

Subject: Re: Final Offer

From: Chaitanya Group <contact@chaitanyagroup.co.in> on Fri, 03 Mar 2023 16:55:46

To: Vishwakutir <vishwachs@rediffmail.com>

Cc: vithoba4 <vithoba4@gmail.com>, dthanekar <dthanekar@rediffmail.com>

Sir,

With reference to your email dated 25.02.2023, this is to bring to your kind notice that our offer submitted to you vide letter dated 24.01.2023 is quite competitive and we regretfully mention that we are unable to increase it further as the feasibility of the project doesn't permit for the same.

Having said that, we would like to introduce ourselves as one of the leading Developers / Builders in Mumbai and have completed a number of projects successfully since our inception forty (40) years ago, our biggest project being a residential complex comprising of 350 flats at Borivali (East), and a special mention about all our redevelopment projects completed in last ten years.

In view of the above, this is just to draw your attention towards the fact that we are self-sufficient, technically and financially to undertake a job of your magnitude and lead it to a successful completion.

Hope to hear from you soon.

Thanks & Regards,

Chaitanya Group
Radhakunj Bungalow,
Mary Land Complex,
I.C. Colony, Borivali (West),
Mumbai - 400 103.
Ph. : 28911361/28951392



Before printing, please think about your environmental responsibility

On Sat, Feb 25, 2023 at 9:05 PM Vishwakutir <vishwachs@rediffmail.com> wrote:

Sir /Madam,

With reference to the discussion undersigned had with Ms. Anjali 2 -3 times to depute your personnel to our Society's Office on 25th February 2023 to seek clarification on the Tender Form submitted by you .

However their was no positive response from your side, hence your requested to provide your Final No-Regret Offer along with Affidavit as mentioned in the Tender Form on or before 4th March 2023.

Regards,

Deepak Thanekar
Secretary
Mob No 9820242379

To,
Hon. Secretary / Chairman,
VISHWA KUTIR CHSL
Shankar Ghanekar Marg,
Dadar West, Mumbai -28

24.01.2023

Sub: Redevelopment of the "Vishwa Kutir CHS Ltd."

Dear Sir,

With reference to above subject matter, please find enclosed herewith duly filled in tender document for the work of proposed redevelopment of your Society.

List of enclosures is as follows:

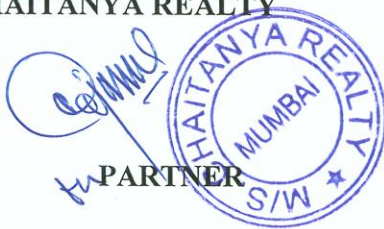
1. Tender document
2. A Pay Order against EMD with following details:
 - a) DD. No. : "000174"
 - b) In favour of : Vishwa Kutir CHSL.
 - c) Date : 24.01.2023
 - d) Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
 - e) Bank : HDFC Bank, Borivali (W), Mumbai.

Kindly accept the same.

Thanking you,

Yours faithfully,

FOR CHAITANYA REALTY



THE VISHWA KUTIR CO-OP. HSG. S.
(Regn. No. BOM/WGN/HSG/(TC)4874 e
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Encl. As above.

PROFORMA A-DETAILS OF BIDDER

Sr. No.	Description	Details
1	Name of the Group	Chaitanya Group
2	Year of establishment	Year 1986
3	Telephone Numbers	022-28951392 / 28945004 9820032610 - PRASHANT TAWAR
4	Name of the Partners/Directors of the company or details about their consortium	Mr. Radhakrishna Desai. Mr. Prashant Pawar. Mr. Rahul Wadikar Mr. Jayesh Mantri Mr. Amith Puthran
5	In case of partnership or Limited co: or Consortium mention the percentage of shares of all the partners/directors of co	20% each
6	Name of other Sister Concern Other Associates Company/other group of companies. Mention the name of different co-owners or directors of these companies	M/s. Chaitanya Developers M/s. Chaitanya Enterprises. M/s. Ethics Infra Development Pvt. Ltd. M/s. Shri Krishna Chaitanya Enterprises.
7	Date of establishment of all the companies	a) Chaitanya Enterprises D.O.I- 15.12.1986 b) Ethics Infra Development Pvt Ltd D.O.I - 23.05.2007 b) Shree Krishna Chaitanya Enterprises D.O.I 21.07.2005

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WSN/HS2/(TC)4874 of 19-90)
692, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



PROFORMA A-DETAILS OF BIDDER

Sr. No.	Description	Details
1	Name of the Group	Chaitanya Group
2	Year of establishment	Year 1986
3	Telephone Numbers	022-28951392 / 28945004 9820032610 <i>PRASHANT JAKVAR</i>
4	Name of the Partners/Directors of the company or details about their consortium	Mr. Radhakrishna Desai. Mr. Prashant Pawar. Mr. Rahul Wadikar Mr. Jayesh Mantri Mr. Amith Puthran
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[Signature]
THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSG/(TC)4874 of 19-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

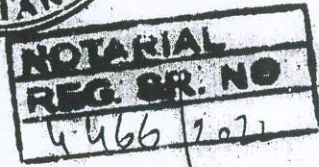
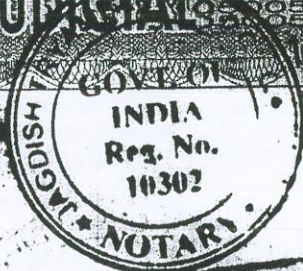
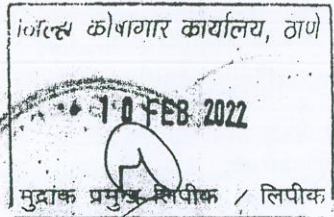




महाराष्ट्र MAHARASHTRA

2021

BH 805775



PARTNERSHIP DEED

This Deed of Partnership is made and entered into at MUMBAI on this

15 Day of February 2022, between

1. Mr. Radhakrishna Sabaji Desai, Indian inhabitant, residing at Radhakunj Bungalow, Mary Land Complex, I.C. Colony, Borivali (West), Mumbai - 400 103 hereinafter called the partner of the **First Part** (which expression shall unless it be repugnant to the context or meaning thereof mean and include him, his heirs, executors, administrators and assigns).

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

जोहपत्र २

मुद्रांक विहीन नोंदवही अमुकसंका दिनांक

15 FEB 2022

पक्षकारांचा प्रकार

दस्ता बोंदणी करणार आहे का ? :- होय/नाही

निकळणीचे दोंडक्यासं कर्णन

मुद्रांक विकत घेणान्याचे नांव व पत्ता

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्त अस्तव्यवस्था त्याचे नांव/पक्षता

हस्त सही

परवानाधारक मुद्रांक नियंत्रणाधी सही (पत्रवेद आर. दुवे)

मुद्रांक विक्रीचे पत्ता - भावेपूर कृष्ण, शांती मार्क, भीरा रोड (पूर्व), प्रजे.

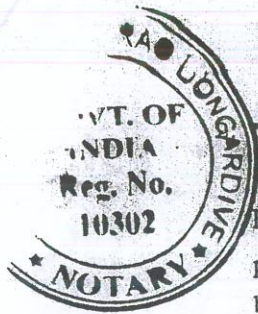
परवाना क्रमांक १२८९०१८८

मुद्रांक खरेदी केल्यापासून ८ महिन्यांत वापरण तंचककारक आहे.

15 FEB 2022

905991





Mrs. Geeta Radhakrishna Desai, Indian inhabitant, residing at Radhakunj Bungalow, Mary Land Complex, I.C. Colony, Borivali (West), Mumbai - 400 103 hereinafter called the partner of the **Second Part** (which expression shall unless it be repugnant to the context or meaning thereof mean and include her, her heirs, executors, administrators and assigns).

3. Mr. Prashant Baliram Pawar, Indian inhabitant, residing at 1801/1802, Jayshree CHSL, Navy Nagar Colony, Near Liberty Garden & Mittal College, Malad (West), Mumbai-400064 hereinafter called the partner of the **Third Part** (which expression shall unless it be repugnant to the context or meaning thereof mean and include him, his heirs, executors, administrators and assigns).

4. Mr. Rahul Shashikant Wadikar, Indian inhabitant, residing at A/302, Vikas park, Mith Chowki, Link Road, Malad (West), Mumbai - 400 064 hereinafter called the Partner of the **Fourth Part** (which expression shall unless it be repugnant to the context or meaning thereof mean and include him, his heirs, executors, administrators and assigns).

WHEREAS the Partners hereto have agreed to carry on business in partnership.

AND WHEREAS the partners hereto are desirous of recording the terms and conditions on which they have agreed to carry on the business in the partnership.

NOW THIS DEED WITNESSETH as follows:-

1. The Partners hereto have agreed to carry on business in partnership on the terms and conditions hereinafter appearing.
2. The partnership hereby constituted of the parties hereto shall commence with effect from the date of this deed and may be determined as hereinafter provided.
3. The partnership shall be a partnership **AT WILL**.

4. The business of the partnership shall be carried on in the firm name and style of **M/S. CHAITANYA REALTY**.
5. The business of the partnership shall be carried from Radhakunj Bungalow, Mary Land Complex, I.C. Colony, Borivali (West), Mumbai- 400 103 or from such other place(s) as the partners may from time to time agree upon.
6. The business of the partnership shall be that of Builders, Developers, Purchasers of land for development, purchasers of Land and/or Developers of Lands, Land Dealing Business, Building Contractors and dealers in all kind of building materials and building related industry, and/or any other lawful business as may be mutually agreed by and between the parties from time to time.
7. Each Partner shall be just and faithful to the other partner in all transactions related to partnership business and shall at all times, give to other partner a true account of the same and upon every reasonable request, furnish a full and correct explanation thereof to other partner.
8. The partners hereto shall be at liberty to provide services in the name or names or one or more of them for and on behalf of the partnership.
9. The initial capital of the Firm shall be Rs. 50,000/- which shall be brought by the partners as per their profit/loss sharing ratio. Any additional capital required for carrying on the business shall be contributed by the partners in such proportion as they may from time to time agree upon.
10. The bank account/accounts of the firm shall be opened in the name of the firm and shall be operated by any two partners.





1. Mr. Radhakrishna Sabaji Desai	16.67%
2. Mrs. Geeta Radhakrishna Desai	16.67%
3. Mr. Prashant Baliram Pawar	33.33%
4. Mr. Rahul Shashikant Wadikar	33.33%

Total 100%

12. The usual books of accounts of the partnership shall be regularly and properly maintained at the place of business and posted up and each party shall have free access to them and right to inspect and shall be at liberty to take extracts therefrom as the partners or his agents may think necessary.
13. All the accounts of the partnership shall be made up and settled from 1st April to 31st March every year and shall be signed by the parties hereto. A Balance Sheet and Profit and Loss account of the partnership shall be prepared after making due allowances for depreciation and recouping loss in capital and immediately after preparation of the said Balance Sheet, the net profit and/or loss shown by such accounts shall be credited or debited in proportion to their share in profit/loss of the partnership business as aforesaid.
14. The goodwill, quota rights or any other rights of the firm or assets of the Partnership shall exclusively belong to the partners jointly although they may be registered in any single or joint names.
15. Any partner who desires to retire shall be required to give a notice of at least 3 months in writing and same shall be sent to the Partnership at its registered office as well as to all the other partners and on the expiry of the period of 8 days after completion of above notice period he shall be deemed to have ceased to be a partner.
16. The death, retirement or insolvency of any partner shall not dissolve the partnership. In case of death of any one of the partners hereto during the continuance of the

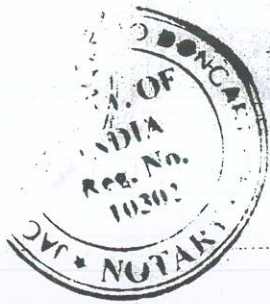
partnership, the legal heirs of the deceased partners shall be admitted to the partnership, without disruption in the running of the firm's business. In case of dispute among the legal representatives, any one of them at the discretion of the continuing partners may be admitted to the partnership.

17. In the event of insolvency of any partner, such partner shall be deemed to have retired from the partnership business on the date of the insolvency. Neither the insolvent partner nor his assignees in the insolvency shall have any right, share, title or interest in the firm and the goodwill thereof including the benefit of tenancy rights of the partnership, which shall belong to the remaining partners.

18. Interest upto 18% p.a. simple interest or such lower/higher rate may be prescribe under section 40(b) (iv) of the Income Tax Act, 1961 shall continued to be payable by the partnership firm on amount standing to the credit of the capital and/or current or loan account of the partners. The partners shall be continued at a liberty to increase/decrease the said rate of interest from time to time. Partners may agree by mutual consent to waive or reduce the above said rate of interest payable to them in respect of their capital and loan accounts in the case of losses or of small profits or because of difficult financial position of the business of the firm. No interest shall be charged on drawings of the partners.

19. It is agreed by and between the parties hereto that all the partners, (hereinafter referred to as "Working Partners") shall continue to devote their time and attention in the conduct of the affairs of the firm as the circumstances and business needs may require.

The total remuneration, bonus, commission payable to the working partners shall continued to be worked out as per the limit laid down by section 40(b) of the Income Tax Act,



1961. Such total remuneration shall be paid to the working partners as per their profit/loss sharing ratio.

Explanation: For the purpose of this clause, the expression 'Book Profit' shall mean the 'Book Profit' as defined under Section 40(b) of the Income Tax Act, 1961 or any statutory modification or re-enactment thereof, for the time being in force.

The remuneration payable to the working partners as above shall be credited to their respective accounts on ascertainment of the book profits.

The partners shall be entitled to increase/reduce or waive the above remuneration and may agree to pay remuneration to other partner or partners. The parties hereto may also agree to revise the mode of calculating the above remuneration and decide to pay salary or grant other benefits.

20. In the event of the death or retirement of any partner, an account shall be taken of all the assets and liabilities as well as profits and losses of the firm at the date of death or retirement as the case may be and the amount then standing to the credit of such partners capital and current accounts together with such partners share of reserves, if any and the firm name and the goodwill thereof including the benefit of tenancy rights quota if any, and all other rights of the partnership shall be valued at one year's book profits taking into consideration the average of the book profit for three completed accounting years of the partnership. PROVIDED that in the event of death or retirement of any partner before completion of three accounting years of the partnership, no goodwill shall be payable.

21. The share of reserve and goodwill payable to retiring partner or to the legal representative of the deceased partner shall be paid in four equal six monthly

   6

installments from the date of death with interest thereon at the rate of 12% per annum with liberty to the surviving or continuing partners to pay the same earlier.

22. In the event of admission, retirement or death of a partner, the goodwill of the firm shall be valued by firm's Chartered Accountant.

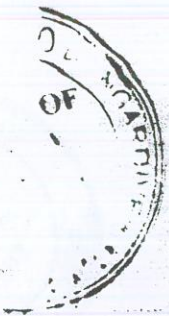
23. For the purpose of making up accounts on death or retirement of any partner all depreciable assets shall be valued at their Written Down Value as per the Income Tax Act, 1961 and all other assets shall be valued at cost price or market price, whichever is less. The amount payable on the making up of such accounts to a retiring partner or to the legal representative of the deceased partner or to the insolvent or to his assigns in insolvency shall be paid in four equal six monthly installments from the end of the accounting year in which death, retirement or insolvency takes place with liberty to the surviving or continuing partners to pay the same earlier.

24. No partner shall charge or encumber in any way his share of interest in the partnership firm nor shall pay partner without the written consent of all the other partners take a sub partner with him.

25. No Partner unless in the ordinary course of business, shall without prior consent of the other partners in writing.

- a. Enter into any transaction which would expose the other partners to undue risks and/or losses
- b. Give any security or promise for any payment of money on account of the firm.
- c. Sell, pledge, Gift, Loan or by any other method, Dispose off or in any way deal with Partnership property.
- d. Pledge the credit of the firm or become bailor or surety or give any guarantee for any person or knowingly suffer anything whereby the Partnership property shall endangered.

Shankar
THE VISHVA KUMAR CO-OP. HSG. SOC. LTD.
(Regn. No. 80/MW/HSG/10/137 of 89-90)
892, SHANKAR GHANEYAR MARG,
DADAR (WEST), MUMBAI-400 028.

- 
- e. Draw, accept or endorse any hundi, promissory note, bill of exchange or any negotiable instrument on behalf of the firm except in the ordinary course of business
 - f. Lend any monies or deliver upon credit any goods of the firm to any person/persons in whom the other partners shall have previously, in writing, forbidden him to trust and
 - g. Assign, mortgage or charge his interest in the firm or in the assets or profits of the firm

Any Partner committing any breach of any of the foregoing stipulations shall indemnify the firm all the losses and expenses on account thereof, if any.

26. In the event of any death, retirement or insolvency in the middle of any accounting year, it shall be in the absolute discretion of the surviving or continuing partner either to make up the accounts as on the date on which death, retirement or insolvency takes place and in the event of the profit or losses shall be deemed to have accrued at an even rate throughout and the proportionate profits or losses shall be paid to or received from the legal representatives of the deceased partner or retiring partner or an insolvent partner or his assigns in insolvency. The decision of the surviving or continuing partners in this respect shall be binding on all of them.

27. In the event of dissolution of the Partnership, the Partnership business shall be wound up in accordance with the provisions as contained in the Indian Partnership Act, 1932 or any statutory notification or re-enactment thereof for the time being in force. However, each partner shall be at liberty to bid at any sale of Partnership asset/assets.

28. The partners may add, alter amend the clauses of this Agreement of Partnership from time to time in any manner they mutually chooses to do, and such additions




alterations, amendments shall be recorded in writing and signed accepted by all the partners in which occurrence they shall be operative as if they were the terms of this indenture and instrument of Partnership.

29. It is finally agreed by and between the partners that all disputes between the partners regarding the affairs of the partnership or matters arising thereupon or anything pertaining to the contents of these presents either during or after the partnership shall be referred to arbitration in Mumbai as per the Indian Arbitration Act for the time being in force. The decision of the arbitrator shall be binding on all the partners.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on the day and the year first herein before mentioned.

SIGNED, SEALED AND DELIVERED BY THE
Within named party of the FIRST PART

1. **Mr. Radhakrishna Sabaji Desai**


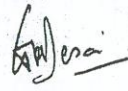

Lhti	Sign	
		

In the presence of _____

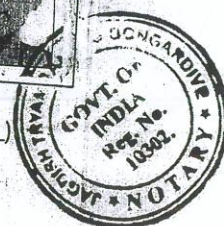


SIGNED, SEALED AND DELIVERED BY THE
Within named party of the SECOND PART

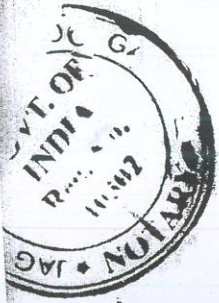
2. **Mrs. Geeta Radhakrishna Desai**

Lhti	Sign	
		

In the presence of _____



THAKUR KUTIR CO-OP. HSG. SOC. LTD.
OMW/HS/SG/TC/4874
NKAR SHAKHAR
MUMBAI (WEST), MUMBAI 400 028



SIGNED, SEALED AND DELIVERED BY THE
Within named party of the THIRD PART
3. **Mr. Prashant Baliram Pawar**

Lhti	Sign



In the presence of _____

SIGNED, SEALED AND DELIVERED BY THE
Within named party of the FOURTH PART
4. **Mr. Rahul Shashikant Wadikar**

Lhti	Sign



In the presence of _____



THE VISHVA KUTIR CO-OP HSG. SOCIETY LTD.
(Regn. No. BOM/WHN/HSG/2016/4874 of 19-90)
892, SHANUJI GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akuni Road, Kandivli (East),
Mumbai - 400107

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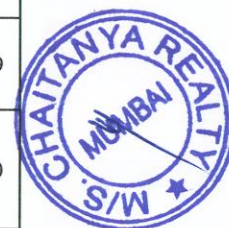


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(Regn. No. BOM/WGN/HSG/TC)4874 of 89-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

PROFORMA B- LIST OF COMPLETED, ONGOING, AND UPCOMING OPEN PLOT/REDEVELOPMENT PROJECTS FOR THE GROUP INCLUDING BIDDING COMPANY

Sr. No.	Name & Address of work /project	Name of Company	Typology (Open plot/Society/Ce ss/outright/Te nanted/SRA/MH ADA	User Residential/Co mmercial/Edu cational	Area of Plot SQM	Total Built up Area SQM	No Of Floors	Total Constructi on cost of project Rs. In Cr	Total value of project Rs. In Cr	Date of Appointment /LOI	Date of IOD	Date of CC	Expected date of completion /Date of OC
Completed Projects													
1	Radha Residency (Radha Madhav + Radha Krishna + Radha Govind) Siddharth Nagar, Borivali East, Mumbai - 400066	Shrikrishna Chaitanya Enterprises	Open Plot	Residential	21000	73792	Stilt + upper 20 floors	16 cr	87 cr			07.11.2009	16.12.2009 26.06.2019 17.08.2020
2	OM Shree Shakti CHSL, "Vrindavan" Veer Makarand Ghanekar Marg, Near Old Railway Phatak, Vileparle (E), Mumbai - 400 057.	Chaitanya Enterprises	Society	Residential	1229.5	4182	Stilt + 8th floors	9 cr	30 Cr			30.11.2014	04.09.2015
3	SBI Employees 'Nilambari' CHSL Veer Makarand Ghanekar Marg, Near Old Railway Phatak, Vileparle (E), Mumbai - 400 057.	Chaitanya Enterprises	Society	Residential	650	2277	Ground +6th floors	5 cr	16 Cr		28.05.2013	24.07.2014	16.06.2016
4	SBI Employees 'Sanman' CHSL Off. Veera Desai Road, Andheri (W), Mumbai	Chaitanya Enterprises	Society	Residential	1994.68	4647	Stilt +14th floors	10 cr	26 cr		30.10.2010	24.02.2010	25.07.2017
5	SBI Staff New Aradhana CHSL Off. Veera Desai Road, Andheri (W), Mumbai	Ethics Infra Development Pvt. Ltd	Society	Residential	781.66	2323	Stilt + 8th floors	5 cr	15 cr		01.07.2010	30.10.2010	16.10.2017
6	Jeevan Kanchan CHSL , Off Veera Desai Road, Andheri (W), Mumbai	Shrikrishna Chaitanya Enterprises	Society	Residential	1635.3	5576	Stilt + Upper 15 floors	14 cr	60 cr		13.10.2015	11.08.2017	03.02.2018
7	Chaitanya Residency (Dabke House), Jai Prakash Road, Goregaon (East), Mumbai	Ethics Infra Development Pvt. Ltd	Building development	Residential + Commercial	505	1765	Ground + First Commercial + 16 upper Floors	4 cr	21 Cr		18.02.2015	21.11.2015	03.07.2018
8	Ashwini Residency CHSL , Eksar Road, Borivali (West), Mumbai	Ethics Infra Development Pvt. Ltd	Society	Residential	3071.3	10688	Stilt + 2 level Podium +19 Upper Floors	23 cr	80 Cr		18.02.2015	24.11.2015	24.12.2019
9	Krishna Chaitanya (Rajbhavan CHSL) , Prof. N.S. Phadke Marg, Andheri (East), Mumbai	Ethics Infra Development Pvt. Ltd	Society	Residential	1797.8	6227	Stilt + upper 12 Upper floors	14 cr	48 cr		06.04.2016	19.01.2018	06.05.2020

CHAITANYA KUTIR SO-OP. HSG. SOCIETY LTD.
 (Regn. No. BOM/WGN/HSG/TC/4874 of 199-90)
 892, VEER MAKARAND GHANEKAR MARG,
 DADAR (WEST), MUMBAI-400 028.



OCCUPATION CERTIFICATE / BUILDING COMPLETION CERTIFICATE

APPENDIX XXII

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/WS/0695/K/337(NEW)

16 JUN 2016

FULL OCCUPATION Under Regulation 6(7)* and

BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*

To
Shri Gurudas Desai, Partner of
M/s Chaitanya Enterprises, C.A. to Owner
S.B.I. Employees Nilambari Co-op. Hsg. Socy. Ltd.
Radhakunj Bungalow, Maryland Complex
I.C. Colony, Borivali (West)
MUMBAI 400 013.

**Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg.
Bandra (West), Mumbai - 400 050**

Gentleman,

The full development work of a residential building comprising of Ground + part 1st floor for Gymnasium purpose and part 1st to 6th upper floors for residential purpose on plot bearing C.T.S.No.1958(pt), F.P. No.518 of T.P.S. Vile Parle V of Vile Parle (East) at Veer Makarand Ghanekar Road, Vile Parle (East), Mumbai is completed under the supervision of Shri Rasik P. Hingoo, Architect, Lic. No.CA/84/8385, and Shri. Kaivant C. Shah of M/s K.C. Shah Consultants, RCC Consultant Lic. No.STR/S/103 and Shri Chakor R Raul, Lic. Site Supervisor, Lic. No.R/27/SS-III and as per Development Completion Certificate submitted by Architect and per completion certificate issued by Chief Fire Officer u/no.FB/LR/R-III/265 dated 21.03.2016, the same may be occupied and completion certificate submitted by you is hereby accepted.

A set of certified completion plan is attached herewith.
(3 sheets)

Yours faithfully

P.V. Sheth
16-6-2016

Executive Engineer
(Building Proposals) "K" Ward

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSG/TC/1074)
892, SHANUJI GHANEKAR
DADAR (WEST), MUMBAI-400 013

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/WS/0419/K/337(NEW)

- 4 SEP 2015

FULL OCCUPATION CERTIFICATE

To,

Shri Gurudas Desai
Partner of M/s. Chaitanya Enterprises
C.A. to Om Shree Shakti C.H.S. Ltd.
A-14, Blue Heaven C.H.S. Ltd.,
Evershine Nagar, Near Land Mark Hotel
Malad (West),
Mumbai - 400064.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Park Marg,
Bandra (West), Mumbai - 400 050

Gentleman,

The full development work of residential building consisting of wing 'A' comprising of stilt for parking + 1st to 7th & 8th (Pt) for Soc. Office, Fitness center & residential user and wing 'B' comprising of stilt + 1st to 7th upper floors for residential use on plot bearing F.P. No. 428A of T.P.S. V at Azad Road, Vile Parle (East), Mumbai, is completed under the supervision of Shri. Rasik P. Hingoo, Architect, Licence No. CA/84/8385, Shri Chakor R. Raul, Licensed Site Supervisor, Licence No. R/27/SS-III and Shri Kaivant C. Shah, R.C.C. Consultant Licence No. STR/S/103 and as per Development Completion Certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. FB/LR/RIII/65 dtd. 19.05.2015, the same may be occupied on the following condition:

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan consisting of 5 sheets is attached herewith.

Yours faithfully,

P.V. Sheth
4-9-2015
Executive Engineer
(Bldg. Proposals) W.S. [K Ward]

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



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WSII/0339/P/337(NEW) of 03 July 2018]

To,
M/s. ETHICS INFRA DEVELOPMENT PVT.LTD.
A/14,Blue Heaven ,Link Road, Malad west Mumbai-400064.

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Ground (for Shop) + 1st floor (for Office) +2nd to 15th + 16th (part) upper residential floors and Parking Tower, on plot bearing C.S.No./CTS No. 93,93/ 1 to 2 & 380 of village PAHADI GOREGAON (E) at C.T.S. No. 380 of village Pahadi Goregaon East & C.T.S. No. 93, 93/ 1 & 2 of village Pahadi Eksar at 13.40 mt. wide JP Nagar Road No. 2 is completed under the supervision of Shri. PRASHANT GOVIND SUKHATANKAR , Architect , Lic. No. CA/2004/33586 , Shri. KAIVANT CHAMPAKLAL SHAH , RCC Consultant, Lic. No. STR/S/103 and Shri. Shri. Chakor R. Raul , Site supervisor, Lic.No. R/27/SS-III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. HR/R-IV/P/S/01 dated 25 May 2018 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, P/S Ward
 2. A.A. & C. , P/S Ward
 3. EE (V), Western Suburb II
 4. M.I. , P/S Ward
 5. A.E.W.W. , P/S Ward
 6. Architect, PRASHANT GOVIND SUKHATANKAR, plot no. 44, road no. 4, abhinav nagar, borivali (e)
- For information please

Name : ASHOK KUMAR
AGARWAL
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 03-Jul-2018 15: 36:29

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/S Ward

THE VISHWA KUTIR CO-OP. HSE. SOC. LTD.
(Regn. No. BOMANGN/MSG/014874/0189-
892, SHANKAR BALANKAR MARG,
DADAR (WEST), MUMBAI-400 028.



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WSII/0234/R2/337(NEW)/OCC/5/New of 24 December 2019]

To,
SHRI PRASHANT PAWAR, Director of M/s. Ethics Infra Development Pvt. Ltd. C.A. to Borivali Ashwini CHSL (Owner)
Radha Kunj Bungalow, Opp. Corporation Bank, I.C. Colony, Borivali West, Mum-400103..

Dear Applicant/Owners,

The full development work of Residential building comprising of Wing 'A' Stilt + 1st & 2nd podium floor + 1st to 19th upper floors and Wing 'B' Stilt + 1st & 2nd podium floor + 1st to 18th + 19th (pt) upper floors on plot bearing C.S.No./CTS No. 360 of village BORIVALI-R/C at Laxmi Narayan Temple is completed under the supervision of Shri. RASIK PRABHUDAS HINGOO, Architect, Lic. No. CA / 84 / 8385, Shri. KATVANT CHAMPAKLAL SHAH, RCC Consultant, Lic. No. STR/S/103 and Shri. CHAKOR R. RAUL, Site supervisor, Lic.No. R/27/SS - III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WSII/0234/R2/337(NEW) dated 31 August 2019. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/C Ward
 2. A.A. & C. , R/C Ward
 3. EE (V), Western Suburb II.
 4. M.I. , R/C Ward
 5. A.E.W.W. , R/C Ward
 6. Architect, RASIK PRABHUDAS HINGOO, 106, PAGRAV, S.V. ROAD, NEAR PATKAR COLLEGE, GOREGAON (WEST) COLLEGE, GOREGAON (WEST), MUMBAI, 400062.
- For information please

Name : VINOD KONDIRAM
KEKAN
Designation : Executive
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 24-Dec-2019 20: 10:56

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/C Ward

THE VISHWA KUTIR CO-OP. HSG. SOCIETY
(Regn. No. BOM/WSN/HSG/TC
892, SHANKAR G. ANEKA
DADAR (WEST), MUMBAI-400 028.



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WS/1275/K/337(NEW) of 03 February 2018]

To,
Shri. Jayesh V. Mantri C.A. to Jeevan Kanchan CHSL.
1403, SBI Employees Sanman CHSL, Veera Desai Road, Andheri(W), Mumbai..

Dear Applicant/Owners,

The full development work of Residential building comprising of Stilt for stack car parking + 1st (pt) for residential users and Part for Fitness centre and Society office + 2nd to 14th + 15th (part) upper floors for residential user on plot bearing C.S.No./CTS No. 185 & 201 of village AMBIVANI at Andheri(W) is completed under the supervision of Shri. RASIK PRABHUDAS HINGOO, Architect, Lic. No. CA / 84 / 8385, Shri. KAIYANT CHAMPAKLAL SHAH, RCC Consultant, Lic. No. STR/S/103 and Shri. Shri. Chakor R Raul, Site supervisor, Lic.No. R/27/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/R-III/184 dated 11 August 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s:

- 1) That all Fire Fighting Systems shall be maintained in good working condition as per NOC from Dy CFO for Full OCC.
- 2) That this Full OCC / BCC is without Prejudice to Legal matters pending in Court of Law if any.

Copy To :

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C. , K/W Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/W Ward
 5. A.E.W.W. , K/W Ward
 6. Architect, RASIK PRABHUDAS HINGOO, 105, DAGRAV, S.V. ROAD, NEAR PATKAR COLLEGE, GOREGAON (WEST), MUMBAI-400062.
- For information please

Name : Rakesh Rajaram Rasal
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 03-Feb-2018 19:39:40

THE VISHWA KUTIR CO-OP. HSG. SOC.
(Regn. No. COM/WG/VHSO/TC) 4274 of 8
892, SHANU CHHANEKAR MARG,
BADAR (WEST), MUMBAI-400 028.

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/W Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WS/1518/K/337(NEW)/OCC/1/New of 05 May 2020]

To,
Shri. Prashant Pawar Director of M/s Ethics Infra Development Pvt. Ltd. C.A to Lesse Rajbhavan CHSL A/14, Blue Hawen CHSL, Link Road, Malad(W), Mumbai-64.

Dear Applicant/Owners,

The full development work of Residential building comprising of Wing A & wing B of Stilt + 1st to 11th + 12th (pt) upper floors on plot bearing C.S.No./CTS No. 447/2/B of village GUNDAVALI at Near jumbo Darshan Society is completed under the supervision of Shri. RASIK PRABHUDAS HINGOO, Architect, Lic. No. CA / 84 / 8385, Shri. KAIVANT CHAMPAKLAL SHAH, RCC Consultant, Lic. No. STR/S/103 and Shri. Chakor R. Raul, Site supervisor, Lic.No. R/27/SS-III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/1518/K/337(New)-CFO/1/New dated 17 February 2020. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
 2. A.A. & C. , K/E Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/E Ward
 5. A.E.W.W. , K/E Ward
 6. Architect, RASIK PRABHUDAS HINGOO, 106, PAGRAV, S.V. ROAD, NEAR-PATKAR COLLEGE, GOREGAON (WEST) COLLEGE, GOREGAON (WEST), MUMBAI. 400062.
- For information please

✓
Name : Chandrakant Dattatraya Chaudhari
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 05-May-2020 14: 08:05

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/E Ward

THE VISHWA KUTIR CO-OP. HSG. SOCIETY
(Regn. No. 800/PWG/HS/1 (TC) 474 of 1990)
802, SHANU, CHAKRAHEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



**MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII**

**FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-4109/BP(WS)/AR/OCC/1/NEW of 26 June 2019]**

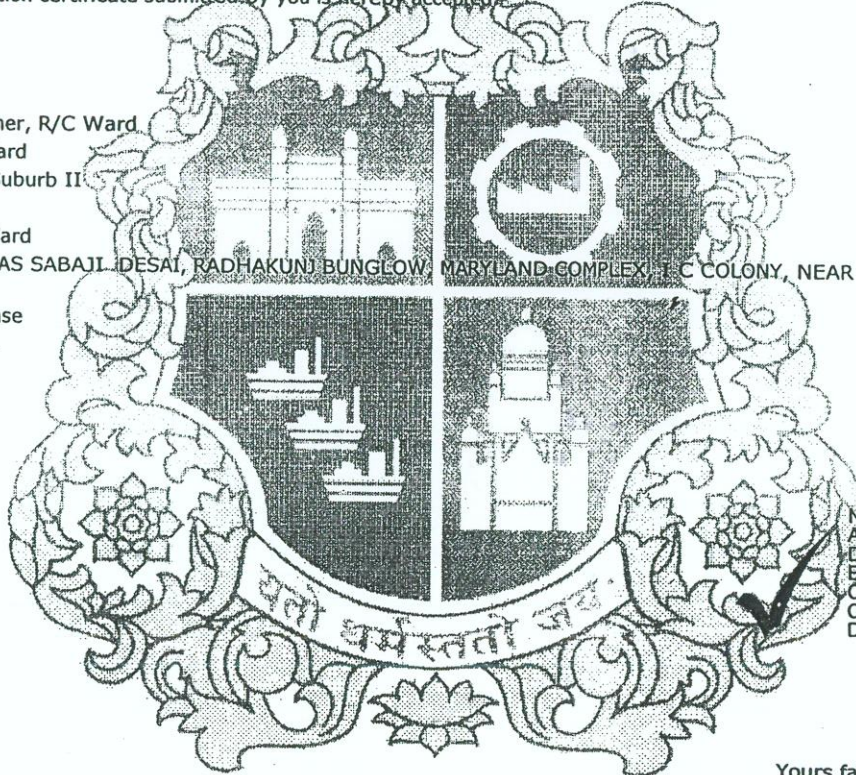
To,
Shri. D.L. Bavishe & Others
102, Radha Vilas Apartment, Kandar Pada, Dahisar West Mumbai 400068..

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Ground (pt) shops + Stilt (pt) + 1st to 19th upper floors + 20th (pt) upper floor on plot bearing CTS no. 175/A/1 and on plot bearing C.S.No./CTS No. 175/B/1 & 2 of village MAGATHANE R/C at Borivali East is completed under the supervision of Shri. GURUDAS SABAJI DESAI, Architect, Lic. No. CA/76/2673, Shri. MILIND MADHUKAR AWASARMOL, RCC Consultant, Lic. No. STR/A/67 and Shri. Chakor R. Raul, Site supervisor, Lic.No. R/27/SS-III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-4109/BP(WS)/AR-CFO/1/New dated 04 June 2019. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/C Ward
 2. A.A. & C. , R/C Ward
 3. EE (V), Western Suburb II
 4. M.I. , R/C Ward
 5. A.E.W.W. , R/C Ward
 6. Architect, GURUDAS SABAJI DESAI, RADHAKUNJ BUNGLOW, MARYLAND COMPLEX, T.C COLONY, NEAR CORPORATION BANK, BORIWALI (W)
- For information please



Name : ASHOK KUMAR
AGARWAL
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 26-Jun-2019 18:05:11

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/C Ward

THE VISHWA KUTIR CO-OP. HSG. LTD.
(Regn. No. BO/MANG/HSG/(TC)4874/89-90)
692, SHARDA GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/A-3940/BP(WS)/AR of

11 6 DEC 2009

To
Shri Dattatray L. Bavishe & Others
Owner.

Sub :- Permission to occupy bldg.No.2 comprising Wing 'B', 'C' & 'D'- Stilt + 8 + 9(Pt.) upper floors of land bearing C.T.S. Nos.175-B/1 & 2 of Village Magathane situated at Borivali (East).

Ref :- Your Architect's letter dtd.07.11.2009.

The development work of Bldg. No.2 comprising of Wing B, 'C' & 'D'- Stilt + 8 + 9 (Pt) upper floors on plot bearing CTS No. 175B/1 & 2 of village Magathane situated at Borivali (East) Mumbai completed under the supervision of Shri Vilas Bagul Lic. Surveyor/Architect having Lic. No.CA/80/5672, Shri Animesh Bhargalkar Lic. Structural Engineer having Lic. No. SR/D/66 and Lic. Site Supervisor, Shri Sujit Desai having Lic. SR/D/55/SS-I, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. R/Central Ward and a certified copy of the same shall be submitted to this office.

A set of certified completion plan is returned herewith.

Yours faithfully,

Ex. Eng. (Bldg. Prop.) W.S. 'R' Ward

ADNYAIOCCA-3940-R.doc

THE VISHVA KUTIP CO-OP. HSE. LTD.
(Regn. No. BOMBAY/HSG/TC/4874 of 89-90)
892, SHANKAR CHANEKAR MARG,
DADAR (WEST) MUMBAI-400 073



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE /A-3939/ BP(WS) / AR/OCC/1/New of 17 August 2020]

To,
Shri. D. L. Bavishe
Bavishe Chwal, C.T.S. No. 175 of Village Magathane at Borivali (East), Mumbai..

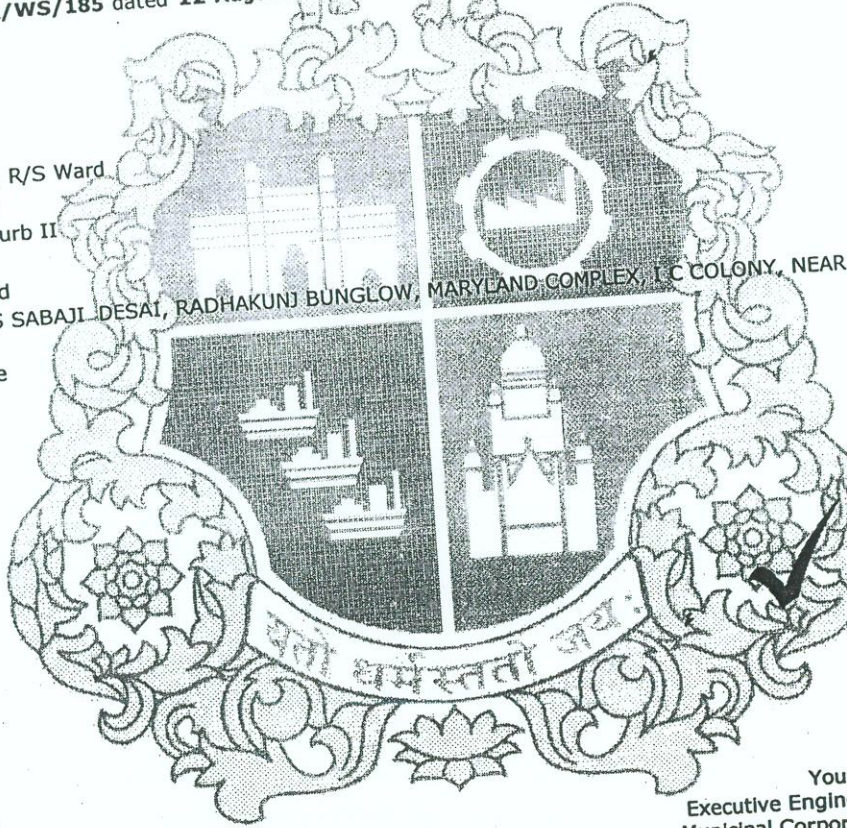
Dear Applicant/Owners,

The full development work of Residential building comprising of Wing 'A' having Stilt + 1st to 13th + 14th (pt.) + 15th (pt.) & Wing 'B' having Stilt + 1st to 14th + 15th(pt.) on plot bearing C.S.No./CTS No. C.T.S. No. 173 of village MAGATHANE R/S at magathane is completed under the supervision of Shri. GURUDAS SABAJI DESAI, Architect, Lic. No. CA/76/2673, Shri. MILIND MADHUKAR AWASARMOL, RCC Consultant, Lic. No. STR/A/67 and Shri. chakor raul, Site supervisor, Lic.No. R/27/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/WS/185 dated 12 August 2011. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/S Ward
2. A.A. & C. , R/S Ward
3. EE (V), Western Suburb II
4. M.I. , R/S Ward
5. A.E.W.W. , R/S Ward
6. Architect, GURUDAS SABAJI DESAI, RADHAKUNJ BUNGLOW, MARYLAND-COMPLEX, I.C COLONY, NEAR CORPORATION BANK, BORIWALI (W)

For information please



Name : VINOD KONDIRAM
KEKAN
Designation : Executive Engineer
Organization : MUNICIPAL CORPORATION OF GREATER MUMBAI
Date : 17-Aug-2020 19:31:51

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/S Ward

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSG/TC) 1874 of 1980
802, SHANKAR G. WANEKAR MARG,
LADAR (WEST), MUMBAI-400 028.



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WS/0119/K/337(NEW) of 16 October 2017]

To,
SBI Employees New Aradhana CHSL
CTS Nos. 150A, plot No. 3, of village Ambivali, off Veera Desai Road, Andheri (W), Mumbai..

Dear Applicant/Owners,

The full development work of **Residential building comprising of Stilt for Parking + 1st floor (pt) for Residential & Part for Fitness Centre and Society office+ 2nd to 8th upper floors for Residential user** on plot bearing C.S.No./CTS No. **150A** of village **AMBIVALI** at **Off Veera Desai Road, Ambivali, Andheri (w)** is completed under the supervision of Shri. **VILAS GOTU BAGUL**, Architect, Lic. No. **CA/80/5672**, Shri. **KAIVANT CHAMPAKLAL SHAH**, RCC Consultant, Lic. No. **STR/S/103** and Shri. **Rahul R. Chakor**, Site supervisor, Lic.No. **R/27/SS-III** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HR/RIII/259** dated **01 August 2013**. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C., K/W Ward
 3. EE (V), Western Suburb I
 4. M.I., K/W Ward
 5. A.E.W.W., K/W Ward
 6. Architect, **VILAS GOTU BAGUL**, Borivali Ashirwad Opp. Anandrao Pawar Sch. Vazira Naka Borivali (w)
- For information please

Certification signature by **Prakash Rajaram Rasal**

<rasalprakash@yahoo.in>
Validity Unknown

Name : **Prakash Rajaram Rasal**

Designation : **Executive Engineer**

Organization : **Municipal Corporation of Greater Mumbai**

Date : **16-Oct-2017 20:10:25**

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/W Ward

THE VISHVA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/MGM/HSG/(TC)4874 of 1990)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*

[CE/8146/WS/AK of 04 July 2017]

To,
SBI Employees Sanman Co.Hsg.Soc.
A/03, SBI Employees Sanman Co.Hsg.Soc., veera desai road village Ambivali at Andheri (W)..

Dear Applicant/Owners,

The full development work of _____ building comprising of **STILT FOR PARKING & SOC.OFFICE + 1ST TO 13TH +14TH (PT) UPPER FLOOR FOR RESIDENTIAL USER at Andheri(West)** on plot bearing C.S.No./CTS No. **150/B and 184 (pt)** of village **AMBIVALI** at off **veera desai road** is completed under the supervision of Shri. **VILAS GOTU BAGUL , Architect , Lic. No. CA/80/5672 , Shri. KAIVANT CHAMPAKAL SHAH , RCC Consultant, Lic. No. STR/S/103** and Shri. **CHAKOR R. RAHUL , Site supervisor, Lic.No. R/27/SS-III** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HR/WS/113** dated **16 January 2012** . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C. , K/W Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/W Ward
 5. A.E.W.W. , K/W Ward
 6. Architect, VILAS GOTU BAGUL, Borivali Ashirwad Opp. Anandrao Pawar Sch. Vazira Naka Borivali (w)
- For information please

Certification signature by Prakash
Rajaram Rasal
<rasalprakash@yahoo.in>
Validity Unknown

Name : Prakash Rajaram
Rasal
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater
Mumbai
Date : 25-Jul-2017 21:37:07

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/W Ward

THE VISHWA KANTIR CO-OP. HSG. SOCIETY
(Ragn. No. BOM/WH/SG/TC/4874 of 1990)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

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. SOC. LTD.
(Regn. No. BOM/WGN/HSG/TC) 4874 of 89-9
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 31st 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 31st 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 3/4th 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"> 1. All Outgoing Charges (Electrical, water, assessment, land tax, etc.) 2. List of existing members/occupants of the society with their approved Carpet Area 3. Copy of Conveyance Deed 4. Assessment Copy <p>All Statutory outgoings & dues are to be borne by the society till the date of execution of the Development Agreement & 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 th 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 & subsequently the tenders will be opened in front of Authorized representatives of bidders & members of the society desirous of remaining present can remain present for the meeting as observers</p> <p>b) The Society & 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 & other important inputs given by the Society</p> <p>d) The tender documents as submitted by the Bidders shall be scrutinized & evaluated by the Society & PMC for their offer for additional area, hardship compensation fund, rent, amenities, etc.</p> <p>e) The Developer's reputation & 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
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		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"> a) Cost of preparing the redevelopment scheme, plans & submissions to MCGM & updating of record of rights, & the title search of the property b) Costs & fees of the consultants of the project appointed by the Developer c) For 'Alternate Accommodation Rent', the Developer shall provide <ul style="list-style-type: none"> 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 ii. to each Commercial Occupant, a monthly compensation of a minimum of Rs.250/- per sq. ft. on the existing member's approved



		<p>carpet area</p> <p>The rent for the first 12 months along with a rent deposit & 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 & 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 & 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 & 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 & also separately pay a minimum of Rs.25,000/- as</p>
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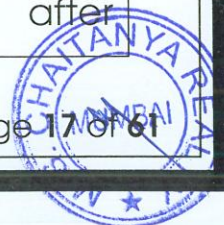
shifting charges to each member. The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary alternate accommodation

- 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

		<p>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</p> <p>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.</p> <p>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</p> <p>i) Total cost of labour, material, construction, deposits & insurance</p>
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		<p>amounts, etc.</p> <p>j) Total cost of Incentive. TDR & 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 & charges & liasioning expenses for the project for all statutory approvals, and local problems & 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 & outgoings & society liabilities between the period of the IOD to the OC & possession of the new building. (Possession to be given to existing members only after</p>
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		<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 & Legal Consultant's fees to be reimbursed to the society including Society's Advocate's Fees & 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 & 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 & penalties arising out of errors, omissions, defaults, contravention of any prevailing laws, or breach of any laws etc.</p>
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		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 & terms & 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 & its Architect</p>



		<p>/Project Management Consultant for approval</p> <p>d) After issuance of the Letter of Intent by the Society & pending execution & registration of the Development Agreement, shall constitute a binding contract between the Society & the Developer</p>
5.	Indemnity to Society & its members	<p>a) The Developer shall at the time of execution of the Development Agreement execute & handover to the society Registered Undertaking on stamp paper for not contravening any development laws, rules, or procedures & 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 & 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 & the Collectors, related to redevelopment</p> <p>d) The Developer shall follow all safety measures & standard practices of construction to ensure the safety of workmen, visitors, society members & 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 & the respective professionals on record appointed by the Developer, to ensure that all the necessary safety measures are taken on-site & its immediate surroundings, especially regarding workmen engaged, as directed in part -7, Constructional Practices & Safety, National Building Code of India, as amended up to date.</p>
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		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 &



society	<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 & permissive entry into the said property to reconstruct the new building as per provisions of the tender & 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 & 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>
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8.	Restriction on Transfer or 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 & 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 & submit them to the PMC & 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 & 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 & Society on one copy which will be attested by the PMC & 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 & members</p> <p>c) All the specifications & 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 & 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 & 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>



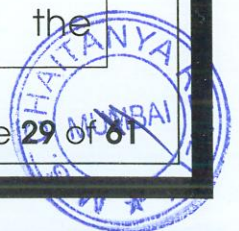
	authorities	<p>approvals, IOD, IOD Plans, CC, OC, & BCC to the Society</p> <p>b) On completion of the project all original documents shall be handed over to the society for their record</p>
13.	Purchase & loading of compensatory Fungible FSI.	The compensatory Fungible FSI shall be purchased in the name 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 & the final building plans duly approved by the PMC & 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>& 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 & 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 & adhere to a detailed bar chart, activity schedule & related timeline for the project to PMC & the Society with a timeline covering all activities starting from signing of the Development agreement till obtaining of B.C.C. / O.C. & 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 & 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 & 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 & 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	Breach of the terms of Development Agreement shall make the Society



		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

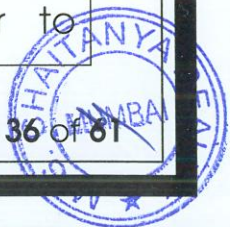
		<p>b) The new members shall be inducted by the society only after the possession of all the flats is handed over to the existing members & on obtaining OC from MCGM & on completion of all legal formalities by the Developer</p> <p>c) The Society has funds under various accounting heads. The Developer 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 & insurance for his labor, workmen & employee as per the relevant statutory act.</p> <p>c) The Developer shall indemnify Society & remain solely responsible for any accidents or injuries under Workman Compensation Act & all or any Labor Act.</p> <p>d) No dispute between the developer & workmen & the contractor & consultants shall withhold the construction work. The Developer shall take all precautions while entering into a</p>

		<p>contract with contractors & consultants</p> <p>e) The terms of Development agreements shall supersede all contracts including any contract entered into by the Developer with any 3rd 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 & 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 & as per the provisions of the National Building Code & 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, & requirements of earthquake-resistant design for seismic forces</p> <p>c) All requirements of MCGM & 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>
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		<p>date:</p> <ol style="list-style-type: none"> Indian Standard Code of Practice for Earthquake Resistant Design IS1893, IS4326 Indian Standard Seismic Code of Practice for Seismic Design IS1893 (Part1):2002 Indian Standard Code of Practice for Wind Pressure (IS:1875 Part 3- 1987) IS Code as would be made applicable by the Bureau of Indian Standards from time to time <p>e) The structural design shall also be approved by the Structural Consultant appointed by the Developer.</p> <p>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</p> <p>g) The finishes/fixtures/fittings shall be of the same brand & quality for</p>
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		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
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H) WISHLIST & AMENITIES:

1.	Modern Amenities	<p>1) The Developer shall provide a list of amenities offered by him with Brand/Company name, Quality & 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 & 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 & 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 & common lobby area.</p>



	<p>e) Intercom for Security (From Gate/Entrance Lobby to Flat) & 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 & overhead water storage tank with bore well & dual water supply system as per BMC Norms</p> <p>g) Firefighting System & 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 & surveillance equipment</p>
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		<p>m) Decorative Compound wall with Decorative Pillars/ Gates</p> <p>n) Concrete Pavement/Pavers Tiles for open ground</p> <p>o) Garden & 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 & 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 & decorative hall on the ground floor to be provided</p> <p>y) Meter room & letterbox room as per the norms</p>
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		<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 & Chimney shall be provided in Kitchen</p>
		<p>3) Electrification:</p> <p>a) Provision for AC point, TV & Cable, Broadband & Telephone for all habitable rooms</p> <p>b) Adequate light & fan points in all rooms.</p> <p>c) CCTV phones & 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 & Ceramic tiles dado up to full height.</p> <p>d) All Toilets & Kitchen tiles shall be as approved by the Society & their Architect</p>
		<p>7) Doors & Windows:</p> <p>a) Noise & Vibration reduction type Anodized coated Aluminum sliding Windows ¾" or 1" series with tinted glass & 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 & foolproof locking arrangement.</p> <p>g) All hardware fittings shall be of premium quality & as specified by the Society Architect. Brass C.P. Fittings & 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 & above the existing Built-up area & 10 Sqm Incentive area & 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>
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		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"> 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 ii. to each Commercial Occupant, a monthly compensation of a minimum



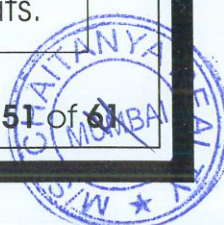
		<p>of Rs.250/- per sq. ft. on the existing member's approved carpet area</p> <p>The rent for the first 12 months along with a rent deposit & thereafter, an increase of 5% on the compensation paid of the preceding terms of 12 months handed over to the society in the name of each member after obtaining Intimation of Disapproval (IOD) from MCGM & 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 & 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 & 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 & conditions for this re-development shall be strict as per the Development Agreement to be finalized by Society's Architect /PMC & 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
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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 %)	Residential :- 23% on existing carpet area. Commercial :- 15% on existing carpet area.
2.	Offer for Corpus Fund in Rs. Per Sq. F on the existing Carpet Area	Rs. 500/-
3.	Offer for Alternate Accommodation Rent in Rs. Per Sq. F on the existing Carpet Area	Residence: Rs. 125/- Commercial: Rs. 250/-
4.	Offer for Shifting Charges in Rs. (Lump Sum per tenant)	Rs. 25000/- [To & Fro]
5.	Offer for Brokerage in Rs. Per Sq. F on the existing Carpet Area	One time charges equivalent to one month rent.
6.	Time required to complete the project (Rehab + Sale) in months	36 months.
7.	Offer for extra amenities over & above as specified	To be discussed mutually.

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892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



8.	Any other Suggestion	N.A.
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I) BIDDERS DETAILS:

1.	Name of the Firm / Company	M/S. CHAITANYA REALTY.
2.	Year of Establishment	YEAR 2019.
3.	Registered Office Address & telephone nos.	Radhakunj Bunglow, Maryland Complex, Near Union Bank, Borivali (W), Mumbai - 400103. 022-28951392 / 28945001
4.	Mailing Address & telephone nos.	contact@chaitanyagroup.co.in 28951392 / 28945001
5.	E-mail Id	contact@chaitanyagroup.co.in
6.	Pan & GST No.	AAPFC0599M.
7.	Name & Contact No. of Key Managerial Person	Mr. Rajesh Gajare project coordinator. 9326915717.

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6.	Name & Contact no. of Contact Person if required	Same as above.
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1. Please describe your organization briefly with information on the number of partners/directors etc.

General description of the organization:

ENCLOSED

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

DETAILS

ENCLOSED

Note:

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

Sl	Society	Representative	Contact
1			
2		DETAILS ENCLOSED	



3			
4			

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)

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.

List of Completed Redevelopment projects

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

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

DETAILS ENCLOSED

5. Any special information you consider relevant to us

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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 31st December 2022.
- Tenders will be opened on 08th 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
CA/2010/49795



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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

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