TENDER DOCUMENT FOR

DEMOLITION and REDEVELOPMENT of

MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD)

Reg. No. PNA/GNL/130/1981, Dt 23.10.1981

MPJ CHAMBERS, Plot No. B-1, F. P. No 28, Sr no. 21/5
T.P Scheme Sangamwadi, Mumbai-Pune Road, Pune 411003

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SAAKAR CONSULTANCY

Redevelopment Consultant

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"This bidding process aims to select a financially sound and technically capable developer with proven capability to deliver an optimal redevelopment proposal that safeguards and enhances the interests of the existing members of MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD)."

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Name of the Company/Developer:	
Registered Office Address:	
Signature & Stamp of Developer's Authorized Representative:	
Tender Form Fee: Non-Refundable. 25000 /- (Rs Twenty Five Thousand Only)	

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1. Definitions

Sr. No.	Clause	Interpretation
1	Society / Client / Employer	**MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD)** Pune, including its Managing Committee, authorized representatives, successors, and assigns.
2	Member(s)	Existing eligible members of the Society as per records and applicable laws.
3	Tender Document	This document along with all annexures, addenda, corrigenda, and amendments issued by the Society.
4	Tender / Bid	Offer submitted by a Developer including technical, financial, and commercial proposals.
5	Bidder / Developer / Tenderer	Individual, firm, LLP, or company submitting the Tender, including successors and assigns.
6	Selected Developer	Bidder whose Tender is accepted and is issued a Letter of Intent (LoI).
7	Letter of Intent (LoI)	Written communication indicating provisional acceptance of the Bid.
8	Agreement(s) / Contract	Includes Development Agreement, POA, Tender documents, LoI, and all related documents.
9	Project	Demolition and redevelopment of Society's buildings including all allied works.
10	Premises / Property / Site	Land, buildings, and appurtenances owned or controlled by the Society.
11	Scope of Work	Complete set of responsibilities, materials, and services required for execution of the Project.
12	Completion Period	Time period stipulated for completion of the Project.
13	Completion Certificate	Certificate issued upon satisfactory completion of work.
14	Final Completion	Stage when entire work is completed and all conditions are fulfilled.
15	Defects Liability Period	Period after completion during which defects must be rectified by Developer.
16	Consultants / PMC	Society's appointed consultants including **Saakar Consultancy** & any other appointed consultant.
17	Builder's Representative	Consultant or representative appointed by Developer.
18	Approval / Approved	Approval in writing by Society or its Consultant, including confirmation of verbal approval.
19	Authorities	Statutory bodies like PMC, PCMC, MHADA, PMRDA, and other governing authorities.
20	Statutory Requirements	Requirements prescribed under applicable laws and regulations.
21	79A Guidelines	Government directives under Section 79A governing redevelopment.
22	FSI	Ratio of total built-up area to plot area as per regulations.
23	TDR	Additional development rights granted against surrendered land.
24	Conveyance	Transfer of ownership title of the property.
25	Demolition	Process of dismantling existing structures.

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26	Constructional Plant	Machinery, tools, and equipment used for execution of work.
27	Temporary Works	Temporary structures and works required during construction.
28	Materials	All construction materials used in the Project.
29	Drawings	Technical plans and layouts of the Project.
30	Specifications	Technical standards and quality requirements.
31	Documentation	All project-related technical, legal, and financial records.
32	Mobilization	Setting up site infrastructure, manpower, and equipment.
33	Performance	Execution of work as per quality, timeline, and specifications.
34	Performance Guarantee	Guarantee ensuring fulfillment of contractual obligations.
35	Bank Guarantee	Financial guarantee issued by a bank for securing obligations.
36	Indemnity Bond	Legal undertaking to compensate for losses due to non-performance.
37	Insurance	Coverage against risks such as damage or loss during the Project.
38	Liability	Legal responsibility arising under the Contract.
39	Liquidated Damages	Pre-agreed compensation for delay or breach of contract.
40	Obligations	Duties and responsibilities under the Contract.
41	Penalty	Consequence for non-compliance with contractual terms.
42	Notice in Writing	Formal written communication conveying instructions or information.
43	Communications	All correspondence between parties including letters and emails.
44	Letter	Written communication establishing facts or obligations.
45	Month	Calendar month.
46	MOU	Document outlining agreed terms between parties.
47	Policy	Defined course or principle of action.
48	Right	Legally recognized entitlement.
49	Third Party	Entity not directly part of the Contract.
50	Tests	Quality and performance checks conducted during execution.
51	Urgent Works	Immediate works required to prevent risks or accidents.
52	Unexpected Risks	Force majeure events like natural disasters, war, riots, etc.

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2. Interpretation

Sr. No.	Clause	Interpretation
1	Singular and Plural	Words importing the singular shall include the plural and vice versa.
2	Headings	Headings are for convenience only and shall not affect interpretation.
3	Statutory References	References to statutes or regulations shall include any amendments, modifications, or re-enactments thereof.
4	Prevailing Provisions	In case of any conflict or inconsistency, the provisions of the Agreement(s) shall prevail over this Tender Document.

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Tender Notice & Introduction

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ANNEXURE-1: Tender Notice for Selection of Developer for the Proposed Redevelopment Scheme

Proposals are invited from developers for "Redevelopment Project" of MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) **Reg. No. PNA/GNL/130/1981, Dt 23.10.1981,** Plot No. B-1, F. P. No 28, Sr no. 21/5 T.P Scheme Sangamwadi, Mumbai-Pune Road, Pune 411003.

- Sealed Tender Documents are to be submitted to the Office on or before **8th January 2027 up to 5 pm**.
- The Society reserves the right to reject any/all applications without assigning any reason whatsoever.
- Society Architect, Project Management Consultant & Society's managing committee reserve the rights of changing or adding any terms or conditions or any content within the present tender without assigning any reasons thereof.

A.1 The Society has appointed "Saakar Consultancy" (having its Office at 1103, Ratnankur, Mayur Colony, Pune 411038) as its Project Management Consultant (PMC) and has duly authorized "Saakar Consultancy" to represent the Society for all matters related to and arising out of this Tender for Redevelopment.

A.2 The Society has resolved in the SGM to invite Offers for the Redevelopment Project, based on the requirements and conditions prescribed in this Tender.

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INVITATION FOR FULLY COMMERCIAL REDEVELOPMENT PROPOSAL

Navaspurti Co-operative Society Ltd invites sealed tenders from reputed builders/ developers for **Redevelopment of**
M.P.J. CHAMBERS having plot area of 2632.18 Sq. Mt. located at Wakdewadi, Plot No. B-1, F. P. No 28, S.no. 21/5 T.P Scheme Sangamwadi, Mumbai-Pune Road, Pune - 411 003
Reputed builders/ developers having a minimum **10 Years of Experience** in real estate development, who have **successfully completed at least five projects** with an aggregate built-up area of **not less than 5,00,000 sq. ft.** The developer must have a **minimum net worth of INR 50 Cr** as on the date of submission of the tender and an **average annual turnover of INR 100 Cr. or more during the last three financial years, duly certified by a Chartered Accountant.**

Interested developers may download the Tender Document from websites www.mpjchambers.com or www.saakarconsultancy.com from 23/11/2026 upto 07/01/2027. Duly filled sealed tender forms shall be submitted in the required format along with the Tender Fees of **Rs. 25,000 /-** at the **MPJ CHAMBERS SOCIETY OFFICE** on or before 5:00 PM on 08/01/2027. Details of Tender opening will be uploaded on websites on or before 07/01/2027.

MPJ Chambers Estate Manager: Sagar Yadav - 98817 31067
Saakar Consultancy: Kamlesh Deshbhratar - 98811 55841

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

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MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) "is registered on 09th JANUARY 2001 Reg. No. **PNA/GNL/130/1981**Dated **23.10.1981**The buildings were constructed around the year 2000 and are now more than 32 years old. Considering the age of the structures and the increasing need for maintenance, the members of the Society have collectively decided to opt for redevelopment. This decision has been taken to avoid recurring expenditure on repairs.

Accordingly, the Society has resolved to undertake the redevelopment process in accordance with the principles and guidelines laid down by the Government under Section 79(A) of the Maharashtra Co-operative Societies Act, 1960 (No. CHS 2007/CR 554/14-C, Co-operation, Marketing and Textile Department), as issued on 3rd January 2009 and subsequently amended on 4th July 2019 & 30 Sept 2026. The objective is to invite and evaluate proposals from reputed builders/developers possessing strong credentials and sound financial capacity for the successful execution of the redevelopment project.

Proposed Line of Action: The selected Builder/Developer shall be required to complete the following formalities.

- ✓ Completion of the process under Section 79(A).
- ✓ Execution of the MOU & DAPA with the Society.
- ✓ Planning and approval of the project.
- ✓ Vacating of premises by the members.
- ✓ Obtaining the Commencement Certificate.
- ✓ Carrying out building construction in compliance with all applicable rules and regulations, including U.D.C.P.R. (updated 2022) and requirements of all concerned authorities.
- ✓ Obtaining the Occupancy Certificate.
- ✓ Handing over possession of new Offices/units to the members.
- ✓ Completion of all documentation, including transfer of meter names, corpus disbursement, lift warranties, conveyance, etc., by the Builder/Developer.
- ✓ Completion of Government Mojani.

The above scope of work is indicative in nature and may be modified, revised, or expanded as required, with mutual consent of the concerned parties.

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Guidelines to Applicants, Tender Submission criteria & General Terms - Conditions

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Submission of Tender Documents – Three Envelope System

The intending Developer / Tenderer shall submit the complete Tender Document, duly filled in, signed and stamped on all pages, along with all necessary supporting documents, in **hard copy (printed format)**. The tender submission shall be divided into the following three separate, sealed and clearly superscribed envelopes:

Envelope No. 1 – Tender Fee & Security Deposit. This envelope shall contain the following Demand Drafts (DDs):

A. **Tender Fee:** Demand Draft of **₹25,000/- (Rupees Twenty-Five Thousand Only),** non-refundable, drawn in favour of the Society, shall be submitted along with the tender at the time of submission.
B. Interested developers / Bidders shall, after payment of the prescribed Tender Fee, download the complete set of tender document from website – www.mpjchambers.com & www.saakarconsultancy.com,
C. **Security Deposit (EMD):** Demand Draft of **₹50,00,000/- (Rupees Fifty Lakh Only),** drawn in favour of the Society. (**DD of selected developer will be encashed at the time of signing the MOU**. DD of the other developers would be returned to the respective developer)

Envelope No. 2 – Technical & Financial Qualification Documents

This envelope shall contain all documents and supporting information required to establish the Tenderer's technical and financial eligibility and qualification, including:

A. Company profile and details of the organisation.
B. Relevant experience in redevelopment projects, Details of completed and ongoing projects.
C. Financial statements, audited balance sheets and turnover details.
D. Solvency certificate / bank reference, wherever applicable.
E. RERA registration and other statutory registrations, as applicable.
F. Details of litigation, defaults, insolvency proceedings, if any.
G. All other documents, declarations, undertakings and supporting information as prescribed in the Tender Document.

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Envelope No. 3 – Commercial Proposal

This envelope shall contain the duly completed and signed **Commercial Proposal**, strictly in the prescribed format provided in the Tender Document, clearly indicating all commercial offers, benefits, financial commitments, additional area, rent, corpus, shifting charges, hardship compensation, and other benefits offered to the Society and its members.

General Instructions

1. All three envelopes shall be separately sealed and clearly marked as Envelope No. 1, Envelope No. 2 and Envelope No. 3, along with the name of the Tenderer and the name of the Society.
2. All three sealed envelopes shall be placed together in one outer sealed envelope, clearly superscribed with the name of the Society and the words **"Tender for Proposed Redevelopment of the Society."**
3. The tender submission shall be made in hard copy only, at the Society's designated office / address, within the stipulated date and time.
4. Incomplete tenders, tenders submitted without the prescribed Demand Drafts, or tenders not submitted in the prescribed three-envelope system may be rejected by the Society.
5. The Society reserves the right to verify the information and documents submitted by the Tenderer and to reject any tender found to contain false, misleading or incomplete information.
6. The Commercial Proposal (Envelope No. 3) shall be opened only after scrutiny and evaluation of the Technical and Financial Qualification Documents (Envelope No. 2), subject to the Tenderer's fulfilment

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Terms and Conditions for Qualification and Shortlisting of Developers for the Redevelopment Project

The Society invites applications from reputed firms/developers as per following guidelines:

1. The applications received after the date and time, or anytime later will not be considered at all. There will be no extension of date and time of submission of the tender. The sealed Tender envelope shall be submitted at place and time mentioned by the Society. Envelopes shall have the bold title **"TENDER FOR REDEVELOPMENT OF MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD)"** addressed to Chairman / Secretary. The Society shall not be responsible for any postal or other delays and applicants should ensure the submission of application at place before due date and time.

2. **Application shall be submitted in the prescribed tender format only**. Any additional information that needs to be submitted should be attached as a separate annexure.

3. **EMD of Rs. 50,00,000/- (Fifty Lakh Only) only nationalized or a Private Bank, is to be submitted along with the Tender** in the name of the society. DD of selected developer will be encashed at the time of signing the MOU. DD of the other developers would be returned to the respective developer.

4. **The Developer shall pay a sum of ₹5,00,00,000/- (Rupees Five Crores Only)** as Security Deposit to the Society before vacating the existing building, which shall be after obtaining the requisite plan sanction from the competent authority. The said Security Deposit shall be adjusted against the Corpus Fund payable to the Society at the time of handing over possession of the newly constructed building.

5. **The Bank Guarantee of Rs. 8,50,00,000/- (Eight Crores Fifty Lakh Only)** is mandatory to safeguard the interests of society members and shall remain effective until handover of completed premises. The Bank Guarantee will be released stage-wise (stages to be submitted by the developer along with tender) subject to satisfactory completion of each milestone as per the agreed terms and on approval of an architect.

6. **Developer has to submit architectural drawing of proposed building as a mandate.**

7. The Developer shall bear all costs associated with or relating to the preparation and submission of the Offer, including but not limited to preparation, copying, postage, delivery fees, and expenses associated with any demonstrations or presentations which may be required by the Society or any other costs incurred in connection with or relating to the Tender.

8. **Saakar PMC fees are to be paid to the society by selected developer at his cost.**

9. The developer entity that will bid for this Tender shall be the one eligible for signing the Development Agreement.

10. All alterations, erasure(s) & or over -writings, if any, should be duly authenticated by the person signing the Tender with office stamp.

11. All Pro forma forming part of this Tender documents have to be duly filled -in, signed and stamped by the applicant.

12. Applicant who has any query about this proposal may send their queries through e-mail to the consultants @ **saakargrp@gmail.com** for clarification.

13. Opening of Tenders: Sealed Tenders would be opened in presence of the members on date, time and the venue intimated by the society.

14. Mere submission of offers / Tenders will not be treated as acceptance/selection of the offer.

15. The Developer will be short listed based on evaluation of offers considering various factors as decided by the Society.

16. Further, the applicants may note, that society owners are not bound to accept the Offer / select the Developer for the redevelopment from the shortlisted offers.

17. The Developer/Applicant should preferably submit Tender directly; else, Tender must accompany an authorization letter duly issued by the Developer in favor of the Person / agency submitting the Tender.

18. MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) reserves the right to negotiate (through single or multiple rounds of negotiations) the Offers with any or shortlisted or all the intending applicants.

19. The Management Committee of the Society reserves the full right to reject any or all applications without assigning any reason whatsoever. Criteria for evaluation of applications of developers for redevelopment will be laid out by the PMC. Shortlisting of developers will be done by the Society in consultation with PMC in accordance with the guidelines laid down in Sec 79 A.

20. The developers need to give their best offers considering the members' requirement, considering the site potential and all the details shared in this document.

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GENERAL TERMS & CONDITIONS

1. MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) shall open the tender document and ask the consultant to scrutinize the Tenders submitted by the intending Developers/ authorized representatives, taking into consideration the selection criteria formed by the society.
2. The representatives of The society shall visit the site for physical verification, location & observe the status of the completed & ongoing Projects mentioned in the tender document as Experience.
3. The society subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant including Redevelopment related procedures etc.
4. The society reserves the right to accept or reject any or all the applications, or Negotiate for reduction in the quoted price with any or all the applicants or adjourn this process at any time without assigning any reason for whatsoever reasons.
5. MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) is not bound to give reasons for rejection of any of the Tenders.
6. The decision of the society in this matter shall be final & binding on all the applicants.
7. The society shall issue LOI in the name of Developer after selection.
8. The society shall enter into related legal documents subsequent to receipt of NOC from parent society & the local authorities as per the GR dt 04.07.2019 and settlement of all terms & conditions.
9. The stamp duty and registration charges payable on the Instrument of redevelopment Agreement, Memorandum of Understanding, Power of Attorney and/or any other documents towards the redevelopment shall be borne by the Developer.
10. **In the event of enhancement of FSI by the Government of Maharashtra or any other Governmental Authority for whatever reason on Society's plot of land, such additional FSI shall be exclusively owned by the Society and the Developer shall have no right to it**. The Society has the exclusive and unquestionable right of not sharing this additional FSI with Developer at all but it may agree, in consultation with the Architect, to share the same with Developer on terms and conditions it deems appropriate.
11. Developer shall not be entitled to mortgage or create any charge on property of the society including land, Offices, commercial space, and amenity spaces present and/or future.
12. Validity of the submitted offer should be valid for a period of 180 days from the date of opening of Sealed Tender.
13. The information given in this tender document is given in good faith and meant only as guidance. However, it is the responsibility of the tenderer to check and verify the same prior to submission of the tender offer.
14. Society will not be responsible for any accidents on site during construction period and will not be liable to any claims or compensation, whatsoever from any other party. The Total responsibility lies with Developer
15. In the event of any dispute, of Technical Nature, Structural Nature and/or the Plans, Specification's nature, the decision of the Society and Society's consultants shall be binding upon Developer.

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16. Developer shall be responsible to insure each and every worker under the provisions of Workmen's Compensation Act, 1923 and in case of any mishap; accidents of whatsoever nature, on site, during the course of construction, the Society and its Office Bearers along with its Architect shall not be responsible in whatsoever manner. All risk insurance policies to be taken at the beginning of the redevelopment work, shall have validity until handing over possession of the developed land and new building back to the Society. The Society shall not be responsible for any disputes with or damages to adjacent plots or anybody during construction or even on pending cases after handing over of the redeveloped society
17. All the rules and regulations in Tender Document are binding on Developer in their entirety and in the event of change in conditions, the Architect and the Society together have the right to provide the concessions or allow alterations.

18. New commercial units & offices shall be proposed by the developer in consultation with society, also type of the business must be mutually decided.

19. Developer shall comply with all rules, regulations, bye-laws and directions given from time to time by local or public authorities in connection with this work and shall pay fees or charges / fine / penalty / dues / duty which are liable on him and shall always keep the Society indemnified against such liabilities

20. The contract of Development shall stand terminated if Developer abandons the work or declares bankruptcy and the Society will not be liable to refund any amount of money he has spent/given to Society or Society members. All FSI, Premiums FSI, TDR etc. transferred already to the Society will also not be returned.

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DISQUALIFICATION

The tender is liable to be rejected and the tenderer disqualified if, upon opening, it is found that:

1. One or more of the required documents have not been submitted along with the tender form.
2. The tenderer has failed to submit attested/notarized true copies of valid Income Tax Returns for the relevant year(s), Partnership Deed, and Power of Attorney.
3. In the case of a Partnership Firm or Company, the duly attested/notarized Partnership Deed or Board Resolution has not been submitted.
4. The tenderer has not strictly followed the prescribed procedure for submission of the tender.
5. The tenderer has proposed any modification to the scope of work specified in the tender or added unauthorized conditions.
6. Corrections, insertions, or alterations have been made by the tenderer on any page of the tender documents.
7. Any page of the tender has been removed, substituted, or tampered with by the tenderer.
8. Erasures or overwriting appear anywhere in the tender.
9. Any page or pasted slip is missing.
10. The tender has not been duly signed and stamped by the partner(s) or authorized signatory, or the signatures are not attested by a witness

Site visit and verification of information
Applicants are encouraged to submit their respective Proposals after visiting the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

Amendment of Tender
At any time prior to the deadline for submission of Proposal, they may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the Tender by the issuance of Addenda.

PREPARATION AND SUBMISSION OF PROPOSAL

Language: The Proposal and all related correspondence and documents in relation to the Bidding Process shall be in English language. Supporting documents and printed literature furnished by the Applicant with the Proposal may be in any other language provided that they are accompanied by translations of all the pertinent passages in the English language, duly authenticated and certified by the Applicant. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Proposal, the English language translation shall prevail.

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Format and signing of Proposal: The Applicant shall provide all the information sought under this Tender. The MPJ Chambers (NAVASPHURTI CO OP SOCIETY LTD) will evaluate only those Proposals that are received in the required formats and complete in all respects. Incomplete and / or conditional Proposals shall be liable to rejection. The Proposal shall be typed and signed in indelible blue ink by the authorized signatory of the Applicant. All the alterations, omissions, additions or any other amendments made to the Proposal shall be initialled by the person(s) signing the Proposal.

Proprietary data: All documents and other information supplied by MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) or submitted by an Applicant to MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) shall remain or become the property of MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD). Applicants are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Proposal. MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) will not return any Proposal or any information provided along there with.

Correspondence with the Applicant: Save and except as provided in this Tender, the Client shall not entertain any correspondence with any Applicant in relation to the acceptance or rejection of any Proposal.

Contacts during Proposal Evaluation: Proposals shall be deemed to be under consideration immediately after they are opened and until such time the MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) makes official intimation to the Applicants. While the Proposals are under consideration, Applicants and/ or their representatives or other interested parties are advised to refrain, save and except as required under the Bidding Documents, from contacting by any means, the and/ or their employees/ representatives on matters related to the Proposals under consideration.

Taxes & Existing Dues

MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) will pay its all dues such as Pune Municipal Corporation taxes, common electrical charges, N.A. taxes, etc. till the date of handing over possession of existing society to the Developer and Developer will pay all such taxes and taxes for land under construction till he hands over the possession of new Offices in newly constructed society back to society members. Developer shall complete the project in mutually agreed time/RERA time frame period as per Development Agreement.

Force Majeure

Force Majeure refers to a situation where neither party shall be held responsible or liable for any delay or failure in performing the obligations under this agreement due to causes or events that are beyond the reasonable control of the affected party. Such events may include, but are not limited to:

- War, strikes, explosions, riots, civil disturbances, political instability, terrorist acts or actions.
- Major power failures beyond the party's control, fire, flood, or other natural disasters, epidemics, acts of third parties, sabotage, vandalism, terrorism, or accidents.

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- Any injunctions, restraining orders, or other directives issued by courts or governmental authorities.

Each party shall promptly notify the other upon the occurrence of a Force Majeure event and shall consult together in good faith to find a mutually acceptable solution. Performance under this agreement shall resume as soon as reasonably possible following the cessation of the Force Majeure event.

However, if the occurrence of a Force Majeure event prevents performance by either party for a period exceeding six (6) months, the other party shall have the right to terminate this agreement by providing one month's prior notice. Termination under this clause shall be without any liability or penalty to either party.

PRECONDITIONS:

1.1 **Commercial Development is envisaged in the premises with State of the art Facilities to be considered along with adequate Amenities.**

1.2 We will prefer the developer to work out the work in one phase. Early Possession to existing members is of prime importance and suggestive inputs are expected from Developers.

1.3 All tenements shall have the same specifications as spell out in Tender.

1.4 The provisions of Govt. of Maharashtra GR dated 4th July 2019 & 30th Sept 2026 laying down guidelines for redevelopment projects will be strictly adhered to.

1.5 We have appointed Saakar Consultancy as Project Management Consultant (PMC).

Pre-conditions: Each Proposal must meet all of pre-conditions as follows:

1.1 The project will be commercial and Retail Spaces and commercial office use shall he permitted.

1.2 Specifications to be as laid down or higher. Any alteration to the laid down specifications be specified in proposal submitted. Thereafter no alterations would normally be accepted. But in exceptional cases alterations can be considered only with prior consultation

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with us.

1.3 Proposals which fail to meet one or more of above will be eliminated from. Further consideration.

1.4 Respondents who are unable to meet all pre-conditions should conclude that they will not benefit from submitting a Proposal.

Evaluation criteria: - Proposals which meet all preconditions will be evaluated on their merits in favors of society. We wish to obtain the best value-for-money over the life of the Contract. This means achieving the right combination of fit for purpose, qualify, on time delivery, quantity in terms of area given to society/members without

Any violation of building bye-laws and price. If a respondent offers substantially different than other proposals (an abnormally low/high bid), the society may seek to verify with the respondent that the respondent is capable of fully delivering all of the requirements and meeting all of the conditions of the proposed contract. Short listed respondents will be requested to submit their building plans. After scrutiny of building plans and negotiations final short listing of respondents will be done.

Proposal from Developer: - In submitting the Price the Respondent must meet the following:

- The offering schedule must cater for all visualized costs such as any/ all costs, fees, expenses and charges associated with the full delivery of the Requirements over the whole-of-Life of the Contract.
- In preparing their Proposal Respondents are to consider all risks, contingencies and other circumstances relating to the delivery of the requirements and include adequate provision in the Proposal and offering information to manage such risks and Contingencies.
- Respondents are to document in their Proposal all assumptions and qualifications made about the delivery of the Requirements, including in the financial offering information. Any assumption that the Society or a third party will incur any cost related to the delivery of the Requirements is to be stated, and the cost estimated if possible.

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ACKNOWLEDGEMENT BY BIDDER: It shall be deemed that by submitting the Application/bids, the Bidder has:

- Made a complete and careful examination of the tender
- Received all relevant information requested from the society and the architect
- Accepted the risk of inadequacy, error or mistake in the information provided in the tender or furnished by the society or architect relating to any of the matters referred to.
- Sought any clarifications any, as required.
- Agreed to be bound by the terms and conditions prescribed in the tender and will submit all information, documents and forms dully filled in as required and also agrees to furnish any further documents required.

Permitted Commercial Usage

The Society prefers that the commercial units be utilized for premium retail, display showrooms, branded experience centers, or other similar non-intrusive commercial activities. Activities such as bars, pubs, discotheques, liquor outlets, supermarkets, cloud kitchens, or any use generating excessive footfall, noise, odor, congestion, or nuisance shall not be permitted.

The Society shall have the right to review and provide its No Objection prior to the sale, transfer, or allotment of any commercial unit.

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ANNEXURES

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ANNEXURE-I

ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT / AUTHORISED REPRESENTATIVE OF COMPANY / INDIVIDUAL

To,

The Chairman,
MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD)
Plot No. B-1, F. P. No 28, Sr no. 21/5 T.P Scheme Sangamwadi, Mumbai-Pune Road, Pune.

Sir,

Sub: "SUBMISSION OF TENDER/ BID" FOR Demolition and Redevelopment AT MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) IN RESPONSE TO YOUR INVITATION

I/We have received the document for submission of Tender for project redevelopment from the office of Project Management Consultant. I/We hereby unconditionally accept the Terms and conditions in its entirety for the redevelopment of MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) property. I/We understand that MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) intends to have the redevelopment of the said premises/plot after due diligence of the offered site/location & related documents in the manner MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD) may seem fit. The contents of Tender document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the Tender condition in its entirety, it is not permissible to put any remark(s)/condition(s) (except unconditional rebate on price, if any) in the Tender enclosed in the respective Envelope and the same has been followed in the present case.

Thanking you, Yours faithfully,

Signature of applicant
Name with seal

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ANNEXURE – II ORGANIZATIONAL STRUCTURE		
Sr. No.	**Particulars**	
1	Name of directors/ partners and address of applicant with Telephone No., Mobile No, E-Mail.	
2	Legal status of the applicant (attach copies of original documents defining the legal status) (a) A Proprietary Firm. (b) A firm in Partnership. (c) A Limited Company (Private or Public) or Corporation. (d) Individual	
4	Name & Designation of individuals authorized to act for the Organization with Aadhar card no.	
5	Name / Designation Tel No of the person to contact in case of any clarification	
6	Other details: a) PAN b) GST Reg. No. (Copies to be enclosed)	
7	Any other information considered necessary but not included above.	
Note: In "other details" if any of the registration/clearance is not applicable/exempted/not available shall submit an affidavit/undertaking stating that the same will be obtained / submitted before participating in tender/award of work.		

Signature

Name Seal

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ANNEXURE – III TECHNICAL INFORMATION FOR TENDER (Prequalification Criteria)

S. No.	Criteria	Specific Requirement	Documents required
1	**Applicant Entity***	Legal entities duly registered under the Companies Act 1956 / 2013, or, public / semi-public entities which are financially autonomous, or Partnership Firm, LLP or Proprietary Concern.	**Certificate(s) of incorporations**
2	**Development Experience**	Constructed / Developed successfully during the last 10 (ten) years - Category 1: Commercial Project Category 2: Redevelopment – residential & commercial	**Self-attested certificates / registrations / copy of documents to establish the past experience to be enclosed as per Annexure enclosed.** **MOU of the consortium clearly specifying the role and area of specialization of the individual partners should be submitted.**
3	Developer must be registered with CREDAI / MBVA / BAI and should have at least **5 projects** of similar size and nature registered under RERA/MAHARERA.		
4	➢ Minimum **10 years' experience** in real estate development. ➢ **Developer must have completed minimum 5 projects worth more than ₹150 Crores each. (Minimum 2 Commercial Project)** ➢ All the relevant data shall be attached.		
5	The Developer should have financial capability to take the project in hand and complete it successfully. ✓ The Developer should not have any litigation proceedings against them. ✓ Even though the Developer meet the above eligibility criteria, they are subject to disqualification if they have made misleading or false representation in the forms, statements and attachments submitted as proof of the qualification requirements.		

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Certificate from Statutory Auditor

Sr. No.	Particulars		2022-23	2023-24	2024-25
1	Pending Disputes with Tax Authority – Amount involved, if any				
2	GST Compliance – Filing of Returns				
3	Pending Disputes with GST Authority – Amount involved, if any				
4	Payment of Statutory Dues (TDS, EPF, etc.)				
5	**Financial Report**	**Turnover (₹)**			
		Net Profit (₹)			
		Taxes Paid (₹)			
6	**Tentative Cost of this Project and Means of Finance**				
7	Contingent Liability, if any				

Statutory Auditor
Partner/Proprietor

Name:

Chartered Accountant
Membership Number:

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FORMAT FOR DECLARATION BY THE APPLICANT FOR NOT BEING BLACKLISTED/DEBARRED

(To be submitted on the Letterhead of the Bidder)

To Chairman / Owners,
MPJ CHAMBERS (NAVASPHURTI CO OP SOCIETY LTD)
Plot No. B-1, F. P. No 28, Sr no. 21/5 T.P Scheme Sangamwadi, Mumbai-Pune Road, Pune.

Subject: Declaration for not being debarred / banned/ black -listed by Central / any State Government department in India or held responsible for incomplete real estate Project in Maharashtra by any judicial / quasi-judicial authority as on the date of submission of the bid
RFP Reference No:

Dear Sir,
I, authorized representative of _____, hereby solemnly confirm that the Company _____ is not debarred / black -listed by any Central / State Government/ PSU entity in India for unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason as on last date of submission of the Proposal.
I also confirm that, the Company is not being held responsible or liable by any judicial or quasi-judicial authorities for delay in the real estate development project on the grounds of unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason delaying any such development Project or non -completion of the Project as such.
In the event of any deviation from the factual information/ declaration, reserves the right to reject the Proposal or terminate the Contract without any compensation to the Company.

Thanking you,
Yours faithfully,

Signature of Authorized Signatory (with official seal)
Date: Name: Designation: Address: Telephone & Fax: E-mail address:

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ANNEXURE IV: FORMAT FOR SUBMISSION OF EXPERIENCE IN REAL ESTATE

Sr. No.	Project Name	Address of the Project	Project started on	Project completed on	Approx. area of Plot	No. of Units complete	RERA Certificate
1							
2							
3							
4							
5							
6							
7							
8							

Note:

Separate experience sheets for overall experience in development of Real estate and experience in Re-development shall be submitted.

The experience of the same banner/group companies/entities may be submitted.

In case of Projects yet not completed the necessary stage to be mentioned.

In case of Society redevelopment, the reference details shall be provided separately.

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Feasibility Considerations
&
Property Information

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➢ Feasibility Considerations:

• **Address**	**Plot No. B-1, F. P. No 28, Sr. No. 21/5 T.P Scheme, Sangamwadi, Pune.**
• **Additional FSI Considered**	**CBD : Additional 1 FSI**
• **Ownership**	**Owned by Society.**
• **Plot Area (As per Documents)**	**2,632.18 SQ. MT.**
• **Approach Road as per DP**	**60 MT**
• **Road Widening**	**Yes**
• **TOD**	**NO**
• **Conveyance**	**Done.**
• **Property Card**	**Done.**
Property Details	
• **All existing units have been approved as office by statutory authority, however the ground floor front-side offices are currently being used as showroom/shop.**	
Plot Area (SQFT)	**Total Existing Consumed RERA Carpet Area (SQFT)**
28,333 SQFT	**30516.00 SQFT**

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Commercial – Financial Proposal / Offer

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PART A : AREA OFFER			
Sr. No.	**Description**	**Society/Consultant's Comments**	**Developers response**
A.1	**Free of cost RERA Carpet area offered.**	**Percentage** offered to each **Unit** against their existing RERA carpet area.	
		Additional benefits if any	
A.2	Two wheeler	➢ Min 2 - Two wheeler Parking	
A.3	Height of Unit	Clear Height for each unit to be mentioned	
A.4	**Type of Proposed Building**	**Commercial**	**Commercial**
A.5	Project Completion Period	Project completion Period to be mentioned.	
		Penalty Amount to be mentioned in Rs. Per Month	
		Predefined handover date to be mentioned	
		Also defect liability period to be mentioned	
A.6	**Building Layout considering FSI & Fire Norms. (MANDATORY) along with detailed calculation of the total potential FSI to be constructed.**	Tentative plan showing architectural drawing of complete office/showroom showing dimensions of each room, passage, toilets etc. along with total RERA carpet area.	(MANDATORY)

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PART B : COMPENSATION OFFER : DIRECT COST			
Sr. No.	**Description**	**Society/Consultant's Comments**	**Developers response**
B.1	**Rent compensation On Existing RERA Carpet area to be mentioned.** Rent to be given PER SQFT, from vacant possession to the final occupation. **10% Rise for each year to be consider**	**Front Offices on Ground Floor**	
		Rest of the Offices	
	Refundable Deposit	Please mention the amount that would be given	
	Brokerage (To be paid to brokers)	Please mention the amount that would be given	
	Penalty rent	Additional Penalty of Rent beyond expected completion period to be mentioned	
B.2	**Betterment to Members**	To be mentioned per unit and its schedule of Payment mode: (50% at the time of Office vacate & 50% at the time of handover)	**Minimum Rs. 400 Per SqFt**
B.3	**Corpus to Society (On Proposed Carpet Area)**	Corpus Amount Per Existing Member to be mentioned	**Minimum Rs. 500 Per SqFt**
		Corpus Amount Per New Member to be mentioned	Equal From New Members
B.4	**To and Fro Shifting charges**	Shifting charges shall be mentioned **Per SQFT**	

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PART C : COMPENSATION OFFER : INCURRED COST			
Sr. No.	**Description**	**Society/Consultant's Comments**	**Developers response**
C.1	Registration, Stamp duty, MSEB and Govt charges for existing + offered free area	To be borne by the Developer	Mandatory
C.2	GST on existing + offered free area	To be borne by the developer	Mandatory
C.3	Concessional Rate for additional purchase of area by members	Concessional rate in figures to be mentioned and sample area calculation needs to be submitted for 150 sq. ft. carpet	
C.4	TDR, Paid FSI	To be purchased in the Name of the Society	Mandatory
C.5	Existing members Office and **Car Parking allotment**	➢ Allotment of units to be given to the existing members first.	
		➢ Members would have the option to choose Floor and orientation of Office**.**	
		➢ Dedicated 1 free Car Parking Per existing Unit must be on slab (not mechanical) ➢ Additional parking as per statutory provisions may be provided as per developers discretions.	Mandatory
C.6	New Unit Documentation	Allotment deeds for new units to be done and expenses to be borne by Developer	
C.7	The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with **Basic FSI, TDR, PAID FSI and Along with its ANCILLARY FSI** before taking possession of the plot.		

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Specification Expectations (Minimum)

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PART D : Specification Requirement			
Sr. No.	**Description**	**Society/Consultant's Comments**	**Developers response**
D.1	**Basic Building Structure**		
D.1.1	RCC Framed earthquake resistant structure which will withstand 8 Richter scale. High Quality TMT Steel e.g. FE500 or better, Cement 53 Grade or PPC of Reputed Brand. Soil Testing & Structural Audit Report to be submitted to society.		
D.1.2	Anti-termite treatment for footing & plinth to be given.		
D.1.3	All walls to be made from ACC blocks Siporex make only / Brick work is preferred. Beam and columns must flush with the wall.		
D.1.4	Flooring All Area - Minimum Tile Size 4’ X 6’ vitrified. (Kajaria/CERA Make only). 4-inch skirting to all walls on all sides. For Toilet - Floor & Wall Tiles by Kajaria. Minimum Tile Size 2'x4' anti-skid type.		
D.1.5	Borewell with separate overhead tank to be provided		
D.1.6	Waterproofing of entire building should be done as per RERA		
D1.7	Parking and surrounding area to have adequate water drainage provision. Parking Area to be covered in best quality interlocking blocks.		
D1.8	The developer shall ensure that the layout and design of office are **Vastu-compliant**, incorporating principles of orientation, room placement, ventilation, and natural light, as per commonly accepted Vastu compliance.		
D.2	**Electrical**		
D.2.1	IP 65 enclosure should provide for Mains Incoming & Distribution box to house Overload circuit breaker, Meter for each office & society Devises.		
D.2.2	A separate overload circuit breaker for each Pump Lift, Common area lighting, CC Camera controller, regular staircase, fire staircase & various controllers should be provided.		
D.2.3	An Automatic water level controller, overload, dry run protection & level indicators for one regular pump (submersible)		
D.2.4	All internal fittings should be Legrand.		
D.2.5	Common area lighting should be LED lamps only.		

D.2.6	Solar electrical panels (Net Metering) to be provided for common area lighting, lifts and water pump with DG backup & inverter.	
D.2.7	Charging Facility for Electric Vehicles	
D.2.8	Electrical points with universal sockets.	
D.3	**Water**	
D.3.1	Arrangement of an under water tank & overhead tank as per norms.	
D.3.2	Concealed Plumbing work (BIS standard)/sewage treatment plant if required/	
D.4	**Drainage**	
D.4.1	Proper drainage lines along with chambers with easy access to be provided as per PMC norms**.**	
D.6	**Other common facilities**	
D.6.1	Heavy duty grill to be provided for all windows.	
D.6.2	Heat repellent paint to top terrace surface.	
D.6.3	Decorative entrance lobby with seating arrangement.	
D.6.4	Entrance gate with security cabin.	
D.6.5	Common Visitors toilet on each floor and at Parking, Terrace.	
D.6.6	CCTV camera vigilance covering all common premises & covers nearby cameras.	
D.6.7	Firefighting system as per PMC norms.	
D.6.8	Excellent quality elevators with DG set backup. (Two passenger Lifts & one service lift, additionally 1 lift per five floors)	
D.6.9	DG set backup for Pumps, elevators & common premises lighting.	
D.6.10	Letter box & name plates for each office to be provided in the ground floor lobby.	
D.6.11	Intercom facility to all office.	
D.6.12	Rain water Harvesting system to utilize rain water. Landscaping around building and terrace	
D.6.13	Vermiculture pits to take care of garbage.	
D.6.14	HVAC/ventilation /AC OUTDOOR UNITS PROVISION/basement ventilation/waste management facility	
D.6.15	Provision for Cabling for Internet and TV Connection through cabling tray	
D.6.16	Seating arrangement in the Entrance lobby. Meeting room arrangement at terrace.	

D.7.1	**Balcony door frames in granite on all sides. Wood Plastic Composite [WPC] Doors Century ply make with laminates for toilet doors.**	
D.7.2	Inverter placement location to be provided at an accessible height	
D.8	**Facilities required in COMMERCIAL UNITS**	
D.8.1	UPVC three track sliding full size windows	
D.8.2	Attached toilet to all offices	
D.8.3	Adequate Electrical points along with 15A power outlet with switch for Air conditioner. Core cutting provision for AC ducting.	
D.9.1	**Provision for fitting water purifier.**	
D.10	**Facilities required in COMMERCIAL UNITS**	
D.10.1	15A power outlet with switch for Air conditioner.	
D.11	**Facilities in each toilet.**	
D.11.1	All sanitary hardware & fittings Jaquar Make	
D.11.2	Provision of Exhaust Fan	
D.11.3	Flooring should be with anti-skid tiles & designer tiles up to celling.	
D.12	**Any other facilities required / Offered**	
D.12.1	Society Office space with wash room facility to be provided. security cabins/ toilets for	

Note: These are primary specifications and can be changed by mutual consultation between Society (its appointed PMC) and the Developer.

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Approved Brands

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Sr. No.	Description
•	Unless otherwise specifically mentioned, any approved makes or brands shall be allowed for use.
•	The Builder/Developer shall clearly understand that it shall not be their prerogative to insist on using a particular make/brand from the following list. Other equivalent brands may be approved at the discretion of the Society / Consultant after verifying their equivalence
•	Final selection shall be done only with the approval of the Society / Engineer. The list given below is only indicative and not restricted to the brands mentioned
•	The Tenderer may suggest additional brands, which may be approved by the Society & Consultant subject to satisfactory credentials of the manufacturer/supplier.

A. CIVIL WORK

Sr. No.	Material	Makes / Brands
1	Cement – OPC	ACC, L&T, Gujarat Ambuja
2	White Cement	Birla, J.K.
3	Mild / Tor Steel	TISCO, SAIL
4	Screws	G.K.W. Nettfold Oxidized
5	Ceramic Tiles (Non-skid / Glazed / Vitrified)	Cotto, RAK, Spartek, Bell, Kajaria, NITCO, Johnson, Euro
6	Adhesives	Pidilite, Fairmate, Bal Adhesive, Roof Chemicals
7	Steel Door Frames	AGEW, Ferrosteel, Sentiaroic, Weldoors
8A	Wooden Flush Door Shutters	Kully, Anchor, Anand (Sejpal), Goyal
8B	Steel Door Shutters (General / Fire Rated)	Abaqs, Basic Arch
9	Hardware	Shalimar, CIEF, Vijayan Navbharat Brass Works, Sobeet
10	UPVC French Windows (Double Glazing)	Fenesta with Saint Gobain Glass
11	Aluminium Windows	Alumilite, Alupex, Almech, Jindal with Saint Gobain / Modi Glass
12	Stainless Steel Sink	Nirali, Diamond, Tuff
13	Locks	Godrej
14	Paints (Internal & External)	Asian Paints, Nerolac, Berger
15	Acrylic Paint	Asian Paints, Nitco Paint
16	Waterproofing	India Waterproofing Co, Likproof India Pvt. Ltd, Overseas Waterproofing Co, etc.
17	Chemical Admixtures & Compounds	MC Bauchemie, Pidilite, CICO, Sunanda, Fairmate

B. ELECTRICAL WORK

Sr. No.	Material	Makes / Brands	Sr. No.	Material	Makes / Brands
1	Wires (IS 694)	Finolex, Polycab	20	Termination Kit	Raychem, Xicon
2	TPN SFU / FSU	L&T, Siemens, GE	21	Terminal Blocks	Elmex
3	HRC Fuses	L&T, Siemens, GE	22	Fuse Base	KEW, CPL
4	Energy Meter	L&T, AE, Nippon	23	Lighting Fixtures	Bajaj, Wipro, Philips
5	MCB & DB	Siemens, L&T, Havells	24	Tubes	Bajaj, Wipro, Philips
6	MCCB	L&T, GE, Schneider	25	HPMV / HPSV	Bajaj, Wipro, Philips
7	MCB + ELCB	Siemens, L&T, Havells	26	Steel Poles	Bombay Poles, Nityanand
8	ELCB	Siemens, L&T, Havells	27	GI Pipe Poles	Gujarat, Zenith
9	Busbar Chamber	CPL, KEW	28	Junction Boxes	Approved Fabrication
10	Metal Clad Switches	Clip	29	Motor Starter	L&T, Siemens
11	Iron Clad Cut Out	MSEB Approved	30	Water Pumps	Crompton, Kirloskar
12	RMU (11KV)	Andrew Yule, LG, Southern Switches	31	Capacitor	L&T, Khatau
13	XLPE Cable	Asian, Polycab, RPG	32	Modular Switches	Legrand, Anchor, Havells
14	Transformer	Emco, Bharat Bijlee	33	Accessories	CPL
15	Distribution Panels	MSEB Approved Fabrication	34	Screws	Nettfold
16	Air Circuit Breaker	L&T, Siemens, GE	35	Earth Wire	Copper / PVC
17	Cable (LT)	Polycab, Finolex, RPG	36	PVC Conduit	Precision, Premium
18	Cable Glands	Brass Heavy Duty	37	PVC Casing	Modi, Classic
19	Cable Lugs	Dowells	38	MS Conduit	Supreme, BEC
			39	Rotary Switches	L&T, Siemens

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C. PLUMBING WORK

Sr. No.	Material	Makes / Brands
1	Sanitary Ware	Jaquar, Cera, Hindware
2	CP Fittings	Jaquar, Cera
3	GI / MS Pipes	TATA
4	GI Fittings	Kirti, Unik
5	Sluice Valve	Kirloskar
6	Stoneware Pipes	Gorco, Rajura
7	CI Pipes	Kesoram, Electrosteel
8	RCC Hume Pipe	K.K. Industries
9	Soil Pipes	Bengal Iron
10	Gate Valve	Leader, Zoloto
11	Butterfly Valve	Audco
12	Insulation	Twiga
13	Flush Valve	Jaquar
14	Fire Hydrant Equipment	Minimax, Newage
15	PVC Pipes	Astral, Ashirvad, Finolex
16	Urinal Flush Valve	Geberit
17	Fire Pumps	Grundfos, Kirloskar
18	Sewage Pumps	Kirloskar, KSB
19	Brass Ball Valve	Zoloto

D. FIREFIGHTING SYSTEM

Sr. No.	Material	Makes / Brands
1	GI Pipe	Tata, Zenith
2	Butterfly Valve	Audco, Keystone
3	Pressure Gauges	Fiebig, Prega
4	Paint	ICI, Asian
5	Hydrant System	Newage, Minimax
6	Hose Reel	Newage
7	Pumps	Kirloskar
8	Motors	Kirloskar
9	Diesel Engine	Cummins
10	Batteries	Exide
11	Hoses	Newage
12	FRLS Cable	Finolex
13	Starters	Siemens, L&T
14	Panels	Mather & Platt
15	Fire Alarm System	Notifier
16	Smoke Detector	System Sensor
17	Sprinklers	Viking

E. PARKING / LIFTS / AMENITIES

Sr. No.	Description
1	Parking: Pit-Puzzle, Stack, Underground, Ground Floor & Podium Parking
2	Lifts: 10 to 12 Passengers, Wheelchair Accessible (OTIS / KONE / Schindler) Minimum 3 Lifts & Min 1 Goods Lift.
3	All Amenities (Lift, DG Set, Lift, STP, Solar, Pumps, etc.) with 5 Years AMC

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➢ **Area Statement as Per Existing Sanctioned Plan.**

Office No.	Firm Name	Owner Name as per Index II	RERA Carpet Area as per Sanctioned Plan (Sq. Ft.)
Garage	Girisons Fabrics Pvt. Ltd.	Amit Ashok Kumar Jain	172.00
1	Girisons Distributors Partner	Amit Ashok Kumar Jain	1,594.00
2	Girision Sales Corporation (Division of Girisons Fabrics Pvt. Ltd.)	Amit Ashok Kumar Jain	932.00
004	Harshada Nitin Shirole	Harshada Nitin Shirole	1,456.00
004 A	Girisons Agency	Amit Ashok Kumar Jain	1,070.55
004 B	Girisons Traders		
005	Ultratech Cement Ltd.	Mr. Basnat Bhatt	277.00
006	Sunil Babanrao Mandhare	Sunil Babanrao Mandhare	271.00
007/008 / 009	Rosy Bhatewara	Rosy Bhatewara	860.00
10	Akshay Processors	Akshay Rao	275.00
11	Akshay Advertising	Akshay Rao	277.00
101	M/s PGBM Enterprises	Sanjay Mahajan	1,836.00
102	M/s Shreyas Technosoft Pvt. Ltd.	Ritesh Saboo	1,848.00
103	Deepak Madhukar Yekhe	Deepak Madhukar Yekhe	881.00
104	Harshada Nitin Shirole	Harshada Nitin Shirole	906.00
105	Tulika Mukesh Chopda	Tulika Mukesh Chopda	325.00
106	Tanmay Mukesh Chopda	Tanmay Mukesh Chopda	327.00
107	Sampada Abhenkar (Associate Member)	Mrs. Medha Bhide	327.00
108	Subodh Bhide (Associate Member)	Mrs. Medha Bhide	336.00
109 / 110	Airserco Pvt. Ltd.	Airserco Pvt. Ltd.	669.00
111	Sunila Hariram Choudhary	Sunila Hariram Choudhary	319.00

201-A/ 201-B	Vineet Jinendra Jain	Vineet Jinendra Jain	1,836.00
202	M/s L. Ebrahim & Co. (Mr. Arish Chaney)	Ebrahim Chaney	1,848.00
203	GNP Consultancy & Solutions Pvt. Ltd.	Mr. Vilas Ahire	881.00
204	Manoj Jethani	Manoj Jethani	906.00
205	Mahadeo Vasu Naik	Mahadeo Vasu Naik	325.00
206	Sunil Babanrao Mandhare	Sunil Babanrao Mandhare	327.00
207	Rudolf Lobo	Rudolf Lobo	327.00
208	Somnath Uttam Kamathe	Somnath Uttam Kamathe	336.00
209	Toshvin Tradetech Pvt. Ltd.	Anuradha Vinay Toshniwal / Manish Pandit	669.00
210	Toshvin Tradetech Pvt. Ltd.		
211	Bharteshwer Kuber Kuchnure	Bharteshwer Kuchnure	319.00
301-A	Dhananjay Dharmaraj Shinde	Dhananjay Dharmaraj Shinde	423.00
301-B	Rajam Ambrish Thakkar	Rajam Ambrish Thakkar	574.00
301-C	Vaidyanathan Swaminathan Iyer	Vaidyanathan Swaminathan Iyer	520.00
301-D	Sagar Chandrakant Ahiwale	Sagar Chandrakant Ahiwale	304.00
302-A	Madhu Jain	Madhu Jain	848.00
302-B	Sahara Agro Pvt. Ltd.	Rajesh Walunj	1,000.00
303	Amol Anilkumar Hatkar	Amol Anilkumar Hatkar	881.00
304	Toshbro Control Pvt. Ltd.	Sundar L. S. Sadani	906.00
305 / 306	ARCAIDS	Anil J. Hatkar	687.00
307	Ishwar Jethani	Ishwar Jethani	327.00
308	Rajendra Lachiram Agarwal	Rajendra Lachiram Agarwal	336.00
309	CEVA Freight (I) Pvt. Ltd.	Pending	326.00
310	Ashok Brothers Impex Pvt. Ltd.	Mr. Atul Nath	332.00
311	M/s Magadha Consultants	Mandar Shreeram Joshi	319.00
TOTAL RERA CARPET AREA			**30516.00**

DISCLAIMER

This 'Tender' for Redevelopment of the Society is intended to provide interested parties ("Applicants") with information on selection of Developer / Promoter for Redevelopment of ("THE SOCIETY"). The information contained in this Tender or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of THE SOCIETY or any of its members, employees or advisors, is provided to Applicants(s) on the terms and conditions set out in this Tender and such other terms and conditions subject to which such information is provided. This Tender is not an agreement and is neither an offer nor invitation by THE SOCIETY to the prospective Applicants or any other persons. The purpose of this Tender is to provide Applicants with information that may be useful to them in the formulation of their responses pursuant to this Tender ("Response").

This Tender includes statements, which reflect various information, assumptions and assessments arrived at by the THE SOCIETY in relation to the redevelopment of the society. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This Tender may not be appropriate for all persons, and it is not possible for the society, its members, employees or advisors to consider the investment objectives, financial situation and particular needs of each Applicant who reads or uses this Tender.
The assumptions, assessments, statements and information contained in this Tender may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Tender and obtain independent advice from appropriate sources.

Information provided in this Tender to Applicants is on a wide range of matters, some of which may depend upon interpretation of law.
The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law.

The society or its members, employees or advisors accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

THE SOCIETY, its members, employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender and any assessment, assumption, statement or information contained therein or deemed to form part of this Tender or arising in any way with assessment of Applicants for participation in the Tender process.

THE SOCIETY also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any Applicant upon the statements contained in this Tender. THE SOCIETY may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Tender. The issue of this Tender does not imply that THE SOCIETY is bound to select any Developer / Promoter or agencies for the Project and the society reserves the right to reject all or any of the applications without assigning any reasons whatsoever.

The Applicants shall bear all its costs associated with or relating to the preparation and submission of its application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the society or any other costs incurred in connection with or relating to its application. All such costs and expenses will remain with the Applicants and THE SOCIETY shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by the Applicants in preparation or submission of the application, regardless of the conduct or outcome of the Selection Process.

SAAKAR
Rebuilding Your Dreams

- **Permissible FSI: UDCPR 2020 (NON TOD)**

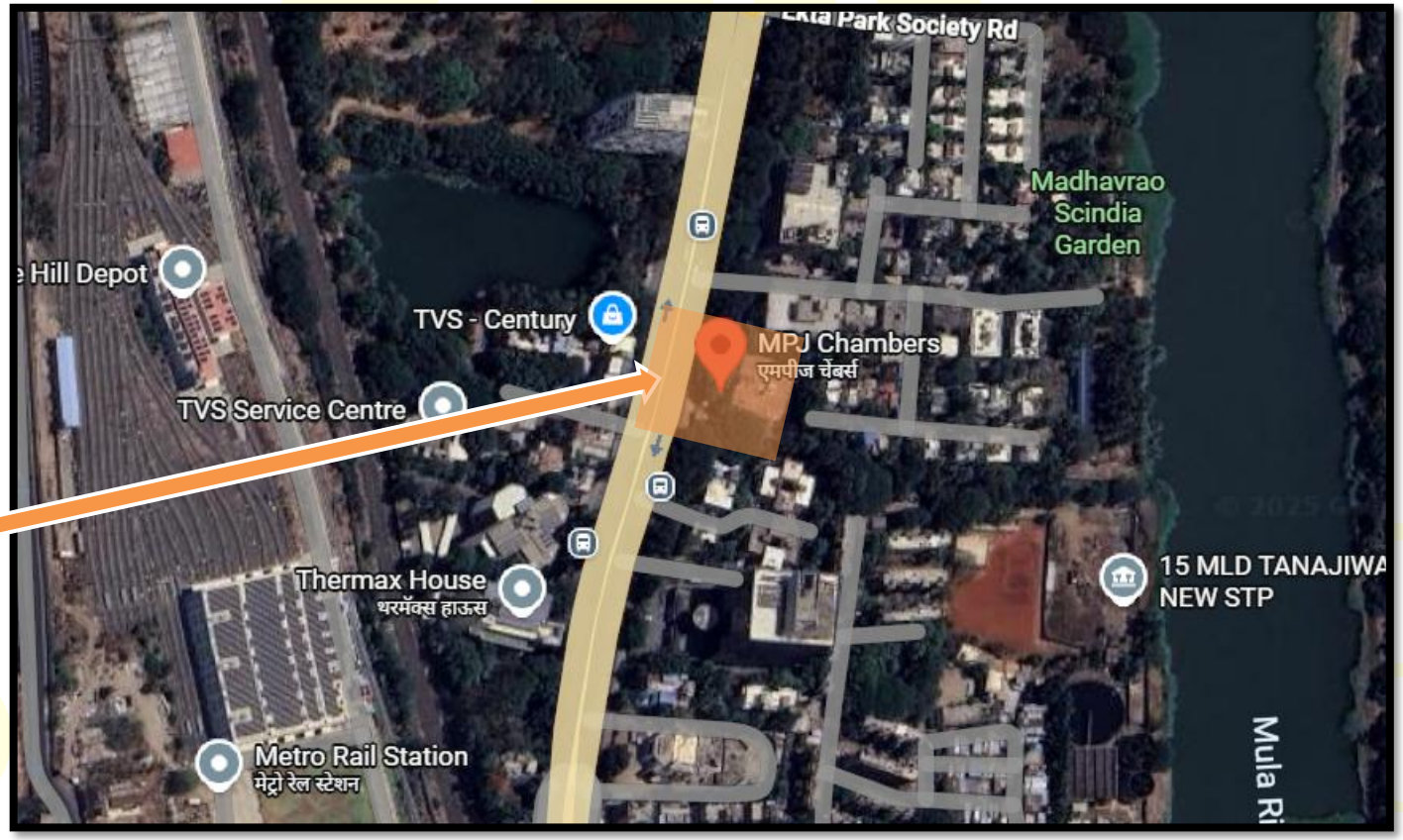
Table 6 G								
Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations			For remaining authorities/areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9 m.	1.10	--	--	1.10	--	--	1.10
2	9 m. and above but below 12 m.	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12 m. and above but below 15 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15 m. and above but below 24 m.	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24 and above but below 30 m.	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30 and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

- **Ready Reckoner Rate**

Ready Reckoner Rate	
Open Plot	**51,980**
Residential	**114,730**
Office	**131,940**

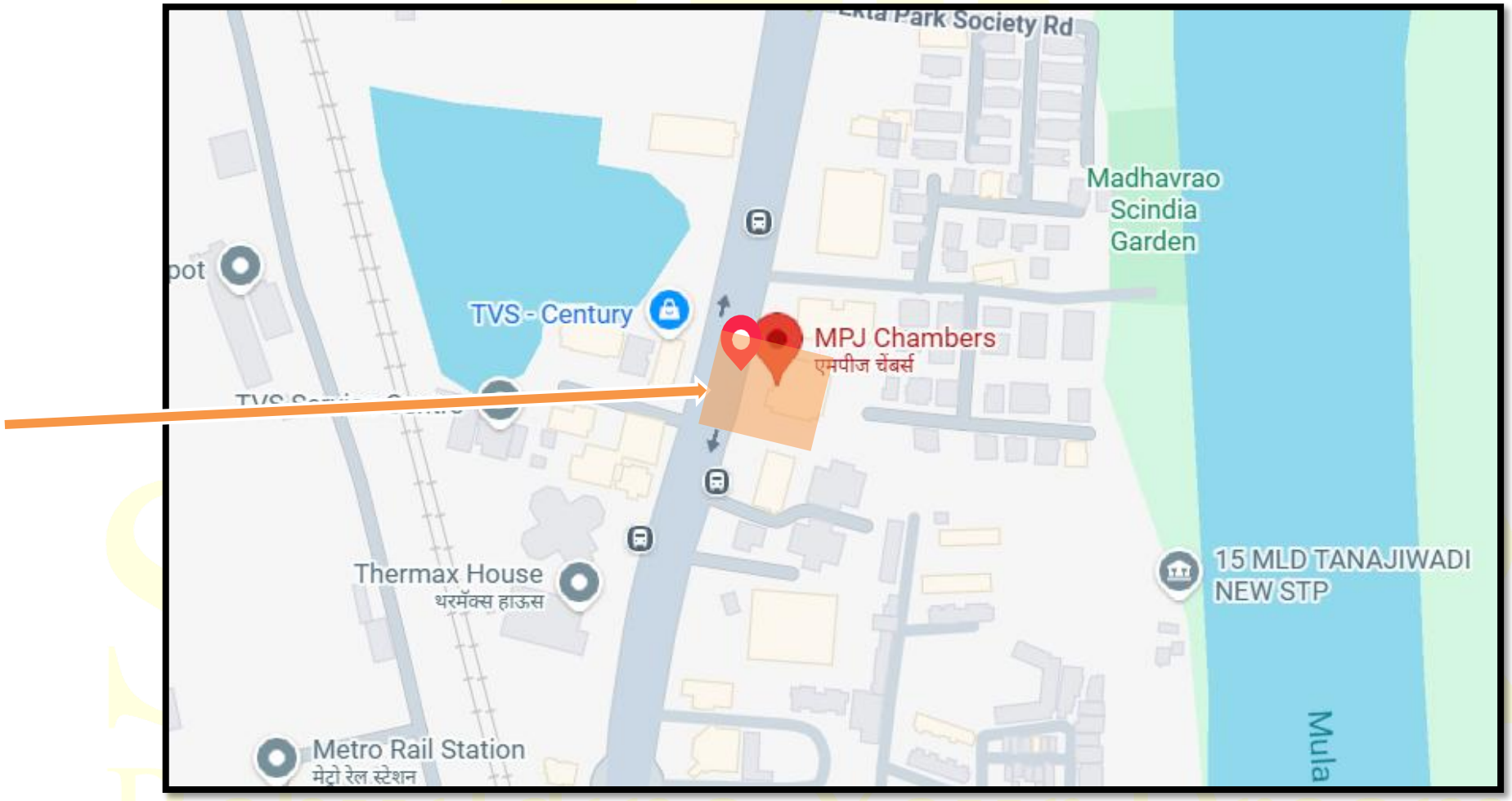
Shop	**174,970**

➢ **Google Location**



Rebuilding Your Dreams

- **TOD / DP Location**



Rebuilding Your Dreams

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