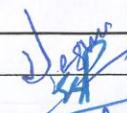
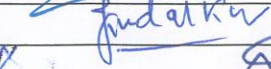
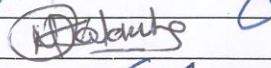

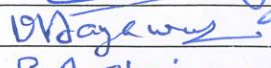


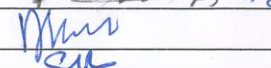
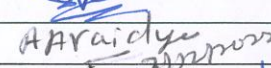
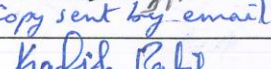
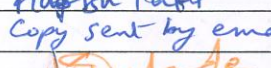
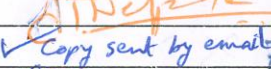
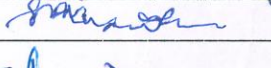
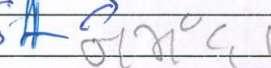
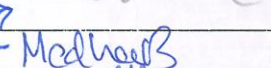
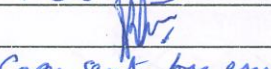
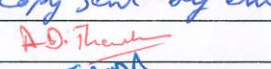


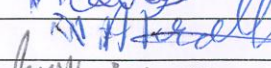
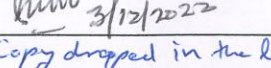
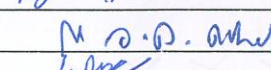

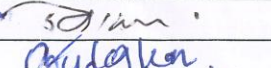
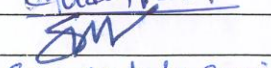
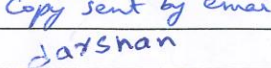
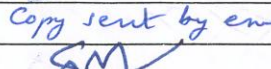
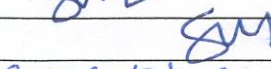
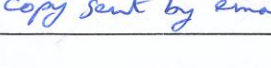





Acknowledgement

of the information of the advertisement regarding redevelopment published in Newspapers.

Date - 1-12-2022

FLAT NO.	MEMBERS NAME	SIGNATURE
A-01	Mr. Madhav R. Deshpande.	
A-02	Mr. Sanjiv S. Pandit.	
A-03	Mrs. Jyoti A. Kudalkar.	
B-01	Mrs. Rekha S. Bandivadekar.	
B-02	Mr. Vithoba N. Kalambe.	
B-03	Mr. Satish M. Bandivadekar.	
B-04	Mr. Bakul M. Vaidya.	
C-01	Mr. Dattatray V. Jaywant.	
C-02	Dr. Vijay A. Shringarpure	
C-03	Mr. Diwakar V. Sawant.	
D-01	Mr. Diwakar V. Sawant.	
D-02	Mr. Dilip M. Vaidya.	
D-03	Mrs. Reshma D. Sawant.	
E-01	Mr. Kaustubh A. Khanolkar & Supriya K. Khanolkar	
E-02	Mr. Anil M. Vaidya.	
E-03	Mr. Neelesh P. Valame.	
F-01	Mr. Sudarshan A. Patil & Mrs. Kalpana S. Patil.	
F-02	Mr. Nitin M. Vaidya.	
F-03	Mrs. Sonali T. Deshpande & Mr. Tapan S. Deshpande.	
G-01	Mr. Satish B. Kanekar.	
G-02	Mr. Aroon H. Khandke.	
G-03	Mr. Manoj J. Malade & Smt. Narbadaben J. Malade.	
H-01	Dr. Janak K. Nathan & Mrs. Shamim J. Nathan.	
H-02	Mr. Deodatta V. Bandivadekar.	
H-03	Mr. Deepak N. Thanekar.	
I-01	Mr. Sharad R. Aras.	
I-02	Mr. Vilas B. Samant.	
I-03	Mrs. Aparna D. Thanekar.	
R-01	Smt. Sushma A. Malgaonkar.	
R-02	Mrs. Rekha S. Bandivadekar.	
R-03	Mr. Bakul B. Bhosale.	
R-04	Mrs. Medha D. Bandivadekar.	
R-05	Mr. Vikas A. Pradhan.	
R-A5	Mr. Anil M. Vaidya & Mr. Dilip M. Vaidya.	
R-06	Mr. Bhagwandas S. Gupta.	
R-07	Mr. Deepak R. Mhaske.	
R-08	Ms. Shruti A. Palaye.	
S-01	Mr. Louis A. Fernandes.	
S-02	Mr. Devram P. Chaudhary.	
S-03	Mr. Santosh R. Kudalkar.	
S-04	Mrs. Rekha S. Bandivadekar.	
S-05	Dr. Shweta L. Munde & Ms. Tejasvini L. Munde.	
S-06	Mr. Shantilal H. Jain.	
S-07	Mr. Prasanna V. Bandivadekar	
S-08,09,10	Mr. Satish M. Bandivadekar & Smt. Manisha M. Salunkhe.	
S-11	Mr. Prasad S. Bandivadekar.	
S-12	Mrs. Apoorva A. Narkar.	

Subject: Website

From: Vishwakutir<vishwachs@rediffmail.com> on Thu, 01 Dec 2022 20:22:54

To: "jigar@vishrani.com"<jigar@vishrani.com>

Cc: "vithoba4"<vithoba4@gmail.com>,"dthanekar"<dthanekar@rediffmail.com>,"sharadaras21"<sharadaras21@gmail.com>

1 attachment(s) - Newspaper_advertisement_.pdf (361.14KB)

As discussed today morning please upload the attached newspaper advertisement in the website.

Also forwarding short brief about the Society:

"Vishwa Kutir Co-operative Housing Society Ltd located at very prime location on Shankar Ghanekar Marg. Society is very close to Siddhivinayak Temple & Portuguese Church. It is 10-15 minutes walk from Dadar Station & also drom Shivaji Park."

Office Bearers:

Mr Vithoba Kalambe -----Chairman
Mr Deepak Thanekar-----Secretary
Mr Sharad Aras----- Treasurer

In case of any query please revert.

Regards,

Deepak Thanekar
Secretary

Subject: Advertisement

From: Vishwakutir<vishwachs@rediffmail.com> on Thu, 01 Dec 2022 20:27:46

To: "lucky_dmv"<lucky_dmv@yahoo.com>

1 attachment(s) - Advertisement_.pdf (185.79KB)

Dear Member,

Please note that the attached advertisement has appeared in today's News paper.

Regards,

Deepak Thanekar
Secretary

D-2

Mailbox of vishwachs

To: Vishwakutir <vishwachs@rediffmail.com>

Deepak Thanekar
Secretary

I-2

Subject: Advertisement

From: Vishwakutir<vishwachs@rediffmail.com> on Thu, 01 Dec 2022 20:30:18

To: "nvalame"<nvalame@yahoo.com>,"vaidyanitin2319"<vaidyanitin2319@gmail.com>,"tejsiddhivinayak"<tejsiddhivinayak@gmail.com>,"bandivdekar_prasanna"<bandivdekar_prasanna@yahoo.com>,"narkar_anand"<narkar_anand@yahoo.com>,"kanekarn"<kanekarn@gmail.com>

1 attachment(s) - Advertisement_.pdf (185.79KB)

Dear Members,

Please note that the attached advertisement has appeared in today's News paper.

Regards,

Deepak Thanekar
Secretary

E-3
E-2
S-5
S-7
S-12
G-1

The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)
(Regn. No. BOM./ WGN / HSG.(TC) 4874 OF 89-90)

Shanker Ghanekar Marg, Dadar,
M U M B A I - 4 0 0 0 2 8

Ref. No. _____

Date 1st December 2022

Dear Members,

This is to inform you that the advertisement regarding redevelopment of our Society has been published on 01.12.2022 i.e today's edition of Times of India, Indian Express, Loksatta & Maharashtra Times.

Members are requested to inform about the same to any reputed and experienced Developers known to them .



Secretary

TIMES OF INDIA

THE TIMES OF INDIA, MUMBAI
THURSDAY, DECEMBER 1, 2022

**TENDER NOTICE
REDEVELOPMENT PROPOSAL**
Sealed Tenders/Offer are invited from Reputed, Experienced & Financially sound Builders / Developers for the Re-Development of Vishwa Kutir CHS Ltd. Property bearing C.S No: 1261.
Plot No. 892, Shankar Ghanekar Marg, Dadar West Mumbai 400 028. Plot Area is 1672.54 Sq Mtrs and situated at prime location on Shankar Ghanekar Marg.
The detailed Tender Documents will be available for Builder /Developer at a cost of Rs 10,000/-
To be paid by DD only in favour of Vishwa Kutir CHS Ltd as a non-refundable Tender cost.
The interested parties can purchase the same by contacting Hon. Secretary Mr Deepak Thanekar Flat No H-3 Mob No: 9820242379 or Treasurer Mr Sharad Aras Flat No I-1 Mob No: 9869785785 or Mr Santosh Kudalkar Shop No 3 Mob No:9870695103 from the above address within 15 days from the publication of said notice.
Sealed Tenders along with EMD of Rs 1,00,000/- (refundable in 60 days if not selected) in favour of Vishwa Kutir CHS Ltd. shall be submitted to Mr Santosh Kudalkar Shop No 3 Mob No:9870695103 between 10 am to 5 pm on or before 31st December 2022. The Society reserves the right to accept or reject any or all bids without assigning any reason thereof.
Hon. Secretary
For Vishwakutir CHS Ltd

**TENDER
NOTICE**

MAHARASHTRA TIMES

मुंबई | गुरुवार, १ डिसेंबर २०२२ | mumbai.mtonline.in

**TENDER NOTICE
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Hon. Secretary
For Vishwakutir CHS Ltd

INDIAN EXPRESS

WWW.INDIANEXPRESS.COM

THE INDIAN EXPRESS, THURSDAY, DECEMBER 1, 2022

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Hon. Secretary
For Vishwakutir CHS Ltd

**REDEVELOPMENT
PROPOSAL**

LOKSATTA

WWW.LOKSATTA.COM

मुंबई, गुरुवार, १ डिसेंबर २०२२ ★

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Hon. Secretary
For Vishwakutir CHS Ltd

The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)
(Regn. No. BOM./ WGN / HSG.(TC) 4874 OF 89-90)

Shankar Ghanekar Marg, Dadar,
M U M B A I - 4 0 0 0 2 8

Ref. No. _____

Date 29th November 2022

**TENDER NOTICE
REDEVELOPMENT PROPOSAL**

Sealed Tenders/Offeres are invited from Reputed, Experienced & Financially sound Builders / Developers for the Re-Development of Vishwa Kutir CHS Ltd. Property bearing C.S No: 1261 Plot No. 892, Shankar Ghanekar Marg, Dadar West Mumbai 400 028.
Plot Area is 1672.54 Sq Mtrs and situated at prime location on Shankar Ghanekar Marg.

The detailed Tender Documents will be available for Builder /Developer at a cost of Rs 10,000/- To be paid by DD only in favour of Vishwa Kutir CHS Ltd as a non-refundable Tender cost.

The interested parties can purchase the same by contacting Hon. Secretary Mr Deepak Thanekar Flat No H-3 Mob No: 9820242379 or Treasurer Mr Sharad Aras Flat No I-1 Mob No: 9869785785 or Mr Santosh Kudalkar Shop No 3 Mob No:9870695103 from the above address within 15 days from the publication of said notice.

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The Society reserves the right to accept or reject any or all bids without assigning any reason thereof.



Hon. Secretary
For Vishwakutir CHS Ltd



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.

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

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

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

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

C) RESTRICTION OF RELATIONSHIP: -

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

LIST OF RELATIVES: -

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

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

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

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

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

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

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

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

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

E) SELECTION PROCESS OF BIDDER / BUILDER:

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

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

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

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

F) TERMS & CONDITIONS OF REDEVELOPMENT:

1.	Available FSI	The offer for Quotation is as per the present Reg. No. 33 (7) B of DCPR 2034. In case there is an upward revision of FSI or incentive for the rehab component of the project before the construction of the plinth, the benefit of additional FSI by way of upward revision of area shall be availed to the existing members or if the upward revision of FSI or incentive for the rehab component of the project after the construction of the plinth, the benefit of additional FSI by way of upward revision of corpus /compensation shall be availed to the
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		existing members as per the then prevailing rule.
2.	The cost of the Total Project is to be borne by the Developer	<p>The Developer shall complete the total project at his own cost including but not limited to the following costs: -</p> <ul style="list-style-type: none"> a) Cost of preparing the redevelopment scheme, plans & submissions to MCGM & updating of record of rights, & the title search of the property b) Costs & fees of the consultants of the project appointed by the Developer c) For 'Alternate Accommodation Rent', the Developer shall provide <ul style="list-style-type: none"> i. to each Residential Occupant, a monthly compensation of a minimum of Rs.125/- per sq. ft. on the existing member's approved carpet area ii. to each Commercial Occupant, a monthly compensation of a minimum of Rs.250/- per sq. ft. on the existing member's approved

		<p>carpet area</p> <p>The rent for the first 12 months along with a rent deposit & thereafter, an increase of 5% on the compensation paid of the preceding terms of 12 months handed over to the society in the name of each member after obtaining Intimation of Disapproval (IOD) from MCGM & before vacation of the unit by the member. This rate should be applicable for a period of one year from the date of signing the Development Agreement & in case of delay the same shall be increased as per the then prevailing market rate. The rent is to be paid in advance for 12 Months & in advance thereafter for each subsequent 12 months.</p> <p>d) The Developer shall provide one month's rent (as per the provisions mentioned above), on vacation as brokerage & also separately pay a minimum of Rs.25,000/- as</p>
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		<p>shifting charges to each member. The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary alternate accommodation</p> <p>e) The 'Corpus Fund' of a minimum of Rs. 2,000/- per sq. ft. on the existing member's approved carpet area shall be provided to each & every member of the Society. 20% of the above-said amount of the Corpus Fund is to be paid in advance to the member at the time of vacating their respective unit & the remaining 80% of the above-said Corpus Fund amount is to be paid at the time of hand over of the possession of the new unit to the member.</p> <p>f) Security deposit amounting to Rs 2 Crores to be given to the Society in form of Demand Draft/pay order at the time of execution of the development Agreement upon successful completion of</p>
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		<p>the entire project with OC and handover of the possession of the unit to each member. The above said security deposit shall be refundable by the Society to the Developer without interest only after the completion of the defect liability period of 36 months after obtaining OC</p> <p>g) All the liabilities of all taxes like Municipal property taxes, service tax, GST, VAT, any Government Levies, etc., all outgoings such as electricity bills, water bills, security & maintenance of society's land & building post-IOD period till BCC or O.C.</p> <p>h) Legal charges towards the cost of documentation, stamp duty, registration, etc. of both the parties even for the Development Agreement & individual agreement with extra offered area shall be borne by the Developer only</p> <p>i) Total cost of labour, material, construction, deposits & insurance</p>
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		<p>amounts, etc.</p> <p>j) Total cost of Incentive. TDR & Fungible FSI</p> <p>k) Cost of premiums scrutiny fee, process charges, surveys payable to MCGM or other concerned authority</p> <p>l) Costs fees & charges & liasioning expenses for the project for all statutory approvals, and local problems & at the office of MCGM, Dy. Registrar's office or any other Government or Semi-Government Offices or Local Self Government or Legal expenses</p> <p>m) Cost regarding Road Set back area if occurs. All the costs of statutory expenses, payments/ charges/ deposits/ penalties, etc. to be made to the statutory body, etc.</p> <p>n) All the liabilities of taxes & outgoings & society liabilities between the period of the IOD to the OC & possession of the new building. (Possession to be given to existing members only after</p>
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		<p>obtaining Occupation Certificate from MCGM)</p> <p>o) Total cost of all Developer's consultants for completion of the project</p> <p>p) All legal costs & Legal Consultant's fees to be reimbursed to the society including Society's Advocate's Fees & Society's Architect / Project Management Consultant as incurred right from their appointment by the Society.</p> <p>q) Cost for clearing all liabilities, dues, outstanding, etc. from the date of Development Agreement & before handing over the building to the Society and or before conveyance of the Society.</p> <p>r) The value of salvage material received shall be credited into the Developer's account</p> <p>s) The total cost & penalties arising out of errors, omissions, defaults, contravention of any prevailing laws, or breach of any laws etc.</p>
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		<p>by the Developer</p> <p>t) The Society shall not contribute to any cost of the redevelopment project.</p>
3.	MahaRERA registration	The Developer shall follow MahaRERA norms laid down by the Government of Maharashtra & register the project accordingly
4.	Society Resolution for Approval of Developer along with Terms & Conditions	<p>a) The Society shall pass a resolution in the SGM for acceptance of the Developer's offer & terms & conditions. Letter of Intent shall be given to the Developer along with the true copy of these resolutions after receipt of NOC from Dy. Registrar</p> <p>b) The Developer shall start planning for the project including the preparation of plans, acquiring of necessary documents for preparation of the Development Agreement, preparation of draft development agreement, logistic arrangements, etc.</p> <p>c) After the preparation of plans the developer shall give a copy of the plan to the Society & its Architect</p>

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

		<p>c) The Developer shall follow all laws including but not limited to statutory rules, labour laws, Insurance laws, all Acts of Central Government, all Acts of State Government, all Acts of MCGM & the Collectors, related to redevelopment</p> <p>d) The Developer shall follow all safety measures & standard practices of construction to ensure the safety of workmen, visitors, society members & passing public, neighborhood, etc. so far as related to the re-development project at the said property. It shall be the responsibility of the Developer & the respective professionals on record appointed by the Developer, to ensure that all the necessary safety measures are taken on-site & its immediate surroundings, especially regarding workmen engaged, as directed in part -7, Constructional Practices & Safety, National Building Code of India, as amended up to date.</p>
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		e) Developer shall not allow any unreasonable indebtedness or borrowings to accrue to his contractors or sub-contractors, Engineers or site supervisors, creditors or suppliers, or others & shall not fail to pay or discharge their financial liabilities & shall indemnify the Society & its members in respect thereof
6.	Declaration regarding any legal disputes	The Developer should declare/inform in writing about the present & past legal cases or legal proceedings with any third party or parties, including but not limited to, other land owners/tenants / Society / Society members / I.T. Raids or Prevention of Money Laundering Act (PMLA) proceedings, cheque bounce proceedings, any civil or criminal proceedings ,either against the Developer or its partners/directors / Key Managerial personnel
7.	Title of land, ownership of new building & possession of the Property with the	a) The Title of land & possession of the said Property shall always remain with the Society notwithstanding any conditions, mentioned anywhere else. Save &

society	<p>accept the flats/units in the sale component barring the flats /units being mortgaged to society.</p> <p>b) The Developer shall have permission & permissive entry into the said property to reconstruct the new building as per provisions of the tender & Development Agreement</p> <p>c) The Developer shall have only development rights on the property to facilitate the development work as approved by the Society. All statutory approvals are to be obtained in the name of the society. The possession & ownership of the property shall always remain with the Society</p> <p>d) The Developer shall not be permitted to mortgage or pledge Society's assets or create any third-party interest in any manner whatsoever except for the flats in sale component after granting of Commencement Certificate (C.C).</p>
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8.	Restriction on Transfer or Project/ Rights under the Standard Contract	The Developer shall not be permitted to subcontract/ transfer benefits of this tender or the development proposal or development agreement to any other company, any other third party, or any other entity & shall not be permitted to change the constitution of the company, directors or partners or any alteration of the status of the company after appointment of the successful bidder as the Developer.
9.	Termination of Contract	Without prejudice to the terms as shall be decided in Letter of Intent / Development Agreement ,the society shall reserve the right to cancel/terminate the Letter of Intent / Development Agreement for Non-compliance or breach of terms stated in the Letter of Intent / Development Agreement entered into with the Developer, including & not limited to: a)any suppression of information, wrong information or misleading information, non-compliance of the prevailing laws, non-disclosure of civil/criminal proceedings, non-disclosure & / or submission of wrong information of

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G) SPECIFICATIONS:

1.	Construction Specifications	<p>a) The total construction shall be as per the relevant Indian Standard Code of Practice & as per the provisions of the National Building Code & as specified by the PMC</p> <p>b) The Construction of the building shall be earthquake resistant as per the relevant zone as per I.S. codes of practice for building construction, & requirements of earthquake-resistant design for seismic forces</p> <p>c) All requirements of MCGM & all the statutory bodies shall be Strictly Followed</p> <p>d) The structural design shall comply with Indian Standard Codes of structural design for structural safety, seismic safety, and against cyclone/wind storms as listed below and as amended up to</p>
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		<p>date:</p> <ul style="list-style-type: none"> i. Indian Standard Code of Practice for Earthquake Resistant Design IS1893, IS4326 ii. Indian Standard Seismic Code of Practice for Seismic Design IS1893 (Part1):2002 iii. Indian Standard Code of Practice for Wind Pressure (IS:1875 Part 3- 1987) iv. IS Code as would be made applicable by the Bureau of Indian Standards from time to time <p>e) The structural design shall also be approved by the Structural Consultant appointed by the Developer.</p> <p>f) 53 Grade Portland cement, river sands, or its alternative, Steel & all construction materials shall be used as specified by the Structural Consultant & as per the relevant IS code of practice & as per the National Building Code</p> <p>g) The finishes/fixtures/fittings shall be of the same brand & quality for</p>
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		both existing members & sale flats & shall be of reputed brands approved by the Society's Architect
2.	Geological Soil Investigation	The Developer shall carry out a geological soil investigation for deciding the right type of foundation, founding strata & levels
3.	Temporary Accommodation to workman	The Developer shall provide hygienic & proper temporary accommodation for all its workmen as per the requirement of its statutory authority
4.	Waterproofing Guarantee	The Minimum guarantee for waterproofing work for the entire construction & all levels shall be 10 English calendar years after completion of OC. This Guarantee shall be executed on legal stamp paper & shall be registered under the appropriate provisions governing contracts.
5.	Overall Guarantee	The Overall guarantee/warranty for the entire development work shall be a minimum of 36 months from OC. This guarantee/warranty shall include all works done by the Developer including flooring, painting, plumbing, electrifications, lifts & firefighting systems,

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

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

		<p>e) Intercom for Security (From Gate/Entrance Lobby to Flat) & area surveillance.</p> <p>CCTV Surveillance systems for the complete surrounding area connected to the central security room on the ground floor</p> <p>f) large capacity underground & overhead water storage tank with bore well & dual water supply system as per BMC Norms</p> <p>g) Firefighting System & equipment along with refuge area as per CFO norms</p> <p>h) Firefighting requirements for water storage tank as per statutory requirements</p> <p>i) Rainwater Harvesting/bore water, Solar Panels to be provided as per norms</p> <p>j) Indoor Games room, Gymnasium, well-equipped fitness center, washroom, change room, etc. as specified.</p> <p>k) Society office with toilet</p> <p>l) Security room with toilet & surveillance equipment</p>
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		<p>m) Decorative Compound wall with Decorative Pillars/ Gates</p> <p>n) Concrete Pavement/Pavers Tiles for open ground</p> <p>o) Garden & children's play equipment</p> <p>p) Proper area lighting on all sides of the building including front gate lighting</p> <p>q) The reinforcement used will be tested steel as per provisions of the I.S. Code</p> <p>r) Earthquake-resistant R.C.C. frame structure</p> <p>s) Adequate generator power backup for all essential common services as per current norms</p> <p>t) Anti-termite treatment to complete the project</p> <p>u) Adequate care shall be taken for proper cross ventilation & proper natural lighting in all flats.</p> <p>v) All rooms shall be as per MCGM Norms</p> <p>w) Common toilet for servants/watchmen</p> <p>x) Spacious & decorative hall on the ground floor to be provided</p> <p>y) Meter room & letterbox room as per the norms</p>
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		<p>z) Electrical substation required as per the norm</p> <p>aa) Electrical Charging points for cars in the car parking area</p>
		<p>2) Kitchen:</p> <p>a) Full Height tile dado</p> <p>b) MGL piped gas to be provided</p> <p>d) Raised Granite Cooking platform with stainless steel sinks of Nirali or equivalent make shall be provided.</p> <p>e) Modular Kitchen Cabinet</p> <p>f) Exhaust fan & Chimney shall be provided in Kitchen</p>
		<p>3) Electrification:</p> <p>a) Provision for AC point, TV & Cable, Broadband & Telephone for all habitable rooms</p> <p>b) Adequate light & fan points in all rooms.</p> <p>c) CCTV phones & intercom to all flats with central security system.</p> <p>g) Excellent quality of Concealed Electrification, electrical copper wirings should be of Polycab or Finolex or equivalent make</p> <p>h) Three-phase electric meters</p> <p>i) The total electrification shall be</p>

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

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

I) PROJECT BID:

1.	Offer for Additional Carpet Area	<p>a) The Society is expecting an additional Built-up area of a minimum of 35% over & above the existing Built-up area & 10 Sqm Incentive area & its fungible to each member as per the Reg. No. 33(7)B of DCPR 2034, all free of cost (i.e., 2,302.96 Sq M of Built-up area + 806.03 Sq M fungible + 480.00 Sq M Incentive area of members + 168 Sq M fungible on Incentive = 3,108.99 Sq M say 3,200 Sq M approximately (Balcony area's adjusted in Staircase area which is counted in FSI as per the then regulation))</p> <p>b) The carpet area shall mean, the total carpet area inside the flat wall-to-wall of all rooms, balconies, passage, toilets, baths, W.C. door jams, etc. as certified by the Society's Architect. The area under the columns, Skirting, and wall cladding shall not be deducted from the calculation of</p>
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		the carpet area of the flat. The mode of measurement shall be the same for the existing area & new allotment carpet area of the flats
2.	Offer for Corpus Fund	The 'Corpus Fund' of a minimum of Rs. 2,000/- per sq. ft. on the existing member's approved carpet area shall be provided to each & every member of the Society. 20% of the above-said amount is to be paid in advance to the member at the time of vacating their respective flat & the remaining 80% of the above-said amount is to be paid at the time of the possession of the new flat
3.	Offer for Alternate Accommodation Rent, & schedule of payments for rent	For 'Alternate Accommodation Rent', the Developer shall provide to each <ul style="list-style-type: none"> i. to each Residential Occupant, a monthly compensation of a minimum of Rs.125/- per sq. ft. on the existing member's approved carpet area ii. to each Commercial Occupant, a monthly compensation of a minimum

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

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

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

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

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

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 Accommodation Rent in Rs. Per Sq. F on the existing Carpet Area	Residence: 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 & above as specified	

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

I) BIDDERS 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	

6.	Name & Contact no. of Contact Person if required	
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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 project & location	Plot Area Sqm	Original no of Flats	Final no of Flats	Original Flat Carpet Area Sq. Ft	Final Flat Carpet Area Sq. Ft	Year completed	OC received yes/no

Note:

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

Sl	Society	Representative	Contact
1			
2			

3			
4			

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

Year of Establishment of the firm (& name of the parent firm & year of establishment)	
Average annual financial turnover (excluding the cost of land, plant & machinery) for works of development/ re-development residential during the last 10 years ending 31st March 2022.	
List of Completed Redevelopment projects	
Total built-up area of projects completed under MCGM DCR within last 5 years from 31st March 2017	
Total no of ongoing projects & their Built-up area/cost/project stage	

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 Ltd.

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

Mumbai

KIRAN MOHAN RAO

ARCHITECT
CA/2010/49795



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

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

9819 203 759 | 9820 106 367

Enclosures:

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

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

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

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

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

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

SEAL & SIGNATURE

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

SEAL & SIGNATURE

Place:

Date:

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

Division: MAHIN
Register No. 32
Page No. 13

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 282 of the Maharashtra Land Revenue Act, 1966)

Fed by:
Validated by : SHRI B. D. KARALKAR

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mts.	7. Laughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
540	-NIL-	-NIL-	F.P.NO.892 TPS IV	[P. & T.] L.T.A	SQ.YARDS (2072.00) SQ.METERS 1732.45 VIDE # - 59.91 COL.17 1672.54	-NIL-	-NIL- ;([C.R.R.NO.1013]) ;L.T.A.C.R.R.NO.22

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
[5.98]	(A)-A-[PURSHOTTAM ATMARAM VAIDYA] (B)-B-VISHWA KUTIR CO.OPERATIVE HOUSING SOCIETY LIMITED	(A)-VIDE C.S.NO.1261 OF LOWER PAREL DN. DEED OF PARTITION DT.19.2.1938 BET. 'B' IN COL.10 & ORS.BY WITH MADHUSUDHAN NARAYAN VAIDYA & ORS.THEIR 2/3RD SHARE HERE IN TO 'B' IN COL.10 FOR RS.12,000/- (B)-(DEED NO.BBE-2/6650/2014) DEED OF CONVEYANCE DT.24-7-2014 (REGD.ON 12-08-2014) FROM CHANDRAKANT V.TIKULE COMPETENT AUTHORITY CUN DIS. DEPUTY REGISTRAR CO.OPERATIVE SOCIETY MUMBAI(1) CITY AS PER THE POWERS CONFERREDUPON HIM UNDER SECTION 5A OF MAHARASHTRA OWNERSHIP FLATS(REGULATION OF PROMOTION OF CONSTRUCTION,SALE,MANAGEMENT AND TRANSFER ACT-1963 & PASSED ORDER CUM CERTIFICATE NO.DDR1/MUMBAI/ DEEMED CONVEYANCE APPLICATION NO.57/13)4383/2013 DT.7-9-2013 AS PRAMOTERS/OWNERS LEGAL HEIRS ARE FAILED TO CONVEY THE PROPERTY THE NAME OF 'B' IN COL.10 INCORPORATED AND THE NAME OF 'A' IN COL.10 DELETED VIDE MUT.TR.NO.1296/2015	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazindar	15. Ground Rent due to Public Body or Fazindar	16. Superintendents Initial
- Nil -	- Nil -	- Nil -	(A)-SD/-,SD/-SUPDT. (B)-SD/-1-6-2015,SD/-2-6-15 ASSTT.SUPDT.,SD/-2-6-2015 SUPDT.M.C.S.&LR.

17. Remarks	9. Continued
-ASSESSMENT IS LEVIED AS PER T.A.ACT 1969 & VIDE ORDER NO.REV/TAB/I/ L.P.DT.-----ISSUED BY THE DY.COLLECTOR INANI & SPL.TENURE ADDITION BRANCH. ORDER FILED IN FILE NO.S/NI/NISC/L.P.DN. SD/-2.11.76 *-AN AREA 71.66 SQ.YDS.I.E.59.91 SQ.MTRS HAS BEEN ACQUIRED BY THE BOMBAY MUNICIPAL CORPORATION FOR SET-BACK. THE POSSESSION HAS BEEN TAKEN ON 5.9.1986.THE PARTY HAS BEEN ALLOW TO THE F.S.I.BENEFIT NUPL.	Assessment Levied/Fixed as per TAB Act, 1969 and vide Col.No.17 for first 10 Years (i) 1-8-1971 to 31-7-1981 Rs. 241.00 P.A. (ii) 1-8-1981 to 31-7-1991 Rs. 602.00 P.A. (iii) 1-8-1991 to 31-7-2001 Rs.1204.00 P.A. (iv) 1-8-2001 to 31-7-2011 Rs.1806.00 P.A. For last 10 Years (v) 1-8-2011 to 31-7-2021 Rs.2408.00 P.A.



17. Remarks

9. Continued

CORPN. OF GREATER BOMBAY'S NO. 6N/18048/86-87 25748/AEN, DT. 30.9.1986
AND EB/7410-A OF 14.10.86 AND VIDE SUPDT'S ORDER DT. 5.11.86
REF: SB/D-2/LAR-25/86
SD/-7-11-86, SD/-7-11-86 SUPDT. DCS & LR.

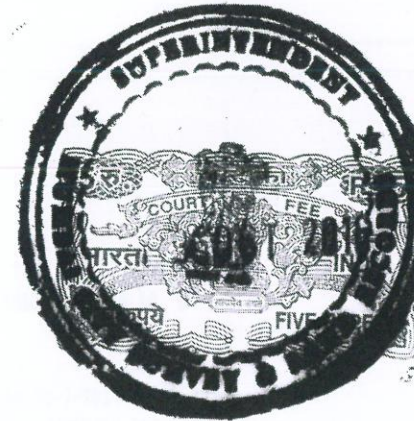
Name of Applicant: SUNIL BILE
Date of Application: 27/09/2016
Fee recovered: Rs. *****50.00
Reference of issue: 329009920165
Date of issue :

13 OCT 2016

(Rectangular "[]" Brackets shows entry deleted)

Note :- This is a true copy of the extract of C.S. Register which forms part of this office record
and the area of the property referred to therein is 1672.54 Sq. meters.
(ONE THOUSAND SIX HUNDRED SEVENTY TWO POINT FIFTY FOUR sq. mtrs. ONLY)

30/10/16
Superintendent
Mumbai City Survey and Land Records



TRUE EXTRACT

FROM

CADASTRAL SURVEY SHEET NO. 540(Third Edition 1947) o/c.

SHOWING

FINAL PLOT NO.892.

OF

T.P.S IV MAHIM DIVISION

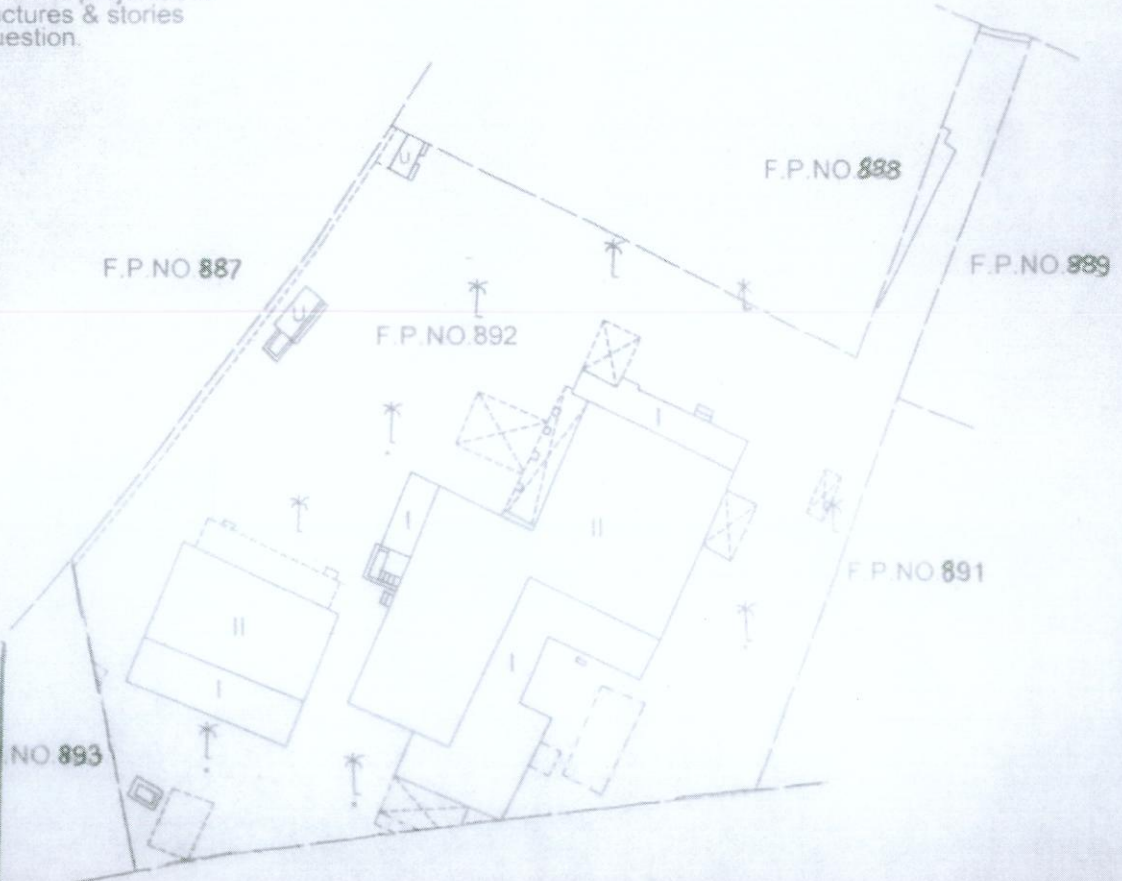
SCALE - 1 Inch = 40 Feet



THE BOUNDARIES OF THE FINAL PLOT SHOWN
ON THE PLAN AS PER T. P. SCHEME ENFORCE
INCORPORATED IN THIS OFFICE RECORDS.

Note :-

The Certified Copy of plan is given for c.s.
Boundries only without prejudice to
the status of structures & stories
on this land in question.



Niles Sapkal

Name of Applicant.....

Date of Application.....

Receipt No.....

Date.....

Date of Issue.....

CHARGES FOR THE CERTIFIED COPY OF
TRUE EXTRACT OF THE PLAN RS. 125/-

TRACED BY

COMPARED BY

MUMBAI

DATED

25 NOV 2019



[Signature]
13/11/2019
ASSTT SUPCT

CUM CITY SURVEY OFFICER NO.2
MUMBAI

[Signature]
14/11/19

SUPERINTENDENT
MUMBAI CITY SURVEY & LAND RECORDS



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP3420191111248681 D.P. Rev. dt. Refer Inward Number: G/N/2019/111248684 Payment Dated 01/11/2019

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

To,

Mr./Mrs. Akshay Anil Bhoite
6/154, Central RLY colony, Krantinagar, Kurla East, Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 892 of TPS MAHIM No. IV situated in G/N Ward, Mumbai.

Ref : Application u/no. G/N/2019/111248684 Payment Challan No. DP3420191111248681 Dated 01/11/2019 certifying payment of charges made under Receipt no. 18200053294 Dated 01/11/2019

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
FP No.	892	
TPS	TPS MAHIM No. IV	
Development Plan 2034 referred to Ward	G/N	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Buffer line of Metrorail	The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.	

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information**Water pipeline Remark:**

Water pipeline near the plot (1.05 meters far) has 250 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 14144601, 6.88 meters far) has invert level 27.36 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2172040007, 4.16 meters far) has invert level 27.96 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 29.40 meters and maximum 29.80 meters ground level with reference to Town Hall Datum (THD)

RL Remark:**REGULAR LINE REMARKS (Traffic):**

Regular line remarks for the land under reference are as given below:

Land bearing F.P. No.(s) 892 of Village/Division TPS MAHIM No. IV in G/N ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide NATERVARYA SHANKAR MARG marked in red colour on the RL plan submitted by you.

These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue.

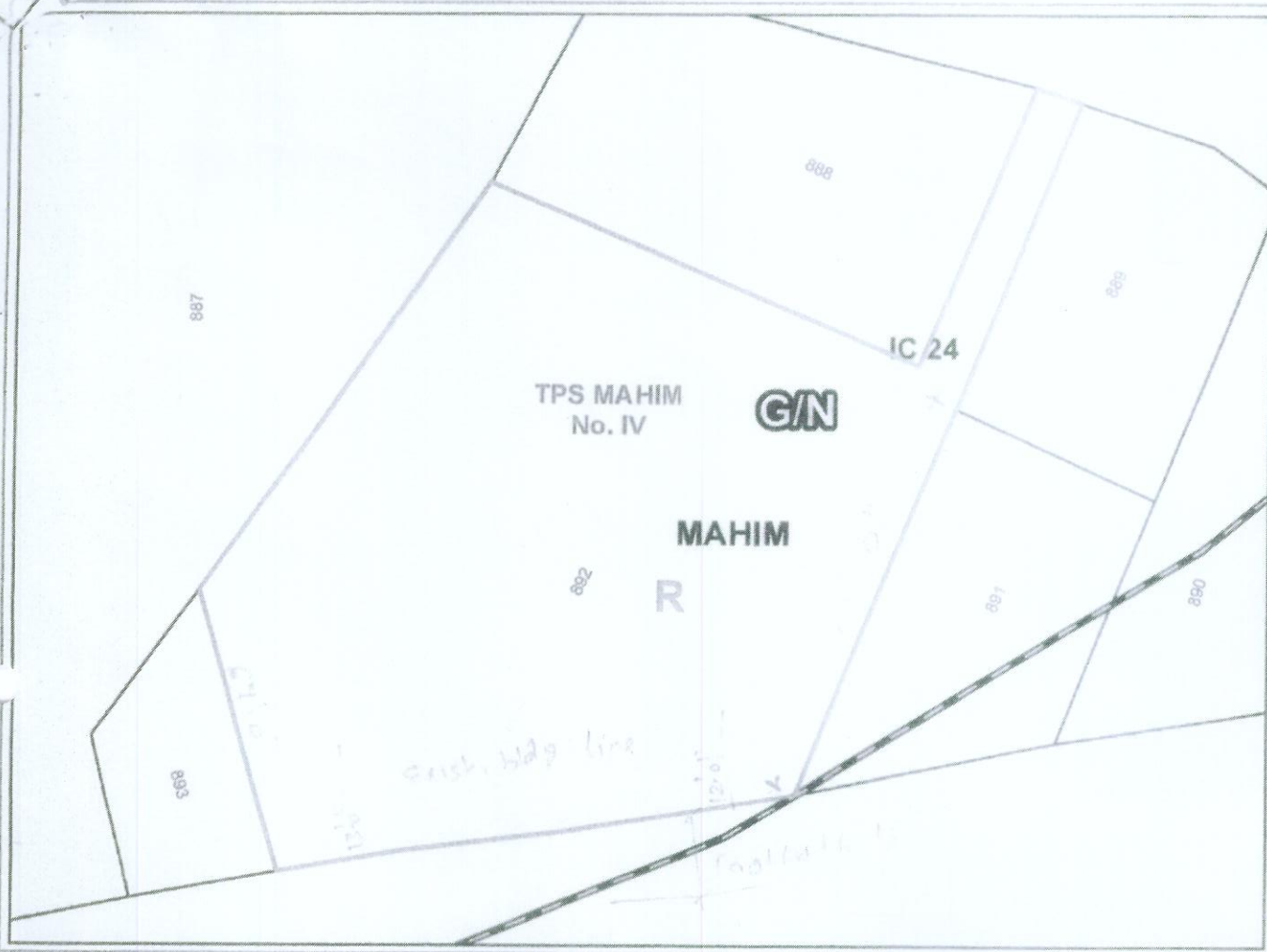
This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) G/N Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site.

It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority.

This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the arch and if any are found fake/fraud the permission issued shall be revoked/cancelled.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.



BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 892 of TPS MAHIM No. IV TPS Scheme in G/N Ward



LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP342019 111124868 1/DP/City/G/N

This is an electronically generated document. Hence NO signature required. Assistant Engineer (DP), G/N Ward. Dated: 01/11/2019




MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.





MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Land Bearing TPS No(s) 892 of TPS MAHIM No. IV Village in G/N Ward

This plan is to be read with additional information given in letter no CHE/DP3420191111248681/DP/City/G/N

Legend

- Sewer Manholes — Survey RoadLines — Storm Water Drains
- SWD Manholes — SewerLines □ Ward Boundary
- Traffic RoadLines
- DP RoadLines

Generated On: 11/1/2019

VISHWA KUTIR CO-OP. HSG. SOCIETY LTD.

Acknowledgement

Date -

As per BMC's Assessment Carpet Area in Sq. met.

FLAT NO.	MEMBERS NAME	Resident's SIGNATURE	Shop
A-01	Mr. Madhav R. Deshpande.	56	
A-02	Mr. Sanjiv S. Pandit.	56	
A-03	Mrs. Jyoti A. Kudalkar.	56	
B-01	Mrs. Rekha S. Bandivadekar.	69	
B-02	Mr. Vithoba N. Kalambe.	69	
B-03	Mr. Satish M. Bandivadekar.	69	
B-04	Mr. Bakul M. Vaidya.	46	
C-01	Mr. Dattatray V. Jaywant.	48.25	
C-02	Dr. Vijay A. Shringarpure	48.25	
C-03	Mr. Diwakar V. Sawant.	48.25	
D-01	Mr. Diwakar V. Sawant.	60.60	
D-02	Mr. Dilip M. Vaidya.	60.60	
D-03	Mrs. Reshma D. Sawant.	60.60	
E-01	Mr. Kaustubh A. Khanolkar & Supriya K. Khanolkar	69.80	
E-02	Mr. Anil M. Vaidya.	69.80	
E-03	Mr. Neelesh P. Valame.	69.80	
F-01	Mr. Sudarshan A. Patil & Mrs. Kalpana S. Patil.	59.20	
F-02	Mr. Nitin M. Vaidya.	59.20	
F-03	Mrs. Sonali T. Deshpande & Mr. Tapan S. Deshpande.	59.20	
G-01	Mr. Satish B. Kanekar.	60	
G-02	Mr. Aroon H. Khandke.	60	
G-03	Mr. Manoj J. Malade & Smt. Narbadaben J. Malade.	60	
H-01	Dr. Janak K. Nathan & Mrs. Shamim J. Nathan.	64.90	
H-02	Mr. Deodatta V. Bandivadekar.	64.90	
H-03	Mr. Deepak N. Thanekar.	64.90	
I-01	Mr. Sharad R. Aras.	53.55	
I-02	Mr. Vilas B. Samant.	53.55	
I-03	Mrs. Aparna D. Thanekar.	53.55	
R-01	Smt. Sushma A. Malgaonkar.	26.50	
R-02	Mrs. Rekha S. Bandivadekar.	34.05	
R-03	Mr. Bharat A. Bhosale. Mr. Bakul B. Bhosale	15.50	
R-04	Mrs. Medha D. Bandivadekar.	31	
R-05	Mr. Vikas A. Pradhan.	32.18	
R-A5	Mr. Anil M. Vaidya & Mr. Dilip M. Vaidya.	29.14	
R-06	Mr. Bhagwandas S. Gupta.	11.60	
R-07	Mr. Deepak R. Mhaske.	33	
R-08	Mrs. Shruti A. Palaye.	19.80	
S-01	Mr. Louis A. Fernandis.		27.65
S-02	Mr. Devram P. Choudhary.		12.40
S-03	Mr. Santosh R. Kudalkar.		6.80
S-04	Mrs. Rekha S. Bandivadekar.		32.73
S-05	Dr. Sweta L. Munde & Mrs. Tejasvini L. Munde.		10.10
S-06	Mr. Shantilal H. Jain.		11.91
S-07	Mr. Prasanna V. Bandivadekar		21.50
S-08,09,10	Mr. Satish M. Bandivadekar & Smt. Manisha M. Salunkhe.		65.50
S-11	Mr. Prasad S. Bandivadekar.		30.50
S-12	Mrs. Apoorva A. Narkar.		10.25
Total ⇒		1902.67	229.34

blue file

Ed A

- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक: सी ओ एम / डब्ल्यूजीएन/एचएसजी][टीसी]४/४८७४ सन १९८९.९०

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

विश्व कुटिराजी आपरेटिव्ह होरिंग सोसायटी लिमिटेड

प्लॉट क्रमांक ८९२, वैदयवाडी, शंकर घागोकर मार्ग

गोलाते-रोड[दक्षिण] दादर गुंबड ४०० ०९८.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक १) अन्वये नोंदण्यांत आलेली आहे.

उपरीनिर्दिष्ट अधिनियमाच्या कलम (१) मधील सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) मध्ये संस्थेचे वर्गीकरण गृह निर्माण संस्था संस्था असून उपवर्गीकरण माडेकर सहभागीदात्री गृह निर्माण संस्था आहे.

कार्यालयीन मोहोर:-



सही

[रत. आर. राकडे]

मुद्रा

उपनिबंधक

पुण्याचे संस्था; सी/एम विभाग पुणे.

गुंबड
दिनांक

१९ मे १९९०.

१९९०

बयई - २

२०१४

R 10/- per member

1 + 80 = 150 + 10

31 - 100 - 200 + 300



10/10 - 2	
10/10	2
2028	

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक GN0301840110000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13357249 202120BIL13357250	देयक दिनांक 01/09/2021
पत्रकाराचे नाव व पत्ता : SECY VISHWA KUTIR CO OP HSG SOC RAWOOL MARG, GOKHALE RD S, DADAR MUMBAI 400028		प्रेषक - Asstt. Assessor & Collector, G North Ward, Municipal Office Building, Harishchandra Yelve Marg, Near Plaza Cinema, Dadar (West), Mumbai - 400 028. ईमेल - aacgn.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2430 8111	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एम. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. GN 2785 (6A)/80A ROAD BETWEEN GOKHALE ROAD SOUTH & SA'YANI RD BUILDING A & B WING M/s. THE VISHWA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD			
प्रथम करनिर्धारण दिनांक:	01/04/1986	जलजोडणी क्रमांक :	एकूण मांडवली मूल्य: ₹ 61703795
एकूण मांडवली मूल्य: ₹ Six Crore Seventeen Lakh Three Thousand Seven Hundred Ninety Five Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी	₹ 0
देयक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			39582			39582
जल कर			0			0
जल लाभ कर			25301			25301
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			15669			15669
म.न.पा. शिक्षण उपकर			14816			14816
राज्य शिक्षण उपकर			12196			12196
रोजगार हमी उपकर			2049			2049
वृक्ष उपकर			740			740
पथ कर			19032			19032
एकूण देयक रक्कम			129385			129385
कलम 152 अ नुसार वंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भराबयांची निव्वळ रक्कम			129385			129385
तिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ One Lakh Twenty Nine Thousand Three Hundred Eighty Five Only			₹ One Lakh Twenty Nine Thousand Three Hundred Eighty Five Only		
अंतिम देय दिनांक			30/11/2021			31/12/2021

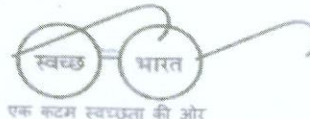
"To make payment through NEFT:

IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTGN0301840110000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी सुमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

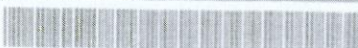
सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



एक कटम स्वच्छता की ओर

(विश्वास पा. मोटे)
करनिर्धारक व संकलक



User Category :- rRC

E & OE



RECEIPT NO. : 4084129

BRIHANMUMBAI MAHANAGAR PALIKAAssessment and Collection Dept. G/S
WARD

Received with thanks from :-

Billing Name : SECY VISHWA KUTIR CO OP

Date : 24/11/2021 13:26:11

Receipt No : 2021ACR03334516

Assessee's Name : M/s. THE VISHWA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD

Tax : Property

Account No : GN0301840110000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered		
Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Prntly+G.Prntly+ Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202120BIL13357250	01/09/2021	129385	0+0+0+0+0+0+0	129385	0	129385	129385

Req.No.	Instrument type	Date	No.	MCR No.	Bank	Status	Amount				
1/ Chq/	24/11/2021/	461312/	400259037/	IDBI BANK LTD.	129385	Cl.que()		129385	0	129385	129385

Net Amount	CGST	SGST	UGST	Gross Value
129385	0	0	0	129385

Total In Words: One Lakh Twenty Nine Thousand Three Hundred Eighty Five Only

Advance Payment

Remark : Full Payment

Type of Collection :

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4



Created By : GS-V-CRE-03.CVS

Printed By : Pradnya Pravin

Printed On : 24/11/2021 13:26

Note : All amount in Rupees

IP-10.2.16.97

Page 1 of 1

MAC-

Cheque Received Subject to Realisation



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक GN0301800070000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13357245 202120BIL13357246	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : SECY VISHWA KUTIR CO OP HSG SOC RAWOOL MARG, GOKHALE RD S, DADAR MUMBAI 400028		प्रेषक - Asstt. Assessor & Collector, G North Ward, Municipal Office Building, Harishchandra Yelve Marg, Near Plaza Cinema, Dadar (West), Mumbai - 400 028. ईमेल - aacgn.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2430 8111	
मालमत्ता क्रमांक, मददिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. GN 2785 (2) GOKHALE RD SOUTH HOUSE VISHWAKUTIR E-BUILDING M/s. THE VISHWA KUTIR CO OPERATIVE HOUSING SOCIETY LTD			
प्रथम करनिर्धारण दिनांक:	01/08/1976	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ 20720240			
एकूण भांडवली मूल्य: ₹ Two Crore Seven Lakh Twenty Thousand Two Hundred Forty Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0		दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी ₹ 0	
एक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			3118			3118
जल कर			0			0
जल लाभ कर			2436			2436
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			1516			1516
म.न.पा. शिक्षण उपकर			1412			1412
राज्य शिक्षण उपकर			1236			1236
रोजगार हमी उपकर			0			0
वृक्ष उपकर			71			71
पथ कर			1765			1765
एकूण देयक रक्कम			11554			11554
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
गावाची निव्वळ रक्कम			11554			11554
अतिरिक्त निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Eleven Thousand Five Hundred Fifty Four Only			₹ Eleven Thousand Five Hundred Fifty Four Only		
अंतिम देय दिनांक	30/11/2021			31/12/2021		

"To make payment through NEFT:

IFSC - SBIN0003000, Beneficiary A/C No:- MCGMPTGN0301800070000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना कराचा भरणा सुलभतेने करता यावा यासाठी मुंबई महानगरपालिका अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम-१५४(१ ङ ङ) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



(विश्वास पां. मोटे)
करनिर्धारक व संकलक



User Category :- rR

E & OE

Sec.No. Instrument type
1/ Chq/ 24/11/2021

RECEIPT NO. : 4084130



BRIHANMUMBAI MAHANAGAR PALIKA

Received with thanks from :-

Assessment and Collection Dept. G/S
WARD

Billing Name : SECY VISHWA KUTIR CO OP

Date : 24/11/2021 13:29:06

Receipt No : 2021ACR03334544

Assessee's Name : M/s. THE VISHWA KUTIR CO OPERATIVE HOUSING SOCIETY LTD

Tax : Property

Account No : GN0301800070000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered		
Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Prntly+G.Prntly+ Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202120BIL13357246	01/09/2021	11554	0+0+0+0+0+0+0	11554	0	11554	11554

Sec.No. Instrument type	Date	No.	MCR No.	Bank	Status	Amount	11554	0	11554	11554
1/ Chq/ 24/11/2021/ 461343/	400259037/IDBI BANK LTD.	11554	Cheque()							

Net Amount	CGST	SGST	UGST	Gross Value
11554	0	0	0	11554

Total In Words: Eleven Thousand Five Hundred Fifty Four Only

Advance Payment

Remark : Full Payment

Type of Collection

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4



Created By : GS-VI-CRE-03-CV5

Printed By : Pradnya Pravin

Printed On : 24/11/2021 13:29

Note : All amount in Rupees

IP-10.2.16.7

Page 1 of 1

MAC-

Cheque Received Subject to Realisation

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक GN0301850090000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13357251 202120BIL13357252	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : SECY VISHWA KUTIR CO OP HSG SOC RAWOOL MARG,GOKHALE RD S,DADAR MUMBAI 400028		प्रेषक - Asstt. Assessor & Collector, G North Ward, Municipal Office Building, Harishchandra Yelve Marg, Near Plaza Cinema, Dadar (West), Mumbai - 400 028. ईमेल - aacgn.ac@mcgm.gov.in दूरध्वनी क्र. 022 2430 8111	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एम क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. GN/2786/1/581-251-MAHIM'AGAR HOUSE M/s:THE VISHWA/KUTIR CO OPERATIVE/ HOUSING SOCIETY LTD			
प्रथम करनिर्धारण दिनांक:	31/03/1961	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य:	₹ 54631355		
एकूण भांडवली मूल्य: ₹ Five Crore Forty Six Lakh Thirty One Thousand Three Hundred Fifty Five Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी	₹ 0
यक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			17664			17664
जल कर			0			0
जल लाभ कर			11860			11860
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			7370			7370
म.न.पा. शिक्षण उपकर			6903			6903
राज्य शिक्षण उपकर			5905			5905
रोजगार हमी उपकर			359			359
वृक्ष उपकर			345			345
पथ कर			8716			8716
एकूण देयक रक्कम			59122			59122
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची बसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
गराबयाची निव्वळ रक्कम			0			0
तेदनाची निव्वळ रक्कम			59122			59122
अक्षरी रुपये			₹ Fifty Nine Thousand One Hundred Twenty Two Only			₹ Fifty Nine Thousand One Hundred Twenty Two Only
अंतिम देय दिनांक			30/11/2021			31/12/2021

"To make payment through NEFT:

IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTGN0301850090000 , Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर चा बटकात 5% ते 15% सबलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम , १८८८ मध्ये कलम १५४(१ ङ ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे:



(Signature)
(विश्वास पां. मोटे)
करनिर्धारक व संकलक



BRIHANMUMBAI MAHANAGAR PALIKA

RECEIPT NO. : 4087052

Received with thanks from :-

Assessment and Collection Dept. G/S
WARD

Billing Name : SECY VISHWA KUTIR CO OP

Date : 07/12/2021 12:39:57

Assessee's Name : M/s. THE VISHWA KUTIR CO OPERATIVE HOUSING SOCIETY LTD

Receipt No : 2021ACR03386375

Tax : Property

Account No : GN0301850090000

				Account No			GN0301850090000	
State Code	PAN No.	GST No.	UIN No.	Place of Supply		Registered		
Bill No.	Bill Dt	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischg.F.+Unlawful+Adm.Chrg		Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202120BIL13357252	01/09/2021	59122	0+0+0+0+0+0		59122	0	59122	59122

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq	07/12/2021/	481315/	400259037/	IDBI BANK LTD.	59122 Cheque()	59122

Net Amount	CGST	SGST	UGST	Gross Value
59122	0	0	0	59122

Total In Words: Fifty Nine Thousand One Hundred Twenty Two Only

Advance Payment

Remark : Full Payment

Type of Collection

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4

Created By : GS-VI-CRE-02.CVS

Printed By : Sanket Gunwant

Printed On : 07/12/2021 12:4

Note :- All amount in Rupees
Cheque Received Subject to Realisation



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक GN0301840020000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13357247 202120BIL13357248	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : SECY VISHWA KUTIR CO OP HSG SOC RAWOOL MARG, GOKHALE RD S, DADAR MUMBAI 400028		प्रेषक - Asstt. Assessor & Collector, G North Ward, Municipal Office Building, Harishchandra Yelve Marg, Near Plaza Cinema, Dadar (West), Mumbai - 400 028. ईमेल - aacgn.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2430 8111	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. GN-2785(6) 80 RD BETWEEN GOKHALE ROAD(S) AND SAYANE R. ROAD HOUSE M/s. THE VISHWA KUTIR CO OPERATIVE HOUSING SOCIETY LTD			
प्रथम करनिर्धारण दिनांक:	31/03/1961	जलजोडणी क्रमांक:	-
एकूण भांडवली मूल्य:	₹ Four Crore Seventy Six Lakh Fifty Nine Thousand Two Hundred Twenty Five Only	एकूण भांडवली मूल्य:	₹ 47659225
(अक्षरी)			
31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी	₹ 0
देयक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			17931			17931
जल कर			0			0
जल लाभ कर			11271			11271
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			6987			6987
म.न.पा. शिक्षा उपकर			6589			6589
राज्य शिक्षण उपकर			5479			5479
रोजगार हमी उपकर			763			763
वृक्ष उपकर			329			329
पथ कर			8427			8427
एकूण देयक रक्कम			57776			57776
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
दाव्याची निव्वळ रक्कम			57776			57776
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Fifty Seven Thousand Seven Hundred Seventy Six Only			₹ Fifty Seven Thousand Seven Hundred Seventy Six Only		
अंतिम देय दिनांक	30/11/2021			31/12/2021		

"To make payment through NEFT:

IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTGN0301840020000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

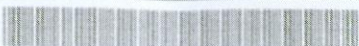
सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



एक कदम स्वच्छता की ओर

(विश्वास पां. मोटे)
करनिर्धारक व संकलक



User Category :- RC

E & OE

www.mcgm.gov.in
10 दिवसों के भीतर
र नगरी सुविधा केन्द्र
में भुगतान करने पर
दोषपूर्णता प्रमाणित
होने पर नगरी सुविधा
केन्द्र में भुगतान
नहीं किया जायेगा।
www.mcgm.gov.in

RECEIPT NO. : 4087047



BRIHANMUMBAI MAHANAGAR PALIKA

Assessment and Collection Dept. G/S
WARD

Billing Name : SECY VISHWA KUTIR CO OP

Date : 07/12/2021 12:24:49

Receipt No : 2021ACR03386295

Assessee's Name : M/s. THE VISHWA KUTIR CO OPERATIVE HOUSING SOCIETY LTD

Tax : Property

Account No : GN0301840020000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered		
Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Prntly+G.Prntly+ Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202120BIL13357248	01/09/2021	57776	0+0+0+0+0+0	57776	0	57776	57776

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq	07/12/2021/	461314/	400259037/	IDBI BANK LTD./	57776 Cheque()	

Net Amount	CGST	SGST	UGST	IGST	Gross Value
57776	0	0	0		57776

Total In Words: Fifty Seven Thousand Seven Hundred Seventy Six Only

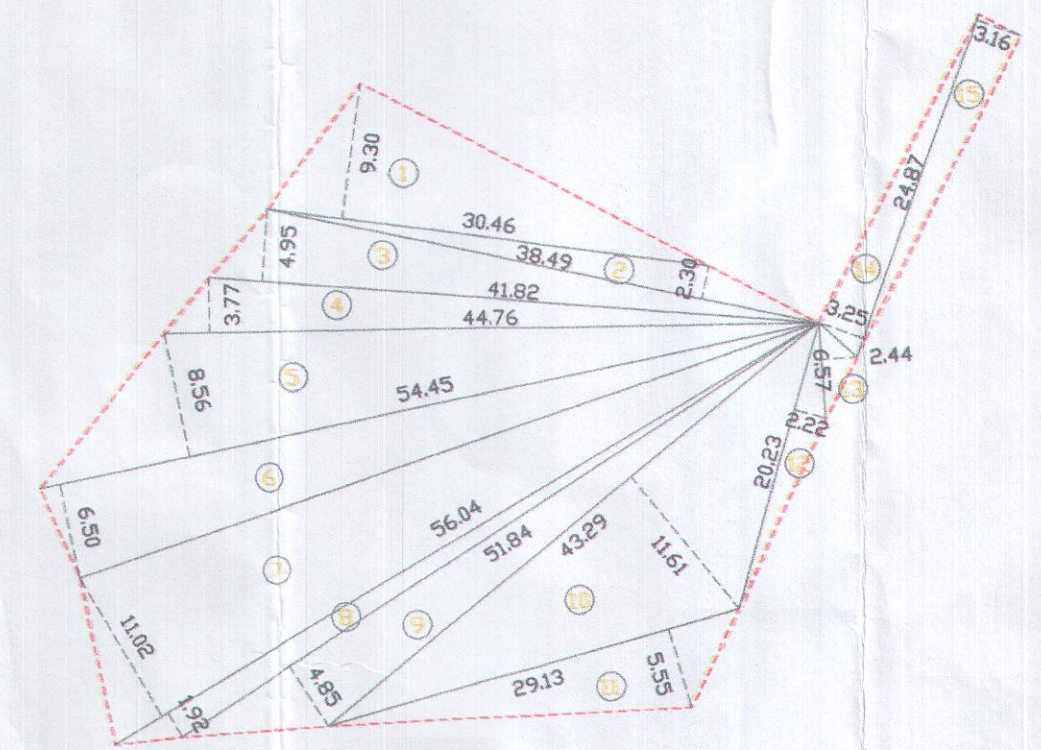
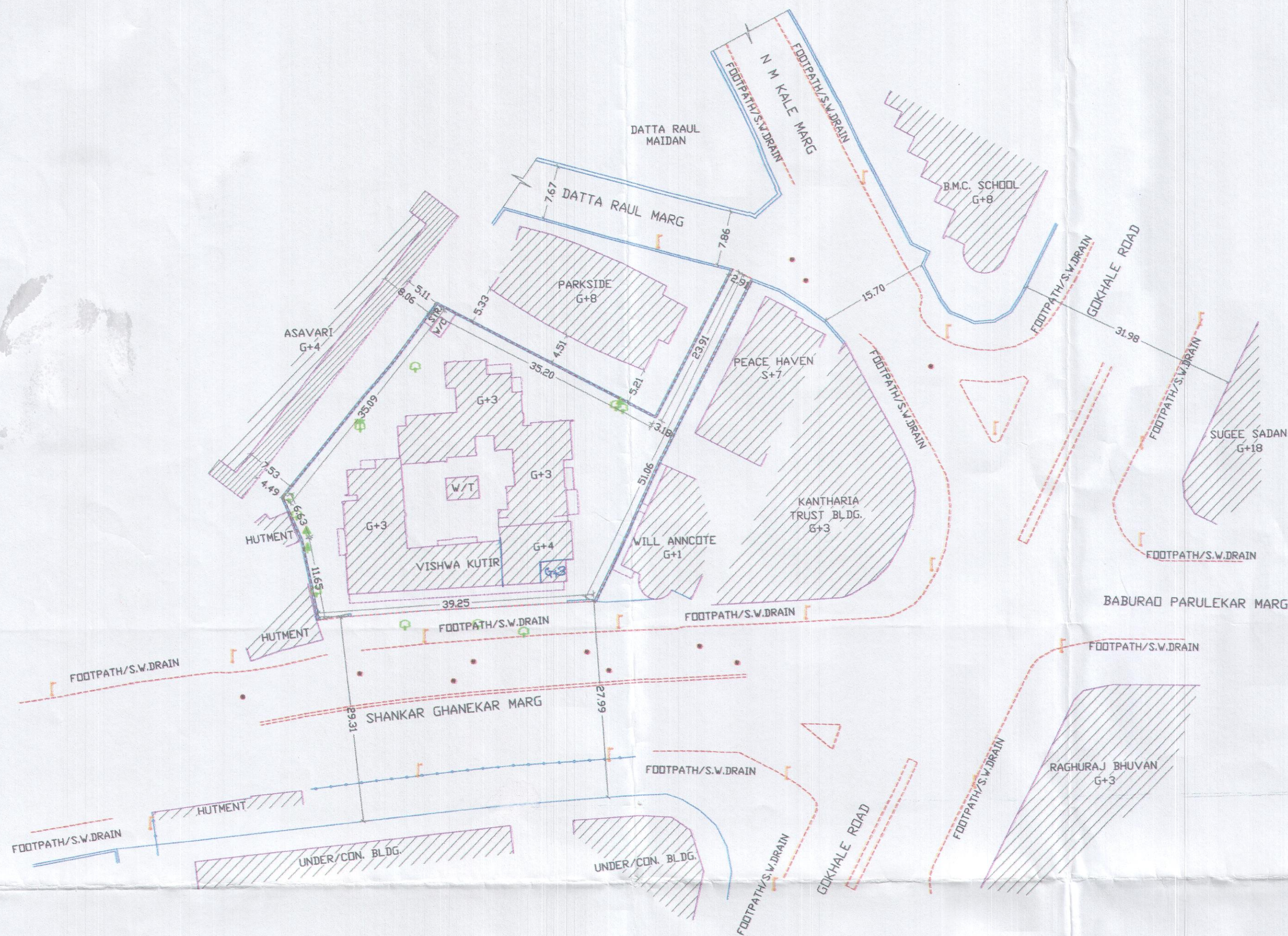
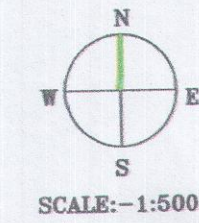
Advance Payment
Remark : Full Payment
Type of Collection

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042L
MCGM GST NO. : 27AAALM0042L3Z4



Created By : GS-M-CRE-02.CVS
Printed By : Sanket Gunwant
Printed On : 07/12/2021 12:24

Note : All amount in Rupees
Cheque Received Subject to Realisation



EXISTING PLOT AREA CALCULATION OF VISHWAKUTIR CHS LTD., DADAR (W).

No.	DIMENSION	TOTAL
1.	30.46 x 9.30 x 0.50	141.64
2.	38.49 x 2.30 x 0.50	44.26
3.	41.82 x 4.95 x 0.50	103.50
4.	44.76 x 3.77 x 0.50	84.37
5.	54.45 x 8.56 x 0.50	233.05
6.	54.45 x 6.50 x 0.50	176.96
7.	56.04 x 11.02 x 0.50	308.78
8.	56.04 x 1.92 x 0.50	53.80
9.	51.84 x 4.85 x 0.50	125.71
10.	43.29 x 11.61 x 0.50	251.30
11.	29.13 x 5.55 x 0.50	80.84
12.	20.23 x 2.22 x 0.50	22.46
13.	6.57 x 2.44 x 0.50	8.02
14.	24.87 x 3.25 x 0.50	40.41
15.	24.87 x 3.16 x 0.50	39.29
TOTAL		= 1,714.39 Sq. Mt.

EXISTING BLOCK PLAN
SCALE:-1:500

NOTES:-	
COMPOUND WALL	---
STRUCTURE/BLDG.	▨
LIGHT POLE	⊥
MANHOLE	•
FOOTPATH/S.W.DRAIN	---
TREES	☐

TITLE : TOTAL STATION SURVEY & PLOT AREA CALCULATION OF VISHWAKUTIR CHS LTD., SHANKAR GHANEKAR MARG, NEAR RAWOOL MAIDAN & MAHARASHTRA SCHOOL, DADAR (W), MUMBAI-28.

DATE : 13.09.2022
SCALE : 1:500
DRN : RAJU KERKAR
CHK : -

RAJ ENTERPRISES
LAND SURVEYOR
Reg. No. MH18D0107210
305/4-A, Saidham CHSL, Mhada Colony,
Poonam Nagar, Andheri (E), Mumbai-400 093.
SURVEYED BY:-
RAJ ENTERPRISES
305/4-A, SAIDHAM CHS LTD.
MHADA COLONY, POONAM NAGAR,
NEAR P.M.G.P., ANDHERI (E),
MUMBAI-400 093.
M.-9820334644.