid at the time of the possession of the new flat
3.	Offer for Alternate Accommodation Rent, & schedule of payments for rent	For 'Alternate Accommodation Rent', the Developer shall provide to each <ul style="list-style-type: none"> <li>i. to each Residential Occupant, a monthly compensation of a minimum of Rs.125/- per sq. ft. on the existing member's approved carpet area</li> <li>ii. to each Commercial Occupant, a monthly compensation of a minimum</li> </ul>





		<p>of Rs.250/- per sq. ft. on the existing member's approved carpet area</p> <p>The rent for the first 12 months along with a rent deposit &amp; thereafter, an increase of 5% on the compensation paid of the preceding terms of 12 months handed over to the society in the name of each member after obtaining Intimation of Disapproval (IOD) from MCGM &amp; before vacation of the flat by the member. This rate should be applicable for a period of one year from the date of signing the Development Agreement &amp; in case of delay the same shall be increased as per the then prevailing market rate. The rent is to be paid in advance for 12 Months &amp; in advance thereafter for each subsequent 12 months.</p> <p>The developer shall provide a transit rent deposit which may be adjusted against the first installment (20%) of the corpus fund</p>
4.	Offer for Brokerage &	The Developer shall provide one month's rent as per the provisions



	Shifting charges	mentioned above, on vacation as brokerage & also separately pay a minimum of Rs.25,000/- as shifting charges to each member. The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary accommodation
5.	Stamp Duty & Registration of New Flats	The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary
6.	Offer for Security Deposit	Security deposit in form of Demand Draft/pay order at the time of appointment amounting to Rs. 2 Crore refundable without interest after the defect liability period of 36 months after obtaining OC
7.	Rights of Member	The Members of the Society shall be at liberty to sell, transfer & convey their flat & respective shares issued by the society at any time & stage of the redevelopment without any obstruction or restriction from the Developer along with all the benefits at redevelopment that respective members are entitled to.





		Terms & conditions of the above securities are to be approved by a legal consultant appointed by the Society payable by such individual member
8.	Cost to be paid for consultants appointed by the Society	The society shall pay all fees to their Architect / PMC as mutually agreed upon up to the execution of the development agreement beyond which the Developer shall pay the balance fees to the Society / PMC & shall also reimburse all the fees spent by the Society towards Architect / PMC
9.	Goods & Service Tax (If any)	The Developer shall pay entire GST liability as per existing law or liability arising out of any amendment to the service tax Law of the Central or State Govt
10.	Time Limits for the redevelopment project including the reconstruction of the building	After execution of the development agreement & procurement of IOD, the project shall be strictly completed within the period of 36 months including obtaining OC & handover of the new flats
11.	Liquidated Damages	The liquidated damages beyond the grace period shall be minimum of Rs. 75,000/- per day until all the members re-possess to their respective new flats.



12.	Other Conditions	<p>a) Terms &amp; conditions for this re-development shall be strict as per the Development Agreement to be finalized by Society's Architect /PMC &amp; legal consultant</p> <p>b) The society reserves the right to add, alter, modify or delete any conditions stated in this Document.</p>
13.	EMD & Security Deposit	<p>a) Cost of Project: Approximately Rs. 100 Cr.</p> <p>b) Cost of Earnest Money Deposit (EMD): Rs.1,00,000/- (Rupees one Lakh Only) (refundable in 60 days if not selected) in favor of Vishwa Kutir Co-op. Housing Society Ltd. along with this tender document</p> <p>c) Security deposit in form of Demand Draft/pay order at the time of appointment amounting to Rs. 2 Crore refundable without interest after the defect liability period of 36 months after obtaining OC</p> <p>d) Date of commencement: Within 6 months from the Letter of Intent</p> <p>e) Bank Guarantee: Will be decided</p>





		at the time of finalizing the terms & conditions of the Development Agreement
--	--	---

**J) BIDDERS OFFER:**

1.	Offer for additional Carpet Area over & above the existing area & 10 Sqm Incentive area & it's fungible to each member free of cost (in %)	mentioned is offer letter Attached with the Tender copy
2.	Offer for Corpus Fund in Rs. Per Sq. F on the existing Carpet Area	offer letter Attached with the Tender copy.
3.	Offer for Alternate Accommodation Rent in Rs. Per Sq. F on the existing Carpet Area	Residence: Attached Commercial: Attached.
4.	Offer for Shifting Charges in Rs. (Lump Sum per tenant)	Attached
5.	Offer for Brokerage in Rs. Per Sq. F on the existing Carpet Area	Attached
6.	Time required to complete the project (Rehab + Sale) in months	Attached.
7.	Offer for extra amenities over & above as specified	—

THE VISHWA KUTIR CO-OP. HSG. SOCIETY LTD.  
(Regn. No. BOM/WG/VHSG/TC/4874 of 89-90)  
892, SHANKAR GHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.



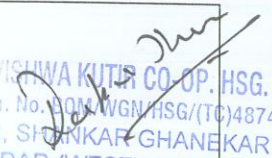
8.	Any other Suggestion	
----	----------------------	--

**I) BIDDERS DETAILS:**

1.	Name of the Firm / Company	Attached with the Tender copy.
2.	Year of Establishment	
3.	Registered Office Address & telephone nos.	Attached herewith.
4.	Mailing Address & telephone nos.	
5.	E-mail Id	
6.	Pan & GST No.	
7.	Name & Contact No. of Key Managerial Person	<p>THE VISHWA KUTIR CO-OP. HSG. SOC. LTD. (Regn. No. BOM/WGV/HSG/TC/4874 of 89-90) 892, SHANTAR GHANEKAR MARG, DADAR (WEST), MUMBAI-400 023.</p>






6.	Name & Contact no. of Contact Person if required	<p style="text-align: right;">   THE VISHWA KUTIR CO-OP. HSG. SOCIETY LTD.  Regn. No. 9014 WGN/HSG/(TC)4874 of 19-90  892, SHANKAR GHANEKAR MARG,  DADAR (WEST), MUMBAI-400 028. </p> <p style="text-align: center;">Attached.</p>
----	---	---

1. Please describe your organization briefly with information on the number of partners/directors etc.

General description of the organization:

Attached.

2. Please give us details of the five largest redevelopment projects that you have completed in the past 10 years.

Name of project & location	Plot Area Sqm	Original no of Flats	Final no of Flats	Original Flat Carpet Area Sq. Ft	Final Flat Carpet Area Sq. Ft	Year completed	OC received yes/no
		Attached.					

Note:

3. Please give us the contact details of the representatives of these projects for a reference check.

Sl	Society	Representative	Contact
1		Attached.	
2			





3			
4			

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
 Reg. No. BOMWGHSG/TC/4874 of 89-90)  
 SHANTAR GHANEKAR MARG,  
 ANDAR (WEST), MUMBAI-400 028.

4. Eligibility as per the criteria laid down in the 'Qualification for the bidder/builder in the tender

Year of Establishment of the firm (& name of the parent firm & year of establishment)

Attached

Average annual financial turnover (excluding the cost of land, plant & machinery) for works of development/re-development residential during the last 10 years ending 31st March 2022.

Attached

List of Completed Redevelopment projects

Attached

Total built-up area of projects completed under MCGM DCR within last 5 years from 31st March 2017

Attached

Total no of ongoing projects & their Built-up area/cost/project stage

Attached

5. Any special information you consider relevant to us





Note: Bid Offer & Bidders Details can be submitted separately on the bidder/builder's letterhead along with the tender document signed & stamped

We hope offers will be submitted by thoroughly scrutinizing this tender documents & observing all the terms mentioned hereinabove.

- The offers addressed to The Secretary should be sealed & delivered to Mr Santosh Kudalkar (Mob No: 9870695103) Shop No 3 Vishwa Kutir CHS Ltd, Shankar Ghanekar Marg, Dadar Mumbai 400 028 between **10 am to 5 pm** on or before 31<sup>st</sup> December 2022.
- Tenders will be opened on 08<sup>th</sup> January 2023 at 11 am in the Society's Office at the below-mentioned address  
"Vishwa Kutir" Co-op. Hsg. Soc. Ltd.,  
Shankar Ghanekar Marg, Dadar, Mumbai 400 028.  
Contact Persons:  
Hon Secretary Mr Deepak Thanekar Mob No: 9820242379  
Treasurer Mr Sharad Aras Mob No: 9869785785
- The offers shall be accompanied by the following documents: -
  - a) Earnest Money deposit DD of Rs. 1,00,000/- (Rupees one Lakh Only) (refundable in 60 days if not selected) in favor of Vishwa Kutir Co-op. Housing Society Ltd.



- b) Firm/company's credentials/company profile
- c) Certificate of Registration of the bidder firm/ company
- d) Certified extract of the partners /directors of the bidder firm/ company
- e) Certificate of Chartered Accountant about the turnover of the bidder firm/ company with last three years IT returns
- f) MCA Master Data for company & LLP
- g) Affidavit stating eligibility of the bidder firm/ company as per the criteria laid down in the 'Qualifications for the bidder-builder (format attached herewith)

Mumbai

KIRAN MOHAN RAO  
ARCHITECT  
CA12010113795



VISHWA KUTIR CO-OP. HSG. SOC. LTD.  
Regn. No. BOM/WGN/HSG (TCM) 874 of 89-90  
892, SHANKAR CHANEKAR MARG,  
DADAR (WEST), MUMBAI-400 028.

For  
**M. K. Rao & Associates**  
**Architects | Interior Designer | PMC**

901 Spectra CHS, Prathamesh Complex,  
Veera Desai Road, Andheri West, Mumbai 400 053

9819 203 759 | 9820 106 367





Enclosures:

1. Property Card
2. C.T.S. Plan
3. D.P. Remarks
4. List of carpet area of each flat
5. Society Registration Certificate
6. Property Assessment Bill
7. Total Station Survey



FORMAT FOR AFFIDAVIT TO BE SUBMITTED BY TENDERER ALONG WITH THE TENDER DOCUMENTS ON RS 500 STAMP PAPER.

I .....(Name & designation)\*\* appointed as the authorized signatory of the tender document for the work as per the tender, do hereby solemnly affirm & state on the behalf of the tenderer including its constituents as under

1. I/We the tenderer(s) am / are signing this document after carefully reading the contents
2. I/We the tenderer(s) also accept all the conditions of the tender
3. I/We declare the eligibility of our firm/ company as per the criteria laid down in the 'Qualifications for the bidder-builder of the tender
4. I/We declare & certify that I/we have not made any misleading or false representation in the forms, statements & attachments in proof of the qualification requirements
5. I/We also understand that my/our offer will be evaluated based on the documents/credentials submitted along with the offer & the same shall be binding upon me/us
6. I/We declare that the information & documents submitted along with the tender by me/us are correct & I/We are fully responsible for the correctness of the information & documents submitted by us
7. I/We understand that if any of the certificates regarding eligibility criteria submitted by us are found to be forged/false or incorrect at any time during the process for evaluation of tenders,





it shall lead to the forfeiture of tender EMD. Further, I/We (*insert name of the tenderer*)\*\*.....& all my/our constituents understand that my/our offer shall be summarily rejected

8. I/we also understand that if any of the certificates submitted by us are found to be false/forged or incorrect at any time during the award of the contract, it will lead to termination of the contract, along with forfeiture of EMD/ SD besides any other action provided in the Development Agreement

SEAL & SIGNATURE

I/we above-named tenderer do hereby solemnly affirm & verify that the contents of my above affidavit are true & correct. Nothing has been concealed & no part of it is false

SEAL & SIGNATURE

Place:

Date:

\*\*The contents in italics are only for guidance purposes. Details as appropriate are to be filled in suitably by the tenderer

