

PART 2

TENDER

FOR
JOINT RE-DEVELOPMENT OF

RAJULA CO-OP. HSG. SOC. LTD. & RAJUL B CO-OP. HSG. SOC. LTD. (CS NO. 193part)

9, Harkness Marg, Malabar hill, Mumbai – 400006

Regd.No. - MUM/WD/HSG/8235 of 2001-2002 (A wing) & 8236 of 2001-2002 (B Wing)

TENDER REFERENCE NO: TRN 12/2025-26

TENDER ID: HDM/___/2025-26



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PROJECT MANAGEMENT CONSULTANTS/ ARCHITECT
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Signature of Chairman/Hon. Secretary
Of both Societies.

Sign of Tenderer
(Post Submission)

INDEX FOR PART 2

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PART 2: SECTION – 1

FINANCIAL BID

1. Tenderer shall fill in all the pages and stamp and sign each page
2. It is mandatory for the Developer to bid under Scenario A irrespective of whether he wishes to bid in Scenario B or not. It is, however, entirely optional for a Tenderer to quote the responses under applicable schemes; for standalone redevelopment under 33(7) B and / or 33(11)/ or proposed 33(20B) or 33(12b) OR Reg 33(9) (as applicable currently in CRZ II ZONE) OR any other regulation (except Public Parking Scheme) (by specifying the same and attaching proposed FSI pro-forma sheet) for the Redevelopment.

This shall be known as Scenario A of the proposed Redevelopment and also the quantum of Project FSI that it has factored for providing such offer. Any change in Regulation of DCPR under which the development is proposed or enhanced utilization of the Project FSI (beyond what is quoted in the offer) shall be only carried out after receipt of written NOC from both the Societies and after recalibrating and agreeing to the modified commercial terms Offer with the Societies (which shall in no case be less favorable than the offers presented under our bid).

3. The Society is aware that the Property may be eligible for re-development under Regulation 33(9) of the DCPR 2034. Further, the re-development of the Property shall also be subject to the provisions of the Notification issued by the Ministry of Environment, Forest and Climate Change (“MoEF & CC”) dated 18th January 2019 (“**CRZ Notification**”). Under Government Resolution dated 8th July 2021 (“**2021 GR**”), the Government of Maharashtra introduced certain modifications to, inter alia, Regulation 33(9) of DCPR. However, in terms of Regulation 5.2(iii) of the CRZ Notification, the 2021 GR is currently not applicable to the Property.

In light of the above, in the event any Tenderer intends to submit a Bid under Regulation 33(9), then in addition to the mandatory offer under the Scenario A above, the Bid should also contain a proposal on the assumption that the 2021 GR is applicable to the Property (“**Regulation 33(9) 2021 GR Scenario B**”) subject to MoEF&CC/ Maharashtra Coastal Zone Management Authority approving the applicability of 2021 GR in CRZ II zones.

4. ***NOTE - Tenderers who intend to submit offers in two formats; one for Redevelopment of Rajul A & B (Scenario A) and another for a cluster redevelopment under 33 (9) 2021 GR (Scenario B); must fill both the Columns in the Financial Bid format as provided hereinbelow. The 2 Scenarios are as follows:**

- a. “BID FOR REDEVELOPMENT OF RAJUL A&B CHSL UNDER SCENARIO A”
- b. “BID FOR REDEVELOPMENT OF RAJUL A & B UNDER REGULATION 33(9) 2021 GR - SCENARIO B ”

5. Developer is once again made aware that:

- a. Under an Indenture dated 28 March 1978, Maharani Sita Devi Gaekwad had leased the land measuring 5,761.75 square meters and Existing Buildings to the erstwhile developer (i.e. Rajesh Enterprises) acting in its capacity as the promoter of the Society (then proposed to be known as Rajesh CHSL) for a period of 98 (Ninety-Eight) years commencing from 28 March 1978 on the terms and conditions of more particularly mentioned therein.

- b. After the execution of the Lease Deed, the Lessor was untraceable, and Society has made several attempts to trace the Lessor / her heirs and correspond with her, however, has been unable to achieve the same.
 - c. Thereafter, it appears that a portion of the larger land: (i) has been / will be acquired for road set back; and (ii) has been sub-leased/tenanted, wherein a private bungalow of Stilt + 3 storeys exists. As per the approved plan, a separate bungalow is shown on this said plot of land. ("**Sub-Leased Land**").
 - d. On date, the Society is only in possession of the said Land i.e. admeasuring 4621 square meters (while the society is in legal possession of the Sub-Leased Land, the physical possession is with the sub-lessee) and the area of the Sub-Leased Land and / or development potential from the Sub-Leased Land is specifically excluded for the purpose of this tender and the Tenderer shall not be entitled to factor and / or utilize any portion of development potential generated or available on the Sub-Leased Land. in the event the Developer intends to include the same in the scheme of re-development of the Society, then prior written consent of Rajul A CHS and Rajul B CHS shall be required and the parties will be required to execute and register supplementary documents to record the revised terms of re-development.
 - e. Thereafter, the RAJUL A CHSL and Rajul B CHSL are in the process of jointly acquiring the leasehold rights in respect of said Land and Existing Buildings by way of the Deemed Conveyance process stipulated under applicable laws and necessary applications and documents have been submitted to the office of the District Deputy Registrar (DDR). The process is at an advanced stage and further details in this regard will be shared with the Tenderer after shortlisting.
 - f. Save as recorded above, the Society has not further documents / information as regarding its title to the Property and the Developer shall be solely responsible for verifying the title and information and also undertaking acts, at Developer's costs and expense, to better the title of the Society to the Property as may be mutually agreed and if required.
 - g. The Developer should also acknowledge that the name of the Societies is still not appearing on the PR Card. Hence PR Card will also need to be accordingly updated to reflect the name of the Societies and be rectified (to remove discrepancies, if any) by the selected Developer at his own cost and expense and entire responsibility in this regard will be of the Developer.
 - h. Rajul Apartments A & B are existing on a leasehold Land admeasuring 4621 sqmt (as per physical Total Station Survey), excluding the bungalow area.
- Neither the PMC nor the Society are responsible for any representation about the title and the Developer shall be required to entirely ascertain and satisfy themselves on the title.
6. Developer is informed herewith that the JOINT Redevelopment Proposal is subject to acceptance by both the Societies individually by majority on all aspects of redevelopment.
 7. Both societies shall be offered equal benefits in redevelopment and there shall not be any difference in offers provided to either society.

Sr. No.	Description	BID FOR REDEVELOPMENT OF RAJUL A&B CHSL UNDER SCENARIO A	BID FOR REDEVELOPMENT OF RAJUL A & B UNDER REGULATION 33(9) 2021 GR - SCENARIO B	Remarks
		Regulation _____	Reg 33(9) of DCPR 2034 with amendments in GR dated 08.07.2021 Scenario B	
1	TEMPORARY DISPLACEMENT COMPENSATION: RESIDENTIAL & COMMERCIAL			
a)	Displacement Compensation to be paid to the Members per square foot of Existing Area for a period of 36 months from date of complete vacating by society plus grace period of 12 months (“Grace Period”) in the following manner:	Accepted _____ Sign and Stamp	Accepted _____ Sign and Stamp	
i]	Displacement Compensation for the 1 st to 36 th month to be paid entirely in advance in DD/PO at the time of vacating. Such compensation shall carry an escalation of 5% (five percent) per annum, from the date of execution of DA, It is expected by the Society that the Developer must complete Pre-Vacation obligations within 12 months from DA, else 5% increment shall be added per annum from date of signing of Development Agreement to base displacement compensation at the time of vacating and accordingly increments/escalations shall be calculated.	Residential - Rs. _____/- per sq.ft./Month Commercial – Rs. _____ per sqmt /Month Agreed _____ Sign and Stamp	Residential - Rs. _____/- per sq.ft./Month Commercial – Rs. _____ per sqmt /Month Agreed _____ Sign and Stamp	The Societies expect min. Rs 350/Sqft as the starting displacement compensation
ii)	Displacement Compensation to be compensated to the Residential Members in advance for a period beyond	Residential - Rs.	Residential- Rs.	

	36 months till possession (Grace Period) to members with 15% escalation on rent of previous year (max upto 48 months)	_____-/- per sq.ft./Month Commercial – Rs. _____ per sqmt /Month	_____-/- per sq.ft./Month Commercial – Rs. _____ per sqmt /Month	
	Please confirm whether the Displacement Compensation shall be paid as per above for the private Terrace Area entirely. If not, then for what % of Terrace Area will you pay Disp. Compensation for	_____	_____	
iii)	Enhanced Displacement Compensation (Rent) for Period beyond 48 months (Penal Rent for Delayed Period) upto Possession (12 month monthly PDC's to be kept in escrow of Society's solicitor. Terms of release of PDC's to be discussed between the parties along with DA)	Residential - Rs. _____/- per sq.ft./Month Commercial – Rs. _____ per sqmt /Month Annual Escalation after Grace Period _____%	Residential- Rs. _____/- per sq.ft./Month Commercial – Rs. _____ per sqmt /Month	
iv)	Pre-estimated Liquidated Damages for Delay to the Project beyond 48 months To be divided between the Society members per sqft of Existing Carpet Area	Rs _____ per month after 48 months	Rs _____ per month after 48 months	
v)	Relocation Cost of Residential to be compensated per Flat (Both Ways Shifting & Re-shifting to new Flat)	Rs. _____	Rs. _____	The Societies expect Minimum Rs. 1,00,000/- (Rupees-One Lakhs Only each way, i.e. Total Rs. 2,00,000/- (Rupees-Two Lakhs On-

				ly) per Flat
vi)	<p>1 (one) month of Displacement Compensation as Brokerage of Residential for period up to 36 months.</p> <p>1 (one) month of Displacement Compensation (then prevailing) as Brokerage to be paid for each further year after 36 months till possession to members.</p>	<p>Rs. _____</p> <p>Accepted</p> <p>_____</p> <p>Sign and Stamp</p>	<p>Rs. _____</p> <p>Accepted</p> <p>_____</p> <p>Sign and Stamp</p>	
2	BENEFITS TO THE MEMBERS			
a)	<p>Percentage of Additional Free Carpet Area for Residential over and above the existing carpet Area to be offered per member as defined in definitions under "New Carpet Area", i.e. (Wall-to wall carpet area)</p> <p>For RAJUL A & B Wing Residential Members</p> <p>For Shop on Ground</p> <p>Developer to Specify Minimum Carpet are for smaller size Flats (less than 35 sqmt existing Carpet Area), if any in Wing B of Rajul.</p>	<p>_____ %</p> <p>_____ %</p> <p>_____ sqft</p>	<p>_____ %</p> <p>_____ %</p> <p>_____ sqft</p>	Developer to cross verify this themselves
b)	Compensation against Existing Terraces privately occupied	_____ % of Area of the Terrace attached to Flat to be given back as MOFA Carpet Area added to the Members flat entitlement	_____ % of Area of the Terrace attached to Flat to be given back as MOFA Carpet Area added to the Members flat entitlement	

c)	Hardship Compensation/Corpus Fund to be offered by the Developer to individual Member (Residential) on existing carpet area (As per Annexure 5)	Rs. _____/Sq.ft	Rs. _____/Sq.ft	The Societies expect Minimum Rs. 7000/sqft of existing carpet area as Hardship Compensation Fund
d)	Terms of Payment for Hardship Compensation Fund			
i)	On Registration of Development Agreement	_____ %	_____ %	
ii)	On vacating of Building by the member.	_____ %	_____ %	
	Total Hardship Compensation (i + ii)	100%	100%	
e)	Stamp Duty & Registration Charges as applicable on such existing & Additional offered Area to be borne by Developer.	Accepted <hr/> Sign & Stamp	Accepted <hr/> Sign & Stamp	The entire stamp duty on the members area shall be paid by developer.
f)	GST on the members area including the additional Area as well as on all the Construction Cost or any other cost, services etc. as applicable, i.e. all GST whatsoever shall be paid by the developer	Accepted <hr/> Sign & Stamp	Accepted <hr/> Sign & Stamp	The entire GST on members future carpet area entitlement including the additional area as well as on all the Construction Cost or any other cost, services etc. as applicable has to be entirely paid and borne by the devel-

				oper.
	Compensation against Existing covered Garage Car Park	Rs. _____ per Sqft of Garage Car Park shall be given as One-time lump sum compensation to the Garage Owners. OR _____ % of Garage Car Park area will be given to the Member as Carpet area attached to their flat.	Rs. _____ per Sqft of Garage Car Park shall be given as One-time lump sum compensation to the Garage Owners. OR _____ % of Garage Car Park area will be given to the Member as Carpet area attached to their flat.	
3	DISCOUNTS TO THE MEMBERS			
a)	Discounted rate on additional carpet area for purchase by existing member of Society (if any)	Rs. _____ per sq.ft.	Rs. _____ per sq.ft.	
b)	Maximum Carpet Area on which Discount will be available per flat	_____ per sq.ft.	_____ per sq.ft.	
4	COMPENSATION TO THE MEMBERS			
A	Compensation to the members desiring to sell the premises on out Right Basis to the Developer prior to Demolition. In case of any member Desiring to sell premises prior to Demolition of the Building the Right of Additional Free Carpet Area and other Benefits will be passed to Developer.	Rs. _____ per sq.ft. _____ max. Sqft can be purchased by us	Rs. _____ per sq.ft. _____ max. Sqft can be purchased by us	

i]	Any area provided without purchase through PAAA will not be paid for by member.			
ii]	Compensatory Rate for the Lesser Carpet Area due to construction defect between 1% to 2% of the agreed Carpet Area. Note – No shortfall beyond 2% shall be acceptable to the Society. Deviation Upto 1% shall be allowed to the Developer free of cost.	Rs. _____ per sq.ft. from 1% upto 2% shortfall	Rs. _____ per sq.ft. from 1% upto 2% shortfall	Expected Rs. 1,20,000/- per sq.ft. for any area above 1% shortfall upto 2% Members will not be liable to compensate for increase in area.
b	Rebate for flat owner who opts for a bare-shell flat	Rs. _____ per sqft on future RE-RA Carpet Area	Rs. _____ per sqft on future RERA Carpet Area	
5	BANK GUARANTEE AMOUNT			
	[Refer to PART 3 Section 1 clause No.27. pg.no.11] The minimum bank guarantee shall be 20% of the project cost as per the directives of 79/A Note: Bank Guarantee will be jointly held between Rajul A & Rajul B which will be encashed jointly to support the completion of construction of A / B or A & B;	Specify amount _____ Crore	Specify amount _____ Crore	Minimum Rs 100 Crores Bank Guarantee is required by Rajul CHSL.
6	SECURITY PREMISES	_____ Sq ft of Premises to be kept charged with/on lien with Society as Performance security	_____ Sq ft of Premises to be kept charged with/on lien with Society as Performance security	Minimum 10000 sqft RERA Carpet area Security Lien

	Security Lien will be offered in the same project or another?	If Other project , please mention which other project and sq ft of Lien Area offered therein	If Other project , please mention which other project and sq ft of Lien Area offered therein	
7	SECURITY DEPOSIT			
	<p>Rs. 10,00,00,000 (Ten Crore only) Security Deposits will be jointly deposited in Nationalised Bank as follows:</p> <ul style="list-style-type: none"> - On or before Issue of LOI, Rs 5,00,00,000 (Rupees Five Crores only) inclusive of the EMD of Rs., 1,00,00,000/- (Rupees One Crore only) shall be deposited to the Society by way of DD/PO - On or before execution of the Development Agreement the balance of Rs 5,00,00,000/- (Rupees Five Crore only) shall be paid to the Society by way of DD/PO <p>Note - The interest amount received will be utilised for the upkeep of the facilities provided by the developer. The new members will also have to proportionally put in the same amount.</p>	<p>Accepted</p> <p>_____</p> <p>Sign of the Tenderer</p>	<p>Accepted</p> <p>_____</p> <p>Sign of the Tenderer</p>	
8	PARKING			
a.	Each existing member shall be given minimum (Number of bedrooms proposed = 1) covered parking slots, Society shall be provided parking slots in addition for visitors and doctors	<p>For proposed Flat Config:</p> <p>2 BHK - 3 BHK - 4 BHK - >4BHK -</p> <p>No. of visitor car</p>	<p>For proposed Flat Config:</p> <p>2 BHK - 3 BHK - 4 BHK - >4BHK -</p> <p>No. of visitor car parks</p>	<p>Tenderer to specify Type of Parking system he will propose.</p>

b.	Society shall be given ramp parking only. (Conventional)	parks to be provided _____	to be provided _____	Society requires minimum parkings as No. of parkings = No. of bedrooms proposed in flat
c.	Surface parking only. Stack Parking or Parking Lifts will not be acceptable. Individual Parking Space for each vehicle must be provided. No Tandem parking for existing society members.			
d.	Developer must provide minimum 5% Visitor Car parkings (of the Total number of required Car parkings) or as per DCPR, whichever is higher			
9	Height			
a	Minimum proposed clear height for existing Residential (Required Height not less than 3.65 mts and shall be same for all habitable floors and sale component)	_____ mts.	_____ mts.	

10	SOURCES OF FUNDS			
	Own	_____ %	_____ %	
	Bank	_____ %	_____ %	
	Other	_____ %	_____ %	
11	SPECIAL BENEFITS IF ANY	Please specify separate sheet may be enclosed (if any)	Please specify separate sheet may be enclosed (if any)	
12	PMC and LEGAL Advisor FEES, CA fees etc of Society upto Rs. 3,00,00,000/- (Three Crore only)+ GST shall be borne and paid by Developer and deposited into Society / Societies Bank account/s at the time of execution of De-	Accepted _____ Sign & Stamp	Accepted _____ Sign & Stamp	

	<p>velopment Agreement. All expenses / payments will be 50/50 between A & B.</p>			
13	<p>Health Club / Fitness Center to the Society, (as per the BMC Norms). Minimum of 2% or 4% (as per regulation)% of the total FSI having</p> <ol style="list-style-type: none"> 1. Fitness Center with Changing Rooms 2. Banquet Space & Pre function Area 3. Cafeteria 4. Meeting Rooms near Entrance Lobby (Business Center) 5. Kids Play Area 6. Mini-Theatre 7. Indoor Game Room 8. Guest Accommodations on Chargeable Basis 9. Emergency Room with all emergency facilities and machinery to stabilize patient in case of health emergency 10. Washrooms 11. Swimming Pool 12. Cricket Turf 13. Paddle cum Multi purpose Court 14. Community hall 15. Yoga room <p>10,11,12 (FREE OF FSI AND IN OPEN TO SKY AREAS.</p> <p>Note- Final Amenities shall be discussed and finalized with the Socie-</p>	Yes / No	Yes / No	

	<p>ty.</p> <p>The project shall be designed to be handicap friendly.</p> <p>Terrace Landscaped Area with amenities and with Elevators having landing on Terrace Level equivalent to minimum of 75% of the top slab</p> <p>Any other Amenities proposed (please specify</p>			
14	<p>Necessary Amenities :</p> <p>Society Office of minimum 20 sq.mt each. Fully finished Servant Toilet at every mid-landing of one staircase of prescribed size, Drivers Toilets in Basement/Podiums Drivers Room with Toilet in atleast 2 Levels of Basement/Podiums Watchmen Cabins with fans and chairs at all Entry Exit points Entrance Lobby Reception Area Car washing Areas Electric Vehicle Charging provisions on all podiums and basement levels to all member parking slots.</p> <p>Servants Accomodations and attached Toilets in Larger Flats (part of carpet area) Any other amenities typically provided (Please specify)</p>	<p>Please attach separate Sheet stating what other amenities shall be provided as per</p>	<p>Please attach separate Sheet stating what other amenities shall be provided as per</p>	
15	<p>FSI Statement:</p> <p>1) Scheme considered -</p>			

	<p>2) Plot Area Considered -</p> <p>3) FSI Index Considered -</p> <p>4) Total Proposed BUA (including Fungible Compensatory Area)</p> <p>5) Existing Rehab Carpet Area Considered</p> <p>6) Existing Built-Up Area Considered -</p> <p>7) Proposed Rehab Carpet Area -</p> <p>8) Proposed Rehab Built Up Area -</p> <p>9) Proposed Sale FSI -</p> <p>10) Total Estimated Construction Area</p> <p>Please fill in the above FSI Area Statement (in Sq. mtr.)</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>	
16	OC of members area will be received and Possession of Members area shall be handed over before giving Possession to Sale Area	YES / NO	YES / NO	
17	<p>FSI Statement :</p> <p>1) Scheme considered -</p> <p>2) Plot Area Considered -</p> <p>3) FSI Index Considered -</p> <p>4) Total Proposed BUA</p> <p>5) Existing Rehab Carpet Area Considered -</p>			

	<p>6) Existing Built Up Area Considered -</p> <p>7) Proposed Rehab Carpet Area -</p> <p>8) Proposed Built Up Area -</p> <p>9) Proposed Sale FSI -</p> <p>10) Total Estimated Construction Area</p> <p>Please fill in the above FSI Area Statement (in Sq. mtr.)</p>			
18	<p>Contractor Proposed</p> <p>(Developer can give upto 5 names of Contractors who he would propose to utilize on this Project)</p> <p>Developer undertakes that he will work with one of the 5 Contractors proposed herewith for the project</p>			
19	<p>Design Architect Proposed (Developer can propose any 3 names)</p>			

Any Deviations/Caveats to be mentioned here:

PART 2: SECTION – 2
PREAMBLE - ABOUT SOCIETY

RAJUL CO-OPERATIVE HOUSING SOCIETY LTD

We as Architect / PMC have inspected the property for the purpose of this report.

Sr. No.	Heads	Information
1	Society Name	Rajul A Co-operative Housing Society Ltd. Rajul B Co-operative Housing Society Ltd.
2	Registration details	Certificate of Registration bearing No. Rajul A CHSL - MUM/WD/HSG/TC/8235 of 2001-2002 Rajul B CHSL - MUM/WD/HSG/TC/8236 of 2001-2002
3	Plot Address	Harkness Marg, Malabar Hill, Mumbai - 400006
4	Survey No.	CS No. 193 of Malabar Cumballa Hill Division, D Ward, Mumbai.
5	Current building type	Residential
6	Carpet Area State-ment	Provided in Annexure "05"
7	Plot area as per PRC: Plot area as per Approved Plan: Plot area as per Physical Survey:	5761.75 Sqmt 5705.61 Sq.Mt (Net Plot Area) 4621 Sqm
8	No. of Existing Building	2 (1 in each society)
9	No. of Wings	2 (RAJUL A CHSL Building and RAJUL B CHSL Building)
10	No. of units in existing building: (As per approved plan) No. of units as per share certificate:	A Wing= 1 shop and 52 Flats B wing= 48 Flats Total= 101 Flats + 1 Shop 101 as per share certificates
11	No. of Covered Gar-	21 Garages

	ages							
12	Terraces	1 (One) Private Terraces in Rajul A CHSL on 18 th floor						
13	Parking (as per approved plan)	Open Parking – 80 Parkings Stilt covered parkings – 42 parking Total – 122 Nos Parkings						
14	Land Ready Reckoner Rate	<table border="1"> <tr> <td>CS No.</td> <td>193</td> </tr> <tr> <td>RR Rate Land</td> <td>417080</td> </tr> <tr> <td>RR Rate Resi</td> <td>871080</td> </tr> </table>	CS No.	193	RR Rate Land	417080	RR Rate Resi	871080
CS No.	193							
RR Rate Land	417080							
RR Rate Resi	871080							
15	Land tenure	Leasehold Land without renewal option. Mutation on the PR Card in Name of Society is pending.						
16	Access	J Mehta Marg for Rajul with proposed road width of 18.3 mtr. At junction of 27.45m J Mehta marg , harkness Marg and Nepeansea Road						
17	Permissible height	As per Google Earth / NOCAS website - No Warranty - to be independently verified. Approximate Top elevation: 270.43 m						
18	Permissible user	As per the DCPR 2034- Residential zone.						
19	Other Points to Note	<ol style="list-style-type: none"> 1. B Wing has Occupation Certificate only till 7th Floor 2. A Wing has Occupation Certificate only till 8th Floor 3. Approved Plans are available dated 10-07-1978 for both Buildings 4. Assessment Extract of 1995-1996 is attached 5. Substation exists on the plot 6. A well exists on the plot 7. The Society has an existing Garden on the plot. The Society prefers to retain the existing Garden against the required LOS on mother earth. 8. There is an ongoing litigation with one flat for allotment of car parking space. 9. Lessor is not traceable. 						

PART 2: SECTION - 3
ESSENTIAL TERMS AND CONDITIONS OF DEVELOPMENT

Sr. No.	Terms and Conditions	Details
1	Earnest Money Deposit (EMD)	<p>The deposit of the EMD by the Developer shall not mean or be deemed to mean that the said Society has entered into any type of agreement or transaction with the Developer, until the execution and registration of the Development Agreement and purely in terms thereof.</p> <p>The EMD shall not bear any interest and will be refunded without interest and subject to deductions (if any).</p> <p>The Society shall be entitled to forfeit the EMD deposited by the Developer, in the event of default by the Developer in abiding by any of the terms and conditions and/or obligations contained herein, including withdrawal of its offer for any reasons.</p> <p>NOTE: Depositing of EMD shall not mean or be deemed to mean that the said Society has entered into any type of agreement or transaction with the Tenderer, until the execution and registration of the Definitive Agreement and purely in terms thereof. Further, in case of any default by the developer in abiding by the developers obligations herein, the developer acknowledges that the said society is at liberty to forfeit the EMD to be deposited by them. The Developer further agrees to, if necessary, extend the validity of the Demand Draft and resubmit it to the society within a period of 7 days. Failure to do so will result in the lapse of the developers Bid.</p>
2	Execution of Development Agreement:	<p>The Developer shall execute the Development Agreement (DA) with members of the Societies and the Societies and pay the required Stamp duty and register the same.</p> <p>It is to be noted that the Societies shall give only development rights to the developer and a license to enter upon the Property for the specified period on the terms which shall be stated in the Development Agreement. The Societies shall always hold the rights and the title of the Properties and the juridical possession thereof.</p> <p>The Advocate/Lawyer appointed by the Developer shall prepare the Draft of the Development Agreement. It is clarified that the aforesaid terms and conditions are indicative and the Societies reserves the sole and exclusive right to add and/or modify the aforesaid terms and conditions in the Development Agreement, which shall be drafted by the Society's Advocates/Solicitors and submit-</p>

		ted to the Developer and the terms reflected therein shall be final and binding on the selected Developer.
4	Security Deposit	<p>The Developer shall deposit with the Societies, an Interest Free Refundable Security Deposit of an aggregate amount of Only Rs. 10,00,00,000/- (Rupees Ten Crore). Security Deposits will be jointly deposited in Nationalised Bank. The interest amount received will be utilised for the upkeep of the facilities provided by the developer. The new members will also have to proportionally put in the same amount</p> <p>The Security Deposit shall be retained by the Societies towards deposit for the Defect Liability Period (60 months after Full Occupation Certificate) and thus, shall be returned without interest and subject to deductions (if any) to the Developer only upon expiration of the Defect Liability Period i.e. 60 months from the date of procurement of Occupation Certificate or on complete rectification of all the defects (to the satisfaction of the PMC and the Societies) as is brought to the Developer's knowledge during the Defect Liability Period.</p> <p>In the event of issuance of withdrawal by the Developer, default of any terms and conditions and/or Termination Notice by the Societies, the Societies are entitled to forfeit the Security Deposit.</p>
5	Tentative Plans	<p>The Developer shall share with the Managing Committee, 2 or 3 options/variety for each layout plan, building plan and floor plan. The Managing Committee shall in turn share the same with the Members of the Societies and the Developer shall be intimated about which layout plan, building plan and floor plan has received approval from the majority of the Members in its General Body Meeting ("Selected Plans"). The Developer may be invited to clarify/answer any doubts/queries raised by the Members. The Selected Plans shall be final. The Societies shall decide the configuration and layout of the New Flats, including number of bedrooms in each type of layout of flat and accordingly the floor plans shall be passed by the Societies.</p> <p>The Developer shall submit only the Selected Plans before the MCGM and/or other competent authority for approval/sanction. No change/ modification/variation shall be affected in the Selected Plans except with the prior approval of the Societies, in writing even if the change/s is required to be made as per the directions of the MCGM or any other competent authority.</p>

6	Obtainment of IOD and IOA	<p>Upon execution of the Development Agreement and prior to vacation of the Members, the Developer shall complete at least the following Pre-vacating Obligations within a period of 9 months: -</p> <p>1.1. The Developer shall facilitate the addition of the Society's names as Lessee in the PR Cards with CS No.193 for Rajul A CHSL and Rajul B CHSL. Further, any discussions relating to betterment of title of the Society shall be discussed and finalized with cost implications thereon.</p> <p>a) IOA/IOD with full FSI loaded as prescribed in this Tender Document and the Development Agreement.</p> <p>b) MCZMA NOC under CRZ Regulations of 18.01.2019 with amendments thereto;</p> <p>c) Environment Clearance from the State Environment Impact Assessment Authority (SEI-AA) for the Project;</p> <p>d) Clubbing LOI with a slum scheme as allowed by SRA for transferring of PTC component for scheme under Reg 33(11) of DCPR 2034;</p> <p>e) Chief Fire Officer NOC;</p> <p>f) Approval for Cluster Development Scheme (CDS) on the Property from MCGM under Reg 33(9) of DCPR 2034 from the appropriate authority along with MHADA certification of existing areas;</p> <p>g) High Rise Committee Clearance in the event the height of the New Buildings is expected to cross 120 meters (or as applicable for Cluster regulations); and</p> <p>h) Any other approvals identified in the Letter of Intent.</p> <p>If Development is to be carried out under Reg 33(7b), then within a period of 6 (six) months from the date of execution of Development Agreement, the Developer shall obtain the IOD for the Project. It is clarified that the Developer shall obtain at his cost, TDR + Premium FSI + Fungible FSI + any other permissible FSI, in the name of the Societies, in accordance with the provisions of the DCPR 2034. Before vacating the Societies, the Developer shall obtain Full IOD for the entire Development Po-</p>
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		<p>tential (the Developer may avail of the installment facility as allowable by concerned authority from time to time)</p> <p>In the case of Societies selecting the scheme under Regulation 33(7b) read with 33(20B) or 33(12B), then within 210 days from the date of execution of Development Agreement, the Developer shall be required to obtain plan approval of at least entire Members FSI + Lien Premises + 30% of Developers Sale area by paying the requisite premiums. It is further understood that the Developer shall transfer the required AHRR/contravening structure component to a separate plot by handing over necessary units to MCGM as set out under Reg. 33(20B). Under no circumstances shall any AHRR component/contravening structure tenement be made on plots of the societies.</p> <p>In the case of Societies selecting the scheme under Regulation 33(11), then within 210 days from the date of execution of Development Agreement and in any case before the Societies Members are asked to vacate their premises, the Developer shall procure IOA for the New Building after handing over the required PTC units to SRA Department so that there are no PTC units shown in the Plan of the New Building/s to be constructed by Developer.</p> <p>In the case of the Society selecting the scheme under Regulation 33(9), then within 210 days from the date of execution of the Development Agreement, the Developer shall obtain (a) approval for the Cluster Development Scheme from the competent authorities by having the Property declared as a Cluster Development and (b) obtain the Intimation of Disapproval after certifications of Existing Areas by MCGM/MHADA by loading entire FSI permissible including Fungible Compensatory area by paying all the premiums upfront.</p> <p>The Developer shall undertake to carry out and complete the redevelopment project in accordance with the existing laws, rules, regulations, and norms if the 2021 Government Resolution (GR) is not made applicable to the project within the Coastal Regulation Zone (CRZ) by the relevant authorities. The Developer shall have no right to delay the project or seek any additional compensation or extension of time due to the non-applicability of the 2021 GR.</p> <p>In the event the Developer wishes to propose redevelopment under Cluster Redevelopment Scheme in conjunction with additional neighboring plots (besides the 3 plots already included) then he shall specify which plots he intends to amalgamate/jointly redevelop along with In-</p>
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		<p>tent letters of those plot Owners/Societies wishing to amalgamate.</p> <p>Within a period of 3 (three) months from the date of obtainment of IOD by the Developer (with fully loaded FSI as stated above) and complying with the other pre-vacating obligations as mentioned aforesaid, the Developer shall intimate to the Managing Committee, vide a Notice, all the Members of the Societies shall vacate their respective premises and the Developer shall then be permitted to access the said Properties as a license for the purpose of undertaking construction on the said Land.</p> <p>Developer shall hand over the Bank Guarantee to the Society along with any other payments due to the Society prior to vacation of the existing flats.</p> <p>Developer shall hand over the necessary documents in respect of the Security Premises to the Society.</p> <p>Developer shall execute the PAAAs (<i>defined below</i>) with the Members of the Society.</p>
7	Timelines for vacating existing flats by members	<p>Upon completion of obligations set out in Clause 5 above by the Developer and the Managing Committee being duly notified in writing of the same along with necessary supporting evidence, the Members of the Society shall vacate their existing flats in the Property within 3 (three) months from the date of receipt of such notice and supporting documentation by the Managing Committee.</p>
8	Dissenting Members (Provision for Inclusion of abutting bungalow plot at later stage)	<p>In the event of abutting bungalow plot also wishing to join the redevelopment project upto receipt of IOD (subject to the stage of integration being acceptable to the Society), their inclusion may be considered, subject to mutually agreeable terms and compliance with all applicable laws, regulations, and redevelopment guidelines between all the involved Parties. Society shall have NOC rights to decide whether or not to allow the addition of the said adjoining bungalow to the said Cluster, subject to revised commercial terms and design/planning being approved by the Society.</p>
9	Permanent Alternate Accommodation Agreement	<p>The Developer shall execute and register Permanent Alternate Accommodation Agreements (“PAAAs”) with each of the Members in respect of the Members’ New Area by way of permanent alternate accommodation, within 1 (one) month of the date of approval of the Selected Plans and which shall in any event be prior to the</p>

		date or simultaneously with the Member being asked to vacate his/her/their respective existing flat. The stamp duty, registration charges and GST, if any, leviable on the PAAAs shall be borne by the Developer.
10	Timeline for Developer to obtain the commencement certificate	Within a period of 30 (thirty) days of all Members vacating their Existing Area, the Developer shall obtain the commencement certificate in respect of the Project from the concerned authority and commence construction of the Project.
11	Society's and Members Entitlement	<p>The Societies and its Members shall be entitled to New Building to be constructed on the said Land along with access to all the Common Areas and Amenities and Building Amenities (as per the list specified in the Development Agreement and which is in consonance with Section 7 of this Part of the Tender). There shall be no differentiation between the existing Members and the incoming Purchasers of the Developers in terms of common area finishing, access to amenities, lifts, common terraces, etc.</p> <p>Each of the Members and/or their assigns, as the case may be, are entitled to newly Members New Premises (of an area as recorded in their respective Permanent Alternate Accommodation Agreement) and large size car parking spaces (of an area and number as recorded in their respective Permanent Alternate Accommodation Agreement) along with the Flat Amenities as recorded in Section 7 of this Part of the Tender. Formula for number of car parks = No. of bedrooms proposed = 1. In addition, if any parking spots are proposed as compensation against the existing garages, then they shall also be added in the PAAA of that Member. Garage Compensation monetarily shall be paid at the time of vacating and execution of the PAAA.</p> <p>The Developers shall endeavor to allot to all the Members the New Flats in the New Building on the same habitable floor (over the parking levels) or the immediate next higher floor and with the same Orientation, as are presently occupied by the Members in the Building.</p> <p>Shifting Charges: Transportation expenditure per shifting (to and fro) shall be given in advance by the Developer simultaneous to each Member vacating their Existing Premises at the minimum rate specified in Section 1.</p> <p>Brokerage Charges:</p>

		<p>Brokerage charges for rental accommodation [which shall in no event be less than as specified in the Financial Bid (Section 1 of this Part of the Tender)] shall be given in advance by the Developer to the Society for its Members prior to Site Vacation.</p> <p>Permanent Office Premises of the Society: The Developer shall construct a space as allowed by DCPR 2034 that can be used by the Societies as a Site Office (with good quality fixtures and fittings including but not limited to a (i) 2 cupboards (of Marine Plywood) (ii) 12 chairs (iii) Marine Plywood Desk and (iv) a PC).</p> <p>Floor to Floor Height: A. The Developer shall provide the minimum clear height of 3.65m (minimum) for the habitable residential floors. B. clear height for Existing members' flats and sale flats shall be uniform under all circumstances.</p> <p>Penalty / Agreed Liquidated Damages for delay of work: a. The Societies shall reserve a right to invoke the penalty/enhanced displacement compensation clause and liquidated damages for delay of work beyond 36 months + Agreed Grace Period from the date of vacating existing premises. The penalty amount shall be over and above displacement compensation at an escalated rate b. The Societies without prejudice to any other method of recovery shall have the right to directly deduct the amount of such damages from Security Deposit and Bank Guarantee without recourse to the Developer and upon such deductions the Developer shall be liable to forthwith replenish the Security Deposit and Bank Guarantee.</p> <p>Bank Guarantee: Simultaneous to Appointed Date viz. date when last member vacates the existing flats for the purpose of re-development, the Developer shall hand over the Irrevocable Unconditional Bank Guarantee of sum of a minimum amount of Rs. 100,00,00,000/- (Rupees Hundred Crores Only) of a Nationalized Bank or private bank as acceptable to the Society and Society's Advocates. Note: Bank Guarantee will be jointly held between A & B</p>
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		<p>which will be encashed jointly to support the completion of construction of A / B or A & B;</p> <p>The Bank Guarantee shall be valid and subsisting, for the period of the Project and up to obtainment of full Occupation Certificate from MCGM and shall exceed the agreed development period by 12 months.</p> <p>Security Flats: <u>The Developer shall provide equivalent Flats admeasuring total of about 10000 Sq. Feet RERA Carpet Area along with required car park spaces as per DCPR 2034 as a Security, of which 63% shall be earmarked for Rajul A CHSL and 37% shall be earmarked for Rajul B CHSL in case of default by the Developer in completion the New Building and obtaining the Occupation Certificate thereof within the time frame stipulated for construction and redevelopment or for failure/neglect to make any payments due by the Developer to the Society/Members under the redevelopment. The Flats along with car park spaces shall be kept reserved and unsold until the receipt of the Occupation Certificate of the new building (“Security Flat/Developer’s Reserved Area”). The Developer shall keep these Security Flats out of the Developer’s Flats, on the floor(s) immediately located above the floor containing existing members’ new premises as the said Security Flats/Reserved Area. The Developer shall simultaneously on the execution of the Development Agreement or latest before the Members are required to vacate their existing flats, also execute and register a Limited Power of Attorney in favour of the Managing Committee Members of the Society granting powers to deal with the Security flats/Reserved Area.</u></p>
12	RERA Registration	<p>In the event it is required by law for Society to be a Promoter, then the necessary Indemnities as required by the Society’s Advocates shall be provided by the Developer.</p> <p>The Society shall not be a “Promoter” under RERA and necessary Indemnities shall be executed by the Developer as well as incorporated in the Development Agreement.</p>
13	Future FSI	<p>In case any F.S.I., beyond the FSI as agreed herein, is permitted to be utilized on the plot under any of the prevailing DCPR regulations or in case the available FSI increases during course of redevelopment due to change in policies, in all such cases the right of such increased FSI shall be owned by the Society. The decision regard-</p>

		ing utilization of such additional FSI shall remain solely with the Societies and in the event if Societies decides to utilize such additional FSI during construction, the terms of agreement and benefit sharing between Societies and the developer shall be then directed pursuant to negotiations between both the parties and the same shall be recorded by executing the supplemental agreement. Alternatively, if the Societies decide not to utilise the incremental FSI, then the Developer shall not be entitled to utilise the incremental FSI and the same shall solely belong to the Society.
14	Corpus Contribution for the Societies	<p>The Societies holds certain amount in repairs/reserve/sinking fund for the existing Members. The purchasers of the Free-Sale Premises shall be required to contribute towards the repairs/reserve/sinking fund on pro-rata basis for equalizing their contributions with that of the existing Members and till such payment the purchasers shall not be admitted the membership of the Society. On the Date of the Societies handing over the vacant possession of the Properties, the Societies shall furnish to the Developers the details of the funds of the Societies (with accounts) and the proportionate contribution to be made in respect of the Free-Sale Premises to enable the Developers to inform the purchasers of the same. The Developers shall under the agreements for sale proposed to be executed by them with the prospective purchasers of Free-Sale Premises put such terms and conditions about the contribution towards the repairs/ reserve/ sinking fund as set out in this clause. Each application made for admission of a purchaser to the membership of the Society will be accompanied with the proportionate contribution in respect of such premises.</p> <p>Such proportionate Corpus Contribution shall be paid on the Societies admitting the concerned purchaser/allottee to the membership of the Society and issuing and handing over the requisite shares/ share certificate in the name of such purchaser/allottee.</p>
15	Unsold Premises	If any of the Developers' Premises remain unsold for twelve months from the date of the Occupation Certificate, the Developer shall become a member of the Society and shall pay the proportionate Corpus Contribution for each unsold flat against the Society issuing separate shares/ share certificate to the Developers. The developer shall pay all amounts towards outgoings, dues, taxes, maintenance and Society's charges in respect of the unsold Developers' Premises from the date of issuance of the OC, in proportion to the unsold area and equivalent to the other members of the Society
16	Third-Party Capital	

		<p>The Developer shall only be entitled to create a charge over the Developer's Share of Premises (save and except the Security Premises) and the Receivables arising therefrom for a construction loan and the development rights of the Developer under the Definitive Documents. Neither the Land and/or Existing Carpet Area and / or the Members New Flats and / or the Secured Lien Area, common areas, Members Parking Areas, Common Areas and amenities of the project shall be mortgaged and/or charged in any manner whatsoever.</p> <p>The Society shall not be required to provide any certificate, letter, no objection for the purpose of obtaining such funding and shall in no event be liable towards the repayment thereof. The Society shall not be a party and/or neither be liable in any manner whatsoever towards repayment of any debt / loan (principal or the interest) undertaken by the Developer, the sole liability thereof shall be that of the Developer's. However, for the purpose of verifying that the Developer has not breached the condition laid out in clause 15.1 above, the Developer shall within a maximum period of 2 (two) days furnish to the Managing Committee of the Society a copy of all the documents executed with the entity for procuring necessary finances.</p> <p>Notwithstanding anything to the contrary, the rights of any project lenders / financiers shall be subject to the rights of the Society under the Definitive Documents and any rights created in contravention of this provisions shall be void ab initio.</p>
17	Progress Report:	<p>The Developer shall submit to the Society a monthly progress report by the 4th of each month, indicating the work completed during the previous month, the work to be taken up during the coming months, problems anticipated and the suggestions to overcome such problems. The Developer shall also share a quarterly report with the Society indicating the progress as per Bar Chart to be attached to the development agreement.</p> <p>The Developer, simultaneous to execution of the Development Agreement, has to submit to the Society a project management schedule (Time Schedule) explaining the stage-wise construction estimated timelines and estimated costs/expenses sheets and abide by it to complete the Project on time. The detailed BAR/PERT or equivalent charts as directed by PMC shall be submitted for approv-</p>

		<p>al of the Societies immediately after the commencement of work to give an accurate description of the project progress every fortnight. The chart should, <i>inter-alia</i>, indicate the requirement of materials every fortnight. Developer should analyze or break down the proposed development work to be executed by him into several parts or items and specify the time for the completion of each part or item, in the form of a BAR-CHART or equivalent.</p> <p>The Developer should complete each part or item on or before such specified time. Time shall be considered as the essence of the Tender.</p>
18	Deviation in Carpet Area of Members New Premises:	<p>Deviation in Members New Premises shall be condoned to an extent of 1% shortfall without compensation. From 1% to 2% shortfall shall be with compensation. For any shortfall from 1% up to 2% the developer shall pay a compensation at Rs. 1,50,000/- per sq. feet for the shortfall. There shall be no deviation of any nature whatsoever beyond 2%. However, in the case of Developer providing more/additional carpet area than the agreed area in the New flat, member shall not be liable to compensate the Developer for any such extra area.</p> <p>The PMC or any other third-party architect or surveyor appointed by the Societies shall admeasure the Premises in front of a representative of the Developer.</p>
19	Project Completion	<p>The Project shall be completed with the receipt of the full Occupation Certificate and completion of all the amenities by Developer within a period of 36 months (+ agreed Grace period) from the date of receiving vacant possession of the properties of the societies by all the Members for the purpose of redevelopment. The Developer shall obtain the 1st C.C. (Plinth CC) within 30 (thirty) days from the date the last Member vacating his flat after obtaining I.O.D.</p>
20	Force Majeure	<p>Force Majeure shall have the same meaning as is ascribed to it and approved by RERA and in terms of the development agreement to be provided by the Society.</p>
21	Defect Liability Period	<p>Defect Liability Period shall mean 60 months from the date of procuring Occupation Certificate for the New Building.</p>
22	Liability for Project Costs, Taxes, and Approvals	<p>The entire costs, charges, and expenses for development of the said Property and all incremental ancillary costs thereto including but not limited to construction cost, payments of premiums, obtainment of NOC from the Lessor, payment to all consultants, payment of all neces-</p>

		<p>sary taxes, dues, water charges, electricity charges, assessments, premiums, of any nature whatsoever shall be solely borne and payable by the Developer. All taxes, dues etc. leviable with respect to such development or sale / dealing of New Premises shall also be solely borne and payable by the Developer. The Developer shall pay all the necessary taxes including but not limited to, works Tender tax, GST, E.S.I.C. and all other governments' dues such as stamps duty, registration, agent fees etc., if any leviable. The Developer shall bear all the costs, charges, and expenses in relation to the demolition of the existing buildings. The debris and all the materials will belong to the Developer. The Members of the Societies shall however be permitted to take away their furniture and fixtures etc. The Developer shall arrange at its cost the electricity and the water supply required for the construction work. All the deposits required for the same shall also be paid by the Developer. The Developer should make provision for sufficient water pipe connection. The Developer shall pay the stamp duty, registration charges and the other charges on the Definitive Documents including the Permanent Alternate Accommodation Agreement of all the Members.</p>
23	Termination	<p>The Societies, without prejudice to any other rights or remedies as available to it under Applicable Law or in the Definitive Documents can terminate the appointment of the Developer after giving 30 (thirty) days' notice to the Developer, on the occurrence of any of the following events: -</p> <ul style="list-style-type: none"> • Failure to execute and/or register the Development Agreement within six months from date of selection of developer before Dy. Registrar.. • Failure to obtain the I.O.D./IOA / CC within the prescribed timeline. • Failure to commence construction activities within the timelines in the Definitive Documents. • Failure to execute and register the Permanent Alternate Accommodation Agreements with Members of the Society within 1 (one) month from obtainment of sanctioned plans. • Repeated failure to adhere to specifications and methodology mentioned in this

		<p>Tender or the Definitive Documents (with the Definitive Documents prevailing over this Tender).</p> <ul style="list-style-type: none">• Subletting / assigning rights obtained under the Development Agreement to any third party.• Change in the constitution of Partnership/LLP/Company without prior approval of the Society• Any violation of laws of land by the Developer.• Failure to complete the entire redevelopment work and procure the Full Occupation Certificate within 36 months from the date of vacating of the Society Property by all the Members for the purpose of redevelopment.• Failure to pay to the Members within the prescribed timeline the Displacement Compensation , Brokerage Charges, Shifting Charges, Pre-Estimated Liquidated Damages during period of delay.• In case of creation of any third-party rights without consent of Society save and except as stated in the Definitive Documents.• If the plans (whether layout plans, building plans or floors plans) are modified without prior permission of Society.• Any other deviation or breach of terms from the Tender Document or the Definitive Documents by the Developer.• If the Developer receives a notice of default under the provisions of Insolvency and Bankruptcy Code, 2016 or other similar acts, laws, rules and regulations and such default is not cured by the Developer within a period of 30 days from the date of receipt of such notice. <p>Additional termination grounds may be included in the Definitive Documents.</p>
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		<p>to complete the construction only up to Members new flats and security flats. Upon such appointment, the Developer shall be liable to transfer the RERA project to such newly appointed developer and all funds lying in the RERA Accounts shall be utilized by the new developer for completion of the Project.</p> <p>The Developer shall not be entitled to seek any accounts of any nature whatsoever from the Societies. Additional consequences of termination including a detailed step in right and consequences will be provided in the Definitive Documents.</p> <p>Additional consequences may be included in the Definitive Documents.</p>
24	Default by the Developer	<p>In the event the Developer fails to complete the construction of the New Buildings within the agreed timeline from the date of the existing flats being vacated and license being granted to the developer to enter upon the Properties for development purposes and thereafter a grace period of not more than 12 months, and/or fails to comply with the agreed terms that shall be contained in the Development Agreement including honouring any Post Dated Cheques on the due dates or non-payment of Displacement Compensation, the Societies shall, without prejudice to any of its rights, including the exercising of step-in rights or termination of the Development Agreement, be entitled to encash the performance bank guarantees and/or sell the Security Premises and utilize the amount inter alia to pay for the rental compensation to the members and to complete the entire new building without refund of any surplus (which shall stand forfeited) or without providing any accounts. If there is any deficit the same shall be made good by the Developer.</p> <p>In the event the Developer fails to handover the New flats to the Members together with water connection from BMC, electricity connection with meters installed, piped gas connections, lift certificates, common lobbies and Occupation Certificate within 36 (thirty six) months (plus Grace Period of 12 months) from the Appointed Date then the Developers shall be liable to bear/reimburse to all the Members of the Societies the Long Term Capital Gains Tax as may be levied as per the Income Tax Act 1961.</p>
	Existing Societies	The Purchasers shall be required to become members of the existing Society and the Developer shall not be permitted to add more new societies / different

		associations for the Purchasers. Considering that there are two societies, the societies will mutually decide (at their discretion) to amalgamate the two societies or such other structures as advised by its Legal Advisors. The Developer shall have no object to such understanding between the Societies.
	Title	All costs and expenses relating to betterment of title of the Society shall be incurred by the Developer and Society shall not be liable and / or responsible for the same.

PART 2: SECTION – 4
SCOPE OF WORK & PERFORMANCE

Tender Documents:

The Developer shall furnish, free of charge, two certified true copies of the Tender documents and all further drawings which may be issued during the progress of the work. He shall, keep one of the documents on site in good order and the same shall at all reasonable times be available for inspection by Society and PMC.

None of these documents shall be used by the Developer for any purpose other than of this Tender.

Works to be carried out:

The work to be carried out under the Tender shall, except as otherwise provided in these conditions, include all labour, tools, plants, equipment, and transport which may be required in preparation of and for and in the full and entire execution and completion of the works. The description given in the schedule of works/items/, unless otherwise stated, be held to include waste on materials, carriage and cartage carrying in, return of empties, hoisting, setting, fitting, and fixing in position and all other labour necessary in and for the full and entire execution and completion as aforesaid in accordance with good practice and recognized principles.

Notices to Local Bodies:

The Developer shall comply with and give all notices required under any Governmental authority, instrument, rule, or order made under any Act of Parliament, State Laws or any regulation or Byelaws of any local authority or public utility concern relating to works. The Developer shall before making any variation/deviation from the Tender drawings necessitated by such compliance, give to the Society a written notice through registered post giving reasons for the proposed variations/deviations and obtain the approval from the Society before proceeding further. The Developer shall comply with provisions of RERA and seek necessary consents from the Parties purchasing flats prior to such amendment / variation / deviation.

The Developer shall pay and indemnify the Society and Society's PMC against any liability in respect of any fees or charges payable under any Act of Parliament, State Laws or any Government instrument, rule or order any regulations or Byelaws of any local authority or public utility concern in respect of the works.

Inspection of Site and Sufficiency of Tender:

The Developer shall inspect and examine the site and its surrounding and shall satisfy himself before submitting the tender as to the nature of the ground, and sub-soil (so far as is practicable), the form and nature of the site, the quantities and nature of the work and materials necessary for the completion of the works and means of access to the site, the accommodation he may require and in general, shall himself obtain all necessary information as to risk, contingencies and other circumstances which may influence or affect its Bid.

The Developer shall be deemed to have satisfied itself before tendering as to the correctness and sufficiency of its Tender for the works and cover all its obligations under the Tender and all matters and things necessary for completion of the project and maintenance of the project.

No extra charges consequent on any misunderstanding or otherwise shall be provided.

If the Developer shall claim to have been obstructed in the execution of the Tender work by any third person, the Developer shall exclusively deal with such act by the due process of law and the Society shall not be lia-

ble for the same in any manner whatsoever.

Instructions and Notices:

All instructions, notices, and communications, etc., under the Tender shall be given in writing and if sent by registered post to the last known place of abode or business of the Developer and shall be deemed to have been served on the date when in the ordinary course of post these would have been served on or delivered to him.

The Developer or its agents shall be in attendance at the site(s) during all working hours and shall superintend the execution of the works with such additional assistance in each trade as the Engineer of PMC may consider necessary. Orders given to the Developer's agent shall be considered to have the same force as if they had been given to the Developer himself.

The Engineer of the PMC shall communicate or confirm its instructions to the Developer in respect of the execution of work in a "WORKS SITE ORDER BOOK" maintained in the office of the Engineer and the Developer or its authorized representative shall confirm receipt of such instructions by signing the relevant entries in this book. If required by the Developer, he shall be furnished a certified true copy of such instruction(s).

Use of Land at work site:

The Developer shall be permitted to enter the site for the purposes of the development of the said Properties. The Developer will be allowed to use such land for the purpose of sheds, offices thereon for themselves and for the PMC and its subordinates and shall remove the same from the ground at the completion of the works or when required to do so by the Society. He shall make good any damage which may have been done and restore to good condition anything which may have been disturbed during the period of its occupation.

Protection of existing underground and above ground services and adjoining structures:

Developer shall ensure prior to starting and during the progress of work, full measures to protect the existing services lines and other structures near the work site. This should be to entire satisfaction of the Society / consultant's representative at site.

Developer's Staff:

The Developer shall employ, in and about the execution of works only such persons as are skilled and are experienced in their several trades and the PMC shall be at liberty to object to and require the Developer to remove from the work any person, employed by the Developer in or about the execution of the works, who in the opinion of the PMC misconducts himself or is incompetent or negligent in the proper performance of its duties and such person shall not be again employed upon the works without permission of the PMC.

Developers Supervision:

The Developer shall be responsible for ensuring that the positions, levels, and dimensions of the work are correct according to the Tender notwithstanding that he may have been assisted by the Architect / Consultant / Owner in setting out the said positions, levels and dimensions.

The Developer shall himself supervise all works or shall appoint a competent agent approved by the PMC to act instead. If in the opinion of the PMC the Developer has himself not sufficient knowledge and experience to be capable of receiving instructions or cannot give its full attention to the works, the Developer shall at its own expense, employ as its accredited agent an engineer or a suitably qualified and experienced person approved by the PMC. The name of the agent so appointed, along with qualifications, experience and address shall be communicated to the PMC. The agent shall be a responsible person adequately authorized by the Developer to take decision on site and to spend money if required for procuring material and labour etc., to carry out emergency work in the interest of the Tender work, if so, required by the PMC. Orders given to Developer's agent shall be considered to have the same force as a suitable agent as directed by the Society. Site in-charge shall have full powers to suspend the execution of the works until such date as a suitable agent is appointed and the Developer shall be held responsible for the delay so caused to the works.

Patent and other rights: -

The Developer shall fully indemnify the PMC/Society arising from or incurred by reason of any infringement or alleged infringement of any letters patent, Registered Design, Trademark or Name copyright or other protected right in respect of the work or any arrangement system or method of using, fixing, or working the equipment authorized or recommended by the Developer. In the event of any action being brought or any claim or demand being made against the Society / PMC on account of any such matters as aforesaid, the Developer shall immediately be notified thereof and he shall, at its own expense, fully co-operate with the consultant and the Society may reasonably require, to assist in the defense in such action or to resist such claim or demand. The Tender shall not settle any such action or compromise any such claim or demand without consent in writing of the PMC / Society which will not be unreasonably withheld.

Duties and powers of the PMC's representative: -

The duties of the representative of the PMC are to check, watch and supervise the work and to test and examine any material to be used on work, workmanship employed in connection with the works. He shall have no authority to order any work involving any extra payment by the Society not to make any variation in the works unless otherwise directed by the Society.

PMC's decision:

Any direction given by the PMC shall be binding on Developer, subject to Society's concurrence, on all questions relating to the construction and meaning of plans, working drawings, sections, and specifications connected with the work.

Origin of materials: -

The Society shall have the right, at any time, to call upon the Developer for evidence of origin of raw materials and part of equipment.

All goods or materials supplied or used shall be first-class quality of the grade specified.

Discrepancies in drawings or specifications:

The drawings and specifications are to be considered as mutually explanatory of each other, detailed drawings being followed in preference to small scale drawings and figured dimensions in preference to scale and special conditions in preference to general conditions. Should any discrepancies however appear, or should any misunderstanding arise as to the meaning and import of the said specifications or drawings, or as to the

meaning and as to the dimensions or the quality of the materials or the due and proper execution of the works, or as to the measurement or quality and valuation of the works executed under this Tender, or as extra there upon the same shall be explained by the PMC, be binding upon the Developer and shall also do all such works and things as may be necessary for the proper completion of works as implied by the Drawings and Specifications, even though such works and things are not specifically shown and described in the said drawings and specifications.

Use of I.S.I. Specifications:

In cases where no particular specifications are given for any articles to be used under the Tender, the relevant specification where one exists of the Indian Standards Institution shall apply.

Inspection and approval:

All works embracing more than one process shall be subject to examination and approval at each stage thereof and the Developer shall give the notice to the PMC or its authorized representative when each stage is ready. In default of such notice, the PMC shall be entitled to appraise the quality and extent thereof.

No work shall be covered up or put out of view without the approval of the PMC or its authorized representative and the Developer shall afford full opportunity for examination, measurement or any work which is about to be covered up to out of view and for examination of foundation before permanent work is placed thereon.

The Developer shall give due notice along with the project progress report to the PMC or its authorized representative whenever any such work for foundation is ready for examination and the PMC or his representative shall without unreasonable delay, unless he considers it necessary and informs the Developer in writing, accordingly, attend for the purpose of examining and measuring such work or examining such foundations. In the event of the failure of the Developer to give such notice he shall, if required by the PMC uncover such work at the Developer's expense. The PMC and its representative shall have powers at any time to inspect and examine any part of the works and the Developer shall give such facilities as may be required for such inspection and examination.

Uncovering and making good:

The Developer shall uncover any part of the work and/or make opening in or through the same as the PMC may from time to time direct for its verification and shall reinstate and make good such part to the satisfaction of the PMC.

Precautions for works in through fares:

While the execution of any works is in progress in any street or thoroughfare, the Developer, at its own cost, shall make adequate provision for the passage of traffic, for securing safe access to all premises approached from such street or thoroughfare, and for any drainage water supply, or means of lighting or any other utility service which may be interrupted by reason of execution of the work. Whenever it may be necessary to stop the traffic in any street or thoroughfare permission must first be obtained from the MCGM or appropriate authorities and the Developer shall then put up such barriers and adopt such other measures or take precautions as may be necessary and required for regulation of traffic. The work shall in such case be carried out night and day or for as long as period as practicable and so required with such speed and vigour as he may require so that the traffic may be impeded for as short a time as possible.

Maintenance of underground utility services:

All the underground utility services such as water pipes, gas pipes, drains, sewers, cables, etc., which may be

met up in or about any excavation, shall if the PMC deems it practicable, be properly maintained and protected by the Developer himself or through other agency by means of shoring, strutting, planking over, padding or otherwise as directed by the PMC during the process of the work without claiming any extra charges. Any damage to these underground utility services shall be immediately remedied by the Developer or by other agency at its own cost, failing which the PMC may with or without notice adopt such measures as he may deem necessary at the risk and cost of the Developer.

Fencing, watching, and lighting:

The Developer shall provide and maintain at its own expenses all light, guards, fencing and watching when and where necessary or as required by the PMC for the protection of the works or for the safety and convenience of those employed on the works or the public.

Treasure, Trove, Fossils, etc.:

All the fossils, coins, articles of value of antiquity and structural and other remains or things of geological or archaeological interest discovered in or upon the site shall be absolute properties of the Society and the Developer shall duly preserve them and shall take precautions to prevent his workmen or any other person from removing or damaging any such articles or things and shall immediately upon discovery thereof and before removal acquaint the PMC with such discovery and shall from time to time deliver the same to the Society.

Protection of trees: -

Trees designated by the MCGM shall be protected from damage during the course of the work and earth level within one meter of each such tree shall not be changed. Where necessary, such trees shall be protected with temporary fencing. All regulations of MCGM, state government and central government needs to be complied with in handling trees. All such cost shall be borne by the Developer.

Developer to preserve peace:

The Developer, shall, at all times during the progress of the work, take all requisite precaution and use his best endeavors for preventing any riotous or unlawful behaviors by or amongst the workers and others employed on the works and for the preservation of peace and protection of the inhabitants and the security of property in the neighborhood of the works. He shall also pay the charges of such special police (if any) as may be necessary.

Sanitation:

The Developer shall, at his own cost, make all necessary provisions for health and safety of his workpeople. He shall, provide proper latrines and urinals and shall take all steps necessary to compel his workpeople to resort to such latrines and urinals and shall dismiss from his employment and remove from the works any one detected obeying the calls of nature in any other place than the conveniences allotted for such purposes. The said latrines shall be under the Superintending and orders of the PMC of his subordinates. The Developer shall on no account allow any huts erected on Society's property to be inhabited after sunset by anyone except the watchmen required for the works, and none of his work, and none of his employees, except such watchmen as aforesaid, shall sleep at night on any part of the work. In case of any breach committed by any of the workpeople or employees of the Developer against any of the provisions of this condition, the Developer shall be liable.

Rules and regulations of local authority shall be made applicable to the Developer and all the costs, and any local taxes thereof shall be borne by the Developer.

Employing of Labour:

The Developer shall employ labour in sufficient numbers to maintain the required rate of progress and of quality to ensure workmanship of the degree specified in the Tender and to the satisfaction of the PMC. The Developer shall not employ in connection with the work any child who has not completed his/her 15th year of age. He shall also not employ an adolescent who has not completed his 18th year unless he/she is certified fit for work as an adult as prescribed under clause (B) of sub-section (2) of section 69 of the Factories Act, 1918.

The Developer shall also see that all the provisions regarding employment of persons covered by the employment of Children Act 1933 and child labour (prohibition and regulation) act 1986 and the Factories Act, 1918, as amended from time to time, shall be fully complied with.

The Developer shall also see that the provisions set forth under Minimum Wages Act as amended from time to time, are fully complied with by him and shall maintain necessary registers and records for payment of wages, overtime, etc., made to his workmen as required by the Conciliation Officer (Central), Ministry of Labour, Government of India or such other authorized person appointed by the Central or State Government.

Safety provision: (safety code)

The Developer shall at his own expenses, arrange for the safety provisions indicated herein or as required by the PMC, in respect of all labour directly or indirectly employed for performance of the Works and shall provide all facilities in connection therewith. In case the Developer fails to make arrangements and provide necessary facilities as aforesaid, the PMC shall be entitled to do so and recover the costs thereof from the Developer. The safety code in brief to be followed as per below:

The Developer shall be responsible for the safety of his men and his employs. The Developer shall be responsible for making the safety arrangement in the execution of the work and shall employ trained workmen conversant with safety regulations.

The Developer shall be responsible for all the safety measures and he shall arrange, for various types of safety appliances such as safety belts, safety helmets, Safety boots, hand gloves, dust masks. Gas mask etc. required for different working conditions. No worker will be engaged in work without safety appliances. The PMC shall be authorized to penalize any worker found to be working without the necessary safety gear. The Society shall not be held responsible in case of any mishap/accident on site during the course of construction and the same shall be sole liability of the Society.

Completion Certificate: -

As soon as the Project has been completed in accordance with the Tender the Developer shall issue a certificate in which he shall certify the date on which the Project has been so completed as per it. The Project shall not be considered to be 100% completed till the Developer shall have removed from the said Land or any part thereof all scaffolding, sheds and surplus materials except such as required for rectification of defects, rubbish and all huts, sanitary arrangement required for his works at site in connection with execution of the Project, and cleaned the floors, gutters, drains cased doors, oiled locks and fastenings labeled keys clearly and handed them to the Engineer-in-charge and the whole premises fit for immediate occupation.

Developer's liability of insurance:

The Successful Tenderer is to obtain sufficient insurance coverage which includes CAR (Tenderer all risk policy) policy, workman compensation, third party insurance for his organization as per government regulations for the purpose of carrying out demolition work, site preparation, construction work and completion of

the Project and safety of existing building during construction work. The above insurance coverage shall be in the joint name of the Society and the Developer and take care of injury to or loss of life of residents of the Society, visitors, worker/s, technical / non-technical, managerial/otherwise, and other damages and third-party risks and the Society will not be liable for such loss or injury and further, indemnity to such extent will have to be provided by the Developer. Such policies will have to be placed with the Society duly assigned. The policy will be covered under ESIC and Workman Compensation Act.

The Developer shall comply with all the rules and the regulations of the Workmen's Compensation Act and other Labour Laws. The Developer will take the necessary insurance to cover the risks under all such Acts and shall keep the same in force during the continuance of the Tender. The Society shall be entitled to recover all the losses and the damages on account of such claims. The Developer shall take the "Developers All Risk Policy" and the "Third Party Insurance" for an adequate amount and deposit the policy with the Society. He shall pay the premium and renew it from time to time till the completion of the work and obtainment of full O.C.

From commencement to completion of the works, the Developer shall take full responsibility for the care thereof and for taking precautions to prevent loss or damage and to minimize loss or damage to the greatest extent possible and shall be liable for any damage or loss that may happen to the works or any part thereof and all T & P (Tools and Plant) of Society from any cause whatsoever (save and except the expected risks) and shall at his own cost repair and make good the same so that at completion, the works and all Society's T & P shall be in good order and condition and in conformity in every respect with the requirements of the Tender and instructions of the Engineer.

Without limiting the obligations and responsibilities under this condition the Developer shall insure the Project (from commencement to completion), the T & P hired to the Developer and all materials at site, to their full value (as to Society T & P according to the value indicated), against the risk of loss or damage from whatever cause. The said insurance shall be in the joint names of Society and the Developer, and the Developer shall deposit with the Society the said policy or policies. All money payable by the insurers under such policy or policies shall be recovered by Society and shall be paid to the Developer in installments by the Society for the purpose of rebuilding or replacement or repair of the Works and / or goods destroyed or damaged as the case may be.

If the Developer has a blanket insurance policy for all his works and the policy covers all the items to be insured under this condition, the said policy shall be assigned by the Developer in favor of Society provided however if any amount is payable under the policy by the insurers in respect of works other than the work under this Tender the same may be recovered by the Developer directly from the insurers.

The Developer shall indemnify and keep indemnified the Society, Society's PMC, engineers and their staff, all other consultants, visitors against all losses and claims for injuries or damage to any person or any property whatsoever which may arise out of or in consequence of the construction and maintenance of the Works and against all claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect of or in relation thereto.

The Developer shall abide by the statutory requirements of provident fund and E.S.I.C. and shall produce the documentary evidence for this whenever called for.

Before commencing execution of the work, the Developer shall without in any way limiting his obligations and responsibilities under this condition, insure against any damage, loss or injury which may occur to any property (excluding that of Society but including the Society building rented by the Developer wholly or in part and any part of which is used by him for storing combustible materials), or to any person (including any employee of Society) by or arising out of carrying out of the Tender.

The Developer shall at all times, indemnify Society against all claims, damages or compensation under the provisions of payment of Wages Act, 1936, Minimum Wages Act, 1918, Employers Liability Act, 1938, the Workmen's Compensation Act 1923, Industrial Disputes Act, 1947 and the Maternity Benefit Act, 1961, the Bombay Shops and Establishment Act, 1947 or any other industrial or labour law applicable to the workmen, or any modifications thereof or any other law relating thereto and rules made there under from time to time or as a consequence of any accident or injury to any workman or other persons in or about the works, whether in the employment of the Tender or not and also against all cost, charges and expense of any suit action or proceedings arising out of such accident or injury and against all sum or sums which may with the consent of the Developer be paid to compromise or compound any such claim. Without limiting his obligations and liabilities as above provided, the Developer shall insure against all claims, damages, or compensation payable under the Workmen's Compensation Act, 1923 or any modification thereof or any other law relating thereto.

PROVIDED that such insurance policy shall assure the payment of compensation to every workman including a casual workman employed by the Developer, at any time, for death or permanent total disablement caused to the workman in respect of which compensation is payable under the provisions of the Workmen's Compensation Act, 1923 but regardless of whether the said Act is applicable to him or not.

The aforesaid insurance policy / policies shall provide that they shall not be cancelled till Society have agreed to their cancellation.

The Developer shall prove to the Society from time to time that he has taken out all the insurance policies referred to above and has paid the necessary premiums for keeping the policies alive till expiry of the Defects Liability Period.

All insurance to be effected by the Developer. Insurance shall be taken out with the Government Insurance Fund, Maharashtra State or any other private insurance company approved under IRDA.

Society has no liability of labour, wages, statutory dues, insurance, injury, or death caused by reason of the construction work on the said Property. All such are to the account of the Developer.

**PART 2: SECTION 5
OTHER GENERAL TERMS OF DEVELOPMENT**

The Developer submits that his offer is based on the stringent area of the plot out of i) 4621 (as per Physical Survey) of Rajul A CHSL and B CHSL ii) as per the (part of CS No. 193) PR Card 5761.75 Sqmt of Rajul A CHSL and B CHSL and the maximum available F.S.I. as per any of the prevalent scheme's, rules, and regulations of MCGM and DCPR 2034 and other authorities in force for the time being.

The Developer further agrees that the Society and its agents shall not be in any way responsible for the accuracy of the information supplied by it and that he has obtained all documents, information relevant to the proposed redevelopment Project independently and has thus verified and confirmed the information provided by the Society in the Tender Documents.

Provision for visitors parking to be made separately as per Applicable Law in addition to the minimum covered car parking slots to be provided to each of the Members as mentioned in Vol. 2 Part 1 above. Open spaces shall always be retained by the Society.

In respect of the building structure and elevation, the Members should be provided with the same features as those provided to the purchasers of the Developer's Premises. The Existing Members and the purchasers of the Developer's Premises both shall be similarly placed in the New Building/s. There shall be no separate layout, interior or building amenities provided for the purchasers of the Developer's Premises de hors of the Members.

The Developer shall shift the existing utility lines such as, water supply, external drainage, storm water drain, telephone and electrical cables, gas lines etc. as per requirement during construction as directed by the Managing Committee and Society's PMC. The Developer shall obtain prior approval from concerned authorities regarding shifting of the utility services. Needless to add that all expenses for shifting of utility services and obtaining necessary permissions from concerned authorities shall be borne by the Developer.

The Developer cannot assign or sublet the Project or enter into joint venture or partnership with any other developer/third-party after their selection by the Society. The Developer should take NOC of the Society in case of any changes in the partnership / proprietorship and intimate the Society in case of any changes in the list of Directors/ Board of Directors and prior to any change in shareholding / partnership / proprietorship or any other form of corporate restricting.

The Developer shall not further sub-divide the said Property.

The Developer shall take approval of the Society's PMC for the structural specifications, designs and drawings including the thickness of wall etc., which shall be in consultation with Society.

The Society and Society's PMC shall at all times have free access to the works and / or other place where the materials are being prepared or where the materials are lying or from where they are being obtained. The Developer shall provide every necessary facility to the Society and Society's PMC for inspection, examination and test of the materials and the workmanship.

The Developer shall not allow any encroachments / trespassers on the said Land during the course of the Project.

The Developer shall be liable to pay all the assessments, LUC, development charges, property taxes, service charges for the development of the said Properties.

On receipt of the occupation certificate of the New Buildings, the Developer shall be liable to pay the

maintenance charges with respect to the unsold inventory.

The Developer shall ensure that the existing Members are handed over the possession of the Member's New Premises including car parking spaces in the New Building.

The Developer hereby agrees and undertakes that the Purchasers shall pay all the deposits including share money, membership fee, meter deposit, provisional outgoings, sinking fund, corpus fund, repaid fund etc., as the Society may deem fit and require. On and from the date of the OC, the Society shall be entitled to appoint a maintenance agency of its choice and any maintenance contracts awarded by the Developer shall stand terminated.

The Developer shall be responsible for carrying out the Scope of Work and the Project as per the specifications stipulated in the Tender and any deviation; omission or non-compliance of the said specifications shall be made good by the Developer on intimation. In the event of the Developer not carrying out the rectification to the satisfaction of the Managing Committee and Society's PMC, then the Society and Society's PMC shall have the right to carry out such rectification from an external agency at the risk, costs and expense of the Developer.

The Developer shall take full responsibility to ensure that the Members of the Society are not affected in any way due to any subsequent change in the Applicable Law, policies, rules, regulations, non-procurement of any exemptions / certificates, clearances, N.O.C. etc. The Developer shall in no event be entitled to reduce the carpet area of the Members nor shall it/they reduce any of the compensations like Displacement Compensation, Corpus Fund, Brokerage, Shifting Charges, Hardship Compensation and/or any other payments to be made to the existing Members.

If any legal action is taken by any statutory authority due to non-compliance, negligence, or delay on the part of the Developer to obtain requisite Approvals the Society shall not be responsible in any manner whatsoever, and all the risks, costs, penalties, and any other consequences arising due to such non-compliance shall be the responsibility and liability of the Developer solely and in totality.

The Developer shall assume all the liabilities and shall fully indemnify the Society & Society's PMC from and against all the claims, suits, damages, losses, expenses, royalties arising from any infringements real or claimed, of any patent embodied or used in the performance of this Tender.

The Developer shall obtain building insurance policy for the structure of the new building and shall pay the premium in respect thereof for a period of 5 (Five) years from the date of receipt of the Full Occupation Certificate.

The Developer shall be responsible for the quality of the construction of the building and any complaint as regards to the defect or deficiency in the construction including leakages etc. for a period of at least 5 (five) years from the date of obtaining Full Occupation Certificate and all defects/grievances/deficiencies shall be redressed by the Developer to the satisfaction of the aggrieved members by carrying out the repairs at its/their own cost. The Developer shall provide a terrace waterproofing guarantee, for a period of 10 years. If the Developer fails to carry out the repairs, then the Security Deposit held for the Defect Liability Period will be utilized by the Society to carry out the repair work.

The Members of the Society and Society's PMC or architect appointed by the Society shall be entitled to inspect the construction of the building, draw samples of any material being used in the construction and also have the same tested by an appropriate laboratory, during the period of construction and also after 15 (fifteen) days of the completion of the building/s. However, it is Developer's responsibility to carry out such test and submit the report to the Society.

The Society / each of the Members and the Society's PMC shall be entitled to take measurement of all the Members' New Premises including the Car Parking Spaces to ascertain the assured carpet area at any stage of the Project jointly with the Developer.

The Developer should enter into agreement/s with existing members only based on the prevailing valid membership as per the Society's records. Any transaction other than this will be invalid, and the Developer shall be solely responsible for such illegal transaction. The Developer cannot enter into any agreement with Nominee or Associate member whose name appears in the Share Certificate.

The open terrace of the New Building shall have an area equivalent to the plinth of the new building and such terrace will belong to the Society. The Developer shall not sell the same or create any third-party rights in respect of the said terrace or any part thereof. Save and except common amenities like the overhead tank and the lift room or any other mandatory requirements as per MCGM and which can be constructed on the terrace, no other construction shall be done on the terrace. No commercial premises or terrace flats shall be constructed. There should be no access to the terrace from any flats. The Developer shall not be entitled to allocate / sell / transfer or create any exclusive rights in respect of area of the Project which are created without utilization of Project FSI.

The Developer shall not be allowed to use any part of the Society for hoarding, signboard, display board, towers of any kind to facilitate mobile service provider or any such thing either on the terrace or on the walls forming part of the new building without the written permission of the Society. However, the Society may erect hoarding for private advertisement and shall earn revenue from lease rental rights. Developers shall not claim any share into hoarding revenue of the Society. The Developer shall be permitted to use the said Land or any part thereof to erect hoardings and sign boards only to give details and advertisement/Marketing for the sale of new flats in this particular Project only.

The Developer shall have no title rights over any common areas of the New Building/s including open space on ground level, terrace, refuge area, pocket terraces, any areas which are constructed without utilization of FSI etc.

After obtaining Full O.C., the Developer shall surrender the original Power of Attorney and the Power of Attorney shall automatically come to an end.

The Developer shall provide typical lightning arresters with suitable earthing (when a lightning strike, the current is to be diverted down to earth) on the terrace at his cost and expense. All the mandatory requirements as per MCGM shall be provided by the Developer.

The Developer shall provide separate underground and overhead water tanks in the New Building/s to ensure adequate potable water supply. All overhead tanks should have Automatic level control systems at the pump room.

The Developer shall retain the existing trees as far as possible and shall provide for rain- water harvesting as per MCGM approved plans.

The Developer shall not be permitted to construct permanent structures other than those which are ancillary and form part of the Project. The location and the layout of these ancillary structures shall have to be approved from the Managing Committee / Society / Architect / PMC. Construction of Temporary Structures (required to be utilised by Developer) such as site office etc. for the Developer shall be permitted after obtaining approval of Managing Committee and other statutory authorities (as may be required) only after execution and registration of the Definitive Documents. Detailed plan as regards space allocation shall be decided before commencement of Temporary Structures on site. The Temporary Structures shall be dismantled within 30 days from the date of completion of Project by the Developer.

The Developer shall employ full-time qualified engineers who shall be the authorized representative of the Developer to be in charge of the work. Such representative shall be constantly available at the site during the working hours. Any direction, instruction or notice given by the Society to him, shall be deemed to have been given to the Developer. It is suggested for the Developer to employ a part time Surveyor to ensure checking of Form work and levels are carried out at every slab casting to ensure lines and levels are maintained throughout.

The Developer shall be responsible for ensuring the following till OC and possession to the Members and Flat Purchasers:

No tenderers/contractors/consultants other than those appointed by the Developer are permitted to work at the site of the said Properties.

No changes / modifications are made, or any damage done to the beams, columns and other load bearing walls of the New Building/s.

No encroachment takes place into the said Land including Society's common areas.

The Society will accept possession of the Members New Premises only after the Full Occupation Certificate is obtained by the Developer from the MCGM and work is completed to the satisfaction of the Society and PMC. The Developer shall hand over the original Full or Part Occupation Certificate to the Society for its record along with all drawings / correspondence with outside agencies. Once the Developer gives a written intimation to Members of the Society for taking possession of their respective New Premises, being ready for occupation, PMC on Society's behalf shall verify that the Members New Premises are habitable and ready for occupation' including the minimum required car parking spaces as per Tender. Verification will include reinstating of all services as before demolition like Electricity, Water, Pipe Gas, etc. Only upon confirmation by Society's PMC, Members will take possession of the Members New Premises within 30 days.

The Society shall not be liable for any liability arising out of claims of Purchasers, or lenders of the Developer.

The Developer shall ensure that all the soil, filth and other matter taken out of any excavation, trench, sewer, drain, cesspool, or other place shall be at once carted away from the worksite to some pit or place provided to him and as approved by the local authorities. He shall do all the necessary work to restore the territory to good order and condition, as at the beginning of the work under the Tender.

The Developer shall hand over at the time of re-possession, the originals of all the receipts and the copies of all the payments made, such as the M.C.G.M, taxes, water charges, electricity bills, property taxes etc. The payment of all the bills / dues / premiums / LUC / penalties etc. to any Government authority after the Society's Members' have vacated their premises till the date of their repossession, shall be borne and paid entirely by the Developer. If any amount remains unpaid, the same shall be duly paid by the Developer. If not paid by Developer at the time of handing over of possession of the New Building with full OC, then this amount shall be adjusted from the Bank Guarantee and/ or Security Deposit available with the Society. The Developer shall at the time of the repossession, after full OC, hand over the originals of all the permissions, clearances, sanctions, etc. to the Society. Copy of all plans like the building elevation, floor plans, electrical plans, plumbing plans etc. submitted to the M.C.G.M. or other authorities shall all be handed over to the Society along with various tender contracts/guarantees like plumbing, water connection, water proofing, lifts, property tax receipts, receipts of electricity and water payments paid, copies of declarations filed before various Government Authorities, list of sold / unsold units, List of parking allotments to the newly sold flats, list of flat purchasers who have availed housing loans (with details of bank, branch, lien charge / NOC letter), Property Insurance details, car parking allocation record and parking layout drawings (with numbering), au-

dated accounts in respect of provisional maintenance charged and spent, any tenders/work orders/engagement agreements etc., executed with Property Management Companies, undertaken by the Developer regarding Indemnity & Limitation of Liabilities of the Society for all transactions prior to the Handover Date, Bills and service records, Invoices, Warranties related to Pumps, Generator, Transformer, Pool and Gym Equipment, Lift, etc., AMC Documents related to Lift, Generator, Transformer, etc., Maintenance schedule for all the assets / amenities, Drainage, sewage, Fire protection and common area power layout drawings, Fire NOC from the Competent Authority, Fire Audit Report, Fire Fighting Systems (details of Smoke detectors with hooter alarm system), Reliance / Tata / Local Electricity board details, Maha Gas Ltd Papers / correspondence, Borewell Tender and details (if applicable), details of DG Set, Intercom, CCTVs, Details of STP functioning & operation details with drawings, details of Rain water Harvesting any such other applicable and relevant information and/or documents. A list of such original documents should be prepared and handed over to the office bearers of the Society with signatures/acknowledgement of the office bearers of the Society.

If any order/s / decree/s / notice/s are issued/passed by any government dept./judicial and/or quasi-judicial authorities including but not limited to any order/s and/or decree/s passed by MahaRERA Authorities and/or MahaRERA Appellate Tribunal, by which the Society are held liable to pay any amounts for the defaults of the Developers, then the Developer shall bear all such costs / interests / penalties as applicable on behalf of the Society and/or comply with all such direction/s issued, failing which the Society shall be at liberty to invoke the Bank Guarantee and/or utilise the Security Deposit in respect of the payments as mentioned herein.

The Society shall admit new purchasers of the Developer's Premises as members to the Society only after Full or Part Occupation Certificate is obtained and after receiving the documentary evidence that all the charges on behalf of such Purchaser has been paid. The requisite documents and the forms shall be submitted by the prospective member along with the registered agreement entered into with the Developer along with possession letter. Such purchaser shall agree to abide by the byelaws of the Society. The Developer should ensure that the Purchasers proportionately contribute to the Society's funds, existing at the time of their admission. This clause shall form part of the Sale Agreement between the Developer and the Purchasers.

Prior to the handing over the possession to the Purchasers of the Developer's Premises, the Developer shall hand over the possession of the Members' New Premises to the Members.

The Developer shall not be allowed the use of explosives in a manner which might disturb or endanger the stability, safety, or quality of the work or safety of the neighboring works or structures. The explosives shall be stored, handled, and used as prescribed by the required law and its regulation. Any complaints from any third party shall be handled and resolved by the Developer directly.

The Developer should ensure that the entire Project shall be residential, and no commercial development shall be permitted. Flats are not allowed or sold for commercial usage. The Developer shall accordingly include appropriate mandatory clauses in the individual Sale Agreements with Purchasers.

All the existing Members shall have the right to sell their respective flats at any time throughout the Project period with formal consent of the Society and Developer.

The Developer shall not be entitled to earn any revenue except by way of sale of the built-up area of the Developers Premises. All open spaces, common amenities, terrace, stilt areas, society offices, fitness centre, servant toilets or staircase etc. belong to the Society alone.

The Society shall be the sole owner of all common areas of the reconstructed New Building/s and shall have the right to use terrace of New Building/s constructed for the Members of the Society. No commercial usage shall be permitted.

All flats handed over to society members must be fully finished as per agreed specifications. Bare-shell flats will not be accepted.

INDEMNITY:

The Developer hereby indemnifies and keep harmless the “Society, Office Bearers / Managing Committee / Redevelopment Committee / all Members / Architects / PMC, PMC engineers and their staff, all other consultants, visitors” of, from against all claims, fees, charges, fines, and other payments whatsoever which during the course of the development aforesaid as may become payable or be demanded by statutory authorities under Applicable Laws.

The Developer hereby indemnifies and keeps indemnified the “Society” against all losses, damages, costs, charges, expenses that may be incurred or suffered by the “Society and its members on account of or arising out of any breach of any of these terms of the Tender/ Definitive Documents or any Applicable Law.

All disputes, claims and / or questions of whatsoever nature which may arise with respect to this Tender/Bid between the Tenderer and the Society and / or any disputes, claims and / or questions of whatsoever nature touching or relating to or arising out of this Tender/Bid or the construction, interpretation or application or specific performance thereof or any Clauses or things herein or therein contained or in respect of the duties and responsibilities of either party thereunder or as to any act or omission of any party or as to any other matter in anywise relating to this Tender or the rights, duties and liabilities of either party under this Tender/Bid shall be referred to the sole arbitration of either a retired Judge of the Hon’ble Bombay High Court to be mutually appointed by the Parties or a Solicitor or Senior Counsel of the Hon’ble Bombay High Court or Hon’ble Supreme Court. The place of arbitration shall be Mumbai. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment or statutory modification thereof. The language of arbitration shall be English.

Subject to the above-mentioned Clause 46 it is mutually agreed that the courts in Mumbai alone shall have exclusive jurisdiction in respect of any dispute or question relating to this Tender/Bid.

The Developer is advised to go through the above-mentioned terms and conditions carefully and thoroughly and then submit its offer to the PART 2.

SECTION 6
LIST OF THE SPECIFICATIONS (AMENITIES)

The Tenderer is required to go through the specifications mentioned below.

These specifications cover the item of works in structural and non-structural parts. The work that shall be carried out shall be in confirmation to this. In general, provisions of the Indian Standards and National Building Codes (N.B.C.) shall be followed. These specifications are not intended to cover the minute details.

The specifications are negotiable for better quality only through discussion with Society, PMC & Developer. Once decided before signing the Development Agreement it can't be changed.

The work shall be executed in accordance with the best modern practices. All the codes and the standards referred to in these specifications shall be as per the latest revisions thereof.

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
1	<p>The Developer shall carry out, as per IS codes of practice, soil investigation with sufficient number of bore holes to ascertain the safe bearing capacity of the soil, the depth of pile foundation and the rock socketing length. The foundation system shall be Pile or Raft or Open foundation depending on soil investigation report. The cement that shall be Birla, Ultratech, JSW or ACC Suraksha cement or equivalent reputed brand as approved by the Society's PMC. The admixtures for curing and corrosion inhibitors shall be added during execution. In case of open foundation, the Developer shall bear the expenses towards the shore piling and boundary piling, as required as per R.C.C. consultant.</p> <p>Waterproofing compound shall be added to the Concrete as part of mix-design, particularly in case of Aluform shuttering wherein external plaster may not be carried out</p>	
2	<p>The Developer shall use for R.C.C. work, 53 grade cement of approved brand viz. Ultratech, Ambuja, Birla Super, JSW or equivalent reputed brand as approved by the Society's PMC. For other civil works viz. plastering masonry work etc. 43 grade cement of ACC, Birla, Ambuja, Ultratech or equivalent shall be used.</p> <p>All steel bars used in the structure of the building and water tanks must be CRS (Corrosion resistant steel) for greater life of Brands such as Tata, Jindal, SAIL</p>	
3	<p>The Developer shall ensure that the plinth level and the approaches are kept well above the H.F.L. (High Flood Level).</p>	
4	<p>The Developer shall carry out anti-termite wood borer treatment before the commencement of the construction work. Post Construction Anti-Termite treatment for buildings shall be provided.</p>	

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
5	The Developer shall carry out the external masonry work in 6” thick brick/block masonry work and internal walls in 4” thick brick masonry work / Seporex Blocks in 1:4 cement mortar. The developer shall a cast 100 mm PCC floor lintel before commencing the brickwork for each and every internal wall.	
6	The Developer shall carry out the external plaster in an average 25 mm thickness with sand faced finish in two coats with 1:4 proportion. The first coat of average thickness 15 mm and second coat to be 1:3 mortar mix. For both the coats of plaster, water proofing chemical of “Roff” viz. plaster master and or hyproof shall be added, as recommended by the manufacture. At the junction of the R.C.C. members and masonry work, polymer slurry shall be filled with application of PVC chicken mesh, to avoid the development of cracks at the junction. Rain-water breakers are to be essentially provided at each floor level to divert rainwater accompanied by strong winds to protect the facade from quick deterioration. All ducts should be covered by a roof and have side openings for air/gas to escape, at the terrace level. The roof covering should reduce rainwater streaming down the duct walls.	
7	If building design involves horizontal overhangs at higher floor levels, the Developer should ensure that the bottom surfaces of such overhangs have suitable or sufficient protrusions to avoid formation of honeycombs that become difficult to dislodge and become a hazard to residents.	
8	<p>Design of Building Elevation should consider ease of setting up scaffoldings or elevation cleaning/maintenance systems (Gondolas etc), in future, for repair, maintenance or painting, in high rise buildings, without taking support from window grills or balcony sheds and damaging them. If necessary, concrete or steel supports should be provided at regular intervals, along the height and width, for scaffolding support, without affecting security and safety at other times.</p> <p>Exterior Façade shall be designed for minimal maintenance by carrying out cladding or other façade treatment which is approved by the Society/Societies PMC.</p>	
9	All the plumbing and the drainage line shall be tested for its leakage , and a certificate shall be issued for the same by the consultant. Plumbing and Waterproofing Guarantees are expected for 10 years from the Developer.	

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
10	External downtake pipes should be designed to ensure that proper pressure is achieved for all floors with common downtake piping for two successive floors or as designed by the MEP consultant with separate lines for Kitchen, bathrooms, or toilets etc. External downtake pipes should be provided with accessible shut off valves, for each entry point to the Flat, inside the Flat, to allow tap repairs without shutting off supply to other floors.	
11	Durable Layout drawings of all supply and drainage pipes inside and outside the flats, both concealed and exposed, should be provided to the Owners and Society respectively, while handing over, after certification for correctness. Color codes of external downtake pipes would be desirable for easy identification.	
12	All common uptake and down-take supply and drainage pipes should be accessible for repairs, in all floors, avoiding the need for Scaffolding or Jhulas.	
13	External supply and drainage pipes should not be visible from outside the building, seen as mounted on the external wall surface of the building.	
14	Provisions shall be made with sufficient space for carrying out repairs and replacements in future by separate service providers in all ducts.	
15	Service duct in each wing along staircase, one each separately for Electrical wiring, and common for Internet, Intercom Fiber to home internet connection and Landline wiring with access lockable door at each floor level.	
16	Service Duct on outer side, enclosed from outside view, one each for Servants Toilets, Multiple Bathrooms and Kitchens (outer or inner position of duct) for all pipelines for down take pipes for water supply, drainage, terrace storm water and sewage. The Outer wall of the outer ducts would have opening at each floor level, on the outer wall for foul air escape. Each such opening should be provided with durable and openable Nylon or metallic nets serviceable/repairable to prevent pigeon nuisance. One of these ducts can also accommodate the main uptake water pipeline. For inner kitchen duct provision has to be made for a lockable access door in each floor.	
17	Service Duct in each wing along staircase, on outer side, for Fire Hydrant Pipeline with large access openings from the staircase, at each Mezzanine Floor level. Each access opening should be provided with breakable glass door (if permitted) - to prevent easy pilferage of brass parts of the hydrant. Such glass door should have sufficient holes for smoke to escape.	

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
18	Piping in the high-rise building should adequately designed with air vents to avoid air traps in water floor.	
19	The Developer shall provide for a three-phase electric connection complete with all the fixtures and the fittings. The entire electrical wiring shall be concealed. The main circuit and the entire electrical wiring shall be in copper, of a reputed make and in 1st quality. The fittings shall be of reputed brands. MCB shall be provided for each flat and ELCB for each room. The electrical circuits shall be separate for all the rooms. The entire electric work shall be done under supervision of electrical consultant and to the satisfaction of the electrical inspector. The electrical points shall be provided as per the layout prepared by the Architect and approved by the Society. Proper earthing should be provided as per electrical inspector's requirement. Earth pits should be provided as per recommendations of electrical consultants.	
20	Layout of all circuits including earthing, inside and outside the flats all over the building and the rest of the premises, should be provided to the Members and Society respectively, while handing over, after certification for correctness.	
21	The Developer shall provide underground and overhead water tanks with capacity as per consultant designs. All overhead tanks should have Automatic water level system. Overhead Tanks should be mounted on pillars with minimum space below of 1200mm as per the DCPR 2034 for inspection and repair of faults on the bottom surface.	
22	The Developer shall provide a bore-well along with a submersible pump. A connection shall be provided to the water tank for flushing purposes. Piping and valves should ensure no mixing of Borewell water and BMC water. Percolation pits shall be provided for maintaining the ground water table. Rainwater harvesting tank shall be provided as per the M.C.G.M. norms.	
23	The Developer shall provide a grand & decorative entrance lobby in Italian Marble with a reception area & waiting area. For the walls of the entrance lobby, cladding shall be done in an approved design till the 1 st floor level.	

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
24	<p>CCTV System and intercom: The Developer shall provide a CCTV surveillance system. The CCTV system shall use IP cameras, storage devices and fiber-optic networking. The system shall be motion sensing type. The system shall have sufficient capacity to support up to 20% additional cameras in future. The recording system shall be able to store and retrieve recordings for a minimum period of 45 days and allow replay directly to the desired date and hour. A monitor screen of sufficient size shall be provided at a central location to enable monitoring of all cameras in not more than 3 cycles of screen repetition. The system shall have the capability to detect dead / non-functional cameras and automatically inform the service contractor and the Society's designated personnel. Coverage: The CCTV system shall cover all entrance / exit gates, society's perimeter, lobby, other vantage points, every floor lobby, landing and staircase, podium parking levels, interior of lifts, Society's office, refuge area, terrace, elevator motor room, meter room, Security Cabin, and other public spaces. The Developer shall provide intercom security system and video door phone [Hikvision / Godrej / Panasonic] provision for each flat. Intercom system should be extended to Security cabin, Lifts, Lift Motor Room, Meter Room, Lobby, Terrace.</p>	
25	<p>The Developer shall provide a Mahanagar gas pipeline connection for all the flats. Rules of Mahanagar Gas have to be followed of no concealment of pipes and using authorized color code as approved, other pipelines in premises should have distinctly separate colour from colour coding used by MGL for its pipeline.</p>	
26	<p>The Developer shall provide sufficient number of servant's and Drivers toilets as per DCPR 2034, complete with all the amenities, on staircase midlanding, stilt and the podium/basement as approved by the M.C.G.M as per Society's requirements.</p>	
27	<p>The Developer shall provide letter boxes with flat nos. with lock & key facilities and the name plates at the entrance level of Each wing.</p>	
28	<p>The Developer shall provide for split/VRV air conditioners (of make – Mitsubishi Heavy Industrial, Daikin or LG) along with required electrical points (Electrical as well as cutout for drainage piping and copper piping) in the living and the bedrooms of all the flats. The Developer shall make provision for designated place for putting condenser outside the flat and evaporator inside the flat. The AC piping work including drainage / copper piping / electric wire shall be installed by the developer from indoor unit to outdoor unit in concealed manner.</p>	<p>Make proposed -</p>

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
29	The Developer shall ensure that the podium garden, amenities, landscape and children's play area are well planned and designed. The entry to the podium and Terrace garden should be wheelchair friendly and must be accessible directly by Elevators.	
30	Staircase should follow MCGM guidelines for width and other requirements. Staircase Lights to be LED / Energy Saver and preferably on solar power.	
31	The Developer shall provide each flat with electric car and electric two-wheeler charging points in the stilts or podium with separate charging system for each individual user/car.	
32	The Floor to Floor height 12'0" for all the members flats. Height equivalent or over and above this shall be considered for selection criteria of the Developer. The Developers component and Members component shall have the same height and there shall be no distinction between the same.	
33	Each flat and Building and especially entry/exit and Services (UGT, Substation, Meter Rooms Toilet location, STP Location etc) should be Vastu Compliant.	
34	Tower to be constructed should be composite and consist of both existing as well new members.	
35	The elevation should be designed in such a way that there are rain breakers at every floor and adequate chaj-jas for all openings.	
36	The Developer shall propose amenities on the Terrace level which shall be accessible to all the Members. The elevators shall be designed to open on the Terrace level.	
37	Integrated fully complete modular kitchen with BWP Marine Ply shall be provided by the Developer with high-end hardware by either Blum or Hafele only.	
38	Dry Balcony with Water inlet & outlet for Washing Machine & Dryer shall be provided by the Developer.	
39	All bedrooms with En-suite bathrooms and a powder room for living room shall be proposed in the new proposed flats as per design.	
40	An air-conditioned community/party hall with attached toilets [male/female] for shall be proposed exclusive use of members only that opens out into green space/ lawn.	
41	Walking track/ Jogging track shall be proposed as part of the amenities for all the members.	
42	All areas to be handicap friendly for access.	
43	Flats shall be fully air-conditioned by providing Split or VRV Units. Air Conditioning units to be of O'General, Daikin or Mitsubishi Heavy Industries make.	

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
44	Location of the condensers/Outdoor Units of the split or VRV A/cs (as decided and finalized by the Society at the time of finalizing Plans and Development Agreement) and piping should not be visible on the main façade of the building.	
45	PVC water valves for separate for vertical sections of the building to be kept separate for each section in case of any shut down for internal repair of any one apartment. Separate PVC valves outside each of the toilet in the plumbing duct.	
46	Plumbing ducts to have enough space to accommodate outdoor AC units. Ducts to be provided with louvers from outside and bird-net from inside. One light point fixture in each duct connected to nearest toilet electric switchboard.	
47	Dedicated space for collection and segregation of wet and dry waste to be planned on the ground level. Waste management decomposer equipment with installation to be provided at site.	
48	Fire hooters on all the floors for emergency exit.	
49	No Cell phone tower(s) installation by the Developer shall be permitted in the new building.	
50	An air- conditioned Gymnasium fully fitted out with appropriate sports flooring as per global standards and provided with equipment for cardiovascular exercises and weight training shall be provided. A Multipurpose/community/party hall with attached toilets [male/female] for shall be proposed exclusive use of members only that opens out into green space/ lawn.	
51	The architectural design needs to be of highest quality and one which provides maximum open space and unblocked views from surrounding structures. Planning Aspects to be incorporated:	
a	Vastu principles shall be followed especially for placement of services, Entry direction, Toilets, .	
b	The Living Room and Balcony in Living Room shall be sea-facing	
c	It is expected that Living Dining shall have complete cross ventilation (2 sides windows). Living Room must have a Balcony of minimum 5'0" depth.	
d	At least 1 bedroom shall have sea view along with the Living Room. If this is not workable, then in any case, the Society expects the orientation of the flats to be similar to the current orientation, subject to approvability.	
e	The proposed building shall be planned without any floating columns as far as possible.	
f	Regular surface parking with ramps in basement and podium with surface parking	

SR. NO.	GENERAL SPECIFICATIONS	ACCEPTANCE/IMPROVEMENT (Tenderer to fill)
g	Clear Height of 3.65mt shall be endeavoured to be provided. Same height shall be maintained for all floors including Developers Saleable floors.	
h	Each Flat proposed as 4 BHK and higher must have a fully finished Servants Room and Servants bathroom within the flat (part of the carpet area of each flat) aside from the free of FSI mid-landing Servants Toilet/Bathroom.	
i	Full height Sliding windows (double glazed and sound proofed) with toughened glass railings shall be provided. No curtain wall/glass façade with partially openable/hinged windows shall be allowed.	
j	Terrace amenities shall be provided such as a Party Lawn and sit out with Gazebo, etc. as can be best planned and the topmost Terrace must be common for all Members and new purchasers to use. Adequate Solar PVC shall be provided for Green Energy to reduce electricity costs of common areas in the future. However, some space must be left for Terrace amenities.	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
Building	Structure	R.C.C. Design earthquake resistant design for zone IV with relevant IS code 1893 as directed by R.C.C. Consultant. All steel bars used in the structure of the building and water tanks must be Fe500 for greater life. The steel shall be CRS for better life and durability.	
	Concrete	Shall be in accordance with IS: 10262 & SP 23 with strength not less than given in IS 456. The Design Mix will vary for various elements as per the structural design. [As per Structural Engineer] Shall be in accordance with IS Code with strength not less than given in IS 456. The Design Mix will vary for various elements as per the structural design. [As per Structural Engineer]	
	Reinforcement	MS steel bars confirming to IS 432 (part 1) and hot rolled mild steel deformed bars confirming to IS 1139 and cold twisted steel bars to IS 1786 (TMT). Corrosion Resistant Steel must be used of brands such as Tata, JSW, SAIL. It is expressly stated that Rolling Mill recycled steel shall NOT be acceptable.	
	Internal Plaster	Plaster to the internal surface of walls and ceiling shall be of 12-15 mm thick	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
	External Plaster	Will be of 25 mm thick applied in two coats (16mm + 9mm) with water proofing compound & fiber mesh. In case of Aluform shuttering being used for external, RCC used shall have admixtures for waterproofing and tie rod holes must be properly grouted to avoid seepages. PU foam or hydraulic cement to be used and waterproofing sealant to be used to ensure no leakage through tie rod holes.	
	Waterproofing	All wet areas like toilets, sunken portions, terraces and exposed roof surfaces will be waterproofed with chemical water proofing and BBC as per the specification. Performance warranty for a minimum of 10 years should be given. A written guarantee and Registered Undertaking would be given by Developer on bond paper. Waterproofing membrane and also integral waterproofing admixtures must be used to ensure adequate waterproofing and leakproofing. Sealants must be used at all joints to ensure adequate joint coverage.	
Floor Height		Floor to Floor height of 3.8m shall be minimum. Floor to Ceiling height should be maintained as minimum of 12'0". The Developer shall propose better height over and above this and weightage shall be given to this aspect at selection of the Developer	
Living Room	Flooring	Flooring shall be of high grade Italian Marble of minimum value of Rs 450/Sqft. 3 choices shall be provided to Society and Society's PMC to choose from	
	Skirting	Skirting of 75mm height of same marble as used for Flooring flushed with the wall with groove	
	Gypsum putty on walls	Gypsum on plastered surface of walls. All corners L and sharp edges of Beam, Column or walls should be smooth rounded off with Gypsum.	
	Paint on Walls	3 coats of Premium Luster paint on the prepared surface of all sides of wall.	
	Ceiling	3 coats of Premium plastic paint on the prepared surface.	
	Main Door	Will have provision for safety door with grill Main door frame would be 150mm X 75mm with double dataa of well-seasoned teak wood. Main door size would be 1200mm x 2400mm of teak wood paneled. All Doors should be fire rated for 30-60 minutes. Solid core phenol bounded hot	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
		press flush door with both side veneer, with heavy duty Brass / hinges fitted with S.S. screws and all other necessary fittings such as Brass Tower Bolt, Al drop, Night latch/lock (Yale brand), decorative handle from both sides etc. All Doors should have sturdy Smart Locks	
	Window frame	Composite Marble frame & Double Sill with molded edges.	
	French Window	3 track heavy section PVD Coated Aluminum sliding windows of section 42mm min. along with system integrated drain through section of Schuco/Reynaers/Tostem or equivalent brand along with Renson ventilator Grill, noise resistant glass of Saint Gobain/ Modigaurd or equivalent brand with interlocking arrangement resting on 18 mm thk Marble frame on all four sides with locking arrangement with the frame on both sides. Windows will have 1 separate track for wire meshed mosquito protection PVD coated aluminum frames. All track guides should have integrated drain section to drain rain water outwards. Gaps between metallic window frame and the Marble frame should be properly sealed to avoid seepage inwards. Depending on width of window, the number of tracks should match the ideal number of Glass Slides and Wire Mesh slides pertaining 50% opening. The number of Glass Slides should be such that they cover the entire width of window, including interlock and spring latches at each end; the number wire mesh slides must be such that they cover the width of the window, interlocked with one of the Glass slides pushed at one end and provided with a spring latch at the other end	
	Electrical	Only ISI approved copper wires (Finolex or equivalent brand) of appropriate size (3/20) for lighting and 7/20 for A/C computer through PVC conduits.	
		Sufficient no. (as approved by Architect) Modular switches with LeGrande/GM/Noris or equivalent brand. Ac to be provided in all rooms along with the outdoor unit with brand being Daikin or Mitsubishi Heavy Industrial.	
		Shall have separate circuit breakers ELCB MCB shall be installed. 20/15 Amp. Power points. Wall mounted cabinet housing the main electrical circuit breaker- Siemens make.	
		Two electronic fan regulator points, one chandelier point and 6 light points on switch board, Con-	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
		cealed T.V and telephone cable line for core should be provided. Telephone circuit TV cable circuit and light circuit shall be provided in separate conduit. Standard copper conductor for entire apartment. Minimum 6 nos. of concealed ceiling light points to be provided as per design by architect.	
		Necessary electrical and intercom/videophone socket in Le Grande/noris/GM or equivalent brand	
Kitchen	Flooring	Full body vitrified tiles of min size of 600x1200 mm matching in colour and shade to match with living room flooring or passage flooring. Flooring should have perfect flatness and ensure a small gradient towards drainage outlet to avoid water accumulation during floor washing.	
	Dry Balcony	Each flat shall be provided a dry balcony outside kitchen. The dry balcony should have the requisite size, electrical plug points, water inlets and drains to support one clothes washer, one dish washer, and exhaust fan. Adequate no. of plug points for 15 Amps and 5 Amps.	
	Skirting	Skirting of 75mm height of same vitrified tiles as used for Flooring flushed with the wall with groove.	
	Gypsum punning on walls	Same as Living Room	
	Wall Finish	Wall ceramic tile dado of design concept upto full ht. (Kajaria, Johnson or equivalent) 600mm × 1200mm joint free glazed. Make provision for cut-out of chimney and exhaust fans	
	Platform	Quartz platform with S.S. sink of Nirali or equivalent brand, Sink waterspout (swinging cast spout).The developer shall give fully complete modular kitchen with under counter as well as over counter storages complete with 4 burner HOB & Chimney of KAFF/ Faber brand. / washing machine / refrigerator / Dish Washer / Microwave.	
	Window	Heavy section PVD Coated Aluminum openable windows full height with 5 mm clear glass with locking arrangement with integrated drain through section resting on 15 mm thk / Marble Double frame on all four sides. One separate track PVD coated aluminum S.S. wire meshed collapsible frame for mosquito protection.	
	Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of CPC of Prince or Supreme or Astral. Separate line (inlet and outlet connections) for Water Purifier and separate inlet and outlet for washing machine, separate inlet and outlet for dish washer	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
		Each bathroom, kitchen and dry balcony should have an emergency shutoff valve, accessible from inside	
	Electrical	Adequate no of electrical points, over and above the points incorporated in Modular kitchen setup, to be provided for additional equipments. Ceiling Fan to be provided and instant geyser for hot water requirement for sink tap shall be provided	
	Equipment	Swivel type concealed sink mixture-Kohler/Grohe/Hansgrohe or equivalent make in kitchen sink, water purifier in cabinet of Kent / Pure it/ Aqua guard or equivalent make. Master cock of control of main O.H. tank supply should be provided. Space, electrical point and drainage to be provided for installing washing machines, dish washers.	
	Mahanagar Gas	Society members already have Mahanagar Pipe gas connections. Developer has to reinstate the facility to members before OC.	
Bedroom	Flooring	Same as living room	
	Skirting	Same as living room	
	Gypsum punning on walls	Same as Living Room	
	Paint on walls	Same as Living Room	
	Ceiling	Same as Living Room	
	Flush Door	Same as Living Room	
	Window	Same as Living Room	
	AC	Ac to be provided in all rooms along with the outdoor unit with brand being O- General, Mitsubishi or similar.	
	Electrical	One electronic fan regulator in switchboard. Necessary electrical points for 2 tubes and spotlight in ceiling along with two way switches of Legrande / GM / Norisys or equivalent brand. Two 15 amp plug point for computer & printer. USB C enabled power sockets & necessary socket switches and points for night lamp dimmer. Telephone/intercom. Heavy duty A/C point with indicator switch. One light point on chajja outside window. One two-way light point and fan point. Cable TV concealed	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
		connection should be provided for each bedroom.	
Toilet-WC cum bath	Flooring	Italian marble flooring should have perfect flatness and ensure a small gradient towards drainage outlet to avoid water accumulation	
	Dado	To be in Italian marble or quartzite of 16mm minimum thick.	
	Sanitary fitting	Wall mounted (White/matching with wall tiles) Toto/Kohler or equivalent make EWC with all fitting like Flush Tank, cover, brackets, PVC connector, Angle Cock, 2-way water jet Bib Cock, Tile insert Floor/Shower drain with cockroach trap etc. Under Counter Wash Basin of Toto/Kohler or equivalent make with all the necessary fittings such as bottle trap, pillar cock, PVC connector, brackets etc. Mirror of good quality above the basin, napkin rod and soap dish stand.	
	Plumbing	All internal plumbing work should be concealed Pipes and fittings used for plumbing should be of CPVC of Prince or Astral Each bathroom, kitchen and dry balcony should have an emergency shutoff valve, accessible from inside	
	Electrical	Adequate light points, Exhaust Fan of appropriate size, sockets for Razor/ Hair Dryer. 5 KW Geyser fitting of Racold or Bajaj or equivalent make or storage type water heater of 15L capacity should be installed, in a manner that facilitates servicing Bright ceiling lighting in Mirror and Shower area and WC area to be provided	
	Water Taps	Plumbing fittings overhead shower, Single lever basin mixer and bath Diverter Grohe/Hansgrohe/Toto/Kohler make with spout, Rain shower / Bib cocks I Angle cock / Stop cock	
	Other Fittings	Soap cover, Marble counter in Basin, Shower area / Toilet Paper Holder, Cabinets and Shelves for placing Toiletry for immediate use and keeping stock of consumables and Towels / SS Towel rod / Floor/Shower trap.	
	Toilet Door	Door frames of Toilet should be of double frame Composite Marble. Door shutter shall be of 30mm flush door with both side laminate as approved with necessary lock, hinges, robe hook.	
	Toilet Window	Al. frame and glass ventilators with mosquito repellent net and provision for exhaust fan.	
	Intercom	Intercom pt. in bathroom	
Passage	Flooring	Same as Living Room	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
	Skirting	Same as Living Room	
	Gypsum Punning On Walls	Same as Living Room	
	Paint on Walls	Same as Living Room	
	Ceiling	Same as Living Room	
	Electrical	Same as Living Room	
Note		TV, Telephone points should be provided in all rooms.	
Lift Lobby	Flooring	Italian Marble flooring of approved shade and design.	
	Marble cladding on walls	Italian Marble cladding on walls of approved shade and design.	
	Ceiling	3 coats of Premium plastic paint on the prepared surface.	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	
		Sufficient No. (as approved by Architect) Modular switches (White colour) with Tube light fittings.	
Staircase	Flooring	Granite with anti-skid treatment of 25mm thick on tread and riser	
	Skirting	75mm thk same natural stone as use for flooring flushed with the wall.	
	Gypsum punning on walls	Gypsum on plastered surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with Gypsum.	
	Paint on Walls	3 coats of Premium emulsion paint on the prepared surface of all sides of wall.	
	Ceiling	3 coats of Premium emulsion paint on the prepared surface.	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits and LED lights.	
		Sufficient No. (as approved by Architect) Modular switches (white colour) with Tube light fittings.	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
		Louvered structure for fresh air ventilation.	
Railing on staircase		Stainless steel / MS painted or powder coated railing on each floor.	
	Windows	Louvered structure for fresh air ventilation.	
Entrance Lobby	Flooring	The Entrance lobby flooring shall be of high grade decorative Italian marble as per design. The side walls of the entrance lobby shall also be of Italian marble up to height as per design.	
		Entrance lobby should be spacious and decorative and air conditioned. Entrance Lobby should be wheel chair friendly	
	Ceiling	3 coats of Premium plastic paint on the prepared surface.	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits.	
		Sufficient No. (as approved by Architect Modular switches with decorative light fittings.	
Elevators	Mitsubishi/ Kone/ Hitachi/Toshiba or Thyssenkrupp make with prior approval of the Society and Society's PMC for series.	Minimum 4 Nos. of high speed (4.00 mtr / sec) passenger elevators each one of 18-20 passenger capacity per wing shall be provided. 2 separate lifts should be provided as Stretcher Lift/ Goods Lift. Each elevator should have latest technology (infra-red door curtain, Fireman's switch, 2 way communication system and Automatic rescue device) and emergency light in case of power failure. Standby Diesel generator of Kirlosker make or any standard equivalents approved make to operate the fire lift in case of power shortage. One lift to be fire lift as per the CFO NOC per building. All passenger and service lifts should be wheel-chair friendly	
	Intercom	To be provided in each Elevator and Elevator machine room	
	CCTV Camera	To be provided in each Elevator and Elevator machine room	
		Floor Should be of 19 mm thk Marble slab fixed with approved adhesive. The interior should have Car in decorative veneer/ leatherite.	
		The Ceiling should be of S.S. finished in decorative type with light fittings and exhaust vent.	
External		External Paint (Acrylic paint on Texture treat-	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
Paint to Building		ment). Waterproof Nitcotex or snowcem or equivalent. Top parapet walls of building would be covered with latest technology boards to avoid seepage of water.	
External Plumbing	Water Down take Line	Should be of CPVC of sufficient diameter as specified by the MCGM.	
	Drainage Line	UPVC pipes as per the MCGM provision.	
Fire Fighting System		As per the MCGM governing law and as per CFO requirement, including booster pump at terrace level and hose reels in every floor. Water Sprinklers in higher floors	
		Hoses should be long enough to reach water jets to all areas of each flat in each floor and Podium Parking Area. To be tested and verified before handover.	
		Layout in building and Arch if any of Main gate should allow space for easy movement of fire tender within compound all around the building	
		Fire Extinguishers to be provided in staircase in each floor, Lobby, Lift Motor Room and Meter Room, Podium Parking Area. Multipurpose Fire Extinguishers suitable for different types of fire should be installed in convenient locations and floor frequency	
		Smoke Detector Systems and Hooter warning Systems to be installed in each floor landing, sprinklers in each flat, Podium Parking Area, Lobby, Lift Motor Room, Meter Room. Control Panel to be installed in the Lobby/ Reception / Security Cabin.	
		Staircase and Passage ways should be wide and easily accessible up to ground level for emergency evacuation of residents during fire and earthquake. Enough open area in the compound to be provided to assemble all evacuated residents	
		The parking area and pathways shall be finished in asphalt flooring with epoxy primer. Layout should avoid sharp turns and easy movement of SUV/Sedan size cars area should be brightly lighted and have enough ventilation. All parking areas in podium level to be accessible without exposure to rain	
Stilt Area/ Podium/ Surface area		The Parking areas & stilts shall be provided with adequate numbers of car charging points for electric vehicles.	
		The entire Podium Parking Area should be supported by the installed Fire Fighting System with	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
		Fire Hose Reels, Hydrant, Smoke Detectors and Fire Extinguishers	
Terrace		Developers should provide landscape terrace garden as a part of amenities. Sufficient lighting for entire terrace area, at least three sockets for devices during any occasion. Intercom and CCTV Camera to be installed in terrace area for communication and security	
		The Developer should provide for solar panels on the Over Head Tank and Lift Machine Room as a part of the green initiative if possible.	
		The Meter Room should be supported by the installed Fire Fighting System Smoke Detectors and Fire Extinguishers suitable for Electrical Panels. Meter Room should adhere to MCGM/Power Supply governing and operating rules	
Electric Meter Room and substation		Intercom and CCTV Camera to be installed in Meter Room for communication and security	
		300 × 200 size decorative letter box. in the common lobby as per design	
Society Office Room Size minimum 20 sq.mts area	Flooring	1200x600mm vitrified tiles of Nitco/ Johnson or equivalent brand and approved shade.	
	Skirting	75mm ht. as used for flooring flushed with the wall.	
	Gypsum punning on walls	Gypsum on plastered surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with Gypsum.	
	Paint on walls	3 coats of Premium emulsion paint on the prepared surface.	
	Ceiling	3 coats of Premium emulsion paint on the prepared surface.	
	Flush Door	Flush door with both side oil paint, with heavy duty Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits. Sufficient No. (as approved by Architect) Modular switches with Tube light fittings. Sufficient no of charging points and sockets and provision for Split A/C and provision for outdoor unit of split A/C	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
	Fix Furniture	2' ht. Overhead storage units placed along the periphery of all sides of the wall, made of good quality 18 mm thk commercial ply bounded with 1 mm thk laminate. Internal sides of the unit and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, blockage, brush steel handles & locks.	
	Toilet	Attached toilet with specifications as above.	
	Intercom	To be provided	
	CCTV Camera with audio	Entire society to be secured for safety with adequate CCTV cameras.	
Security Room	Flooring	600mm x 600mm vitrified floor tiles of approved shade and design.	
	Skirting	75 thk same tiles as use for Flooring flushed with the wall.	
	Gypsum punning on walls	Gypsum on plastered surface of walls. All corners L sharp edges of Beam, Column or walls should be smooth rounded off with Gypsum	
	Paint on walls	3 coats Premium emulsion paint on the prepared surface of all sides of wall.	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits. Lights, ceiling fans as required in office.	
		Sufficient No. of (as approved by Architect) Modular switches with Tube light fittings.	
	Flush Door	To be provided	
	Intercom	Camera and Monitor to be provided	
	CCTV	Entire society to be secured for safety with adequate CCTV cameras.	
Water Tank	Overhead Tank	RCC water proof tank as per the MCGM law With 10 years water proofing guarantee.	
External Site Development		The landscape proposal will be of low maintenance plantation. The garden will have benches for relaxation. Solar lighting system for compound.	

LOCATION	ITEM	SPECIFICATION	ACCEPTANCE/ IMPROVEMENT
		The parking area and pathways shall be finished in heavy duty concrete interlocking pavers block. Dedicated children's play area with play equipments.	
Compound Wall		Brick masonry along the total periphery of the plot of 6' ht from Gr. Level.	
Compound Layout		Enough open area in the compound to be provided to assemble all evacuated residents in specific locations during emergencies like Fire and Earthquake and Fire Drills	
Main Gate		2 Nos. of designed decorative gates with paint finish with lighting mast on top of the gates pillar. (One large for vehicular movement and one small for pedestrians) If Gate Arch is provided, it should be sufficiently high to allow free passage of Fire Tenders	
External Signage Board		Society name will be put on the signage board.	
D.G sets		D.G set to be as per the specification of the electrical consultant and conditions of the CFO	
Gymnasium		Fully Air-conditioned with proper ventilation. To be fully equipped with all modern equipment with separate dedicated section for Yoga/ HIIT/ Weight training/ Cardio.	
Multipurpose Hall/Banquet Hall		Fully Air-conditioned with height of 4.2m. As far as possible it shall be attached with external spillover area and a separate pre-function area with Kitchen facility shall be provided.	
Kids Play Area/Crèche		External or Internal Kids play area with high-end equipment/games shall be provided as per planning of the Design Architect/Interior Designer.	
CCTV		Entire society to be secured for safety with adequate CCTV cameras.	

The Developer shall prepare ONE SAMPLE FLAT with all the amenities (samples, designs, color etc.) for the existing members of the Society. Once the Society approves in writing then the Developer shall proceed with the finishing of all the Flats. All common Amenities are to be same for saleable flats.

Note: - The reputed "Brands" for all above mentioned materials will be discussed by the Developer with the Society, which Society will confirm in writing after certified by Society's PMC for quality assurance.

LIST OF APPROVED MATERIALS/BRANDS

Sr. No.	Material	Approved Brands
1.	Cement O.P.C grade	ACC, Gujarat Ambuja, Ultra tech, Birla, JSW
2.	Bricks/ Blocks	First Class bricks of any brand confirming to I.S.1077 minimum crushing strength 35kg./sq.cm. Water absorption allowed 25% for bricks used in paneled walls. 20% for bricks used in load carrying.
3	AAC Blocks	Siporex, Ultratech, Aerocon
4	Water proofing compound	'Impermo', 'Cicco', 'Roff', 'Sunanda Chemical', 'Scott No.1'. Pedilite. Fosrock
5.	White-Cement	'ACC', 'JK White', 'Birla'.
6.	C.I. Pipes	'Neco' confirming to ISI standard.
7.	P.V.C. pipes and CPVC pipes	'Supreme'.Astral, Geberit (if single stack)
8.	A.C. pipes	'Everest', 'Himalya', 'Swastik'.
9.	External Water proof Acrylic paint	Nerolac, ICI, Asian Apex
10.	Concrete additives : Polymers WP Compound Repair mortar Plasticizers Epoxy	Roff, Sunanda, Fosrock Roff, Sunanda, Fosrock Roff, Sunanda Roff, Sunanda Ciba, Choksy
11.	Sand	Sand shall be river sand with Silt content less than 3% by volume.
12.	Water	Potable water free from organic or any other deleterious substances.
15.	Ceramic tiles	RAK / BELL / KAJARIA / NITCO
16.	Vitrified Tiles Full Body	RAK / Nitco / Kajaria/ Nexion/ Atlas Concorde
17.	C.P. fittings	Hansgrohe/ Toto/ Grohe
18.	Sanitary ware	Kohler / American Standard / Toto
19.	Paver Tiles	Super / Nitco / Somany/ Pavit
20.	Pumps	Kirlosker / Grundfos
21.	Electrical Wires / Cables	Polycab / Finolex / RR Kabel
23.	Electrical Switches	Gold Medal / Legrand / Noris
24.	Steel reinforcement	TATA, JSW or any other approved brand
25	Aluminum	Jindal, Hindalco
26.	Modular Kitchen brands for Kitchen, Hardware and Appliances	Poggenpohl, Hafele and for Appliances Bosch, LG or Samsung

If any of the above BRANDS is not available, then the Developer will discuss with the Society & provide equivalent alternative or better option, which Society will confirm in writing after being certified by Society's PMC for quality assurance.

Annexure “1” - Tender Notice

Dear Sir,

Rajul A and B Co-operative Housing Society situated at 9, Harkness Marg, Malabar Hill, Mumbai 400006 on plot bearing CS No.193 of Malabar Cumballa Hill Division, invites you to tender for its redevelopment

The detailed tender pack is available by email to invited Developers upon payment of a non-refundable cost of Rs. 2,00,000/- (Rupees Two Lakhs only) is payable by Cheque or DD at the society office for the tender pack. The Tender Document shall be sent online (by email) by the PMC on payment of fees (non-refundable) of Rs. 2,00,000 (Rupees Two Lakhs Only) + GST in the name of “1) Rajul A Co-operative Housing Society Ltd .(Rs. 1,00,000/-, Rupees- One Lakh Only)” and “2) Rajul B Co-operative Housing Society Ltd .(Rs. 1,00,000/-, Rupees- One Lakh Only)” .

All expenses / payments will be 50/50 between A & B

It is the responsibility of the Tenderer to ensure that their completed sealed Financial Bid tender is delivered no later than 05:30PM on 15th January 2026 and sealed Technical Bid of Tenderer delivered no later than 05.30PM on 15th January 2026 .

Please inform us by responding to this email, of your interest in participating in the tendering process as well as the name of the person being deputed to pick the tender pack along with the date and time, so that we can arrange to receive the non-refundable fee and thereafter issue you the Tender Pack at the society office.

Thanks & Regards,

**By Order
The Managing Committee
Rajul A and B CHSL**

**Contact:
Hon. Secretary - _____ (RAJUL A CHSL)
Mobile No - _____**

**Contact:
Hon. Secretary - _____ (RAJUL B CHSL)
Mobile No - _____**

**PMC: Headway NKPC Consultant LLP– headwaydm@gmail.com
Mobile No – 9892774338**

Annexure "2" - Society Registration Certificate

RAJUL A CHSL



नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक : एमयूएम/डब्ल्यूडी/एचएसजी/टीसी/८२२५ सन २००१-२००२

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

राजुल अे को.ओप.होसिंग सोसायटी लि.

९, - हकीमत मार्ग, मलबार हील, मुंबई नं. ४००००६

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" संस्था असून उपवर्गीकरण "माडेकरू सह भागीदार संस्था" आहे.

कार्यालयीन छेद



मुंबई

दिनांक १ / १ / २००२

सही

[मोहम्मद आरीफ]

हुद्दा

सहकारी संस्था 'डी' विभाग
मुंबई

Chairman / Secretary / Treasurer

RAJUL B CHSL



नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक : एमयूएम/डब्ल्यूडी/एचएतजे/टीसी/८२३६ सन २००१-२००२

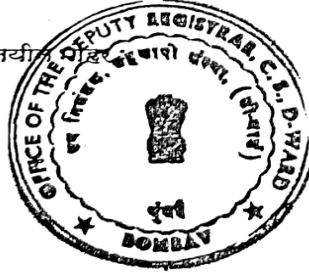
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

राजुल बी को.ऑप.हौसिंग सोसायटी लि.
ए-हॉनेस मार्ग, मलबार हील, मुंबई नं. ४००००६

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१)
अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"
संस्था असून उपवर्गीकरण "भाडेकरू सह भागीदारी संस्था"
आहे.

कार्यालयीन



मुंबई

दिनांक १ / १ / २००२

सही [मोहम्मद आरीफ]
हुद्दा उप निबंधक
सहकारी संस्था 'डी' विभाग
मुंबई

Annexure "4" - Analysis of the Plot Area for the Potential F.S.I.

1. Plot Area as per PR Card (CS No. 193) = **5761.75 Sqm**
2. Plot Area as Physical Survey = **4621 Sqm**

Plot Area (On Stringent basis) for FSI = **4621 Sqm**

Plot with CS 193 have access from 18.30m wide (with proposed widening)

Hence FSI Permissible -

Reg 33(7b) = 2.7 + 35% F.C.A

Reg 33(20b) = 5.40

Reg. 33(11) = 5.40

Reg 33(9) CRZ = 5.40

Reg 33(9) 2021 GR = 5.40 ++

Above figures are indicative.

Note – Tenderers are requested to make their own enquiries in this regard.

Annexure "5" - Carpet Area Statement

A WING

Sr. no.	Unit no.	As per physical survey	
		Carpet Area (Sqm) Actual Carpet Area of the Unit	Carpet Area (Sqft) Actual Carpet Area of the Unit
1	SHOP	144.87	1559
2	101/102	138.29	1489
3	103	98.3	1058
4	201	99.48	1071
5	202/203	137	1475
6	301	100.21	1079
7	302/303	143.9	1549
8	401	99.28	1069
9	402/403	141.22	1520
10	501	100.48	1082
11	502/503	135.43	1458
12	601/602	140	1507
13	603	100.16	1078
14	701	98.49	1060
15	702/703	137.73	1483
16	801	100.07	1077
17	802/803	142.42	1533
18	901/902/903	237.37	2555
19	1001	99.71	1073
20	1002/1003	140.85	1516
21	1101/1102/1103	243.9	2625
22	1201	98.29	1058
23	1202/1203	137.1	1476
24	1301/1302	137.37	1479
25	1303	97.07	1045
26	1401	99.47	1071
27	1402/1403	139.64	1503
28	1501	95.71	1030
29	1502/1503	140.73	1515
30	1601/1602/1603	234.48	2524
31	1701	97.73	1052
32	1702/1703	140.7	1514
33	1801/1802/1803	158.81	1709
TOTAL		4356 SQM	46891 SQFT

Total Common Areas of A Wing: 256 Sqmt
(Staircase Lift, Lift Lobby
Ground Floor)

B WING

Sr. no.	Unit no.	As per physical survey	
		Carpet Area (Sqm) Actual Carpet Area of the Unit	Carpet Area (Sqm) Actual Carpet Area of the Unit
1	101/102	67.19	723.23
2	103/104	90.13	970.16
3	105/106	91.25	982.22
4	201	32.79	352.95
5	202	33.21	357.47
6	203	31.88	343.16
7	204	56.47	607.84
8	205/206	91.25	982.22
9	301	32.79	352.95
10	302	33.21	357.47
11	303/304	90.13	970.16
12	305	54.36	585.13
13	306	32.45	349.29
14	401	32.79	352.95
15	402	33.21	357.47
16	403/404	90.13	970.16
17	405/406	91.25	982.22
18	501/502	67.19	723.23
19	503	31.88	343.16
20	504	56.47	607.84
21	505/506	91.25	982.22
22	601/602	67.19	723.23
23	603	31.88	343.16
24	604	56.47	607.84
25	605	54.36	585.13
26	606	32.45	349.29
27	701/702	67.19	723.23
28	703/04	90.13	970.16
29	705	54.36	585.13
30	706	32.45	349.29
31	801/802	67.19	723.23
32	803/804	90.13	970.16
33	805/806	91.25	982.22
TOTAL		1966.33 Sqm	21165.58 Sqft

Total Common Areas of B Wing: **186.78 Sqmt**
(Staircase Lift, Lift Lobby
Ground Floor)

Annexure "6" – DP Remarks



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202408111550480 D.P. Rev. dt. Refer Inward Number: D/2024/111550484 Payment Dated 16/08/2024

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

DP 2034 Remarks

To,
Mr./Mrs. JINAY HEMANT DHANKI
Plot 469/A, Beggars Home Compound, Hubtown Seasons, R C Marg, Chembur E, Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 193 and 1/194 of MALABAR HILL Division situated in D Ward, Mumbai.

Ref : Application u/no. D/2024/111550484 Payment Challan No. DP34202408111550480 Dated 16/08/2024 certifying payment of charges made under Receipt no. 18200015059 Dated 16/08/2024

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
CS No.	193 and 1/194	
Division	MALABAR HILL	
Development Plan 2034 referred to Ward	D	
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]	EH3.2(Private Hospital)	
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	
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority. As per sanctioned CZMP, HTL/setback lines with map scale(as shown in	

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202408111550480/DP/D

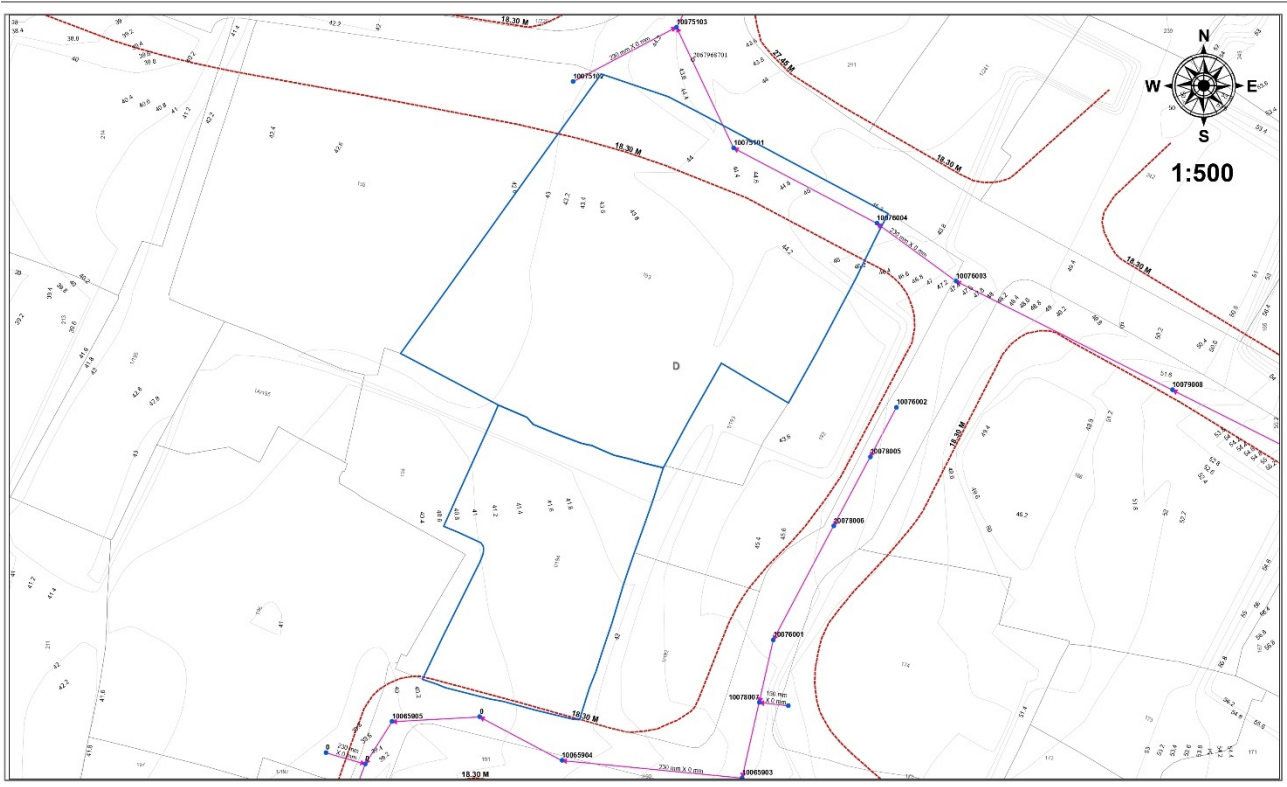
	accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 193, 1/194, of village, MALABAR HILL, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(F) of 19.02.1991 as amended up to date.
Note:	The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).
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/RL, 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	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: BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans: EP Sheets:- BMC 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:- BMC 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 (3.23 meters far) has 150 mm pipe diameter.
Sewerline Remark:	Sewer Manhole near the plot (Node No. null, 25.08 meters far) has invert level 39.87 meters with reference to Town Hall Datum (THD).
Drainage Remark:	Drain Manhole near the plot (Node ID 2067968701, 10.81 meters far) has invert level 41.00 meters with reference to Town Hall Datum (THD).
Ground level:	The plot has minimum 40.20 meters and maximum 47.40 meters ground level with reference to Town Hall Datum (THD)
RL Remark:	REGULAR LINE REMARKS (Traffic): Land bearing C.S. No (s) 193 and 1/194 of Division MALABAR HILL in D ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 18.30mts. i.e. (60.0' approx.) wide Dongarsi road and 18.30mts. i.e. (60.0' approx.) wide J.M.Mehta Marg marked in red colour on the RL plan submitted by you. REGULAR LINE REMARKS (Survey): As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No (s) 193 and 1/194 of Division MALABAR HILL in D ward of B.M.C. as shown bounded blue on accompanying plan.
Acc: As Plan	Note: The above information is as per the data received from concerned BMC Departments. Validity of this Report is for One Year starting from the report generation date: 16/08/2024

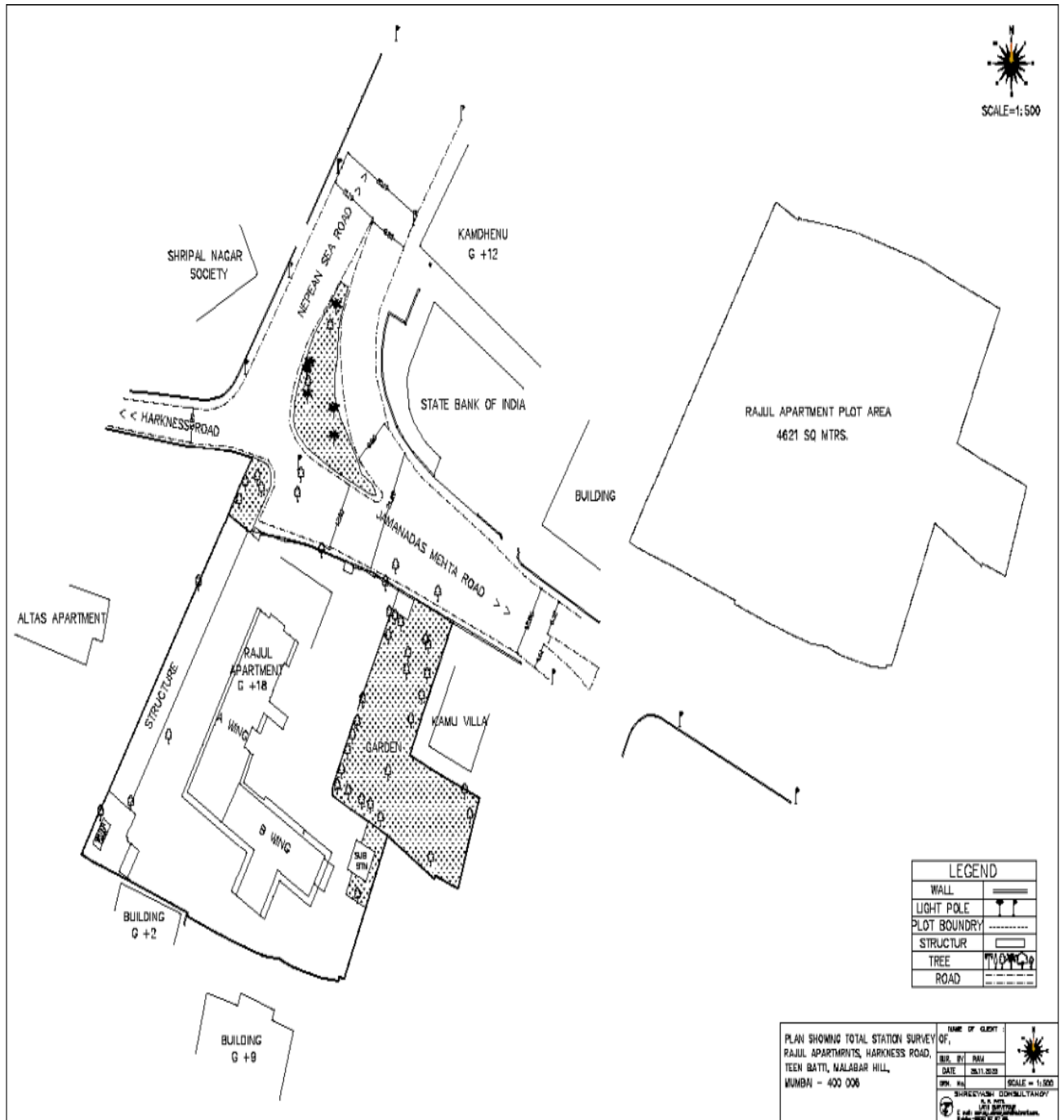
This is electronically generated report. Hence personal signature is not required.

CHE/DP34202408111550480/DPID

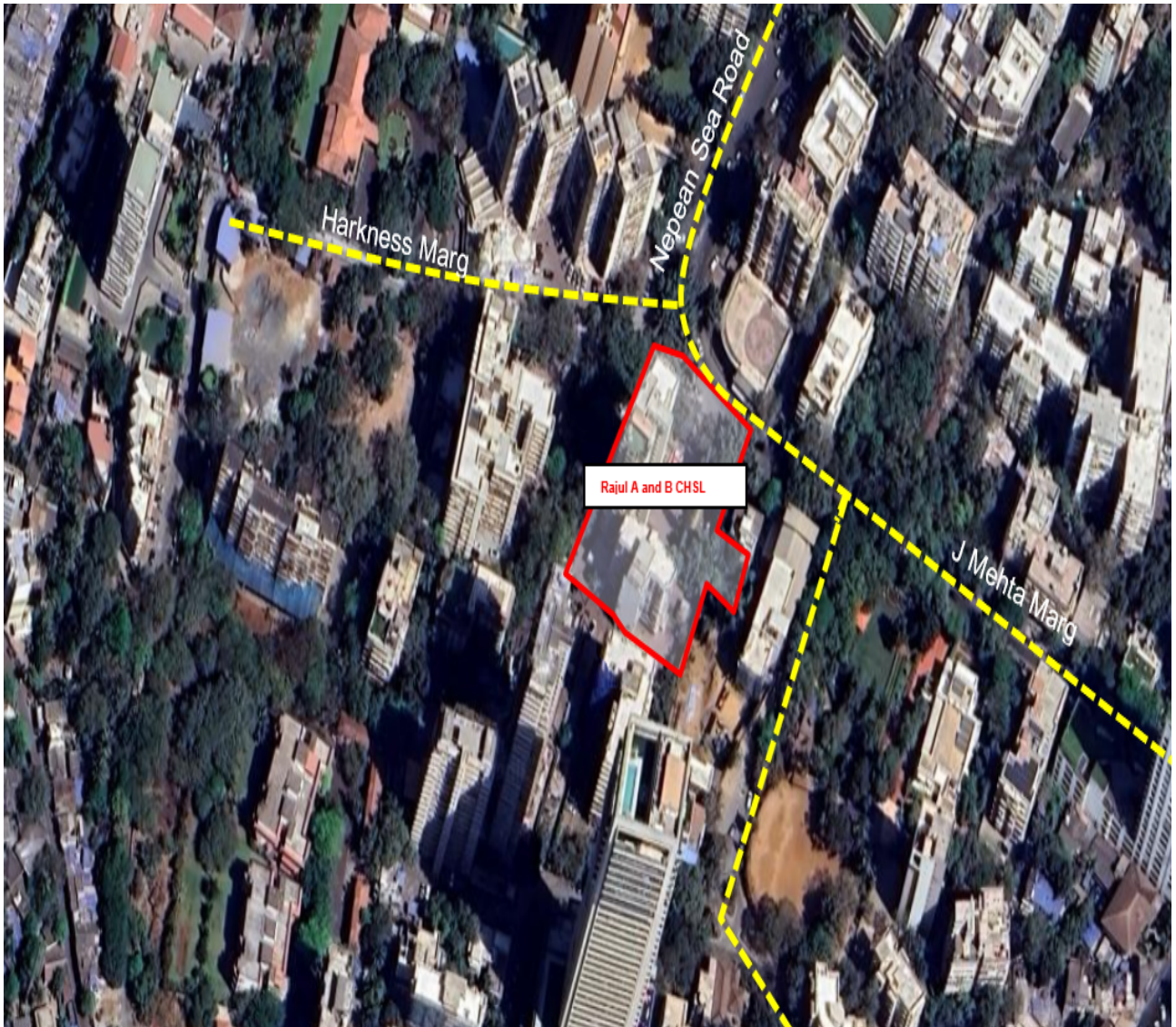


 <p>Brihanmumbai Municipal Corporation (Development Plan Department)</p>	<p>Land Bearing CTS No(s) 193,1/194 of MALABAR HILL Village in D Ward</p> <p>This plan is to be read with additional information given in letter no CHE/DP34202408111550480/DP/City/D</p>	<p>Legend</p> <ul style="list-style-type: none"> ● Sewer Manholes ○ SWD Manholes — Survey Road Lines — Contours → Storm Water Drains ▭ Ward Boundary — Traffic Road Lines — Sewer Lines <p style="text-align: right;">Generated On: 8/16/2024</p>
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Annexure "7" - Plot Survey



Annexure "8" - Google Location



Address - 9, Harkness Marg, Malabar hill, Mumbai - 400006

Annexure "9" – CS Plan

