



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 %)	25% additional area including Fungible and incentive/entitlement over and above the existing Approved area as per BMC approved plans.
2.	Offer for Corpus Fund in Rs. Per Sq. F on	Lumpsum corpus of Rs. 72/-
	the existing Carpet Area	Lakhs will be paid to the society
		at the time of possession.
3.	Offer for Alternate Accommodation Rent in Rs. Per Sq. F on the existing Carpet Area	Residential: The Developer shall provide Monthly compensation of Rs. 70/- Per sq ft to each residential member on their existing carpet area.
		Commercial: The Developer shall provide Monthly compensation of Rs. 100/- Per sq ft to each Non-residential member on their existing carpet area
		The above-mentioned rent
		shall be increased by 10% each
		year till the date of possession
		of new premises.
		The rental compensation shall
		be paid on month on month
		basis by providing postdated
		cheques starting from date of
		vacate.
4.	Offer for Shifting Charges in Rs. (Lump Sum	Lumpsum of Rs. 25,000/- will be
	per tenant)	paid towards One time to and

		fro shifting charges per
		member at the time of vacate
5.	Offer for Brokerage in Rs. Per Sq. F on the	Actual brokerage subject to
	existing Carpet Area	maximum 1 month rent.
6.	Time required to complete the project	The Developer endeavors to
	(Rehab + Sale) in months	complete the project within 42
		months plus 6 months grace
		period from date of CC subject
		to Force majeure and
	ξ.	conditions laid by Metro
7.	Offer for extra amenities over & above as	To be discussed
	specified	
8.	Any other Suggestion	The Metro Line is going
		beneath the Plot line. There
		should be Clarity regarding the
		planning constraints,
		conditions laid by Metro
		Authorities



MUMBAI & Prusanna Dicamile

Sugee Developers

Vishwa Kutir Society



Date: 31.12.2022

EST), MUMBAI-400 028.

To,
The Hon. Chairman,
Vishwa Kutir Cooperative Housing Society Ltd.
Shankar ghanekar Marg,
Dadar west, Mumbai – 400028.

Dear Sir / Madam,

Sub: Proposal for Redevelopment of your society known as "Vishwa Kutir Cooperative Housing Society" situated on plot bearing F.P. No.892 TPS IV Shankar ghanekar marg, Dadar West, Mumbai- 400 028.

Reference: Your dTender dated 1.12.2022

With reference to above mentioned subject and your Tender dated 1.12.2022. We are pleased to submit our Proposal in sealed envelope for your kind perusal and acceptance.

For any queries or clarifications please feel free to contact Mr. Prasanna Karnik on 9930093900 or email on prasanna.karnik@sugee.co.in

Kindly acknowledgge recepit of the same.

Thanking you,

Yours Truly,

For, Sugee Group,

Authorised Signatory



1.	Offer for additional Carpet Area over &	25% additional area
	above the existing area & 10 Sqm Incentive	including Fungible and
	area & it's fungible to each member free of	incentive/ entitlement over and above the existing
	cost (in %)	Approved area as per BMC
2.	Offer for Corpus Fund in Rs. Per Sq. F on the	approved plans. Corpus to be discussed in
۷.		*
	existing Carpet Area	person post due diligence
		and clarity on approvals,
		cost and planning
		constraints from Metro
		Authorities
3.	Offer for Alternate Accommodation Rent in	Residence: to be discussed
	Rs. Per Sq. F on the existing Carpet Area	in person post due diligence
		and clarity on approvals,
		cost and planning
		constraints from Metro
		Authorities
		Commercial: to be
		discussed in person post due
		diligence and clarity on
		approvals, cost and
		planning constraints from
		Metro Authorities
4.	Offer for Shifting Charges in Rs. (Lump Sum	Lumpsum of Rs. 25,000/- will
	per tenant)	be paid towards One time to
		and fro shifting charges per
		member at the time of
		vacate
5.	Offer for Brokerage in Rs. Per Sq. F on the	Actual brokerage subject to
100 mm	existing Carpet Area	maximum 1 month rent.





6.	Time	
0.	Time required to complete the project	The Developer endeavors to
	(Rehab + Sale) in months	complete the project within
		42 months plus 6 months
		grace period from date of
		CC subject to Force majeure
		and conditions laid by Metro
7.	Offer for extra amenities over & above as	
	specified	To be discussed
		2
8.	Any other Suggestion	The Metro Line is going
		beneath the Plot line. There
		should be Clarity regarding
		the planning constraints,
		conditions laid by Metro
		Authorities

THE VISHWA KUTIR CO-OP. HSG. SOLVETD. (Regn. No. BOMMGNARSGATC)4874 of 89-90) 892, SHANKAR GHANEKAR MARG, DADAR (WEST), MUMBAI-400 028.

LIST OF COMPLETED PRIOJECTS



								30	ULL
Sr.No	Project Name	Location	Project Status	Туре	DCR	Status	OC Date	Construction Area sqft	No. of Members
1	Trimurti	Shivaji Park	Completed	Tenanted Building	33(7)	OC/Possession	27-Apr-18	46,000	23
2	Sugee Heights Dwarkesh Nagar Co- Operative Housing Society	Mulund West	Completed	Society	32	OC/Possession	23-Nov-11	88,000	35
3	Hiranya	Shivaji Park	Completed	Tenanted Building	33(7)	OC/Possession	31-Dec-15	58,065	73
4	Sugee Sadan	Dadar West	Completed	Tenanted Building	33(7)	OC/Possession	15-Nov-19	82,135	85
5	Vaibhav Chambers	Bandra East	Completed	Commercial Tower	32	OC/Possession	12-Dec-04	80,000	10
6	Vaibhav Apartment	Dadar West	Completed	Tenanted Building	33(7)	OC/Possession	21-Nov-10	20,000	5
7	Anand Vihar	Oshiwara	Completed	Open Plot	32	OC/Possession	12-Jun-94	90,000	24
8	Shiv Shakti Co- Operative Housing Society	Mulund	Completed	Society	32	OC/Possession	1-Jan-14	20,000	11
9	Ganesh Niwas	Sion West	Completed	Tenanted Building	33(7)	OC/Possession	15-Oct-20	26,000	24
10	Govind Sadan	Shivaji Park	Completed	Tenanted Building	33(7)	OC/Possession	15-Jan-20	15,500	11
11	Om Sat Niwas	Dadar East	Completed	Tenanted Building	33(7)	OC/Possession	31-May-19	26,200	14
12	Laxmi Niwas / Savitri Niwas (Preksha)	Dadar East	Completed	Tenanted Building	33(7)	OC/Possession	3-Aug-21	80,000	23
13	Laxmi Bhuvan	Dadar West	Ongoing	Tenanted Building	33(7)	Part OC Received & Awaited for Full OC	27-Sep-22	31,700	43
14	Mahalaxmi	Dadar East	Completed	Tenanted Building	33(7)	OC/Possession	11-Mar-22	22,500	8
15	Sanskruti Building	Dadar West	Completed	Tenanted Building	33(7)	OC/Possession	8-Sep-22	> 60,000	49
16	Parimal Co-Operative Housing Society	Shivaji Park	Completed	Society	33(7B)	OC/Possession	24-Aug-22	28,653	12







UNDER CONSTRUCTION & ONGOING PROJECTS - REDEVELOPMENT

Sr.No	Project Name	Location	Project Status	Туре	DCR	Current Status	Construction Area sqft	No. of Members
1	Vijay Niwas (Shubhada)	Shivaji Park	Ongoing	Tenanted Building	33(7)	RCC Completed	31,500	18
2	Zaver Niwas (Pavan Project)	Matunga East	Ongoing	Tenanted Building	33(7)	21st Slab Completed	60,200	14
3	Guru & Dadarkar Niwas(Sugee Heritage)	Girgaum	Ongoing	Tenanted Building	33(7)	CC Awaited	53,500	66
4	Gangadhar And Janki Niwas (Aakansha Project)	Dadar West	Ongoing	Tenanted Building	33(7)	7th Slab Completed	85,000	80
5	Sukrut	Dadar West	Ongoing	Tenanted Building	33(7)	CC Awaited	33,461	11
6	Bhakti Yog Co-Operative Housing Society	Borivali West	Ongoing	Society	33(7)B	IOD Awaited	5,60,000	208
7	Shiv Kiran Co-Operative Housing Society	Worli	Ongoing	MHADA Tenants	33(5)	CC Awaited	3,17,400	96
8	Dikshit Niwas	Shivaji Park	Ongoing	Tenanted Building	33(7)	CC Recevied	44,531	6
9	Marina Bay	Worli	Ongoing	BMC Tenants	33(7)	4th Slab Completed	5,45,000	111
10	Nabhashruti	Matunga East	Ongoing	Tenanted Building	33(7)	PAAA in Process	40,673	8
11	Swa Griha Co-Operative Housing Society	Dadar West	Ongoing	Society	33(5)	12th slab compled	3,00,271	32
12	Shree Krishnakunj Co-Operative Housing Society	Shivaji Park	Ongoing	Society	33(7)	Mhada NOC in Process	31,100	11
13	Anand Bharati Co-Operative Housing Society	Shivaji Park	Ongoing	Society	33(7)	Demolition in Process	43,996	12
14	Indira Co-operative Housing Society	Shivaji Park	Ongoing	Society	33(7) B	Plinth In Process	40,711	12
15	Prashant Co-Operative Housing Society	Matunga West	Ongoing	Society	33(7) B	Development Agreement under Process	95,235	52
16	Saraswati Niwas	Shivaji Park	Ongoing	Tenanted Building	33(7)	Plinth In Process	32,414	8
17	Parag Building	Shivaji Park	Ongoing	Tenanted Building	33(7)	Mhada NOC in Process	38,314	5
18	Lolumal Nagar Sindhi Colony	Worli	Ongoing	Tenanted Building	33(7)	Development Aggreement	2,48,402	35
19	Mangal Bharat CHS	Worli	Ongoing	Tenanted Building	33(7)	Development Aggreement under process	74,104	16
20	Ganesh Baug	Matunga	Ongoing	Tenanted Building	33(7)	Development Aggreement under process	3,52,713	69
21	Mohan Niwas	Shivaji Park	Ongoing	Tenanted Building	33(7)	Mhada NOC in Process	55,500	9
22	Shanta Ganesh Prasad	Shivaji Park	Ongoing	Tenanted Building	33(7)	Mhada NOC in Process	40,000	12
23	Shraddha Building	Dadar West	Ongoing	Tenanted Building	33(7A)	8th slab Completed		
24	Sheetal Estate	Girgaon	Ongoing	Tenanted Building	33(9)	NOC in Process	31,99,500	859
25	Park Marina	Dadar West	Ongoing	Tenanted Building	33(9)	NOC in Process	5,80,000	173

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ONGOING	PROJECT	S - SRA

Sr.No	Project Name	Location	Project Status	Туре	DCR	San State House State	Construction Area sqft	No. of Members
37	Ashok Nagar SRA	Mulund	Ongoing	SRA	33(10)	IOA in Process	11,05,267	626
38	Sawayam Bhu Hanuman Nagar SRA Chs Prop	Vihkroli	Ongoing	SRA	33(10)	Annexure II in Process	3,36,465	150
39	Sarvoday Ganesh Anand SRA Chs Prop	Bhandup	Ongoing	SRA	33(10)	Acceptance Done	40,00,000	1,800
40	Sarvoday Swapnapurti SRA Chs Prop	Bhandup	Ongoing	SRA	33(10)	GBR, DA, POA Done	10,88,000	58







प्रारुप 1 पंजीकरण प्रमाण–पत्र

कॉर्पोरेट पहचान संख्या: U45202MH2010PTC205004

2010 - 2011

में एतदद्वारा सत्यापित करता हूं कि मैसर्स

Sugee Developers Private Limited

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक उनतीस जून दो हजार दस को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1 Certificate of Incorporation

Corporate Identity Number: U45202MH2010PTC205004 2010 - 2011
I hereby certify that Sugee Developers Private Limited is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under the Hand a Mumbai this Twenty Nineth day of June Two Thousand Ten .



(V ELANGOVAN) उप कम्पनी रजिस्ट्रार / Deputy Registrar of Companies

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MUMBAI

महाराष्ट्र, मुंबई Maharashtra, Mumbai

TABLE

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पन्नाचार का पता : Mailing Address as per record available in Registrar of Companies office:

Sugee Developers Private Limited 104, Park Apartment, Veer Savarkar Marg,,

104, Park Apartment, Veer Sav Mumbai - 400028,

Maharashtra, INDIA

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THE VISHWA KUTIR CO-OP. BOX SOC.

(R-100), No. BOX W. JANGO W. JAN





THE MISHWA KUTIR CO-OS. HSC 500. HD.

18. No. BOM WGN/HSG/(TC/4874 of 89 90)

12. SHANKAR CHANEKAR MARG,

DADAR (WAST), MUMBAI-400 028.



Government of India Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number: 27AAOCS8625C1Z3

1.	Legal Name	SUGEE DEVELOPERS PRIVATE LIMITED					
2.	Trade Name, if any	SUGEE DEV	ELOPERS PR	IVATE LIM	IITED		
3.	Constitution of Business		Private Limit	ed Company			
4.	Address of Principal Place of Business		3RD FLOOR, 301, NIRLON HOUSE, DR. ANNIE BASENT ROAD, WORLI, Mumbai City, Maharashtra, 400030				
5.	Date of Liability		01/07/2017				
6.	Period of Validity		From	01/07/2017	То	NA	
7.	Type of Registration		Regular				
8.	Particulars of Approving	Authority					
Signa	ture	Validity u Digitally si AND SER Date: 201	unknewn igned by 05 GOO VICES 144 NET 8.07.19 07:41:29	DDS WORK 1 IST			
Name							
Desig	gnation						
Jurisdictional Office							
Julist	9. Date of issue of Certificate 19/07/20						

 $This is a system generated \ digitally \ signed \ Registration \ Certificate \ is sued \ based \ on \ the \ deemed \ approval \ of \ application \ on \ 01/07/2017 \ .$

THE VISHWA KUTIR CO-OVHSG SO (Regn. N.C. BOM/WGV/U66/(TCV-874-61) 892, SHANKAN GHAMEKAR MA DADAR (VIEST), MUMBAI-400 028.



GSTIN

27AAOCS8625C1Z3

Legal Name

SUGEE DEVELOPERS PRIVATE LIMITED

Trade Name, if any

SUGEE DEVELOPERS PRIVATE LIMITED

Details of Additional Places of Business

Total Number of Additional Places of Business in the State

0



THE VISHWA KUTIR 10 SP, HSG, SW. TD.

(Regn. No. BOM/WEN/HSG/TC)4874 (19 S)

892, SHANKAR GHANEKAR 19 SS;

DADAR (WEST), MUMBAI-400 028.



GSTIN

27AAOCS8625C1Z3

Legal Name

SUGEE DEVELOPERS PRIVATE LIMITED

Trade Name, if any

SUGEE DEVELOPERS PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1



Name

ANAND BHADRESH GANDHI

Designation/Status

DIRECTOR

Resident of State

Maharashtra



THE VISHIMA KUTIR CO OP, HSG. SOC. EN (Pogn. Ho.) BUNAWON/HSG/(TC)4874 of 89-34 89-2, SHANNAK GHAMEKAR MARG, DADAR (VEST), MUMBAI-400 028.

Deveations



Sr. No.	Cluase No	Description of Items	Data	Sugee Remark
1	11	Plot area in possession (as per Total Station Survey)	1,714 Sq. mt.	As per PRC 1672 Sq Mt
2	20	Applicable Policy	Reg. No. 33 (7) B of DCPR 2034 with permissible FSI 3.0 incl. incentive to tenants + 35% Fungible over & above	As per prevailing DCPR 2034 policy under Regulations of 33(7) B, 33(12) A & B, 33(11) or any other policy as per DCPR 2034 to maximize the FSI
3	22	Documents to be made available to the successful bidder (Developer)	 All Outgoing Charges (Electrical, water, assessment, land tax, etc.) List of existing members/occupants of the society with their Carpet Area Copy of Conveyance Deed Assessment Copy 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. 	Please provide copy of Conveyance to Legal Team and other title deeds of the Property
			TERMS & CONDITIONS OF REDEVELOPMENT:	
4	1	Available FSI	The offer for Quotation is as per the present Reg. No. 33 (7) B of DCPR. 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 shall be availed to the existing members as per the then prevailing rule.	Any additional FSI post reicept of OC will belong to the society.
			The Developer shall complete the total project at his own cost including but not limited to the following costs: -	
		The cost of the Total	C) For 'Alternate Accommodation Rent', the Developer shall provide to each 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 carpet area 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.	The Rent, Corpus and escalation will be discussed in person post Due diligence and clarity from Metro Authorities
5	2	Project is to be borne by the Developer	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 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	Rs 25000/- Shifting charges and One-time brokerage shall be reimbursed to the member upon his showing payment receipt and copy of registered Leave and License document to the Developer. Brokerage shall not be more than one month's rent.



Deveations



Sr. No.	Cluase No	Description of Items	Data	Sugee Remark
1	11	Plot area in possession (as per Total Station Survey)	1,714 Sq. mt.	As per PRC 1672 Sq Mt
2	20	Applicable Policy	Reg. No. 33 (7) B of DCPR 2034 with permissible FSI 3.0 incl. incentive to tenants + 35% Fungible over & above	As per prevailing DCPR 2034 policy under Regulations of 33(7) B, 33(12) A & B, 33(11) or any other policy as per DCPR 2034 to maximize the FSI
3	22	Documents to be made available to the successful bidder (Developer)	 All Outgoing Charges (Electrical, water, assessment, land tax, etc.) List of existing members/occupants of the society with their Carpet Area Copy of Conveyance Deed Assessment Copy 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. 	Please provide copy of Conveyance to Legal Team and other title deeds of the Property
			TERMS & CONDITIONS OF REDEVELOPMENT:	
4	1	Available FSI	The offer for Quotation is as per the present Reg. No. 33 (7) B of DCPR. 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 shall be availed to the existing members as per the then prevailing rule.	Any additional FSI post reicept of OC will belong to the society.
			The Developer shall complete the total project at his own cost including but not limited to the following costs: -	
		The cost of the Total	C) For 'Alternate Accommodation Rent', the Developer shall provide to each 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 carpet area 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.	The Rent, Corpus and escalation will be discussed in person post Due diligence and clarity from Metro Authorities
5	2	Project is to be borne by the Developer	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 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	Rs 25000/- Shifting charges and One-time brokerage shall be reimbursed to the member upon his showing payment receipt and copy of registered Leave and License document to the Developer. Brokerage shall not be more than one month's rent.

THE VISHWAKUNR CO-OP, HSC SOC (Regn. No. BOMANTAWAR CO/OP HSC SOC NO. B92, SHANKON SHANEKAR MARKA DADAR (WEST), MUMBAI-400 028.

Sr. No.	Cluase No	Description of Items	Data	Sugee Remark
			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 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	The Rent, Corpus and escalation will be discussed in person post Due diligence and clarity from Metro Authorities and suject to planning constraints

Sr. No.	Cluase No	Description of Items	Data	Sugee Remark
			F) 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	To be discussed
			Q) Cost for clearing all liabilities, dues, outstanding, etc. from the date Development Agreement & before handing over the building to the Society	The Developer will be bear the cost of taxes, dues payments from reciept of peaceful vacant possession of building till possession of the new premises. Accrued costs pre Vacate shall be society's responsibility.
			a) The Developer shall 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	To be discussed
			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.	To be discussed
			c) The Developer shall follow all laws including statutory rules, labor laws, Insurance laws, all Acts of Central Government, all Acts of State Government, all Acts of MCGM & the Collectors, related to redevelopment	The Developer will follow the rules and regulations as per RERA, MCGM and government authorities
6	5	Indemnity to Society & its members	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.	The Developer will follow the rules and regulations as per RERA, MCGM and government authorities
e) Developer shall not allow any unrea borrowings to accrue to his contractor Engineers or site supervisors, creditors on not fail to pay or discharge their finance.			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	To be discussed
7	Declaration 6 regarding any legal disputes		The Developer should declare/inform in writing about the present & past legal cases or 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 or any other such statutory authority, either against the developer or its partners/directors / Key Managerial personnel	To be discussed
		component barring the flats being mortgaged to society. 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	remain with the Society notwithstanding any conditions, mentioned anywhere else. Save & accept the flats/units in the sale	To be discussed
	7		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	To be discussed
8		possession of the Property with the society	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 of the property shall always remain with the Society.	To be discussed
	s		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 C.C.	f To be discussed



Sr. No.	Cluase No	Description of Items	Data	Sugee Remark
9	9	Termination of Contract	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, 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 financial statements, etc. willful or otherwise.	No termination Clause not accepteable.

THE VISHWA ANTIR CO. OP, HSC. OC. WI (Regn. No. BOMMAGNAS) (TD 4874 of 85 V) S92, SHANK OF SHANEKAR MAR DADAR (WEST), MUMBAI-400 028.

Sr. No.	Cluase No	Description of Items	Data	Sugee Remark
			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	The Developer endevours to complete the project within 42 months plus 6 months grace period from date of CC subject to Force majeure and conditions laid by Metro Authorities
10	12	Correspondence & Approvals obtained from all statutory authorities	a) The Developers shall submit a true copy of all correspondence entered into with statutory authorities, permissions obtained, approvals, IOD, IOD Plans, CC, OC, & BCC to the Society b) On completion of the project all original documents shall be handed over to the society for their record	All aproved plans and documents will be submitted to the society post receipt of OC.
11	19	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 relocation. The Developer shall also construct on temporary post room during the reconstruction period	To be discussed
12	20	Contractor, Sub- Contractor & Other agencies	The Developer shall employ only reputed & experienced contractors & Sub— Contractors for the execution of the entire redevelopment 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	The Contractor and execution will be as per Developer's choice and terms.
13	22	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.		Not accepted. To be Discussed
			a) The Developer shall inform the Society in writing of the addition of all the new members within 30 days from the date of issue of the allotment letter & after the Developer complies with all the terms & conditions in full as per the applicable regulation	To be discussed
14	1/4	possession of all the flats is handed over to the existing memb		To be discussed
			c) The Society has funds under various accounting heads. The Developer shall 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	To be discussed



Sr. No.	Cluase No	Description of Items	Data	Sugee Remark
15	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 to the existing members, before the existing members are asked to vacate the rented flats & take over the new flats	The Developer will give possession to the members as per guidelines and commitment. The members can do the furniture and fixure post possesssion.
16	26	Right to Common areas	The rights to the common terrace, common area & open spaces shall always remain with the Society's property	Post OC, common areas will belong to the society.
17	29	Security for Defect liability	In case any structural defect or any other defect in workmanship, quality, provision of services, or any other obligations of the developer as per the development agreement within a period of 36 months by the society from the date of handing over, 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 within such time, the society shall be entitled to rectify the developer & in addition, the society shall be entitled to receive appropriate compensation	As per RERA
18	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	The Developer shall raise finance by mortaging his Sale FSI and Development Rights, which includes private finance, construction finance etc.
19	9	Goods & Service Tax (If any)	The Developer shall pay all GST liability as per existing law or liability arising out of any amendment to the service tax Law of the Central or State Govt	The GST on Individual Agreements and additional areas will be borne by the indiviudal members
			a) Cost of Project: Approximately Rs. 100 Cr. 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 c) Security deposit in form of Demand Draft/pay order at the time	Attached
20	13	EMD & Security Deposit	of appointment amounting to Rs. 2 Crore refundable without interest after the defect liability period of 36 months after obtaining OC	To be discussed
			d) Date of commencement: Within 6 months from the Letter of Intent	To be discussed
			e) Bank Guarantee: Will be decided at the time of finalizing the terms & conditions of the Development Agreement	To be discussed
21	G	SPECIFICATIONS	As per Tender	To be discussed
22	Н	WISH LIST AND AMENITIES	As per Tender	Wish list and Amenities will be mutually discussed and finalized. The same Amenity list and specifications will be provided and attached to DA



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



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.

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B) <u>RESTRICTIONS OF CERTAIN ACT ON THE BIDDER-</u> 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 contract or otherwise.

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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	4)	Son's Wife
	Son)		WLOPERS !
5)	Daughter (including	6)	Father's Father

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TENDER DOCUMENT: VISHWA KUTIR COOPERATIVE HOUSING SOCIETY LTD.

	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	14)	Daughter's Husband
	Husband		
15)	Daughter's Son	16)	Daughter's Son's Wife
17)	Daughter's Daughter	18)	Daughter's Husband
19)	Brother (including Step	20)	Brother's Wife
	Brother)		
21)	Sister (including Step	22)	Sister's Husband
	Sister)		

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

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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	BOM / WGN / HSG (TC) / 4874 /
	No.	1989 - 90
9.	Date of Society	10th May 1990
	Registration	O.D.C.
10.	Plot area as per PRC	1,672.54 Sq. mt.

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11.	Plot area in possession	1,714 Sq. mt.
	(as per Total Station	
	Survey)	
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	48 Residential & Non-Residential
	Units	Units as per society records
15.	Existing approved	2,159.87 Sq. mt. (including all
	carpet area of	Residential & Non-Residential Units)
	members/occupants	
	to be re-housed.	
16.	Existing Built - up area	2,302.96 Sq. mt. (including common
	of	staircase area & 10% Balcony area
	members/occupants	free of FSI as per the then DCR)
	to be re-housed.	
17.	Zone as per D.P.	R - Zone
18.	Reservations or Set	Road set-back is merged on site
	Backs	
19.	Special Permissions or	Metro Alignment
	restrictions	3
20.	Applicable Policy	Reg. No. 33 (7) B of DCPR 2034 with
		permissible FSI 3.0 incl. inceptive fo
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		tenants + 35% Fungible over &
		above
21.	Permissible FSI as per	1.33 Base FSI +0.84 add. Premium
	DCPR 2034	FSI +0.83 Admissible TDR = 3.0
		Permissible FSI
22.	Total Permissible Built-	5017.62 Sq. mt.
	up area as per DCPR	
	2034	
23.	Cost of	Rs.100 Cr. Approximately
	Redevelopment	
	Project	
24.	Documents to be	1. All Outgoing Charges
)	made available to the	(Electrical, water, assessment,
	successful bidder	land tax, etc.)
~	(Developer)	2. List of existing
		members/occupants of the
		society with their approved
		Carpet Area
		3. Copy of Conveyance Deed
		4. Assessment Copy
		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 Play
		the Society.

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E) <u>SELECTION PROCESS OF BIDDER / BUILDER</u>:

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	The Selection of the Builder shall be
	Developer	done through a process as per
	Developer	Maharashtra Govt. Directive No. CHS
		The second state of the se
		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	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
1	\mathbb{N}^{2}	bidders & members of the society
		desirous of remaining present can
		remain present for the meeting as
		observers
	initial and entering	b) The Society & the PMC may in
		order to aid the scrutiny process,

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- 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
- c) The PMC will prepare the comparative charts of all bids as per the offers received & other important inputs given by the Society
- tender documents d) The submitted by the Bidders shall be scrutinized & evaluated by the Society & PMC for their offer for additional hardship area, fund, compensation rent. amenities, etc.
- e) The Developer's reputation & job profile of completed / under construction projects etc. especially of similar types projects, the financial status shall also be considered for selection of the bidder as the Developer.
- 3. All

Right to Accept The Society reserves the absolute right or Reject one Or to reject one or all highest or Tenders | tenders without assigning phy redisons MBA

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	Received by the	
	Society	
4.	Appointment of	The Developer shall be appointed to
	Developer &	undertake the re-development project
	remedy against	with the consent of 51% or more
	non-cooperating	members. Developers shall, at their
	members	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
1		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
	7	/compensation shall be availed to the

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	Received by the	
	Society	
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	Developer &	undertake the re-development project
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		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. oc will blog to south
2.	The cost of the	The Developer shall complete the total
	Total Project is to	project at his own cost including but not
	be borne by the	limited to the following costs: -
	Developer	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
		i. to each Residential
		Occupant, a monthly
		compensation of a minimum
		of Rs.125/- per sq. ft. on the
	7 Harry 1	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
		THE MONTH

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carpet area

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 Intimation obtaining 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 the then as per prevailing market rate. The rent is to be paid in advance for 12 Months & in advance thereafter for each subsequent 12 months.

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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 paid in advance to the member at the time of vacating their respective unit & 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 completions

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- the entire project with OC and handover of the possession of the unit to each member. The above said security deposit shall be refundable by the Society to the Developer without interest only after the completion of the defect liability period of 36 months after obtaining OC
- g) All the liabilities of all taxes like Municipal property taxes, service tax, GST, VAT, any Government Levies, etc., all outgoings such as electricity bills, water bills, security & maintenance of society's land & building post-IOD period till BCC or O.C.
- h) Legal charges towards the cost of documentation, stamp duty, registration, etc. of both the parties even for the Development Agreement & individual agreement with extra offered area shall be borne by the Developer only
- i) Total cost of labour, material, construction, deposits & insurance

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amounts, etc.

- j) Total cost of Incentive. TDR & Fungible FSI
- k) Cost of premiums scrutiny fee, process charges, surveys payable to MCGM or other concerned authority
- 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
- 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.
- 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 watter

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- obtaining Occupation Certificate from MCGM)
- Total cost of all Developer's consultants for completion of the project
- p) All legal costs & Legal Consultant's fees to reimbursed to the society including Society's Advocate's Fees & Society's Architect / Project Management Consultant incurred right from their as appointment by the Society.
- 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.
- r) The value of salvage material received shall be credited into the Developer's account
- s) The total cost & penalties arising out of errors, omissions, defaults, contravention of any prevoiling laws, or breach of any laws etc.

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

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	/Project Management Consultant
	for approval
	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
5. Indemnity to	a) The Developer shall at the time of
Society & its	execution of the Development
members	Agreement execute & handover
	to the society Registered
11	Undertaking on stamp paper for
1	not contravening any
	development laws, rules, or
	procedures & also for not
	contravening any law of the land
	or under any statute
	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.
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- c) The Developer shall follow all laws including but not limited statutory rules, labour Insurance laws, all Acts of Central Government, all Acts of State Government, all Acts of MCGM & the Collectors, related redevelopment
- d) The Developer shall follow & standard safety measures practices of construction 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 the responsibility of the the respective Developer & 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

India, as amended up to determined

	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
Declaration	The Developer should declare/inform in
regarding any	writing about the present & past legal
legal disputes	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
1 10000	proceedings ,either against the
7 ()	Developer or its partners/directors / Key
	Managerial personnel
7. Title of land,	a) The Title of land & possession of
ownership of new	the said Property shall always
building 8	remain with the Society
possession of the	notwithstanding any conditions
Property with the	mentioned anywhere else Sawers

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society accept the flats/units in the sale component barring the flats /units

being mortgaged to society.

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

- c) The Developer shall have only development rights on the to facilitate the property development work as approved Society. All statutory by the approvals are to be obtained in the name of the society. The possession & ownership of the property shall always remain with the Society
- 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

(C.C).

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8.	Restriction	on	The Developer shall not be permitted to
	Transfer	or	subcontract/ transfer benefits of this
	Project/	Rights	tender or the development proposal or
	under	the	development agreement to any other
	Standard		company, any other third party, or any
	Contract		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	n of	Without prejudice to the terms as shall
	Contract		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
	16-7		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 & Porton
	-		submission of wrong information was
			DATIAL DE LA CONTRACTION DEL CONTRACTION DE LA C

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		financial statements, etc. willful or
		otherwise.
		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
10.	Re-construction	a) The Developer shall prepare
	Plans & approval	sketches; plans, etc. for the new
		building & submit them to the PMC
		& the Society for
		suggestions/comments/approval
		before the finalization of the
	ing Agraement	Development Agreement. The
	- In the Society	Developer shall plan the project in
	dated our name	such a way that the members are
	15 Section 1 / 1	de-housed for a minimum period &
		rehoused in their new flats as early
		as possible
	1 1000	b) The Developer shall plan all the
		floors, prepare elevation, etc.
		submit two copies to society for
		approval. Obtain approval from
	Componidation	the PMC & Society on one copy
	To Approxima	which will be attested by the PMC
	a many trials and a second	& the committee members with
	- Marie Marie	their seal before the submission for
		7/S *

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		approval of drawings to the
		concerned Government
		authorities. The final plan shall
		satisfy all the requirements of the
		society & members
		c) All the specifications & types of
		construction shall be as approved
		by Society's Architect / PMC
		d) Any changes or amendments to
		plans approved by the society
		shall be carried out with the
		express written permission from the
		Society
11.	The Agreement	The Development Agreement &
	with the Society	individual Agreement shall be finalized
	along with limited	before the plans are submitted to
	Power of	MCGM. Registered Individual
	Attorney	Agreements shall be executed on
		receipt of IOD but before vacating the
	7 (Lary) 1	members from their respective flats.
		The cost of stamp duty & Registration of
100		the new flat shall be borne by the
		developer
12.	Correspondence	a) The Developers shall submit a true
	& Approvals	copy of all correspondence
	obtained from all	entered into with startions
	statutory	authorities, permissions obtained.
		VVILLE

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	authorities.		approvale IOD IOD Diene CO
	authorities		approvals, IOD, IOD Plans, CC,
			OC, & BCC to the Society
			b) On completion of the project all
			original documents shall be
			handed over to the society for
			their record
13.	Purchase	&	The compensatory Fungible FSI shall be
	loading	of	purchased in the name of Society &
	compensatory		loaded on the plot after the
	Fungible FSI.		development agreement is registered
			along with general power of attorney.
14.	Vacant		a) The member of the society will
	possession	of	vacate their respective
	member's		units/premises to the developer
	existing units.		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
	7 4-7		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.
			c) The Developer shall extend of the
	1		assistance required for recommon

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& re-housing of the members d) Before the Developer seeks the possession of the existing unit of the members, the Developer shall pay necessary compensation as in the set out development towards agreement alternate accommodation rent, brokerage, shifting charges & stamp duty for alternate accommodation, corpus, etc along with tripartite individual agreements with the developer with final along allotment of new redeveloped unit shall be registered before handing over vacant possession of existing units. 15. Activity Schedule 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 members, with stamp out paid by the members Without Prejudice Page 28 of 61

16.	Demolition of the	a) The building will be demolished
	vacant Building	only after IOD is received by the
		Developer for the rehabilitation
		building/ wing
17.	Site Office & Site	b) The Developer shall maintain
	in charge	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
	/ T	room during the reconstruction period
19.	Contractor, Sub-	The Developer shall employ /appoint
	Contractor &	only reputed & experienced contractors
	Other agencies	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
	4	contractor. The Society reserves the
		1000

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any contractor right to reject agencies that are not found suitable by PMC & Society for the intended development work. The developer contractor should ensure that the sufficient manpower deploys 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
- 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.
- b) The Developer shall provide all original test certificates or mechanical lab testing results procured for various materials from reputed Material

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	laboratories & the cost for the
	same shall be borne by the
	Developer
	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.
	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
	e) Society's Architect / PMC reserves
	all rights to cross-check the
	submitted documents/ papers /
	plan with a related source at their
	discretion
21. Liquidated	Breach of the terms of Development
Damages	Agreement shall make the Soviety
	Without Prejudice Page 31 of 61

		entitled for the liquidated damages
		entitiled 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	The individual agreements of the
	Agreement	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	a) The Developer shall inform the
	new members	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

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		b) The man and a second
		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
		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
25.	Period for Fit-out	The fit-out period for furniture & fixtures
	/ Furniture to	
	existing Members	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.
24	Dight to Commercia	4013
26.	Right to Common	The rights to the common terroce,
	areas	common area & open spaces shall
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	always remain with the Society's
	property
27. Parking	The Developer shall provide parking as
2 -	per the prevailing DCPR 2034 to the
	existing members free of cost
28. Insurance	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
	b) The Developer shall take out the
	workman compensation policy &
	insurance for his labor, workmen &
	employee as per the relevant
	statuary act.
	c) The Developer shall indemnify
	Society & remain solely responsible
	for any accidents or injuries under
The second of th	Workman Compensation Act & all
	or any Labor Act.
	d) No dispute between the
	developer & workmen & the
	contractor & consultants shall
	withhold the construction work.
	The Developer shall toke all
	precautions while patering wintowas

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contract with contractors & consultants

e) The terms of Development agreements shall supersede all contracts including any contract entered into by the Developer with 3rd party regarding any 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.

29. Security for Defect liability

for In case any structural defect or any other defect in construction quality, provision workmanship, 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 defects without any further such charges, within sixty days from the date of reporting/notice from society & 15986 developer fails to rectify the such detect

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		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
	/ X	Developer shall become a member of
		the society for unsold flats & shall pay all
		statutory dues/maintenance for unsold
	1 Marry 1	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 withe

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		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	The developer shall provide adequate
	adequate water	water supply for the use of laborers &
	supply	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	Any dealing between the Developer &
	Society	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

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

G) SPECIFICATIONS:

1.	Construction	a) The total construction shall be as
1.	Specifications	
		per the relevant Indian Standard
		Code of Practice & as per the
		provisions of the National Building
		Code & as specified by the PMC
		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
		c) All requirements of MCGM & all the
		statutory bodies shall be Strictly
		Followed
		d) The structural design shall comply
		with Indian Standard Codes of
		structural design for structura
		safety, seismic safety, and against
		cyclone/wind storms as lister
	/	below and as amended with to

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date:

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

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		both existing members & sale flats
		& shall be of reputed brands
		approved by the Society's
		Architect
2.	Geological Soil	The Developer shall carry out a
	Investigation	geological soil investigation for deciding
		the right type of foundation, founding
		strata & levels
3.	Temporary	The Developer shall provide hygienic &
	Accommodation	proper temporary accommodation for
	to workman	all its workmen as per the requirement of
		its statutory authority
4.	Waterproofing	The Minimum guarantee for
	Guarantee	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	The Overall guarantee/warranty for the
	Guarantee	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,

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

H) WISHLIST & AMENITIES:

1.	Modern Amenities	1) The Developer shall provide a list of
		amenities offered by him with
		Brand/Company name, Quality &
		specifications.
		2) Floor to Floor height shall not be less
		than 10'
2.	Wish List /	1) Common Amenities:
	Requirements of	a) Decorative Entrance Lobby shall be
	Society in Brief	with Italian Marble, Granite & Vitrified
		tiles of reputed Brand
		b) Ground formation level shall be a
		minimum of 600mm above road level
		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.
		d) Adequate lights in the staircase &
		common lobby area.

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

equipment Security room with toilet & surveillance

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

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z) Electrical substation required as per
the norm
aa) Electrical Charging points for cars in
the car parking area
2) Kitchen:
a) Full Height tile dado
b) MGL piped gas to be provided
d) Raised Granite Cooking platform
with stainless steel sinks of Nirali or
equivalent make shall be provided.
e) Modular Kitchen Cabinet
f) Exhaust fan & Chimney shall be
provided in Kitchen
3) Electrification:
a) Provision for AC point, TV & Cable,
Broadband & Telephone for all
habitable rooms
b) Adequate light & fan points in all
rooms.
c) CCTV phones & intercom to all flats
with central security system.
g) Excellent quality of Concealed
Electrification, electrical copper wirings
should be of Polycab or Finolex or
equivalent make
h) Three-phase electric meters
i) The total electrification shall be
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	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
1	b) Weather Coat External Walls.
X(X)	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.
7	b) Tiling/Flooring in all other rooms (Bed)
/	Rooms, Kitchen, etc.) 600 X 600 pmPh

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Vitrified Tiled Flooring with 3" skirting. c) In Bath/Toilets- Anti-Skid Tiles in flooring & Ceramic tiles dado up to full height. d) All Toilets & Kitchen tiles shall be as approved by the Society & their Architect 7) Doors & Windows: a) Noise & Vibration reduction type Anodized coated Aluminum sliding Windows ¾" or 1" series with tinted glass & safety grill. b) Granite/ Marble Sills with double patties to all windows. c) CP Teak Decorative Entrance Door. d) Well-treated solid core with laminatefinished flush doors to all rooms. e) Waterproof flush doors to Bath/W.C./ Toilet f) Safety Guard Door for each flat with fittings & foolproof locking brass arrangement. 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 h) External Grills for toilet ventilators Without Preju

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I) PROJECT BID:

Offer for Additional Carpet Area

- a) The Society is expecting 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 Builtup 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 Staircase area which is counted in FSI as per the then regulation))
- 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

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	T	
		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	The 'Corpus Fund' of a minimum of Rs.
	Fund	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
	e e	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	W.
	Accommodation	the Developer shall provide to each
	Rent, & schedule	i. to each Residential
	of payments for	Occupant, a monthly
	rent	
		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 minimuma

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	Offer Brokerage	for &	The Developer shall provide cone month's rent as per the provisions
	0,4		corpus fund
			against the first installment (20%) of the
			rent deposit which may be adjusted
			The developer shall provide a transi
			each subsequent 12 months.
			Months & in advance thereafter fo
			The rent is to be paid in advance for 12
			per the then prevailing market rate
			delay the same shall be increased a
			Development Agreement & in case of
			one year from the date of signing the
			should be applicable for a period of
			of the flat by the member. This rate
			(IOD) from MCGM & before vacation
			obtaining Intimation of Disapprove
			the name of each member after
			months handed over to the society in
			paid of the preceding terms of 1;
			increase of 5% on the compensation
			with a rent deposit & thereafter, a
			The rent for the first 12 months along
			carpet area
			existing member's approved
			of Rs.250/- per sq. ft. on the

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	Chiffing about	
	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 &	The Developer shall pay stamp duty &
	Registration of	reasonable legal charges for rented
	New Flats	flats to be taken by the members as
		temporary
6.	Offer for Security	Security deposit in form of Demand
	Deposit	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
	/ A	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
	/. ————————————————————————————————————	to.

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		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	The society shall pay all fees to their
	for consultants	Architect / PMC as mutually agreed
	appointed by the	upon up to the execution of the
	Society	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	The Developer shall pay entire GST
	Tax	liability as per existing law or liability
	(If any)	arising out of any amendment to the
		service tax Law of the Central or State
		Govt
10.	Time Limits for the	After execution of the development
	redevelopment	agreement & procurement of IOD, the
	project including	project shall be strictly completed within
	the reconstruction	the period of 36 months including
	of the building	obtaining OC & handover of the new
		flats
11.	Liquidated	The liquidated damages beyond the
		arraige paried shall be minimum of De
	Damages	grace period shall be minimum of Rs.
	Damages	grace period shall be minimum of Rs. 75,000/- per day until all the members

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10	Othor Con all!!	c) Towns 0
12.	Other Conditions	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
		b) The society reserves the right to
		add, alter, modify or delete any
		conditions stated in this
		Document.
13.	EMD & Security	a) Cost of Project: Approximately Rs.
	Deposit	100 Cr.
		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
		c) Security deposit in form of
		Demand Draft/pay order at the
2	7 - March 1	time of appointment amounting to
		Rs. 2 Crore refundable without
4.3		interest after the defect liability
		period of 36 months after
		obtaining OC
		d) Date of commencement: Within 6
		months from the Letter of Interpress
	/ -	e) Bank Guarantee: Will be decided:
	3.	

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

J) BIDDERS OFFER:

1.	Offer for additional Carpet Area	
	over & above the existing area &	
	10 Sqm Incentive area & it's	
	fungible to each member free of	
	cost (in %)	
2.	Offer for Corpus Fund in Rs. Per Sq.	
	F on the existing Carpet Area	
3.	Offer for Alternate	Residence:
	Accommodation Rent in Rs. Per	
	Sq. F on the existing Carpet Area	Commercial:
4.	Offer for Shifting Charges in Rs.	
	(Lump Sum per tenant)	
5.	Offer for Brokerage in Rs. Per Sq. F	
	on the existing Carpet Area	
6.	Time required to complete the	
	project (Rehab + Sale) in months	
7.	Offer for extra amenities over &	f
	above as specified	
	THE VISHWA KUTIR CO-8P. HSG. SOC. 177	EL OPERS
	(Regn. No. BOM/WGN/NSON 1980) 892, SHANKAR GHANZKAR MAR BADAR (WEST), MUMBAI-400 028	D WIMBAI
	Est decided	prejudice

Without Prejudice Page **53** of **61**

8.	Any other Suggest	tion
I) <u>BI</u>	DDERS DETAILS:	
1.	Name of the Firm	
	/ Company	
2.	Year of	
	Establishment	
3.	Registered	
	Office Address &	
	telephone nos.	
4.	Mailing Address	
	& telephone nos.	
5.	E-mail Id	
6.	Pan & GST No.	
_		
7.	Name &	
	Contact No. of	
	Key Managerial	
	Person	OPERSO
	THE VISHWA KUTIR CO-OP, HSC (Regn. No. BOM/WGNYHSGYTC)48 892, SHANKAR SWANEK BARRAK (WEST), MUMBA	2. SOC 21 87. 40 61 89 RR MA F

6.	Name &	VILLIA KILLIB CO-OP) HSG. STOL
	Contact no. of	(Regn. No. BOMA SN/NG/(TC 4874 of 99- 892, SHANKAD SHAMEKAR NAR(
	Contact Person	892, SHANKAP GHAVELOU 02 DADAR (WEST), MUMBAI-400 02
	if required	

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

General description of the organization:

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

Name of	Plot	Original	Final	Original	Final	Year	OC
project &	Area	no of	no of	Flat	Flat	com	rec
location	Sqm	Flats	Flats	Carpet	Carpet	plet	eive
			3	Area	Area	ed	d
				Sq. Ft	Sq. Ft		yes
				90°0			/no
- 17 mm	7 11						

Note:

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

SI	Society	Representative	Contact
1			WORKS !
2			M W WINBAI)
			10 Mon

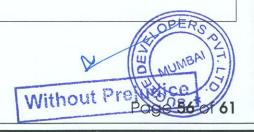
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3		
4		

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

5. Any special information you consider relevant to us





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

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

- The offers addressed to The Secretary should be sealed & delivered to Mr Santosh Kudalkar (Mob No: 9870695103) Shop No 3 Vishwa Kutir CHS Ltd, Shankar Ghanekar Marg, Dadar Mumbai 400 028 between 10 am to 5 pm on or before 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 (Idmumbal)

Without Prejudice Page 57 of 6

- 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 Charted 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

ARCHITECT CAI2010|49795



THE VISHWA KUTR CO-OP ASG. SOWIES (Regn. No. BOLVWGMHSC/TC)4674 - 1 892, SHANNAR GHANEKAR 1 DADAR (WEST), MUMBAI-4

For

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

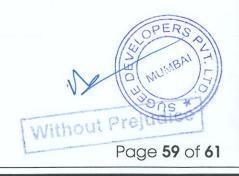
901 Spectra CHS, Prathamesh Complex, Veera Desai Road, Andheri West, Mumbai 400 053

9819 203 759 | 9820 106 367

Without Progess of 61

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. 1/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,

Without Prejudice Page 60 of 61

TENDER DOCUMENT: VISHWA KUTIR JOPERATIVE HOUSING SOCIETY LID

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

Without Provide

Page 61 of 61







It's all about YOU

At Sugee we design products, methods and pricing by placing the customer at the heart of everything that we do.

We follow a systematic, transparent and no-surprise approach that helps us build relationships that last a lifetime!





We are respectful of every stakeholder - The landowner, the tenant & the investor.

Sugee is emotionally invested in each project and professionally committed to give the best to every stakeholder.

Growth with trust and happiness is our mantra.

Thoughtful engineering & high quality-standards

Productivity, Quality and Creativity pushes us explore innovative technologies from across the world.

ful engineering uality-standards

uality and Creativity pushes us technologies from across the world.



POLYALK CP 293

A special chemical treatment that protects the reinforcement steel and delays corrosion by decades.



PERFORMANCE CONCRETE

Higher than recommended Concrete mix
designs for long lasting strength, resistance to

corrosion and weathering.

HIGHER-GRADE HIGH-



COATING

Always using Asian Paints solution with glass fibre reinforced elastomeric membrane liquid coat for seamless waterproofing

DAMP PROOF EXTERNAL



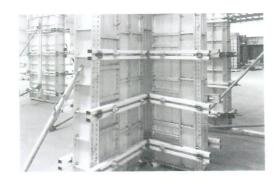
SYSTEMS
Use of the world-class WOHR Mechanical
Car Parking Systems for compact solutions in
tight spaces

STACKABLE CAR PARKING



CONSTRUCTION TECHNIQUES
Aluminium Formwork Systems, Tower
Cranes and Archi Concrete usage for fast,
efficient operations and aesthetically
beautiful, finished surfaces.

CONTEMPORARY



MATERIALS & FITTINGS

For great aesthetics, and blemish-free,
durable construction, we work with the most
reputed brands and the highest material
specifications while selecting the tiles, CP
Fittings, Paints, Floor finishes and reinforced
steel for concrete.

BEST-IN-CLASS FINISHES,





On-Time Delivery The eye of the needle

Given everything is at par, delivery on time is the most powerful assurance for the buyer and the most valuable principle for the developer. For us at Sugee it's the centre of all things. It exactly expresses the understanding, the sincerity and the integrity of the company and the system it follows. Sugee's adherence to the timelines is obsessive and legendary. Customers love it, prospects walk-in to experience it, and stakeholders absolutely rely on it.

Our focus is on Upgrading Lifestyles

On the surface, redevelopment is our business of building residences.

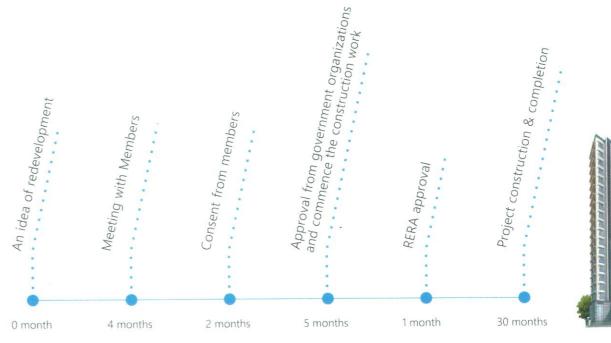
At the core, it is our process of reconstructing lives. We make it our business to empathise with the anxiousness of a property owner – who hands over their asset for redevelopment – and we handle it with priority, care, and respect.





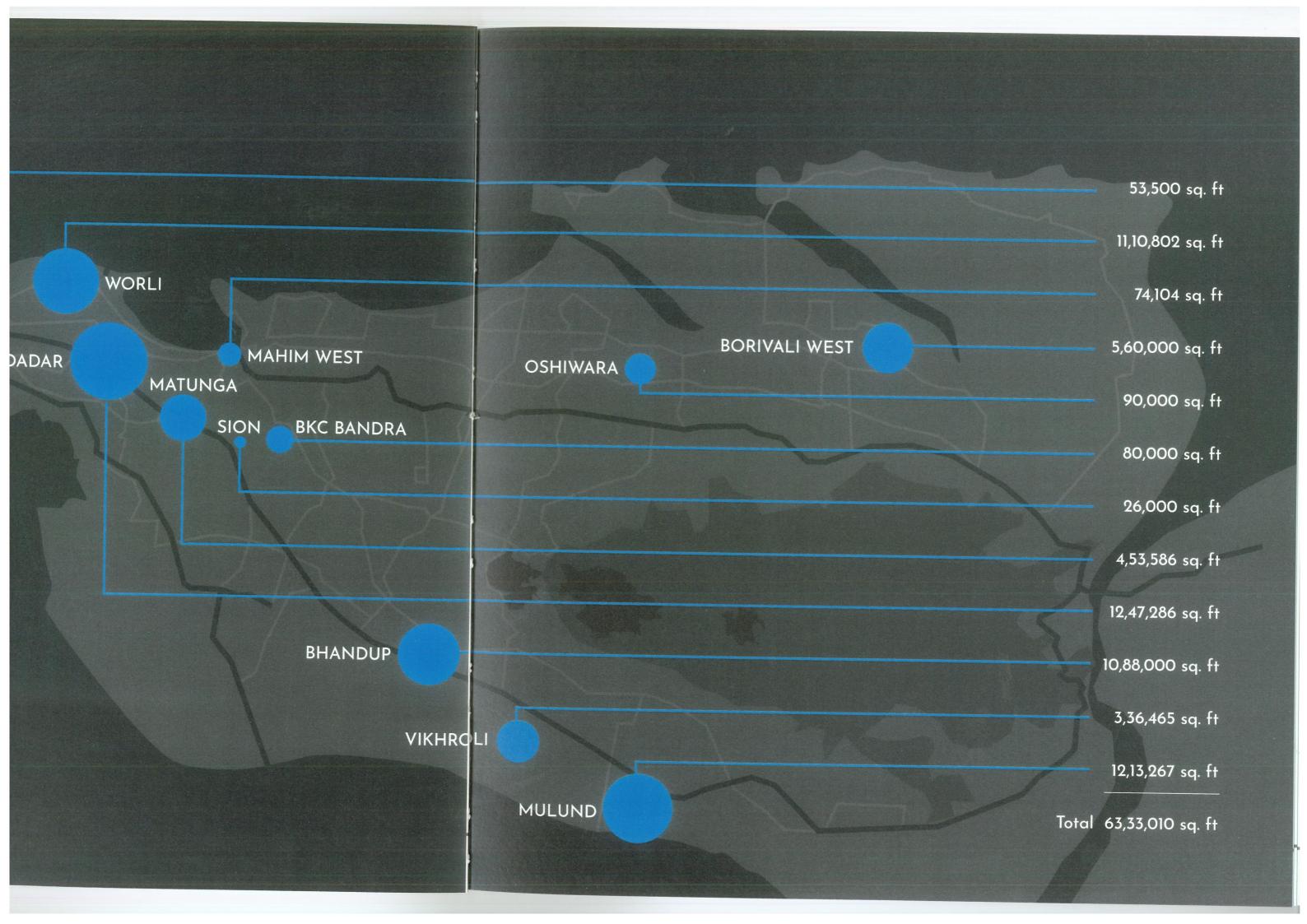
Step-by-Step

Our dedicated teams work on planning, technical, legal, project management, construction, procurement, marketing and client relationship making it their mission to complete the project within time and without compromising quality or compliance.





OUR PRESENCE GIRGAON WORLI MAHIM WEST DADAR MATUNGA SION **BKC BANDRA** SUGEE BHANDUP Sugee is the go-to developer of VIKHROLI premium real-estate projects in key Mumbai suburbs and the culture rich Central Mumbai location of Mahim-Dadar-Chhatrapati Shivaji Maharaj Park.



OUR PROJECTS, OUR PRIDE.

PROJECT NAME	LOCATION	AREA (sq.ft.)	COMPLETION
Preksha	Dadar (E)	73,295	2021
Sanskruti	Dadar (W)	75,725	2021
Mahalaxmi	Dadar (E)	52,085	2021
Ganesh Niwas	Sion	26000	2020
Govind Sadan	Chhatrapati Shivaji Maharaj Park	15,500	2020
Sugee Trimurti	Chhatrapati Shivaji Maharaj Park	46,000	2018
Sugee Sadan	Dadar (W)	82,135	2017
Sugee Hiranya	Dadar (W)	58,065	2015
Shiv Shakti	Mulund	20,000	2013
Sugee Heights	Mulund	88,000	2011
Vaibhav Apartments	Dadar (W)	20,000	2009
Vaibhav Chambers	BKC, Bandra (E)	60,000	2005
Anand Vihar	Oshiwara	90,000	1990
Shraddha Building	Dadar (W)	15,000	1986

ECTS, OUR PRIDE.

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ar (E)	73,295	2021
ır (W)	75,725	2021
ar (E)	52,085	2021
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r (W)	58,065	2015
lund	20,000	2013
lund	88,000	2011
ar (W)	20,000	2009
andra (E)	60,000	2005
iwara	90,000	1990
ar (W)	15,000	1986

PROJECTS DELIVERED IN 2021 & TO BE DELIVERED IN 2022





Dadar West

Completion Date June 2022 MAHA RERA No. P51900019608





Dadar West

Delivered
MAHA RERA No. P51900001098





Hindu Colony

Delivered
MAHA RERA No. P51900013023





Dadar TT

Delivered MAHA RERA No. P51900000978

ONGOING PROJECTS





Matunga

Completion Date
Sep 2023
MAHA RERA No. P51900022326





Chhatrapati Shivaji Maharaj Park

Completion Date
Dec 2023
MAHA RERA No. P51900023350





Dadar West

Completion Date
Sep 2024
MAHA RERA No. P51900027415

NG PROJECTS





pati Shivaji Maharaj Park

ompletion Date
Dec 2023
RERA No. P51900023350





Dadar West

Completion Date
Sep 2024
MAHA RERA No. P51900027415





Dadar West

Completion Date
Jun 2025
MAHA RERA No. P51900027981





Dadar West

Completion Date
Dec 2025
MAHA RERA No. P51900027433

UPCOMING PROJECTS

DIXIT NIWAS

Chhatrapati Shivaji Maharaj Park

KRISHNA KUNJ

Chhatrapati Shivaji Maharaj Park

INDIRA NIWAS

Chhatrapati Shivaji Maharaj Park

> NABASHRUTI Hindu Colony

SARASWATI NIWAS

Chhatrapati Shivaji Maharaj Park

SUKRUT Cadell Road PARAG

Chhatrapati Shivaji Maharaj Park

SUGEE HERITAGE Girgaon ANAND BHARTI

Chhatrapati Shivaji Maharaj Park

> SHIV KIRAN Worli

SHANTA GANESH PRASAD

Chhatrapati Shivaji Maharaj Park

SHEETAL ESTATES

Lamington Road

AND MORE IN THE NEAR FUTURE



SPECTACULAR SEA VIEW RESIDENCES
AT WORLI SEA FACE

32 WORLD CLASS AMENITIES ON LOWER SANCTUM, PODIUM LEVEL & SKY DECK.





) CLASS AMENITIES ON 1, PODIUM LEVEL & SKY DECK.



ACTUAL VIEW FROM UPCOMING APARTMENT



UDYOG RATNA PURASKAR 2015

Udyog Ratna Puraskar 2015 from
The World Marathi Chamber of Commerce
and Industry, being awarded to Mr. Nishant
Deshmukh, Managing Director, Sugee Group
by the Chief Minister of Maharashtra,
Shri. Devendra Fadnavis.









UDYOG RATNA PURASKAR 2015

Udyog Ratna Puraskar 2015 from
The World Marathi Chamber of Commerce
and Industry, being awarded to Mr. Nishant
Deshmukh, Managing Director, Sugee Group
by the Chief Minister of Maharashtra,
Shri. Devendra Fadnavis.



The Economic Times



AWARDS & ACCOLADES



) IC





MARINA BAY
ICONIC LUXURY PROJECT
OF THE YEAR(SOBO)
Hindustan Times



SUGEE GROUP
BEST REALTY BRAND
2020-2021
The Economic Times



ICONIC LUXURY
PROJECT OF THE YEAR
MARINA BAY
Mid-Day



ICONIC LUXURY
PROJECT
MARINA BAY
The Times Real Estate Icons



ICONIC REDEVELOPMENT DEVELOPER AWARD The Times of India



20

ICONIC LUXURY PROJECT'
FOR 'TRIMURTI' AT
CHHATRAPATI SHIVAJI
MAHARAJ PARK, MUMBAI
The Times of India



BEST REALTY BRAND
IN REDEVELOPMENT
The Economic Times



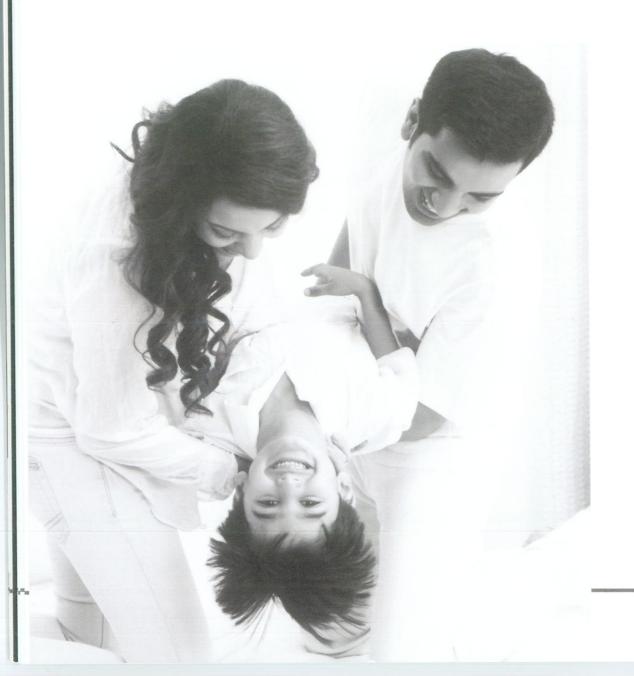
ICONIC REDEVELOPMENT DEVELOPER AWARD The Times of India



REDEVELOPMENT EXCELLENCE AWARD Hindustan Times

VERIFIED by **BELIEFS**

Belief is an unwritten agreement. Which is signed, accepted and committed to even before business is struck. What follows is the confirmation of that belief. Our narrative affirms that the invisible boxes that build unshakable relationships, are always checked.



HEAR IT FROM OUR RESIDENTS



It feels great when a person living in a chawl gets to live in a beautifully constructed residential society. Sugee really made our dream come true! They are true professionals, paid the rents on time and were very transparent in their communication.

MR. PRAKASH PANDURANG DAMLE Resident of Hiranya, Dadar West



They kept their promise. There was no mental stress in the process. Sugee is an established developer & is committed to their work.

MRS. RACHANA GHOLE Residence - Sugee Sanskruti

FIED by BELIEFS

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MRS. RACHANA GHOLE Residence - Sugee Sanskruti



As compared to others, I believe my home-buying experience has been extremely smooth, Sugee Group has become synonymous with trust for us as they have delivered completely on their commitment and all the timelines presented were followed sincerely by the entire team.

DR. BABITA KUNAL PATKE Resident of Hiranya, Dadar West



I believe that Sugee group is like a pillar that you can lean on for your home buying requirements. They are the most reliable real estate developers.

MR. HERAMB DHAYGUDE Resident of Preksha, Dadar TT



In today's scenario, there are very few developers who give possession as committed and Sugee is definitely one of them. The apartments are very spacious, well ventilated, and flooded with sunlight.

MR. & MRS. JITENDRA SHAH Resident of Sugee Heights, Mulund



Sugee keeps their promises and is a very trusted developer. For us, It has been the best company with a great team and great values that prioritises the customers.

MR. PRATAP JAGANNATH DABKE Resident Laxmi Niwas, Dadar West



a personal approach to the whole process. A home of our own was always a dream. Sugee Group helped us made this dream come true with a MR. SUNIL DATTARAM KADAM beautiful building, splendid facade and a thoughtfully laid out unit plan. Our experience with

MR. SATISH DHARAP

Sugee Group has been a delight.

Resident Govind Sadan, Chhatrapati Shivaji Maharaj Park



Our relationship with Sugee has become like a family. We shared our problems and the team understood it and supported us in the process. I did not expect such

Resident Sanskruti, Dadar West

LEADERSHIP



Subhash Deshmukh Chairman

A first generation entrepreneur who started this business in 1985, Mr. Deshmukh has always focused on high quality development, was one of the few visionary developers who worked in locations like Bandra Kurla Complex in its early development stages, and is recognised as a thought leader who believes in 'speak less, do more'.



Nishant Deshmukh
Founder & Managing Partner

As the promoter of Sugee Group, Mr. Deshmukh's deep understanding and wide network with various sections of business and regulatory authorities, makes him the driving force of the organization. His calm approach towards any critical situation and a gogetter attitude, sets him apart as an effortless leader.

LEADERSHIP



Nishant Deshmukh
Founder & Managing Partner

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EXECUTIVE COMMITTEE



Nitin Salunkhe Co-founder & Partner



Anand Gandhi Co-founder & Partner



Jitendra Rawal Partner



Adv. Rohit Kadam Partner



Pritesh Jain Partner



Atul Tawde Partner



Ashish Patil Partner



3rd Floor, Nirlon House, Opp. Sasmira College, Dr. Annie Besant Road, Worli, Mumbai 400030.

Call: +91 22 2499 333 Email: homes@sugee.co.in

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