

VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LIMITED

TENDER

(REQUEST FOR PROPOSAL)

Name of work: Proposed Redevelopment of buildings belonging to ‘Vijay Vihar C.H.S. Ltd.’ on behalf of the Members of the Society on plot bearing C. T. S. No. 1634A admeasuring 10322.20 sq. mtrs., (as per Property Register Card) and admeasuring 9410.88 sq. mtrs., (as per actual survey and measurement) of Village & Taluka: Chembur, District: Mumbai Suburban, situated, lying and being at V. N. Purav Marg, Chembur, Mumbai 400071 and lying within the Residential Zone as per Development Plan 2034 Remarks, by utilizing the total permissible Floor Space Index (F.S.I.), under the provisions of the Development Control & Promotion Regulations 2034 for Greater Mumbai and under the provisions of Maharashtra Regional & Town Planning Act, 1966 and the Mumbai Municipal Corporation Act, 1888 and the rules or bye-laws framed there under and under the directions given under Government Resolution dated 4th July 2019 issued by the State Government of Maharashtra, under the provisions of Section 79(A) of the Maharashtra Co-operative Societies Act, 1960 and rules and regulations made thereunder.

Signed by

For Vijay Vihar C.H.S. Ltd.

Hon. Secretary

Vijay Vihar Co-operative Housing Society Ltd.,
Sion Trombay Road, Opp. Sandu Wadi,
Chembur (E), Mumbai – 400 071.

INDEX

Sr. No.	Exh. Sub-Head	Description/Heading	Page No.
1.		Tender Notice.	1-2
2.		Disclaimer.	3-4
3.		Introduction.	5-6
4.		Definitions.	7-22
5.		Eligibility Criteria.	23-25
6.		Instructions to Participants.	26-35
7.		Tendering Process.	36-43
8.		Terms and Condition of Tender.	44-72
9.		Annexures (A).	73
	A-1	Copy of Property Register Card issued by City Survey Officer, Chembur.	74-77
	A-2	Copy of Title Certificate issued by Adv. Vishal B. Thadani.	78-86
	A-3	List of Residential Tenements and Shops in the Society with their respective carpet areas.	87-92
	A-4	Copy of Development Plan 2034 Remarks.	93-96
	A-5	Copy of the Property Tax Assessment Bills.	97-135
	A-5a	Copy of No Objection Certificate for Height Clearance.	135A
	A-6	Copy of Appointment Letter of Architect/PMC/Society Consultant.	136-138
	A-7	External Specification and Amenities.	139-142
	A-8	Internal Specification and Amenities.	143-147
	A-9	Project Schedule	148
	A-10	List of Approved Materials and Brands	149-156
10.		Formats (F)	157
	F-1	Letter of Authority to the Representative for visiting the Site and the Certificate of Site Visit.	158-160

Redevelopment of Buildings of Vijay Vihar C.H.S. Ltd.

	F-2	Letter for Submission of Tender Document/Proposal.	161-162
	F-3	Technical Bid- Forms to be filed by participant	163-170
	F-4	Financial Bid- Form to be filed by participant	171-174
	F-5	Declaration Cum Indemnity to be given by the Participator	175-177

1. TENDER NOTICE

Date: 20-11-2022

Subject: Inviting Competitive Proposals for redevelopment of buildings of Vijay Vihar C.H.S. Ltd., on plot bearing C. T. S. No. 1634A admeasuring 10322.20 sq. mtrs., (as per Property Register Card) and admeasuring 9410.88 sq. mtrs., (as per actual survey and measurement) of Village & Taluka: Chembur, District: Mumbai Suburban, situated, lying and being at V. N. Purav Marg, Chembur, Mumbai 400071. (Hereinafter to be referred to as “**the society plot**”)

Vijay Vihar Co-operative Housing Society Limited (hereinafter to be referred to as “**the society**”) on behalf of its members, invites proposals in sealed covers for Redevelopment of Existing Buildings being Building nos. 1, 2, 3 & 4, each comprising of 4 wings being Wing nos. A, B, C & D, duly constructed on the Society Plot from reputed, experienced, self-financed and technically sound Builders and/or Developers having their establishment in the City or Suburbs of Greater Mumbai.

The interested parties shall purchase the Tender Document from the office of the Society located at Plot bearing C.T.S. no. 1634-A, V.N. Purav Marg, Chembur Naka, Chembur, Mumbai 400071, from 24/11/2022 to 24/12/2022 between 11.00 a.m. to 5.00 p.m. (Except on Wednesday), on payment of non-refundable tender procurement fees of **Rs. 25,000/- (Rupees Twenty-Five Thousand)** by NEFT/DD/IMPS, in the Saving Bank account of the Society bearing Savings Bank Account no. 003200100013871, IFSC no. SRCB0000003, opened with Saraswat Cooperative Bank Ltd. Chembur Branch. The Tender Document should be collected by a person authorised to do so and on submission of duly signed authority letter on the interested participant’s letterhead.

A Pre-Bid Meeting will be held on 16/12/2022, 17/12/2022 and 18/12/2022, between 2.00 p.m. to 5.00 p.m. at office of the Society to clarify any concerns participants may have with the solicitation of documents, scope of work and other details of the requirement of the Tender process.

Duly filled sealed proposals along with Earnest Money Deposit of **Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)** to be deposited by NEFT/RTGS, in the aforesaid Savings Bank account of the Society, should be submitted in the prescribed manner/format along with all the necessary documents and information and in accordance with the terms and conditions of

this Tender, to the office of the Society, with Bank Confirmation Letter in respect of deposit of such Earnest Money Deposit, from 26/12/2022 to 10/01/2023 between 11.00 a.m. to 5.00 p.m. (Except on Wednesday) No interest shall be paid to any Participant on the Earnest Money Deposit amount, in any case by the Society.

All proposals received by the Society will be opened by the Managing Committee Members of the Society in a Special General Body Meeting of the Society in accordance with the scheduled date, time and venue, (to be held within 15 days of receipt of the last proposal from participant) that shall be communicated by the Managing Committee to the Participants, wherein the authorised representatives (**maximum three**) of the Participants can remain present for the meeting as observers.

All the Proposals will be evaluated by the Society in accordance with the terms mentioned in the Tender and the Shortlisted Participants will be informed for further process and evaluation of each Proposal as per the terms specified in the Tender. The Earnest Money Deposit of the Unsuccessful Participants will be returned to them without any interest or in the event the Tender is called off/withdrawn for any reasons whatsoever.

The submitted Proposal shall remain valid for a period of **180 days** from the date of opening of the Tender. The said Society on behalf of its members, reserves the right to extend the validity under intimation to all the Participants.

Please note that the Society, reserves the irrevocable right to reject any or all proposals without assigning any reason whatsoever at any stage of Tender. The proposal not accompanied by the Earnest Money Deposit as stated above or not complete in all respects shall not be accepted and/or is liable to be rejected by the society. Unless and until a proposal culminates into Final Redevelopment Agreement as per the terms and conditions with modifications to be recorded therein, the Proposal shall not amount to any kind of Agreement or Contract between the parties.

Signed by

For Vijay Vihar C.H.S. Ltd.

Hon. Secretary

2. DISCLAIMER

The information contained in this Tender Document or provided to Participants, whether verbally or in documentary or any other form, by or on behalf of the Society, or any of its office bearers, is provided to Participants on the terms and conditions set out in this Tender.

This Tender includes statements, which reflect various assumptions and assessments arrived at by the Project Management Consultant (PMC) of the society i.e., M/s. B. H. Wadhwa & Co., in relation to the redevelopment project. Such assumptions, assessments and statements do not purport to contain all the information that each Participant may require. The assumptions, assessments, statements and information contained in this Tender may not be complete, accurate, adequate or correct. Each Participant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Tender and obtain independent advice from appropriate sources.

The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Society accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed here.

The Society, its Office Bearers and PMC makes no representation or warranty and shall have no liability to any person, including any participant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender and any assessment, assumption, statement or information contained therein or deemed to form part of this Tender or arising in any way with pre-qualification of Participants for participation in the Tender Process. The Society, its Office bearers and PMC also accept no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Participant upon the statements contained in this Tender.

The Society, its Office Bearers and PMC may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Tender.

The issue of this Tender does not imply that the Society is bound to select and short-list Participants for the Redevelopment Project and the Society reserves the right to reject all or any of the proposals without assigning any reasons whatsoever.

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

1. INTRODUCTION

Vijay Vihar Co-operative Housing Society Limited (**the “Society”**) is a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under serial no. BOM/HSG/971 of 1965 and having registered address at C.T.S. No. 1634-A of Village & Taluka: Chembur, District: Mumbai Suburban, situated, lying and being at V. N. Purav Marg, Chembur, Mumbai 400071

The Society is the Owner and is absolutely entitled to and is seized and possessed of all those piece and parcel of land bearing C. T. S. No. 1634A admeasuring 10322.20 sq. mtrs., (as per Property Register Card) and admeasuring 9410.88 sq. mtrs., (as per actual survey and measurement).

The Net Plot Area that will be available for redevelopment will be 9410.88 sq. mtrs. Copies of Property Register Card issued by City Survey Officer, Chembur, Title Certificate issued by Adv. Vishal B. Thadani at **Annexure A-1 & A-2** respectively.

There are 4 nos. of Existing Buildings standing on the Society Plot each comprising of ground plus 3 upper floors plus part 4th floor. There are 39 flats each in Building No. 1 and Building No. 2. There are 36 Flats each in Building No. 3 and Building No. 4 and there are 17 Shops on the ground floor of the Building No. 3 and Building No. 4. In all there are 150 residential tenements in the Society and 17 Shops, in total admeasuring 8472.40 sq. mtrs. carpet area, as per list annexed at **Annexure A-3**.

The Society Plot is abutting on 36.60 mtr. wide V. N. Purav Marg. As per Development Plan 2034 Remarks, the said plot falls under Residential Zone. The said Buildings are accessed to Property Tax by Municipal Corporation of Greater Mumbai under Property Tax Account no. MW0500270090000, MW0500280050000, MW0500220070000, MW0500230030000, and MW0500230110000. Copies of Development Plan 2034 Remarks and the Property Tax Assessment Bills are annexed at **Annexure A-4 and A-5**, respectively.

The society plot is situated at site elevation of 14.22 M above mean sea level. Vide No Objection Certificate (NOC) dated 30.09.2022, bearing NOC ID no. SNCR/WEST/B/082022/693494 valid upto 29.09.2030, the Airport Authority of India (AAI) have given their No Objection Certificate for Height Clearance of the proposed structure on the society plot and have fixed the permissible top elevation to the extent of 57.13M (Restricted)

Redevelopment of Buildings of Vijay Vihar C.H.S. Ltd.

Above Mean Sea Level (AMSL), a copy whereof is annexed herewith and marked as **Annexure A-5a**.

M/s B. H. Wadhwa & Co., having its office at A-1, Wadhwa Bungalow, C.T.S. No. 1210 Off 10th Road, Behind Jain Temple, Chembur, Mumbai 400 071, Tel: 022-25288185 email: architectwadhwa@gmail.com, have been appointed as Project Management Consultant (“**the Architect/Project Management Consultant/Society Consultant**”) for the Redevelopment Project. Copy of appointment letter of the PMC is annexed at **Annexure A-6**.

4. DEFINITIONS

In this Tender, the following words and expressions, shall have or deemed to have the meaning stated hereunder, save and except where the context otherwise requires:

4.1 Addendum:

Shall mean such Additional Terms and Conditions and such Additional Documents, Reports, Formats concerning the Redevelopment Project that may be supplied and/or provided by the Society before submission of Proposal by the Participator.

4.2 Additional Carpet Area:

Shall mean the Additional Carpet Area (including Fungible Area) that shall be offered to each member of the Society free of cost by the Participant over and above the Carpet Area Occupied by the Existing Members.

4.3 Additional Purchased Area:

Shall mean the Additional Carpet Area that may be purchased by the members over and above the Carpet Area Occupied by the Existing Member from the Developers.

4.4 Additional Incentives:

Shall mean Hardship Compensation, Rent, Shifting Charges, Brokerage Charges, Packing and Transportation Charges, and such other Ancillary Incentives that shall become payable by the Developer to each member of the Society.

4.5 Amenity Plot

Shall mean the 5% amenity plot that shall be required to be carved out and handed over by the Developer to the M.C.G.M while developing the Society Plot.

4.6 Amenity Compensation

Shall mean such compensation that shall become payable either in money or in lieu of FSI by M.C.G.M to the Society for handing over the Amenity plot.

4.7 Annexures:

Shall mean the Property Records, Certificates, Reports, Forms, Specifications, Amenities, List of Materials and such other documents concerning the Redevelopment Project annexed to the Tender.

4.8 Approved Building Plans:

Shall mean such Building Plans of the Society Building or Buildings and such amendment thereto from time to time, that shall be sanctioned and approved by the Authorities only after receiving due written consent of the Society.

4.9 Approved Material & Brands:

Shall mean the List of such Approved Material and Brands to be used for Redevelopment Project at **Annexure A-10**.

4.10 Architect /Project Management Consultant (PMC)

/Society Consultant:

Shall mean M/s. B.H. WADHWA & CO. having their offices at A-1, Wadhwa Bungalow, off 10th Road, Behind Jain Temple, Chembur, Mumbai -400071, represented by one or more of its representatives specifically authorized to conduct its affairs with respect to the said Redevelopment Project and shall also mean such other Architect /Project Management Consultant (PMC) that Society may replace and reappoint from time to time.

4.11 Authorized Signatory:

Shall be an Individual who has legal power to sign an Official Document on behalf of Participant.

4.12 Authorities:

Shall mean all the Planning Authorities, Statutory Authority, Local Bodies and Agencies appointed under the various provisions of law applicable for the Redevelopment of the Society Plot and Buildings.

4.13 Bank Guarantee:

Shall mean such amount of Bank Guarantee that shall be required to be given/furnished/submitted by the Developer to the Society, for securing the commencement and completion of the construction of the Redevelopment Project and also for securing the Defect Liabilities that may arise during the Defect Liability Period, in accordance with the terms and conditions of the Re-development Agreement.

4.14 Bar Chart:

Shall mean the Detail programme of Construction Work & the Order of Procedure in which the Successful Participant proposes to carry out the Redevelopment Project.

4.15 Building, Structural & Electrical- Plans, Designs, Parameters, Drawings, Aesthetics:

Shall mean such Building, Structural & Electrical- Plans, Designs, Parameters, Drawings, Aesthetics, that shall be finalised and approved by the Society in consultation with the PMC.

4.16 Building Completion Certificate:

Shall mean the Certificate issued by the Planning Authorities inter-alia certifying the Completion of Construction of Society Buildings in all respects and under all provisions of law applicable thereto.

4.17 Basic Floor Space Index (Basic FSI):

Shall mean the quotient of the ratio of the Combined Gross Floor Area of all Floors, excepting areas specifically exempted in the Development Control and Promotion Regulations 2034.

$$\text{Basic FSI} = \frac{\text{Total covered area on all floors}}{\text{Net Plot Area}}$$

4.18 Carpet Area Occupied by Existing Members:

Shall mean the Actual Usable Area within the Internal Walls of the Floor of the Flat as owned by the member including the Area of the Balcony as set out in **Annexure A-3** and shall not include other areas exempted from the Floor Space Index Computation in the Development Control & Promotion Regulation for Greater Bombay 2034 and further Regulations or Notifications issued by the Government of Maharashtra. Door jambs area shall also be part of Carpet Area.

4.19 Chartered Accountant:

Shall mean the Person/Firm/LLP duly registered as Chartered Accountant with the Institute of Chartered Accountants of India, under the provisions of Chartered Accountants Act, 1949 and Rules and Regulations made thereunder.

4.20 Commencement Certificate up to Plinth Level (C.C. upto Plinth Level)

Shall mean Commencement Certificate issued by the Planning Authorities for the purpose of allowing construction of the society building upto Plinth Level of Society Building or part thereof.

4.21 Company:

Shall mean the Private or Public Limited Company incorporated under the provisions of the Companies Act 2013 and under Rules and Regulations made thereunder and also carries out as its main object, the business of undertaking the Development or Redevelopment of the Society Plot and Society Building or Buildings.

4.22 Construction Work

Shall mean the Construction Work carried out by the Developer, on the Society Plot, in pursuance of the Grant of License under the Redevelopment Agreement.

4.23 Corrigendum

Shall mean such Corrections, Alterations and Amendments in the terms and conditions of the Tender that may be issued by the Society before submissions of the Proposal.

4.24 Damages

Shall mean such Losses and Damages that the Society may incur in case of failure of the Developer to complete the construction of the Redevelopment Project and to get the Redevelopment Project complete by any other resources as Society may deem fit.

4.25 Declaration and Indemnities

Shall mean such Declaration and Indemnities that shall be submitted by the Participant and/or the Successful Participant, from time to time, as per the Format prescribed by the society.

4.26 Designs and Drawings:

Shall mean such Designs and Drawings of the Society Building or Buildings which shall be submitted by the Participants to the Society for consideration or approval.

4.27 Defect Liability

Shall mean liability of the Developer to cure the Defect of Workmanship, Quality, Quantity of material used in the Construction of the Society Building or Buildings, Leakage or Seepage in the Internal and External Walls, Beams and Slabs of the Society Building or Buildings or any part thereof or such other defects as the PMC of the Society may bring to the notice of the Developer during the Defect Liability Period.

4.28 Defect Liability Period:

Shall mean the period of 60 months (including non-working days and holidays etc., all days) commencing from the date of Full Occupation Certificate for Society Building or Buildings or the Date on which possession of the Permanent Alternate Accommodation (PAA) is given to the members, whichever is later.

4.29 Developer:

Shall mean the Successful Participant chosen by the Society for Redevelopment of the Existing Buildings.

4.30 Developers Area:

Shall mean such Built up Area of the Society Building that shall be made available to the Successful Participant after deducting the Society's Area meant only for the Existing Members of the Society (excluding the area available free of FSI) and after placing the Existing Members of the Society in respective possession of the Societies Area, as per the terms and conditions of the Re-Development Agreement.

4.31 Developers Consultant

Shall mean such professionals, engineers, architects, managers, employees etc, which the Developer is bound and liable to engage for the purpose of undertaking the construction work of the Redevelopment Project and as required under the provisions of DCPR 2034 and other laws, rules and regulations of the planning authorities, from time to time.

4.32 Development Control & Promotion Regulations 2034 (DCPR 2034):

Shall mean Development Control & Promotion Regulations 2034 and as amended from time to time including all Circulars, Notifications etc. which may be issued from time to time by the Authorities.

4.33 Development Plan (D.P. Plan):

Shall mean the Sanctioned Development Plan of the Greater Mumbai sanctioned under the provisions of the Development Control and Promotion Regulations 2034.

4.34 Development Plan Remarks (D. P. Remarks):

Shall mean the Development Plan Remarks issued by the Municipal Corporation of Greater Mumbai (M.C.G.M.) in respect of the Society Plot.

4.35 Disclaimer:

Shall mean the Disclaimer given by the Society on the meaning and interpretation of the terms and conditions of this Tender and the liabilities and obligations of the Society that may arise out of Tender.

4.36 Earnest Money Deposit (E.M.D.):

Shall mean the Earnest Money Deposit of Rs. 25,00,000/- (Rupees Twenty-Five Lacs Only) that shall be required to be deposited by the Participant with the Society for participating in the Tender.

4.37 Eligibility Criteria:

Shall mean the Pre and Post Qualification Criteria for the purpose of awarding the Redevelopment Project to the Successful Participant.

4.38 Exh.

Shall mean the Annexure and Format Number annexed to the Tender.

4.39 Existing Building or Buildings:

Shall mean the Existing Building nos. 1, 2, 3 and 4 of the Society, each comprising of 4 Wings, A, B, C and D, standing on the society plot.

4.40 Feasibility Report:

Shall mean the Report submitted by the Architect/Project Management Consultant (PMC)/Society Consultant inter-alia showing the project details and viability of the Redevelopment Project on the Society Plot.

4.41 Firm:

Shall mean such Partnership Firm of Developers/Builders that shall be registered under the provisions of the Indian Partnership Act, 1932 and under Rules and Regulations made thereunder and the Partners of such Firm also carries out its main business as Development or Redevelopment of the Society Plot and Society Building or Buildings.

4.42 Formats:

Shall mean such Formats as prescribed by the society and annexed to this Tender.

4.43 Full Commencement Certificate (Full C.C.):

Shall mean the Commencement Certificate issued by the Planning Authorities from Plinth Level till the Last Upper Floor and Open Terrace Area of the Society Building or Buildings.

4.44 Full Occupation Certificate (Full O.C.):

Shall mean the Full Occupation Certificate issued by the Planning Authorities, inter-alia certifying the Completion of Structure of the

Society Building or Buildings as per Approved Building Plans and subject to compliance of the remaining provisions of law concerning the completion of construction of Society Building or Buildings.

4.45 G.S.T.

Shall mean Goods and Service Tax that shall become payable on the Redevelopment of the Society Building or Buildings, as per the provisions of the Goods and Service Tax Act, 2017.

4.46 Group or Sister or Associate or Related Firm/Company/LLP

Shall mean the Firm/Company/LLP in which the Directors/Shareholders/Partners of the Participant or their family members or relatives are directly or indirectly concerned in carrying out the affairs of such Firm/Company/LLP.

4.47 Heading/Sub-Head

Shall mean the Heading and Sub-Heading given to a particular topic or sub-topic in the entire Tender, only for the purpose of reference and the same shall not have no bearing on the interpretation of the terms and conditions of the Tender. The contents of the Tender have to be read as a whole for the purpose of gathering the true and correct meaning and interpretation of the terms and conditions of the Tender.

4.48 I.O.D:

Shall mean Intimation of Disapproval or Permission issued by M.C.G.M, with such amendments thereto from time to time, under the provisions of M.M.C. Act, M.R.T.P Act, DCPR 2034 and such other Rules, Regulations, Notification, Circulars etc. for the purpose of undertaking the Redevelopment of the Society Plot and Society Building or Buildings.

4.49 Individual Consent Letter:

Shall mean Letter addressed by each member of the Society inter-alia granting their free consent to the Society to grant Re-Development Project in favour of the Developer to Redevelop the Society plot and the Existing Buildings as per the terms and conditions of this Tender.

4.50 Insurance Policies:

Shall mean all such Statutory and Mandatory Insurances Policies including but not limited to Construction Material, Equipments, Labour, Fire and Safety, Damages etc., that shall be required to be taken out by

the Developer for the purpose of Undertaking, Completing the Redevelopment Project of the society.

4.51 Inspection of Site:

Shall mean Free, Complete and Unrestricted Access, at all material times, by the Society and/or by its Authorised Representatives and/or by its Architects/PMC/Society Consultants to the Site for the purpose of inspecting and obtaining reports on the status of Redevelopment of the Society Plot and Society Building or Buildings and to ensure that there are no Deviations or Variations from the Approved Building Plans.

4.52 L.O.I. or Letter of Intent:

Shall mean Society's Letter conveying their Conditional Acceptance of the Tender / Offer of the Participant.

4.53 Limited Liability Partnership (LLP):

Shall mean an Entity incorporated as Limited Liability Partnership under the provisions of Limited Liability Partnership Act, 2008 and under the Rules and Regulations made thereunder.

4.54 Limited Power of Attorney:

Shall mean such Power of Attorney granted by the Society to the Developer, only for the limited purpose of dealing with the Municipal and Planning Authorities, Statutory Bodies, Local Bodies, Agencies and such other Department of the State Government of Maharashtra, for the purpose of commencement and completion of the Redevelopment Project.

4.55 Liquidated Damages:

Shall mean the Per Day or Per Month Compensation that shall be required to be paid by the Developer for delaying the Redevelopment Project beyond the Time Period granted by the Society.

4.56 L.U.C. Tax:

Shall mean the Land Under Construction Tax that shall be assessed by M.C.G.M on the Society Plot and that shall be required to be paid from the Date of Commencement till the Date of Completion of the Redevelopment Project by the Developer and till the date of Fresh

Assessment of the Property Tax on the Redeveloped Society Plot and Society Building or Buildings, on behalf of the Society.

4.57 M.C.G.M.:

Shall mean Municipal Corporation of Greater Mumbai, being the Planning Authority for the Mumbai City and Mumbai Suburbs.

4.58 Members Flat/Shop Area:

Shall mean the RERA Carpet Area for the Members that shall be made available to the members on completion of the construction of the Redevelopment project.

4.59 M.M.C. Act:

Shall mean the Mumbai Municipal Corporation Act, 1888 and Rules and Regulations made thereunder with such Amendments thereto made from time to time.

4.60 M.R.T.P. Act:

Shall mean the Maharashtra Regional and Town Planning Act, 1966 and Rules and Regulations made thereunder with such Amendments thereto made from time to time.

4.61 Month:

Shall mean calendar month (including non-working days and holidays etc. all days).

4.62 Net Plot Area:

Shall mean the Plot Area that shall be available for Development after deducting the Reservations from the Gross Plot Area.

4.63 NEFT/RTGS/IMPS:

Shall mean the Electronic Clearing System or Electronic Medium or Internet Medium, through which monies are transferred from one Bank Account to another Bank Account.

4.64 Participant:

Shall mean the Company/Firm/LLP, having requisite Reputation, Experience, Self-Finance and Sound Technique in carrying out the work of the Redevelopment Project, and who applies for the Redevelopment Project vide the Tender Document.

4.65 Participant's/Developers Architect:

Shall mean the Person/Company/Firm/LLP appointed by the Participant, who holds requisite Degree or Diploma, which makes him/them eligible for such membership for such qualifications listed in Schedule XIV of the Architects Act, 1972 and being duly registered with the Council of Architecture under the Act and Laws governing RERA.

4.66 Part Occupancy Certificate (Part O.C.):

Shall mean the Occupancy Certificate issued by the Planning Authorities only in respect of Part of the Completion of the Society Building or Buildings on the Society Plot.

4.67 Permanent Alternate Accommodation Agreement (PAA Agreement):

Shall mean the Agreement that shall be executed by the Developer and the Society in favour of each member of the Society, inter-alia setting out the allocation of New Alternate Accommodation that shall be granted to the member in the Society Building, to be redeveloped by the Developer on the Society Plot and in accordance with the terms and conditions of Tender and the Development Agreement.

4.68 Professional Fees:

Shall mean such fees of Architects/Consultants/Legal Advisors that shall be required to be paid to them towards their Professional Services either to the Society or to the Developer.

4.69 Project Schedule:

Shall mean the Detail Timeline of Each Milestone of Redevelopment Project, which the Developer shall be required to achieve within such timeline, for Commencing and Completing the Redevelopment of the Society Building and set out at **Annexure A-9**.

4.70 Property Register Card (PRC):

Shall mean the Property Card issued by the office of the concerned City Survey Officer, responsible to maintain Land Records and Status of Occupants of all lands situated within the Mumbai City and Mumbai Suburbs of Greater Mumbai.

4.71 Property Tax:

Shall mean the Taxes levied by the M.C.G.M. on the Society Plot and Existing Buildings of the Society under the provisions of the M.M.C Act.

4.72 Property Tax Account Nos:

Shall mean the Account Numbers generated by the M.C.G.M for the purpose of Assessing and Levying the Property Tax on the Society Plot and the Society Building or Buildings as per the value system provided under the provisions of the M.M.C. Act

4.73 Proposal:

Shall mean the Offer submitted by the Participant to the Society with all the information and documents, in accordance with or in compliance with all the terms and condition of this Tender Document.

4.74 Proposal Validity Period:

Shall mean the Period of 180 days from the Date of Submission of Proposal by the Participator to the Society.

4.75 Re-Development Agreement:

Shall mean the Agreement that shall be signed, sealed and executed by and between the Society and the Developer, on Acceptance of the Proposal of the Developer by the Society and in accordance with the terms and conditions of the Re-development that may be accepted by the Society and its Members.

4.76 Redevelopment Project:

Shall mean the Complete Process of Commencing and Completing the Redevelopment of Society Plot and Construction of the Society Building or Buildings, after utilising all the Permissible FSI under the provisions

of DCPR 2034 and putting the members of the Society in the possession of their respective PAA.

4.77 Redevelopment Site:

Shall mean the Society Plot, Existing Building or Buildings and the Society Building or Buildings.

4.78 Registration Charges

Shall mean such charges that shall be payable on non-testamentary instrument under the provisions of the Indian Registration Act, 1908, for the purpose of registering such instrument with the office of the Concerned Sub-Registrar of Assurances.

4.79 RERA:

Shall mean the provisions of the Real Estate (Regulation and Development) Act, 2016 and such Rules and Regulations framed thereunder and such other Notifications / Clarifications issued from time to time by the Authorities thereunder and made applicable to the State of Maharashtra.

4.80 RERA Carpet Area for members:

Shall mean Carpet Area occupied by the Existing Members plus Additional Carpet Area plus Additional Purchased Area plus Area of the Internal Walls, offered to each Member of the Society by the Participants.

4.81 Reservations:

Shall mean such Reservations under D P Plan affecting the Society Plot.

4.82 Rejection:

Shall mean Rejection by the Society of the Proposal submitted by the Participant for any reasons whatsoever.

4.83 Right of Way:

Shall mean the Right of Way granted by the Society from the Society Plot, to the Neighbouring Plot Holders.

4.84 Site

Shall mean the Society Plot and Existing Building or Buildings.

4.85 Society/Owner:

Shall mean M/s VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD. having its registered address at Plot bearing C.T.S. No. 1634-A, of Village Chembur, Mumbai 400071., represented by one or more of its office representatives specifically authorized to conduct its affairs with respect to the said Redevelopment Project.

4.86 Society Area:

Shall mean such RERA Carpet Area of the Members plus the Area of Society Office, Car Parking Area, Club House, Gymnasium, Community Hall etc. that shall be made available to the Existing Members of the Society as per the terms and conditions of this Tender and the Re-Development Agreement.

4.87 Society Building or Buildings:

Shall mean such Newly Constructed Building or Buildings that shall be constructed by the Developer on the Society Plot in accordance with the terms and condition of this Tender and the Re-Development Agreement.

4.88 Society Plot:

Shall mean Plot bearing C. T. S. No. 1634A admeasuring 10322.20 sq. mtrs., (as per Property Register Card) and admeasuring 9410.88 sq. mtrs., (as per actual survey and measurement) of Village & Taluka: Chembur, District: Mumbai Suburban, situated, lying and being at V. N. Purav Marg, Chembur, Mumbai 400071.

4.89 Specifications and Amenities:

Shall mean General, Internal and External Specification and Amenities that shall be required to be provided by the Developer in the Society Plot and Society Building or Buildings, as listed at **AnnexureA-7 and A-8**, respectively.

4.90 Stamp Duty

Shall mean such Duty that shall be payable under the provisions of the Maharashtra Stamp Act, 1958, on any non-testamentary instrument that shall be executed by and between the Society, the Developer and the Members of the Society.

4.91 Tender Document:

Shall mean this Tender Document of the Redevelopment Project along with all annexures and formats and all the terms and conditions as herein laid forth.

4.92 Tender Procurement Fees:

Shall mean the non-refundable price of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) as pre fixed by the Society and to be paid by the Participant, in lieu of the Participant's receipt of the Tender Document upon its issue by the Society, as per the terms and conditions as mentioned herein.

4.93 Tender Process:

Shall mean the Entire Process of Collecting and Filing the Tender Document, Submission of Proposal by the Participant to the Society along with all the Information and Documents in accordance with the terms and conditions of the Tender, Evaluation of Proposals of each Participant and Acceptance of Proposal of the Successful Participant.

4.94 Total Plot Area:

Shall mean the Actual Plot Area of the Society Plot as per Actual Survey and Measurement done by Architect/PMC/Society Consultant of the Society.

4.95 Total Permissible FSI:

Shall mean and include the Total FSI that shall be allowed to be utilised on the Society Plot after utilising Permissible T.D.R., D P Road Set Back FSI, Fungible F.S.I., Government Premium F.S.I. and such other Compensatory and Incentive FSI permissible to be utilised on the Society Plot, and shall not include F.S.I. which is not counted as F. S. I., as per the provisions of DPCR, 2034.

4.96 Week:

Means 7(Seven) Consecutive Calendar Days (Including Non-Working Days and Holidays etc. all days).

5. ELIGIBILITY CRITERIA

5.1. Pre-Qualification Criteria

- 5.1.1** Any reputed Firm or Company or LLP, incorporated under the provisions of the Indian Partnership Act, 1932, Companies Act 1956/2013, LLP Act, 2008, respectively and in compliance with the statutory requirements, rules and regulations from time to time and as in force at the relevant time, can submit their proposals to the Society.
- 5.1.2** The Firm/Company/LLP should be reputed in the field of development and redevelopment works of residential and commercial projects in Mumbai City and Mumbai Suburbs.
- 5.1.3** The Participant shall submit Organizational Chart showing the structure of the Firm/Company/LLP including name and position of Partners/Directors and Key Personnel, responsible and liable for the affairs of the Firm/Company/LLP.
- 5.1.4** The Participant shall have achieved an average Financial Turnover as certified by Chartered Accountant, equal to 50% of the estimated cost of work in last three (3) Financial Years, immediately preceding the Financial Year in which the proposals are invited.
- 5.1.5** The Participant shall submit three (3) years of Balance Sheet, P&L statement and related annexures.
- 5.1.6** The Participant shall be required to deposit Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) towards Earnest Money Deposit along with their Proposal to the Society.
- 5.1.7** The Participant shall have completed construction works of any such similar Development or Redevelopment Project and shall have handed over the possession of completed buildings for occupation, of value not less than 50% of the estimated cost of work, within last three (3) years.
- 5.1.8** The Participant shall submit the Participant Details and the List of Development or Redevelopment Projects completed and in hand.

5.1.9 Only the Participant who fulfil the terms & conditions detailed in the Tender Document shall be Qualified and shall be considered. Society reserves the right to verify the particulars furnished by the Participant independently.

5.1.10 The Society reserves the right to reject any or all the proposals without assigning any reasons and to restrict the list of pre-qualified Participants to any number deemed suitable by the Society, if too many proposals are received satisfying the basic criteria.

5.2. Post-Qualification Criteria

5.2.1 The Successful Participant shall not be permitted to change the constitution of the Firm/Company/ LLP and its Directors or Partners or any Alteration of status of the Firm/Company/LLP in any form whatsoever.

5.2.2. The Successful Participant shall not be permitted to assign or transfer the grant of Redevelopment Project under this Tender to any third-party including Group or Sister or Associate or Related Firm/Company/LLP in any manner whatsoever.

5.2.3. The Successful Participant shall load TDR and Fungible Area on FSI in the name of the Society.

5.2.4. The Successful Participant shall get the Approved Building Plans approved from Planning Authorities in the name of the Society.

5.2.5. The Successful Participant shall submit Irrevocable and Unconditional Bank Guarantee, of amount equivalent to 20% of total project cost of the Redevelopment Project as shall be certified by the PMC of the Society and area equivalent to 5000 sq. ft from sale component RERA carpet area OR of amount equivalent to 100% of total project cost of the Redevelopment Project as shall be certified by the PMC of the Society and on reducing balance basis. In the event the Successful Participant opts to submit such Bank Guarantee equivalent to 20% of construction cost, then the Successful Participant shall be required to ensure that such Bank Guarantee at all the point of time from commencement till the completion of

construction shall remain as 20% of the total construction cost without any kind of deduction or reduction in the said Bank Guarantee in any manner whatsoever.

- 5.2.6.** The Successful Participant shall also make provision for any Structural defect or any other defect in the construction of project for period of five years from date of possession of new flats as per provisions of MahaRERA section 14(3) i.e., by submitting such Irrevocable and Unconditional Bank Guarantee of 5% of total project cost.
- 5.2.7.** The Successful Participant shall at his/her/their own cost, deal with MC.G.M and shall comply with all the procedures, formalities and documentation that shall be required to be compiled with for the purpose of handing over the road setback area and amenity plot to MCGM in lieu of applicable benefit. However, the benefit of road setback area and the amenity compensation shall always belong to the Society and the Successful Participant shall have no right, title and interest in the same in any manner whatsoever.
- 5.2.8.** The Successful Participant shall at his/her/their own cost, make suitable arrangements with the neighbouring plot holders and shall rearrange or realign a suitable right of way to them in such manner and from such portion of the societies plot, as the Society may deem fit and proper.

6. INSTRUCTIONS TO PARTICIPANTS

6.1 **Information As Guidance:**

The Information given in this Tender Document is given in good faith and is meant only as guidance. However, it is responsibility of the Participant to check and verify the same prior to submission of the Tender. The Society shall not accept any suggestion/objection for the above at later stage.

6.2 **Site Visit:**

6.2.1 Before filling in any details in the Tender Document, the Participant shall have to visit the Site.

6.2.2 The Participant can submit a letter for visiting the Site to the Society. The said letter as per format annexed at **Format F-1** shall be carried by the authorized representative of the Participant to the Site to enable him to be allowed access for purposes as stated in the said letter.

6.2.3 The Society shall not be responsible and shall not reimburse any expenses which may be incurred or losses to person or property suffered by any Participant in connection with visits to and examination of the Site and in the preparation of his Proposal for submission.

6.2.4 The Participant should note that information, if any, as regards to the Site, as contained in these Tender documents has been given merely to assist the Participant and is not deemed to be complete.

6.2.5 The Participant should note and bear in mind that the Society shall bear no responsibility for the lack of acquaintance of the Site and other conditions or any information relating thereto, on their part. The consequences of the lack of any knowledge, as aforesaid, on the part of the Participant shall be at their risk and cost and no charges or claims whatsoever consequent upon the lack of any information, knowledge or

understanding shall be entertained or payable by the Society either during Tender stage or during execution of Development Agreement.

- 6.2.6 The Participant shall visit the Site and check boundaries, etc., to verify the society plot and its surroundings.
- 6.2.7 The Participant shall familiarize himself/herself/themselves with all the Site condition, legal situations, approaches, availability of facilities etc., which may affect the Redevelopment Project.
- 6.2.8 The Participant shall verify the D.P. Remark 2034, D. P. Plan, & all other documents related to the Site as per the Development Control and Promotion Regulations 2034, and assess the FSI available before submission of the proposal.
- 6.2.9 The Participant shall make his/her/their own inquiry and investigation for title, inspection of documents, etc. at his/her/their own cost.
- 6.2.10 The Society shall not be liable to accept any objection for the above at later stage.
- 6.2.11 For this visit the Participant may contact the Society's Representative/s.

6.3 Documents of the Society:

The documents which are available with the Society are enclosed along with this Tender as Annexures. However, if any further documents are required then the Participant has to obtain the same from concerned statutory authorities at his own cost. Society will help Participant if any letters are required from its side as per guidance of the PMC of the Society. However, the Proposal of the Participant shall reach the Society within the prescribed time under the Tender with no change in last date of submission.

6.4 Filing and Submission of the Tender Document:

- 6.4.1** The Tender Document is non-transferable and non-renewable.
- 6.4.2** The Participant shall check the Tender Document and if any pages are missing or are duplicate or incomplete; the same shall be brought to the notice of the Society and PMC immediately or during the pre-submission meeting. Same will be rectified promptly. No requests will be entertained after pre-submission meeting is over.
- 6.4.3** Tender Document must be filled in English and all entries must be made by hand in legible ink. Erasures and alterations made, if any, while filling the Tender Document must be counter signed by authorized person.
- 6.4.4** All correspondences between the Participant and the Society or PMC shall be in English.
- 6.4.5** Each page of the Tender Document is required to be signed, sealed and stamped by the authorized signatory of the Participant. Any Tender Document not so signed shall be rejected. No alterations, additions or erasures in the conditions / provisions of Tender Document are permitted and will cause such Tender Document liable to rejection summarily. However, any corrections, deletions or additions in the information provided by the Participant in the Tender Document shall be permitted before submitting the Tender Document, provided that all such changes in information are duly signed by the Participant.
- 6.4.6** In case of a Company, Partnership firm, Limited Liability Partnership, the sign, seal and stamp of the Company /Firm/LLP shall be affixed over the signature of one or more Directors / Partners as may be provided in the Articles of Association Articles of Association / MOU / Deed of Partnership/LLP Agreement.
- 6.4.7** In case of Company or Limited Liability Partnership a Board Resolution for undertaking the Redevelopment Project along with Board Resolution for person authorized as Authorised Signatory along with Bank Signature Verification from their Bankers to be provided.

- 6.4.8** Bank Signature Verification from Bankers and Deed of Partnership / Memorandum and Articles of Association/LLP Agreement as applicable should be submitted.
- 6.4.9** In case of any doubt regarding anything in the Tender Document, the same should be got clarified during pre-bid meeting.
- 6.4.10** In all cases of omissions and/or doubts or discrepancies in any of the items or specifications, a reference shall be made to the Society alone, whose elucidation, elaboration or decision shall be considered as authentic and final and binding on the Participator. The Participator alone shall be held responsible for any error that may occur in the work through lack of such reference and precaution.
- 6.4.11** The Tender Document shall be submitted in the same entity name as the one in whose name it has been issued.
- 6.4.12** Tender Document shall be submitted in sealed covers in the prescribed format and manner, complete in all respects as mentioned in this Tender.
- 6.4.13** Tender Document shall be submitted by hand delivery by an authorized representative of the Participator, as per detailed format of submission to the Society and as per dates and time mentioned in the Tender Notice. Tender Document received by post, courier, telex, telegraphic, fax or e-mail shall not be accepted.
- 6.4.14** Tender Document without valid EMD will not be accepted and will stand rejected forthwith.
- 6.4.15** One Participant can quote only for one Tender. If it is found that two or more persons who are connected to one other, whether as group or associate or sister or related concern and either financially or as principal - agent or master - servant or employee or in relation to the members of the society or same person submitting Tender Document in two different names or by a syndicate for the same Tender then such Participants will be rejected and earnest money deposit (EMD) shall be forfeited. Any

Development Agreement entered into under such disguise shall also be liable to be cancelled, at any time during the operating period of the Development Agreement on finding such an event. And appropriate criminal proceedings will be initiated for breach of trust of Hon'ble members of Society as deem fit by Society.

6.5 Revision to Tender Document:

6.5.1 It may be found necessary to revise the Tender document prior to the Date of Submission. Participant must acknowledge the receipt of each such Tender- amendment notice, which shall be given in writing by hand delivered letter or by email and acknowledged by Society. The Participant shall have to arrange to collect the declaration of such revisions at his own cost from the Society's office. In case such revision is affected post the submission date, the Participant shall be given time to respond as per the amendment notice, and the time given to respond to such change/s shall be binding on the Participant.

6.5.2 Society reserves the right to issue Corrigendum, Addendum, to extend the Date of Issue / Submission of Tender or Opening of Tender or Additional terms and conditions of Tender or cancel the Tender Process. All such Corrigendum or Addendum shall be issued to each Participant and shall become a part of the Tender Document. The Participant shall submit to the Society all such Corrigendum or Addendum in Original as per prescribed format and manner as stated in such Corrigendum or Addendum.

6.6 Format for Submission of Tender Document:

6.6.1 The Tender Document shall be submitted in accordance with these instructions and any Tender Document not conforming thereto is liable to be rejected.

6.6.2 The Tender Document shall be submitted in Three (3) Separate Envelopes along with Letter for Submission of Tender Document/Proposal in the format annexed at **Format F-2**. Each Envelope shall be sealed separately and shall be submitted with adders:

THE SECRETARY,

VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD.,

CTS No 1634-A, V. N. Purav Marg Chembur, Mumbai 400071.

- 6.6.3 Envelope 1**-This Envelope will contain Technical Proposal in Triplicate and each and every page of Technical Proposal shall be signed, sealed and stamped by the Participator.

This Envelope shall be super scribed

“TECHNICAL PROPOSAL”

“TENDER FOR Proposed Redevelopment of the Society Plot and Existing Buildings of Vijay Vihar Co-operative Housing Society Limited, Sion–Trombay Road, Opp. Sandu wadi, Chembur, Mumbai -400071.

Technical Proposal shall contain the following details:

- a. Profile of the Participant
- b. Details of Development or Redevelopment Project of Similar Nature, Executed/Ongoing, as per format annexed at **Format F-3**

- 6.6.4 Envelope 2**-This envelope will contain the Financial Proposal in Triplicate and each and every page of Financial Proposal shall to be signed, sealed and stamped by the Participator.

This Envelope shall be super scribed

“FINANCIAL PROPOSAL”

“TENDER FOR Proposed Redevelopment of the Society Plot and Existing Buildings of Vijay Vihar Co-operative Housing Society Limited, Sion–Trombay Road, Opp. Sandu wadi, Chembur, Mumbai -400071.

Financial Proposal shall contain the following details:

- a. Details of Redevelopment Project (including the additional incentive) considered for offer to the Society duly filed in the prescribed format annexed at **Format F-4**.
- b. Details of Specification and Amenities to be provided to the members of the Society and in answer to the list of Specification and Amenities annexed at **A-7 and A-8**.

6.6.5 Envelope 3-This Envelope will contain the following documents:

- a. Details of EMD amount of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) duly transferred into the Bank Account of the Society from the Bank Account of the Participator via NEFT/RTGS/IMPS.
- b. Bank Confirmation Letter, inter-alia certifying the deposit of the said EMD into the Bank Account of the Society from the Bank Account of the Participator via NEFT/RTGS/IMPS.

This Envelope shall be super scribed

“EARNEST MONEY DEPOSIT”

“TENDER FOR Proposed Redevelopment of the Society Plot and Existing Buildings of Vijay Vihar Co-operative Housing Society Limited, Sion–Trombay Road, Opp. Sandu wadi, Chembur, Mumbai -400071.

6.7 Additional Documents to be submitted along with Tender Document:

- 6.7.1** True Copy of Certificate of Incorporation of the Company/LLP and Certificate of Registration in case of Firm, duly certified by Chartered Accountant;
- 6.7.2** True Copy of Article of Association and Memorandum of Association of the Company, duly certified by Chartered Accountant;
- 6.7.3** True Copy of LLP Agreement of LLP, duly certified by Chartered Accountant;
- 6.7.4** Details of all the present Directors, Partners, Shareholders and Details of Charge on the Assets of Firm/Company/LLP, on the letterhead of the Chartered Accountant.
- 6.7.5** True copy (one each) of the various registration(s) of the Participant's Firm/Company/LLP under all applicable State and National Taxation Laws etc., required by the law of the land for the purpose of execution of such works.
- 6.7.6** True Copy of PAN & TAN of the Firm/Company/LLP, duly certified by the Chartered Accountant.
- 6.7.7** True Copy of Aadhar Card of all the Directors/Partners of the Firm/Company/LLP, self-attested by them.
- 6.7.8** True Copies of Income Tax Returns, Audited Balance Sheet, Profit & Loss Account, Annual Audit Reports of the Firm/Company/LLP for the Last Three (3) years, duly certified by the Chartered Accountant;
- 6.7.9** GST registration numbers of the Firm/Company/LLP.
- 6.7.10** Details of Bankers of Firm/Company/LLP, on the letterhead of the Chartered Accountant.

6.7.11 RERA registration numbers for projects of the Participant (either completed or under various stages of construction / approvals) till date.

6.7.12 Details of defaults on any financial obligations such as loans from Banks/NBFCs, insolvency proceedings and litigations, if any.

6.8 Declarations to be submitted along with the Tender Document:

6.8.1 That the Participant is not part of any Shell Company associated with Money Launderings Laws.

6.8.2 That the Participant is not debarred/blacklisted by any Government Agencies / Authorities.

6.8.3 That all the declarations, representations, statements, documents and / or any information provided by the Participant is true and correct and in the event that such information and/ or documents found incorrect [and/ or false and/or not true], the Society has the right to disqualify the Participant at any stage of the Re-Development project.

6.8.4 That there are no criminal cases under any court of laws pending against the Participant. The format of such Declaration Cum Indemnity is annexed at **Format F-5**.

6.9 Validity of Proposal:

The Proposal made by the Participant as duly filled in and submitted Tender document shall be valid for a period of 180 days from last date of Tender submission (as stated herein or as revised if such a revision is affected). The society reserves the right to extend the same by 60 days unconditionally. Further on, for the Successful Participant, who may be awarded the Redevelopment Project, the Proposal shall be valid till the completion of the Redevelopment Project, in totality as per the terms and conditions of this Tender.

6.10 Rejection of Proposal:

Society reserves the right to reject any or all the Proposals without assigning any reason for doing so. It is specifically provided that any Tender which is incomplete, obscure or irregular or has corrections which are not duly signed (at all locations as specified) may be rejected. Society bears no liability to explain to any/all Participant/s with respect to any such rejection and the reasons for the same.

7. TENDERING PROCESS

7.1 **Pre-Bid Meeting:**

- 7.1.1 A Pre-Bid meeting will be held on 16/12/2022, 17/12/2022 and 18/12/2022, between 2.00 p.m. to 5.00 p.m. at society office to clarify any concerns Participants may have with the solicitation of documents, Scope of work and other Details of the requirement of the Tender process.
- 7.1.2 If the Participant finds any omissions or discrepancies in the Tender Document or intention of clauses of the Tender, he/she/they shall appraise the Society and PMC about the omission or discrepancies straightaway.
- 7.1.3 The Society in consultation with PMC at its own discretion may clarify the clause in Tender by issuing necessary Corrigendum.
- 7.1.4 Society and PMC have made all the efforts to avoid any error in the Tender. However, the Selected Participant shall take upon himself and provide the risk of any error which may subsequently be discovered and shall make no subsequent claim on account thereof.
- 7.1.5 All clarifications to be sought and closed during the pre-submission meeting itself.

7.2 **Submission of Proposal:**

The Participants shall submit the proposal as per the instructions given to the Participants in Section 6 of this Tender.

7.3 **Criteria of Rejections:**

- 7.3.1 Proposal submitted by an associate or sister or group or related concern from the one in whose name it has been issued.
- 7.3.2 Proposal submitted by agents will be rejected.
- 7.3.3 Proposal which does not confirm to unconditional validity of the 180 days from the date of opening of Tender.

- 7.3.4** Proposal not submitted with details and documents prescribed in this Tender.
- 7.3.5** Proposal which does not conform to the contract period of project completion and handover indicated in the Project Schedule;
- 7.3.6** If the Participant is found to be prohibited under any law promulgated by Government of India.
- 7.3.7** Proposals which are at variance with the terms and conditions already stipulated in the Tender.
- 7.3.8** Any of the pages of the Tender are removed /replaced.
- 7.3.9** All pages are not initialled along with Seal & Stamp of the Participant.
- 7.3.10** All corrections and additions are not initialled by the Participant.
- 7.3.11** The Tender is not complete in all respects.
- 7.3.12** Any efforts made by any Participant or his employees to influence Society's members, Managing Committee, Society's Consultants and its personnel on matters related to the complete Tendering process including scrutiny, evaluations, clarifications, comparisons of Proposals or during the decision process of selecting the Successful Participant; may lead to rejection of Proposal and forfeiture of EMD.

Save and except the above it shall be the sole discretion of the Society to reject the proposal or Tender of the Participant without attributing any reason thereto and the Society shall not be liable to give any reason/s to such rejection. It is expressly understood that no claims and/ or actions shall be entertained or any action/s or proceeding/s shall not be maintainable arising from such rejection for damages, loss and/ or specific performance or any relief/s.

7.4 Opening Of Tender, Scrutiny Process and Selection of Participant:

- 7.4.1** The Proposal submitted by each Participant shall be opened at society's premises at in Special General meeting of VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD. Representatives of each Participant (maximum 3) with authorized letter of Participant can remain present for the meeting as observers. The Tender opening dates shall be informed by email.
- 7.4.2** The Participant who are found competent enough by the Society in consultation with the PMC and members of the Society may be considered for evaluation of the Financial and Commercial Proposals and subsequent award of Redevelopment Project.
- 7.4.3** Proposals for Redevelopment Project shall be scrutinized & evaluated for its offer for Additional Area, Hardship Compensation, Rent, and Amenities etc.
- 7.4.4** The Participant's reputation in the market, the standing of the Participant in the market & Job profile executed / under construction etc. shall also be considered for short listing of Participants.
- 7.4.5** The Tenderers may be asked to clarify their Proposals or submit further information's if required by the PMC or Society to have a proper evaluation of their Proposals.
- 7.4.6** The PMC will prepare the comparative charts of all Proposals as per the above guidelines & other important inputs given by the Society.
- 7.4.7** Disclosure of any information contained in the Tender documents during and / or after the opening of Tender by the Society shall be solely at the discretion of the Society for the reasons of maintaining confidentiality.
- 7.4.8** Society is free to Negotiate and Re-Negotiate with a group of techno-commercially Shortlisted Participants, post opening of "The Tender".

- 7.4.9** After such scrutiny of Proposals as stated above the Tenders shall be shortlisted as per provisions of law as applicable and in force at the relevant time and in consonance with the provisions of the Maharashtra Co-op Societies Act 1960 and Rules therein.
- 7.4.10** The Highest Proposal shall not be the sole criteria for selection of Participant which depends upon various other factors also.
- 7.4.11** The Society reserves the right to reject one or all, highest or lowest Participant without assigning any reasons. Disclosure of the Proposal for Redevelopment Project at the time of opening of Tender shall be solely at the discretion of the Society.
- 7.4.12** The selection of the Participator shall be done through a process as per provisions of law as applicable and in force at the relevant time and in consonance with the provisions of the Maharashtra Co-op Societies Act 1960 and Rules therein.
- 7.4.13** The Factors of merit, experience, finance and technical competence of the Participator are subject to objective evaluation of the Society and its members.

7.5 Earnest Money Deposit (EMD):

- 7.5.1** The EMD shall be non-interest bearing. The Society shall not pay any interest on the EMD to any Participant.
- 7.5.2** The Society shall issue separate receipt of acknowledgment of the EMD received by them.
- 7.5.3** The EMD of the Successful Participant shall be retained by the Society as per the terms and conditions of this Tender.
- 7.5.4** The EMD will be returned to the respective unsuccessful Participant within 180 days.

7.6 Award of Work:

7.6.1 After such a process of negotiations and re-negotiations with the Shortlisted Participants, the Society may decide to award the Redevelopment Project to the Successful Participant, who is selected by minimum 51% of the total membership strength of the Society.

7.6.2 This Successful Participant shall be issued a Letter of Intent by the Society. Eventually, as per the Tender Conditions, the Successful Participant and the Society shall enter into a Re-Development Agreement and the same shall be registered with Competent Authorities. All costs for registering the Re-Development Agreement shall be borne by the Participant.

7.6.3 The Successful Participant shall be liable to deposit both the Bank Guarantees, i.e., Guarantees for the purpose of securing the completion of project and for the purpose of covering the Defect Liability Period, to the Society.

7.6.4 The fees of the Society's Architect/PMC/Consultant, Legal Advisor and various other professionals of the Society shall be paid/deposited by the Successful Participant, into the Bank Account of the Society and Society shall further make the payment of the same to the concerned.

7.6.5 The award of the Redevelopment project is indivisible, non-transferrable and non-assignable and shall be awarded to single Successful Participant.

7.6.6 The Entire Cost of the Redevelopment Project shall be borne by the Successful Participant and the members shall not be liable to pay even a single Rupee towards Redevelopment of the Society Plot and Existing Buildings.

7.7 Time of Execution and Completion of the Redevelopment Project:

7.7.1 TIME shall be considered to be the essence of this Tender.

- 7.7.2** The Successful Participant shall adhere to the Project Schedule approved by the Society in consultation with PMC.
- 7.7.3** The Successful Tenderer shall be bound and liable to obtain prior approval of the Society and the PMC of all the building plans, designs, specifications, elevations etc, or such subsequent amendments thereto, before submitting the same to the Planning Authority for approval.
- 7.7.4** Under no circumstances, including fluctuations in the market costs of raw materials, labour charges, TDR, MCGM premiums, government levies, or any other costs or reasons whatsoever, changes in the accepted Proposal shall be permitted nor any compromises in the quality, performance and functional parameters of the Redevelopment Project, including time frame of the completion of the Redevelopment Project shall be permitted.
- 7.7.5** The Successful Participant shall allow the PMC to facilitate and assist for examining works and materials, checking and measuring the works and material.
- 7.7.6** The Redevelopment Project shall be conducted under general direction of the PMC to ensure strict compliance with the terms of the Tender. No failure of the PMC during the progress of the work to discover or to reject materials, or work not in accordance with the requirement of this Tender shall be deemed as acceptance thereof or a waiver of defects therein.
- 7.7.7** The Successful Participant shall furnish to the Society and the PMC, without additional charge promptly all facility for safe and convenient inspection of material & work during the progress of work and on completion of any work.
- 7.7.8** All inspection by PMC shall be duly supported, coordinated and all necessary cooperation shall be extended by the Successful Participant, so as to help the PMC to perform such inspections and in a manner that there is no unnecessary delay in the progress and completion of the Redevelopment Project.

7.7.9 On completion of the entire Redevelopment Project and not later than expiry of the Defect Liability Period or just thereafter, the PMC shall make such examination and tests of the work as may seem to him possible, necessary or desirable. Successful Participant shall bear cost of any material, labour and necessary testing charges / fees which may be required therefore and shall facilitate in every respect as required by PMC in making such examination and tests.

7.8 Termination and Dispute Resolution:

7.8.1 In the event of the Successful Participant failing to comply with the Project Schedule for execution of various Redevelopment activities within the milestone fixed under the Project Schedule, at any time after the LOI, being executed in favour of Participant, Society shall have right to demand losses, damages and or compensation due to delay in the Project Schedule.

7.8.2 The Society shall initiate the Termination and Cancellation of the Re-Development Agreement in event of the Successful Participant's failure to complete the Redevelopment Project as per the terms and conditions of this Tender and the Re-Development Agreement. On such Termination, the Society shall become entitled to forfeit EMD, Bank Guarantee's and to invoke the Bank Guarantee's and to enforce the Indemnity for losses and/ or losses and/ or any such compensation arising from such failure on part of the Successful Participant to perform the Re-Development Agreement.

7.8.3 No Arbitration process shall be initiated. The Re-Development Agreement shall be terminated with a resolution to that effect from the General Body of the Society.

7.8.4 The Society at its sole discretion may also appoint New Developer to commence and complete the Redevelopment work from the stage at which such Redevelopment Work of the Successful Participant has been terminated and at the cost of the Successful Participant. The Society shall be free to discuss and finalise any terms and conditions with the New

Developer, without any recourse or any consent of the Successful Participant.

7.9 Confidential Process:

7.9.1 The total process of Tender is confidential. All information, data and content of Tender Documents and any further correspondences is completely confidential.

7.9.2 This information data or content of all such documents shall not be revealed to any person not officially connected with the Tendering process.

8. TERMS AND CONDITIONS OF TENDER

The Successful Participant shall comply with the following terms and conditions while undertaking the Redevelopment Project of the Society Plot and Society Buildings:

8.1 Pre-Commencement Procedure:

- 8.1.1** After completing the process of negotiations (as per the discretion of the Society), the Society shall issue the Letter of Intent (LOI) by registered post or by otherwise, delivering at the registered office of the Successful Participant. Then onwards the Successful Participant will be acknowledged as Developer and then onwards the Successful Participant throughout the further process of Redevelopment will be termed as Developer for future correspondence, agreements etc.
- 8.1.2** Within 10 days of receiving Letter of Intent, the Developer shall prepare and submit to the Society and the PMC, a detailed programme of Redevelopment Activities in the form of a Bar Chart showing all activities & the order of procedure in which he proposes to carry out the works.
- 8.1.3** Within 15 days from the date of submission of a Bar Chart, the Society and/or the PMC shall convey to the Developer his comment/ approval on the programme.
- 8.1.4** The Developer shall be required to submit the Bar chart for the various activities involved in this Redevelopment including regular and periodical monitoring of the progress of execution of construction work accordingly.
- 8.1.5** If at any time it should appear to the Society and/or the PMC that the actual progress of the construction work does not conform to the approved Project Schedule referred to in this Tender, the Developer shall produce a revised & detailed programme showing the modifications as per the Project Schedule necessary to ensure the completion of the construction works within the time period for completion.

- 8.1.6** The Developer will take steps with M.C.G.M. to make provision for Road Access to the adjoining /behind plot holders from the Society Land in lieu of applicable benefits. The Costs of the same to be borne by the Developer.
- 8.1.7** The Developer shall get all the Building, Structural, Electrical Plans, Designs, Parameters, Drawings, Aesthetics, General, Internal and External Specification and Amenities, duly approved from the Society and the PMC, in accordance with the Technical Conditions, set out by the PMC. Only thereafter the Developer can proceed with such matters before the Planning Authority. The Society shall be at liberty to ask for multiple rounds of revisions/alterations either directly or indirectly through the PMC and the Developer shall be bound and liable to make such revisions/alteration at the cost of the Developer.
- 8.1.8** The Development Agreement inter-alia incorporating all the terms and conditions of the Tender agreed by and between the Developer and the Society, shall be prepared by the Developer for approval of the Society, the Advocates/Legal Advisor and PMC of the Society.
- 8.1.9** The Development Agreement shall also include drafts of the PAA between the Member and Developer for Society's Area, Member's Flat/Shop Area including the Existing Carpet Area Occupied by the Member, Additional Purchased Area by the Member.
- 8.1.10** The Development Agreement shall also include draft of Limited Power of Attorney to be given to the Developer for the purpose of only undertaking the Redevelopment of the Society and such Limited Power of Attorney shall be co-terminus with the termination of the Development Agreement.
- 8.1.11** The Development Agreement shall also include drafts of Individual Consent Letters to be given by each Member.
- 8.1.12** The Development Agreement shall also include copy of the building and structural plans, layouts and design of the society building or buildings along with Indemnity from Developer stating the Plans, Layouts and

Designs approved by the Society are Approvable by the Planning Authorities under laws of the State of Maharashtra.

- 8.1.13** The Developer shall bear all the costs, duties, expenses, charges including payment of Stamp Duty Amount and Registration Charges, Agent Charges for the execution and registration of the Re-Development Agreement.
- 8.1.14** The Developer shall thereafter submit the Society and the PMC for approval of final plans, individual Building Plan, ancillary structures, podiums, parking and layouts of modules [individual flat designs]. This shall be accompanied by undertakings from the Developer with respect to validity of such plans as approved as above, with respect to Statutory Approvals of all kinds.
- 8.1.15** The Society shall in consultation with the PMC, carry out scrutiny of all received details. Any ambiguity shall be pointed out. Schedule of extra data required prepared, and any advice as to changes in submitted details suggested by the Society in consultation with the Society Consultants, shall be duly incorporated by the Developer.
- 8.1.16** The Society shall in consultation with the Advocates/Legal Advisors, approve the final draft of Re-Development Agreement as per the terms and conditions of the Tender and shall submit the same to the Developer for further process of payment of stamp duty and registration amount.
- 8.1.17** The Re-Development Agreement shall be duly stamped by the Developer as per the provisions of the Maharashtra Stamp Act, 1958 by making payment of the necessary Stamp Duty on such Redevelopment Agreement and shall also pay such Registration Charges as shall be payable on the Re-Development Agreement as per the provisions of the Indian Registration Act, 1908 and thereafter the Society and the Developer shall sign, seal and execute the Final Re-Development Agreement and thereafter on the date so fixed between the Society and the Developer, which shall not be less than 30 days from the date of such execution, the Society and the Developer shall cause such Re-Development Agreement

to be registered with the Office of the Concerned Sub-Registrar of Assurances at Mumbai.

- 8.1.18** On execution and registration of the Final Re-Development Agreement, the Society and the Developer shall enter into a legally binding agreement inter-alia granting a license to the Developer to enter into the Society Plot and to carry out the construction work of Redevelopment Project, in accordance with the agreed terms and conditions recorded in the Re-Development Agreement. The Terms and Conditions of this Tender and all the written correspondence and communication exchanged between the Society and the Developer shall form the integral part of the Re-Development Agreement and execution and registration of the Re-Development Agreement shall not be considered as any waiver or substitution of any of such terms and conditions of Tender and such correspondence and communication. The Re-Development Agreement shall be read together with all such terms and shall be treated as one single document for the purpose of interpretation of terms and conditions of the Redevelopment Project.
- 8.1.19** The Developer shall appoint his/her/their Consultants i.e., the Developer Consultants as required under the provisions of the DPCR 2034 and such other Rules and Regulation, notification or circulars, for the purpose of carrying out the Re-Development Project, as his/her/their own cost and charges. The Developer shall also bear the cost of the PMC and Advocates of the Society and shall also deposit their Professional Fees into the account of the Society as and when demanded by the Society. However, such payments shall not absolve the Developer from performing any terms and conditions of the Re-Development Agreement in any manner whatsoever.
- 8.1.20** Each existing member of the Society should stand to receive a new tenement (residential flat) free of cost from the Developer. Such new tenements should be housed in newly constructed society building or buildings which will house the existing tenants in the same building structure which will have sale component flats. For these new tenements, specifications and amenities of such finishes, to be compulsorily provided by the Developer as listed in the Tender document.

- 8.1.21** Existing members (150 Residential and 17 Commercial) to be accommodated.
- 8.1.22** The Developer should offer additional carpet area to an equal percentage over and above existing carpet areas occupied by the existing members of the Society.
- 8.1.23** Each existing member of the Society shall have first right to opt for extra carpet area i.e., Additional Purchased Area, over and above the Additional Carpet Area offered by the Tenderer.
- 8.1.24** A purchase of Additional Purchased Area over and above the Additional Carpet Area offered by the Developer shall involve payment by the concerned Member of the Society to the Developer, at a discounted per square foot rate of carpet area.
- 8.1.25** After Each member has exercised their right to purchase Additional Purchased Area from the Developer, a total figure of the Carpet Area to be provided for the Existing Members of the Society shall emerge. The RERA Carpet Area for Existing member shall be Carpet area Occupied by the Existing Member + Additional Carpet Area + Additional Purchased Area plus Area of the Internal Wall, computed on the whole, across all existing Members.
- 8.1.26** The RERA Carpet Area for Existing Members shall not include any Elevation treatment features, Dry balconies, Flower beds, Niches, lofts, toilet ducts, Staircase and lift lobbies on all floors, Suction and Overhead Tanks, Terraces, Podiums, Parking's, Basements and shall not include areas exempted from the floor space index computation in the DCPR, 2034. The floor-to-floor clear height of each flat / room will be as per D.C.P.R. 2034, for the carpet area provided in the room.
- 8.1.27** The Redevelopment of the Society Plot and Society Building/s shall be carried out by utilising the Total Permissible FSI, that shall be made available on the society plot as per DCPR, 2034. The entire cost of construction, cost of purchasing and loading TDR, the cost of premium

required to be paid for loading Fungible FSI on society plot, the cost of premium to be paid for buying Government Premium FSI and such other cost, charges and expenses shall be incurred by the Developer alone.

- 8.1.28** The Developers Area shall result from the Total Permissible Built-Up Area [excluding areas not counted in FSI] and Subtraction from the above area, the Carpet area Occupied by the Existing Member + Additional Carpet Area for Existing Members.
- 8.1.29** The Developer's Area shall necessarily be constructed on Site by the Developer immediately in continuance with the overall Construction work, and not left as only a Development Potential.
- 8.1.30** The Developer shall have full rights to sell the Developer's Area [balance area] at the rate so desired by the Developer after giving agreed benefits as per the Tender to the Society and as per the terms and conditions of the Re-Development Agreement executed between the Society and the Developer. However, such rights shall not be exercised by the Developer till the approval of final building plans by the planning authorities and till the construction work is completed till Plinth Level. The Developer shall handover possession for the sale component only after existing members have been given possession after the Occupation Certificate of the entire project is issued by the MCGM.
- 8.1.31** In addition to the above, and matters stated hereinafter, the Developer in lieu of the hardship incurred by the Existing Members of the Society in the process of Redevelopment, shall offer a Hardship and Inconvenience Allowance (at a rate of Rs. _____ Per Square foot of Existing Carpet Area Occupied by the Members to all the Existing Members of the Society.) This allowance shall be paid to the existing Society members by the Developer, as per mutually agreed terms and conditions. The Society shall levy 18% Interest Per Annum on delayed payments and the same shall be payable by the Developer from the date of default till the date of its payment or realisation thereof.
- 8.1.32** In case the Developer's proposal requires existing members to shift their residence to a temporary location out of site, the Developer shall pay Rent

at a rate of Rs. _____/- per square foot, of existing carpet area of members, Packing and to and fro Transportation at Rs. _____/- (up and down), Deposit 3 Months' Rent & Brokerage Allowances at 1 month of rent, separately, all quoted at a fixed rate per square foot of existing carpet area occupied by the members. These allowances shall be paid to the existing Society members by the Developer, as per mutually agreed terms and conditions. 10% escalation clause for rent and brokerage every year minimum two times shifting/transportation of change of place till peaceful possession of redeveloped flats/shops. The Society shall levy 18% Interest Per Annum on delayed payments. The Society shall levy 18% Interest Per Annum on delayed payments and the same shall be payable by the Developer from the date of default till the date of its payment or realisation thereof.

8.1.33 The Developer shall not raise any loan/finance by the way of Mortgage or any other instrument or by way of sale of land and property of the Society.

8.2 Commencement Of Construction:

8.2.1 The Draft Drawings for Municipal Approvals shall be submitted by the Developer to the Society and the PMC for approval. Any discrepancy observed by the PMC shall be suggested to the Developer for revision under a revision schedule.

8.2.2 The Final Plans and Drawings so prepared by Developer and approved by the Society in consultation with the PMC, shall be signed by the Society, for the purpose of enabling the Developer to submit the same to the MCGM for approvals.

8.2.3 The Developer shall cause such final plans and drawings to be duly approved from MCGM and shall obtain IOD, to commence the construction of the Redevelopment Project.

8.2.4 The Society in consultation with the PMC shall scrutinise the Plans approved along with IOD by the MCGM and in case of any discrepancies, being noticed by the PMC, the Developer shall be bound to amend such

Plans as per the directions given by the Society in consultation with the PMC.

- 8.2.5** The Society shall thereafter proceed to issue allotment letters of flats/shops in respect of Members Flat/Shop Area to each member of the society in accordance with the terms and conditions of the Re-Development Agreement.
- 8.2.6** The Society and the Developer shall execute PAA with each member of the society inter-alia setting out the allotment of the Member Flat/Shop Area to respective member of the Society, as per the terms and conditions of the Re-Development Agreement.
- 8.2.7** The Developer shall on execution of PAA, hand over the rental cheques for the Temporary Rental Accommodation to each and every member of the society as per the terms and conditions of the Re-Development Agreement.
- 8.2.8** The Developer shall on execution of PAA, shall handover all the additional incentives or part thereof, to each member of the society as per the terms and conditions of the Re-Development Agreement.
- 8.2.9** On or after execution of PAA and after receipt of Rental Cheques and Additional Incentives or part thereof, each such member shall vacate and handover the peaceful possession of their existing flat/shop to the Society to enable the Society to handover the same to the Developer.
- 8.2.10** On receipt of the possession of such existing flat/shops from such members of the society, the Developer shall proceed to commence the construction by obtaining C.C. upto Plinth Level and by demolishing such part of the Existing Building as shall be conveyed by the Society to the Developer and subject to approvals granted by MCGM.
- 8.2.11** The Developer shall not be entitled to deal with Sale Component or the Developer shall be restricted to sale of new flats until all the approvals are obtained from all authorities and till the construction work has reached the Plinth Level of society building or buildings.

- 8.2.12** The Developer shall execute the construction works as per the approved drawings issued by the Executive Engineer (Building Proposal) MCGM and any other authorities [i.e., Roads, SWD, T.C., MSEB etc.]. Any deviations / conditions shall need to be approved from the Society and the PMC prior to submitting to the relevant authorities for approvals.
- 8.2.13** The Developer shall at their own cost, cause the Redevelopment Project duly registered with RERA authorities under the provisions of RERA and in accordance with the terms and conditions of this Tender. The Developer shall be solely responsible for complying with all the rules, regulations and laws laid down under RERA at their own cost, charges and consequences.
- 8.2.14** Save in so far as the Tender may prescribe, the extent of portions of the Site of which the Developer is to be given license from time to time and the order in which such portions shall be made available to him and the order in which the Construction Works shall be executed, the Society shall give to the Developer, possession of so much of the Site as may be required to enable the Developer to commence and proceed with the programmed Phase of construction and as the Construction Works proceeds, the Society shall give to the Developer possession of such further portions of the Site as may be required to enable the Developer to proceed with the Construction Works, in accordance with the Bar Chart provided by the Developers.
- 8.2.15** The Developer shall at his own cost make arrangements for a Site Office & Meeting Room at the site for the Society as approved by the Society and/or the PMC.
- 8.2.16** The Site office shall be equipped with necessary office furniture, storage cupboards, display boards, postage and courier boxes for each building etc. During the entire course of the project for the use of members.
- 8.2.17** The Developer shall make separate toilet for his labourers & other employees at Site and at location, duly approved as temporary structures by the MCGM & also approved by the Society and/or the PMC. The

Developer shall be responsible to maintain the same during the entire duration of the project.

- 8.2.18** The Developer shall keep one copy of all Approved Building Plans at the works site and the Society & the PMC shall at all reasonable time have access to the same.
- 8.2.19** The Developer shall follow the Safety Code, prescribed by the PMC of the Society. However, neither the Society nor the PMC shall be liable for any criminal action that may arise due to breach of Safety Code by the Developer or its employees or labourers at Site.
- 8.2.20** The Developer shall make arrangements for his own stores at a location identified by Society and/or the PMC at the Site. The Developer shall be responsible for the security of his goods.
- 8.2.21** The Developer shall in connection with the Redevelopment Project, provide and maintain at his/her/their own cost adequate lights, guards, fencing, warning signs and watch & ward staff when and where necessary for the protection of the construction works or for the safety and convenience of the public or others.
- 8.2.22** From the commencement to the certified completion of the whole of Redevelopment Project, the Developer shall take full responsibility to take care of entire construction work. The Developer shall at his/her/their own cost repair and make good any losses or damage that may cause to the same, so that on completion, the construction work shall be in good order and condition and in conformity with the terms and conditions of the approved building plans issued by MCGM and the working drawings duly certified by the Society.
- 8.2.23** The Developer shall also be liable for any damage to the construction work in the course of any operations carried out by him for the purpose of completing any outstanding work. The Developer shall indemnify the Society from all risks on this account. The Developer shall continue to service the premises in occupation of members throughout the completion of the project or shifting of members to the newly allocated flats. This

shall include all approach roads, waterlines, sewerage lines, storm water drains etc. as required for human occupation.

- 8.2.24** The Developer shall have on site, at all times during working hours, throughout the course of the Tender, Developer's Senior Representative who will be a qualified graduate civil engineer and who shall be empowered to make decisions binding on the Developer in respect of all matters likely to arise in connection with the execution & coordination of the construction work at site. The Developer shall keep the Society and PMC informed at all times about the name and designation of such representative. Developer's Senior Representative shall have the power to sign the site instructions book. Any directions, explanations, instructions or notices given by the PMC to such representatives shall be held to be given to the Developer.
- 8.2.25** Periodically the PMC/ Managing Committee of the Society shall visit the site to test the quality and to check the reports and progress of construction work and to check the compliance of time lines within which the Developer is bound and liable to complete within the timeline mentioned in the Project Schedule. Any variation from the same as observed shall be brought to the notice of both parties in writing. The Developer shall provide complete assistance to the Society and the PMC.
- 8.2.26** The Developer shall provide and employ on the Site in connection with the execution, completion and maintenance of the construction work, all Consultants/ Engineering staff/technical assistants as are qualified, skilled and experienced in their respective trades, fore-men and leading hands, as are competent to give proper supervision, ensuring quality & output to the construction work they are required to supervise, and also such skilled, semi-skilled and unskilled labour as are necessary for the proper and timely execution, completion and maintenance of the construction work.
- 8.2.27** The Developer shall on the direction of the Society and the PMC immediately dismiss from the works any person employed thereon by the Developer who may, in the opinion of the Society and/or the PMC, be incompetent or misconducts himself and such person shall not be again

employed on the works without the permission of the Society and/or the PMC.

- 8.2.28** No unauthorized persons are to be allowed on the site. The Developer shall instruct all such persons to keep out and shall take steps to prevent trespassing.
- 8.2.29** No worker of the Developer other than security staff shall be allowed to stay at site unless the Developer takes permission from the Society for the same and shall provide all contact details of the person's staying onsite.
- 8.2.30** All materials and workmanship shall be the best of the respective kinds described in the Tender and in accordance with the Developers Consultant and the PMC's instructions and shall be subjected from time to time to such tests as the Developers Consultant and the PMC may direct at the place of manufacture or fabrication or on the Site or at an approved testing laboratory. The Developer and the Developers Consultant shall upon the instruction of the PMC furnish them with documentation to prove that the materials & goods comply with the requirements of Tender and for requirement stated above. The PMC may issue instruction in regard to removal of material from Site or any work, if these are not in accordance with the Tender. The Developer and the Developers Consultant shall provide such assistance instruments, machinery, labour and materials as are normally required for examining, measuring, sampling and testing any material or part of work before incorporation in the construction works for testing as may be selected and required by the PMC. Cost towards any and all such tests as directed by the PMC shall be borne by the Developer alone.
- 8.2.31** All samples of adequate numbers, sizes, shades & pattern as per specification and/or instruction of the PMC shall be supplied by the Developer and the Developers Consultant without any extra charge. Apart from adhering to any special provision made in the specifications regarding submission of samples, the Developer shall within 10 days of approval of drawings, provide to the PMC samples of all the materials the Developer proposes to use in the project irrespective of the fact that a specific make/material might have been stipulated. If certain items,

proposed to be used, are of such nature that samples cannot be presented or prepared at the site, detailed literature/test certificate of the same shall be provided instead to the satisfaction of the PMC. Before submitting the samples/literature the Developer shall satisfy himself that the material/equipment for which he is submitting the samples/literature meet with the requirement of the specification. The PMC shall check the samples and give their comments and/or approval to the same. Only when the PMC approve the samples in writing, the Developer and/or the Developers Consultant shall proceed with the procurement and installation of the particular material/equipment. The approved samples shall be signed by the PMC for identification and shall be kept on record at site office until the completion and acceptance of the work and shall be available at the site for inspection/comparison at any time. The Developer and/or the Developers Consultant shall keep with him a duplicate of such samples to enable him to process the matter. However, in spite of all this, the total and complete responsibility of the material samples used for actual item execution, being in accordance with the specifications and rules and regulations of the land, is solely of the Developer.

- 8.2.32** The cost of making any test as instructed by the PMC shall be borne by the Developer.
- 8.2.33** The Developer shall, if required by the Society and/or the PMC in writing, search, and test as shall be necessary to determine the cause of any defect, imperfection or fault under the directions of the PMC. If such defect, imperfection or fault shall be one for which the Developer is liable as aforesaid, the cost of the work carried out in searching as aforesaid shall be borne by the Developer and he shall in such case repair rectify and make good such defect, imperfection or fault at his own expense.
- 8.2.34** The Society and/or the PMC, and their respective representatives shall at all reasonable times have free access to the work and/or to the workshops, factories or other places where materials are lying or from which they are being obtained and the Developer and/or the Developers Consultant shall give to the Society and/or PMC and their representatives every facility necessary for checking measurements, inspection and examination and test of the materials and workmanship. No person not authorized by the

Society or the PMC except the representatives of public authorities shall be allowed on the works at any time. In such a case of visit by representatives of public authorities, the Developer and/or the Developers Consultants shall be responsible to immediately inform the Society and PMC (in that order) about the same.

- 8.2.35** No work shall be covered up or put out of view without the approval of the PMC and the Developer shall afford full opportunity to the Society and PMC to examine and measure any construction work, which is about to be covered up or put out of view. The Developer shall give due notice to the PMC of any such construction work to be ready for examination and the PMC shall without unreasonable delay, unless they consider it necessary and advises the Developer accordingly, attend for the purpose of examining and measuring such construction work.
- 8.2.36** The Developer shall at their own cost, uncover any part or parts of the Works as the PMC may from time to time direct and shall reinstate and make good such part or parts to the satisfaction of the PMC.
- 8.2.37** The whole of the construction works included in the Tender shall be executed by the Developer and the Developer shall not directly or indirectly transfer, assign or sublet the Tender or any part/share thereof or any interest and no undertaking shall relieve the Developer from the full and entire responsibility of the Tender or from active superintendence of the construction work during their progress.
- 8.2.38** The Society and/or the PMC shall, during the progress of the construction work, have power to order in writing from time to time the removal from the works within such reasonable time or times as may be specified in the order, of any materials which in the opinion of the PMC are not in accordance with the Specifications or the instructions of the Society and/or the PMC and the Developer shall forthwith carry out such order at his own cost.
- 8.2.39** If the Developer after receipt of written notice from the Society and/or the PMC requiring compliance within ten days, fails to comply with such instructions then the Society may employ and pay other persons to

execute any such construction work and all costs incurred in connection therewith shall be recoverable from the Developer by the Society on the Certificate of the PMC as a debt or may be deducted by him from any moneys due to the Developer.

- 8.2.40** If as a result of such inspection, examination or test of the construction work the Society and/or the PMC shall decide that such material is defective or not in accordance with the Tender they shall notify the Developer accordingly stating in writing his objection and reasons therefore. The Developer shall with all speed make good the defect or ensures that the material complies with the Tender. All deficiencies revealed by testing and inspection shall be rectified by the Developer at his own expense and to the satisfaction and approval of the Society and/or the PMC. Rectified components shall be subject to retesting and re-inspection.
- 8.2.41** The Developer shall provide the Society and/or the PMC with five copies of reports of all inspections and tests. The Reports shall be duly certified by the Developers Consultant and not the Developer.
- 8.2.42** The Society and/or PMC may from time to time intimate to the Developer that the construction work requires to be measured, and the Developer shall forthwith attend or send Developers Consultant to assist the Society and/or PMC in taking such measurements and calculations and to furnish all particulars or to give all assistance required by any of them. Should the Developer not attend or neglect or omit to send Developers Consultant, then the measurement taken by the Society and/or PMC or a person approved by him/her/them shall be taken to be correct measurements of the construction work. The Society and/or the PMC shall take joint measurements with the Developer and/or the Developers Consultant and the measurements shall be entered in the measurement book/sheet by the Society and/or the PMC's representative. The Developer or Developers Consultant may at the time of measurement take such notes and measurements as he/she/they may require. All authorized extra construction works; omissions and all variations made without the Society and/or PMC's knowledge, but subsequently sanctioned by him in writing

(with the prior approval in writing of the Society) shall be included in such measurements.

- 8.2.43** The Developer shall take out all risk insurance policy in the joint names of the Society and the Developer, the name of the former being placed first in the policies and shall also cover the cost of all construction materials, plants and equipment's, losses, damages and liabilities that may arise while commencing and completing the Redevelopment Project. The Developer shall also take out such risk insurance policies as shall also be required to be taken out in accordance with the provisions of law applicable to the Redevelopment of the society plot and society buildings. Such insurance shall be effectuated with an Insurer, in terms approved by the Society. The Developer shall, whenever required, produce the policy or policies and the receipts for payment of the current premiums.
- 8.2.44** Before commencing the execution of the construction work, the Developer shall insure against his liability for any material or physical damage, loss or injury which may occur to any property or life including that of the Society or to any person, including any employee of the Society, or any other third party by or arising out of the execution of the construction work or in the carrying out of the Redevelopment Project. The Developer shall indemnify the Society and the PMC against all claims which may be made on the Society and/or the PMC whether under Workman Compensation Act or any other statute in force during the currency of the Tender or at common law in respect of any of the Employees of the Developer or sub-Contractors. Such insurance shall be effectuated with an Insurer and in terms approved by the Society. The Developer shall, whenever required, produce before the Society's Representative the policy or policies of insurance and the receipts of payment of the current premiums.
- 8.2.45** The Society shall not be liable for any payment in respect of any damages or compensation payable according to law in respect or in consequence of any accident or injury or loss of life to any workman or other person in the employment of the Developer or Developers Architect or Developers Consultant or any person on their behalf, except an accident or injury resulting from any act or default of the Society or its agents or servants.

The Developer shall insure against such liability with an insurer approved by the Society for sum of the established norms during the entire period till completion of Period of Maintenance.

- 8.2.46** Without prejudice to the other rights of the Society against the Developer in respect of such default, the Society shall be entitled to deduct from any sums payable to the Developer, the amount of any damages, compensation costs, charges and other expenses paid by the Society.
- 8.2.47** All the insurance covers mentioned above shall be kept alive during the complete period from Commencement of Construction to receipt of Full Occupation Certificate and B.C.C.
- 8.2.48** If the Developer shall fail to effect and keep in force the Insurances referred to above, or any other insurance which he may be required to effect under the terms of the Tender, then and in any such case, the Society on advice of the PMC may effect and keep in force any such insurance and pay such premium or premiums as may be necessary for that purpose and from time to time deduct the amount so paid by the Society as aforesaid from any moneys due or which may become due to the Developer, and the Society shall recover the same as debt due from the Developer.
- 8.2.49** No alteration, omission or variation in the Construction Work, shall be valid, without proper written communication of the Society. In case of any such default, the PMC shall give notice thereof in writing to the Developer to rectify such alteration, omission or variation and the Developer shall be bound to perform the same within seven days of such notice.
- 8.2.50** If at any time the Developer 's methods, materials or equipment appear to the PMC to be unsafe, inefficient or inadequate, for securing safety of workmen or public, the quality of construction work or the rate of progress required, he may order the Developer to increase their safety, efficiency and adequacy and the Developer shall comply with such orders. The failure of the Society or the PMC to make such demands shall not relieve the Developer of his obligations to secure the quality, the safe

conducting of the construction work and the rate of progress required by Project Schedule. The Developer alone shall be and remain liable and responsible for the safety, efficiency and adequacy of his methods, materials, working force, equipment and timely completion of job.

- 8.2.51** Society in consultation with PMC shall have the power to make any minor alterations, omissions or additions to the original specifications, drawings, designs and instructions that may appear to him to be necessary and advisable during the progress of the construction work and such alterations, omissions, additions, or substitutions shall not invalidate the Tender.
- 8.2.52** Any altered, additional or substituted construction work which the Developer may be directed to do in the manner above specified as a part of the construction work, shall be carried out by the Developer on the same conditions in all respects. These alterations, omissions or additions shall be conveyed to the Developer before the said construction work is done.
- 8.2.53** If it shall appear to the Society that any construction work has been executed with unsound, imperfect or- unskilled workmanship, or that any materials or articles provided by him for execution of construction work are unsound, or of a quality inferior to that contracted for, the Developer shall, on demand in writing from the Society in consultation with the PMC, notwithstanding that the same may have been inadvertently certified forthwith, rectify or remove and reconstruct such construction work in whole or in part, as the case may require or as like case may be remove such materials and articles at his own risk and cost.
- 8.2.54** The entire construction work is to be completed in all respects within the time stated in Re-Development Agreement or such extended time as may be allowed under clauses in this Tender and in the Re-Development Agreement. If required in the Tender or as directed by the Society and/or PMC, the Developer shall complete certain portion of the construction work before the completion of the Redevelopment project and obtain Part O.C.; the completion date for whole of the Redevelopment Project and obtaining Full O.C. and B.C.C. shall not change for any reasons

whatsoever. The Project Schedule in days / Month / Year is attached as Annexure A-9.

- 8.2.55** If in the opinion of the Society and/or PMC, the construction works be delayed by the Developer for reasons of non-availability of material and labour for continuous period of 2-month time, the Society and/or PMC may make a fair and reasonable extension of time for completion of the Redevelopment Project. If the Developer needs an extension of time for the completion of the construction work or if the completion of construction work is likely to be delayed for any reasons beyond the due date of completion stipulated in the Tender, the Developer shall apply to the Society for extension of time in writing at least 30 days before the expiry of the scheduled time and while applying for extension of time, Developer shall furnish the reasons in detail and his justification, if any, for the delays. While granting extension, which shall be purely discretionary, the Society shall notify the Developer, the period of time which shall not qualify for levy of liquidated damages. For the balance period in excess of original stipulated period and authorized extension of time granted i.e., period not qualifying for levy of liquidated damages, by the Society, the provision of liquidated damages as per clauses in this Tender shall be applicable. Further, the Tender shall remain binding on Developer even for the period beyond the due date of completion irrespective whether the extension is granted or not.
- 8.2.56** The whole of the materials, plant and labour to be provided by the Developer and the mode, manner and speed of execution and maintenance of the construction work are to be of a kind and conducted in a manner to the satisfaction of the Society and/or PMC. Should the rate of progress of the construction works or any part thereof be at any time be in the opinion of the Society and/or PMC too slow to ensure the completion of the whole of the construction work by the prescribed time or extended time for completion, the Society shall so notify the Developer in writing and the Developer shall thereupon take such steps as considered necessary by the Society and/or PMC to expedite progress so as to complete the construction work by the prescribed time or extended time for completion. Such communications from the Society neither shall relieve the

Developer from fulfilling obligations under the Tender nor shall he be entitled to raise claims arising out of such directions.

- 8.2.57** Subject to any provision to the contrary contained in the Tender none of the construction work, shall save as herein provided, be carried on during the night or on Holidays without the permission in writing of the Society, save when the work is unavoidable or absolutely necessary for the saving of life or property or for the safety of the construction work, in which case the Developer shall immediately advise the Society. Provided always that the provisions of this clause shall not be applicable in the case of any construction work, which becomes essential to carry out by rotary or double shifts in order to achieve the progress & quality of the part of the construction works being technically required/continued with the prior approval of the Society and/or PMC. The construction work at night shall be carried out without unreasonable noise and disturbance and with the approval of the Society and in addition that of the local authority, if so applicable. The Developer shall indemnify the Society from and against any liability for damages on account of noise or other disturbance created while or in carrying out the construction work and from and against all claims, demands, proceedings, costs, charges and expenses whatsoever in regard or in relation to such liability.
- 8.2.58** If the Developer fails to complete the construction work by the date stated in the Re-Development Agreement or within any extended time under relevant Clauses of this Tender hereof, then the Developer shall pay the Society the sum named in the Re-Development Agreement as “Liquidated Damages” for the period during which the said construction works shall so remain incomplete or the Society may deduct such damages from any monies due to the Developer.
- 8.2.59** If by reason of any accident or failure or other event occurring to in or in connection with the construction work, or any part thereof, either during the execution of the construction work or during the Defect Liability Period, any remedial or other work or repair shall, in the opinion of the PMC be urgently necessary for security and safety of life or for carrying out the construction work or to prevent damage to the existing structures of the Society, and the Developer is unable or unwilling at once to do such

work or repair, the Society may employ his own or other workmen do such work or re-pair, as the Society and/or PMC may consider necessary. If the work or repair so done by the Society which is in the opinion of the PMC, the Developer was liable to do at his own expense under the Tender, all costs and charges incurred by the Society in so doing shall on demand be paid by the Developer to the Society or may be deducted by the Society from any monies due or which may become due to the Developer. Provided always that the Society shall, as soon after the occurrence of any such emergency, as may be reasonably practicable notify, the Developer thereof in writing.

- 8.2.60** All operations necessary for the execution of the construction works shall be carried out by the Developer without causing any inconvenience to the public or the access to use and occupation of public or private roads and footpaths or to or of properties whether in the possession of the Society or of any other person and the Developer shall save harmless and indemnify the Society in respect of all claims, demands, proceedings, damages, costs, charges and expense whatsoever arising out of or in relation to any such matters in so far as the Developer is responsible therefore.
- 8.2.61** The Developer shall make arrangements for the supply of good quality potable water at Site, for the labour at site, and all charges for water shall be borne by the Developer. If Municipal water is not available and should it become necessary for Developer to bore wells for obtaining water for construction work or to bring water from outside by tankers, the Society shall not be liable to pay any charges in connection therewith.
- 8.2.62** All Power (electricity) required for the appropriate and timely execution of the items of Tender shall be procured by the Developer by application for a separate meter from the Electricity supplier.
- 8.2.63** The Developer shall observe and strictly adhere to all prevailing Labour Laws inclusive of Contract Labour (Regulation and Abolition) Act of 1970 (latest revision) and other safety regulations and including the latest requirements of all the Acts, Laws, Regulations or Bylaws or any local or other statutory authority applicable in relation to the execution of

construction works. The Developer shall be solely responsible and liable for all such statutory obligations and liabilities and shall keep the Society harmless and indemnified therefrom. In the event of any losses and damages caused to the society due to breach of any of the provision of Labour Laws by the Developer, then the same shall be recovered by the Society from the Developer by deducting such losses and damages from the Bank Guarantee or from any sum due by the Society to the Developer under this Tender or other-wise.

- 8.2.64** In the event of any outbreak of illness of an epidemic nature, the Developer shall comply with and carry out such regulations, orders and requirements as may be made by the Government or the local medical or sanitary authorities for the purpose of overcoming the same. Any such outbreak, shall not be raised as ground by the Developer, for delaying the construction work in any manner whatsoever.
- 8.2.65** The Developer shall attend to all Municipal Notices and objections arising due to execution of the construction work by them.
- 8.2.66** The Developer shall pay L.U.C. Tax to the concerned Property Tax Department of M.C.G.M. in respect of the society plot under Redevelopment for the entire period of Redevelopment project and till the date of completion of Redevelopment project and handing over of the Society's Area, Members Flat/Shop Area to the Society. The Developer shall be liable to pay L.U.C. tax till the date of issuance of First Property Tax Bill by MCGM on the basis of fresh assessment of property tax on the Society Plot and Society Building or Buildings after completion of Society Building or Buildings. The Developer shall keep the Society duly indemnified therefrom. In the event of Developer failing to make payment of any such L.U.C. Tax to M.C.G.M and the Society being made liable for payment of any such L.U.C. Tax, then the same shall be recoverable from the Developer as dues and the Society shall also become entitled to deduct the same from the Bank Guarantee.
- 8.2.67** The Society / Society shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury to any workman or other person in the employment of

the Developer or in the employment of any agent appointed by the Developer [the acts and deeds of the agent shall be liability of the Developer at all times during the period of this Contract]. The Developer shall indemnify, hold and save harmless the Society against all such damages and compensation, and against all claims, proceedings, costs, charges and expenses whatsoever in respect thereof or in relation thereto.

8.3 Completion of Construction:

8.3.1 The Developer should submit 'AS Built' Drawings after completion of construction work before receipt of Full Occupation Certificate.

8.3.2 On successful completion of entire construction work covered by the Tender to the full satisfaction of Society and/or PMC, the Developer shall ensure that the following works have been completed to the satisfaction of Society and/or PMC:

- a. Clear the site of all scaffolding, wiring, pipes, surplus materials, Developer's labour, equipment and machinery;
- b. Demolish, dismantle and remove all Developer's Site Offices and quarters and other temporary works, structures and constructions and other items and things whatsoever brought upon or erected at the site and not incorporated in the permanent works;
- c. Remove all rubbish, debris etc., from the site and shall clear, level and dress, compact the site as required and said society plot to the satisfaction of the Society and PMC;
- d. Shall put the Society in undisputed custody and possession of the Society Building or Buildings.
- e. All defects/imperfections have been attended & rectified to full satisfaction of the Society and/or PMC. Unless the Developer shall have fulfilled the provisions of the clause, the works shall not be deemed to have been completed.

- 8.3.3** The Developer shall obtain Full O.C. from the M.C.G.M, inter-alia certifying the completion of construction work of the Redevelopment project in accordance with the approved and sanctioned Building Plans of the Society Building or Buildings.
- 8.3.4** Subject to compliance of all the terms and conditions of Tender and the Redevelopment Agreement, on receipt of Full O.C from M.C.G.M and final approvals from such statutory bodies, the Society and PMC shall audit the Society's Area and Members Flat/Shop Area completely as per the Re-Development Agreement and issue certification of the same prior to possession of flat being given to the Members of the Society.
- 8.3.5** On due certification of PMC, inter-alia certifying that the Society Building or Buildings are completed in all respect and all permissions and sanctions issued by statutory authorities including water and electric meter permission are in place and valid and that all the taxes are duly paid, and that possession of Society's Area and Members Flat/Shops are handed over to the Society and its Members and that all the documents concerning the Redevelopment Project is duly handed over to the Society, then only the entire process of completion of construction of Redevelopment Project shall be considered as complete.
- 8.3.6** The Developer shall first handover the possession of the Society's Area and Members Flats/Shops area to the Society and its Members and thereafter shall handover the possession of the Sale Component to its prospective purchasers.
- 8.3.7** As per the signed agreement, Developer shall be required to prepare and submit handover documents [hard copies and soft copy] to the Society towards his successful completion of works and the client's commencement of use of the same. Such documents shall be scrutinized upon receipt and shall be subject to admissibility of the Society and its Members.
- 8.3.8** The Tender shall remain valid even after successful completion of the Redevelopment Project till the expiry of the Defects Liability Period and after that too, until No dues Certificate shall have been signed by Society

with a copy to the Developer. The PMC shall give such a certificate within Forty-Five days of completion of Defects Liability Period (the last period to be considered if different periods to be considered if different parts of the construction work). The No Dues Certificate given by the Society shall be considered as approval of the Society for due performance of the entire Tender.

- 8.3.9** The Developer shall be responsible to make good and remedy at his own expenses within such period as may be stipulated by the PMC any defects, which may develop or be noticed before the expiry of the defect liability period from certified date of completion.
- 8.3.10** The Defect Liability Period shall be 60 calendar months or as applicable by law from the date of Full Occupation Certificate. The Bank Guarantee will be retained for the period of 60 calendar months or as applicable by law.
- 8.3.11** The Developer shall be responsible for rectification of defects noticed during the period of 60 months from the certified date of completion by the PMC. This period shall be known as Defects liability period as defined in this Tender. Any defects or failure during this period shall be rectified by the Developer within one week of intimation in writing. If the same is not carried out in the stipulated time, the Society shall have the right to get it repaired departmentally or through any other agency, entirely at the risk and cost of the Developer.
- 8.3.12** The Developer shall give all necessary personal superintendence during the execution of the construction works, and as long, thereafter, as the Consultants and/or PMC may consider necessary until the expiry of the “Defects Liability Period” stated hereto.

8.4 Termination:

- 8.4.1** If the Developer commits breach of any terms of this Tender and the Redevelopment Agreement, then in such event the Society shall be entitled to issue Notice to the Developer to remedy the breach committed by him within 30 days of the receipt of the said Notice, failing which the

Society shall terminate the Redevelopment Agreement on expiry of the period of 30 days of the receipt of such Notice and to forfeit the Bank Guarantee and to invoke the Bank Guarantee given by the Developer.

- 8.4.2** In the event of the Developer - committing any act of insolvency or is adjudged insolvent or he makes an arrangement or compromise for the benefit of the greater part in number or amount of the Creditors or shall have an Order made against him or pass an effective Resolution for winding up either voluntary or subject to the order or supervision of the Court or on an appointment of Official Assignee or Official Liquidator then in such event the Redevelopment Agreement shall automatically stand terminated and all the consequences of termination of the Redevelopment Agreement will follow, including Society's right to receive amount of Bank Guarantee from the Developer 's Banker as provided herein. On happening of the event, the Society shall not be responsible for performance of any third-party agreement which the Developer has entered with the third parties.
- 8.4.3** On termination of the Redevelopment Agreement as between the Society and the Developer for Redevelopment of the Society's Plot, the Society shall become entitled to invoke the Bank Guarantee given by the Developer and further the Society shall take possession of the all plant, tools, scaffoldings, sheds, machinery, power operated tools and steel, cement and use the same as own its property or may employ the same by means of own its servants and workmen for carrying on and completing the works or by employing any other Developer or other person or persons to complete the works and the Developer shall not in any way interrupt or do any act, matter or thing to prevent or hinder such other Developer or other persons employed for completing and finishing or using the materials and plant for the construction work.
- 8.4.4** On Termination, the Developer shall have no right or claim over the FSI, TDR FSI and FUNGIBLE AREA ON FSI (or against the Society for the same.)
- 8.4.5** In the event of the Developer being Partnership, if any of its Partners being adjudged as an insolvent or the Developer being a Corporate Body,

in such event the Developer being ordered to be wound up or going into voluntary winding up then, in such case the Bank Guarantee given to the Society shall- de facto stand invoked a day prior to happening of such event without any act or deed on the part of the Society and the Developer's Bankers shall be liable to pay the amount of the Bank Guarantee to the Society without any reference to the Developer, his Official Assignee or Official Liquidator as the case may be. A provision to that effect will be made in the Bank Guarantee. Since the Bank Guarantee is to stand invoked a day prior to the happening of the event stipulated hereinabove, the Bankers shall not refer or shall not absolve themselves from their liabilities on the ground of appointment of the Official Assignee or Official Liquidator as the case may be.

8.4.6 In the event of termination, the Limited Power of Attorney will also stand terminated on the termination of the Redevelopment Agreement.

8.4.7 Society reserves the right to cancel / terminate any Tender and the Redevelopment Agreement entered into with the Developer, if it finds any suppression of information, misinformation, wrong information or misleading information etc., willful or otherwise. Under- the circumstances EMD, Bank Guarantee, Bank Guarantee etc., as the case may be, shall stand forfeited as per provisions of Tender / Re-Development Agreement.

8.5 **Taxes:**

All charges, levies, fees, duties, incidental expenses concerning the Redevelopment Project shall to be borne by the Developer, without claiming it from the Society. The Developer shall be liable to pay all taxes and outgoings of the society plot and building or buildings from the date of execution of Redevelopment Agreement and the certificates for the same shall be submitted to the Society along with documentary proof. The Developer shall indemnify the society for any lapses on the part of developer to pay any of the taxes for a period upto 60 months after the date of BCC as & when issued. The Developer shall bear the costs and all taxes for the Re-Development Agreement and register the PAA Agreements of the Members and shall bear any/all taxes on Additional Carpet area offered by Developer free of cost to Existing Members. Taxes

on any other incidental documents executed pursuant to the signing of the Re-Development Agreement shall also be borne by the Developer. Any Taxes including GST applicable on property Valuation on difference from current carpet to additional carpet and any other incident will be fully borne by the Developer.

8.6 Admission of New Members:

8.6.1 The project so awarded by the society to the Developer is a redevelopment project of the society and therefore the Developer shall insert specific clauses in the third-party agreements with such third-party purchasers that no new society of any such third-party purchasers will be formed by the Developers and all such third-party purchasers will be required to be admitted as member of the society, in respect of their sale flats, respectively.

8.6.2 The Developer shall inform the Society in writing for admission of all new members within 30 days from the date of registration of the Agreement with the prospective purchasers/new members. The Society reserves the right to reject the New Members without assigning any reasons.

8.6.3 The New Members shall be inducted by the Society only after:

- a. the possession of all the member flats/shops are handed over to existing members,
- b. the Building Completion Certificate has been issued by the Statutory Body
- c. all the legal formalities having been completed by the Developer;
- d. the Developer having complied with all its obligations under the Re-Development Agreement.

- e. Admission Fee, Share Money and such other amount has been contributed by all incoming members as a condition precedent to being admitted to membership.
- f. Copies of all agreement between the Developer and new members has been provided to the Society.

8.7 Interpretation Clause:

In the event of any inconsistency in interpretation of clauses of this Tender, then the interpretation which is more beneficial and which is harmonious to the objective of the Society shall prevail.

8.8 Waiver:

Any extension of timelines, or any allowance by society to alter or amend the construction work of the Tender shall not be considered as Waiver of the terms and conditions of this Tender, in any manner whatsoever.

8.9 Notices:

- 8.9.1** Any notice to be given to the Developer under the terms of the Tender shall be served by sending the same by registered post or email to the Developer's principal place of business (or in the event of the Developer being a Company to/ or at its registered office).
- 8.9.2** Any notice to be given to the Society under the terms of the Tender shall be served by sending the same by registered post at the Society address.

ANNEXEURES (A)

ANNEXURE - 1

मालमत्ता पत्रक

विभाग/मोजे -- चेंबूर

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
१६३४अ	१६३४				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२३/०८/१९७९	मा. डायरेक्टर ऍटॉमिक एनर्जी यांचा अर्ज दि १५.५.७९ स.र.जि.मुंबई ख.ख.क्रमांक ४८६६/दि. १३.१२.६८ रक्कम रूपये ९४८७५० क्षेत्र ११६६.९ चौ.मी.न.भू.१६३४/५३ ते ५५	--	[H] प्रेसिडेंट ऑफ इंडिया डिपार्टमेंट ऑफ ऍटॉमिक एनर्जी.	सही - १९७९-०६-२६ जि.नि.भू.अ..X.C. तथा नभूअक्र.८.८
१५/१२/१९७९	मा.जि.नि.भू.आणि तथा न.भू.अ.८ मु.उपनगर यांचेकडिल क्रमांक चेंबूर न.भू.१६३४/३२ सामिलीकरण दिनांक १५.१२.७९ अन्वये न.भू.१६३४/३२ व मिळकत पत्रिका रद्द करून न.भू.क्रमांक १६३४ मध्ये १५४.४१ चौ.मि.क्षेत्र सामील केले.			सही - १९७९-०६-२६ जि.नि.भू.अ..X.C. तथा नभूअक्र.८.८
०४/०१/१९८४	मा.उपविभागीय अधिकारी मुंबई उपनगर जिल्हा यांचेकडिल बिनशेती आदेश क्र.A५२०B dt.३१.१२.८१ अन्वये सुधारित बिनशेती सारा र. रू.४५८.८० मुदत १.८.७९ पासून निवासी कारणासाठी बिनशेती (सुधारित) नोंद घेतली (सि.स.नं.१६३४/१ ते ५६ सह).			सही - १९८४-०१-०७ जि.नि.भू.अ..X.C. तथा नभूअक्र.८.८
२१/०४/२००३	खरेदीने. श्री.जयसिंह नारायण लखपतीवाला यांचेकडून र.द.क्र.BOM-R १७५५ दि.११/११/१९६६ क्षेत्र ११४३५.१ चौ.मि.	S.I.	धारक विजय विहार को.ऑ.हो.सो.लि.	फे रफार क्र.३७७ प्रमाणे सही - २१/०४/२००३ न.भू.अ.चेंबूर
१०/११/२००५	मा.जिल्हाधिकारी मुं.उ.जि.यांचेकडिल आदेश क्र.सी/कार्या-२क/कलम-१३५/एस.आर.२७५ दिनांक ३१/१०/२००५ अन्वये न.भू.क्र.१६३९ कडे ४६.२ चौ.मि.क्षेत्र वर्ग झाल्यामुळे ११७०८.४ चौ.मि.ऐवजी ११६६२.२ चौ.मि.क्षेत्र कायम केले- बाबत नोंद दाखल केली.			फे रफार क्र.४६३ प्रमाणे सही - १०/११/२००५ न.भू.अ.चेंबूर
२३/०२/२००७	मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेश / मंजूर अभिन्यास क्र सी/कार्या-२डी/पो.वि./एस.आर.के.८५९ दि ११/१२/२००६ व इकडील पो.हि / मो.र.न. १५८/२००६ दि २१/१२/२००६ व न.भू.अ. १६३४ यांचे आदेश क्र प.भू.१०/न.भू.क्र.१६३४/०७ दि २३/०२/२००७ अन्वये न. भू. क्र. १६३४ चे क्षेत्र ११६६२.२ चौ. मि. मधून पोटाविभाजनाकडे वर्ग होणारे क्षेत्र ३३४०.०० चौ. मि. वजा करुन शिल्लक क्षेत्र १०३२२.२ चौ. मि. कायम केले व न.भू.क्र. १६३४ ला १६३४अ असा शेज दिला व पोटाविभाजनाप्रमाणे नभुक्र १६३४ब क्षेत्र ३३४०.०० आरक्षण डी.पी.रोड. अशी स्वतंत्र मिळकत पत्रिका उघडली.			फे रफार क्र.६६० प्रमाणे सही - २३/०२/२००७ न.भू.अ.चेंबूर
१५/१२/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.राज्य) पुणे यांचेकडिल परिपत्रक क्र.ना.भू.१/ मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न. भू.चेंबूर/फे.क्र.१५८७/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी दहा हजार तीनशे बाविस पूर्णांक दोन दशांश मात्र चौ.मी. दाखल केले.	फे रफार क्र.१५८७ प्रमाणे सही - १५/१२/२०१५ न.भू.अ.चेंबूर

मालमत्ता पत्रक

विभाग/मौजे -- **धेंबुर**

तालुका/न.भू.मा.का. -- **न.भू.अ. चेंबुर**

जिल्हा -- **मुंबई उपनगर जिल्हा**

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
------------------------------------	------------	------------	----------------	------------	---

१६३४अ १६३४

[C-I]
C

[र.रू. २६.२५/३१.७.७१ पर्यंत]

[र.रू. २२९.४०/१.८.७१ पा.]

र.रू. ४५८.७०/१.८.७१ पासून

बि.शे.सा.र.रू. ४५०/- दर १०० चौ.मी.ला. र.रू. ४६४४९.९० दि. १/८/०१ ते ३१/७/०६ पर्यंत

१२८११.२

-१२५७.२

११५५४.०

+ १५४.४

११७०८.४

- ४६.२

११६६२.२

- १३४० न.भू.क्र. १६३४ ब

नविन

मिळकत पत्रिका उघडली

१०३२२.२

सुविधाधिकार --

हक्काचा मुळ धारक वर्ष १९६७

श्री जयसिन्हा नारायण लखपतीवाला

पट्टेदार --

इतर भार --

इतर शोरे --

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२३/०८/१९७५	सुधारित बिनशेती आदेश D७१५/१.४.७२ मा.उप.विभागीय अधिकारी मुंबई उपनगर यांचकडिल आदेशाप्रमाणे नोंद केली न.भू.क्र.१६३४/१ ते ५५सह			सही - १९७५-०८-२३ न.भू.अ.क्र.Dwb. २,मुंबई.
२१/०३/१९७९	मा.उपविभागीय अधिकारी मुंबई उपनगर यांचे कडिल बिनशेती आदेश क्रमांक DLN/LND ७१५ दि.७.७.७६ अन्वये १२५७.२ चौ.मी. क्षेत्रापुरता न.भू.क्रमांक १७३४/५६ या पोटहिस्सा केल्याने क्षेत्र कमी.			सही - १९७५-०८-२३ जि.नि.भू.अ.ख.स. तथा नभूअक्र.८.८

मालमत्ता पत्रक

विभाग/मौजे -- चेंबूर तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर जिल्हा -- मुंबई उपनगर जिल्हा

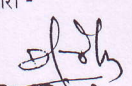
नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

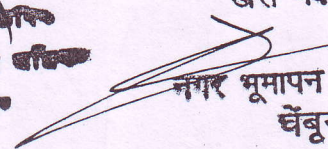
१६३४ब १३४०.०० C बि.शे.सा.र.रू. ४५०/- दर १०० चो.मि.ला र.रू. ६०३०/- दि. १/८/०१ ते ३१/७/०६ पर्यंत

सुविधाधिकार
हक्काचा मुळ धारक वर्ष
पट्टेदार
इतर भार
रंग शिरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२३/०२/२००७	न.भू.क्र १६३४ अ प्रमाणे नोंद केली.		आरक्षण डी.पी.रोड	फेरफार क्र.६६० प्रमाणे सही - २३/०२/२००७ न.भू.अ.चेंबूर
१५/१२/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.चेंबूर/फे.क्र.१५८७/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एक हजार तीनशे चाळीस पूर्णांक शून्य दशांश मात्र चौ.मी. दाखल केले.	फेरफार क्र.१५८७ प्रमाणे सही - १५/१२/२०१५ न.भू.अ.चेंबूर

ज क्रमांक..... 49 न.भू.अ. चेंबूर एकरुश बंदी/पक्राी..... 3.
दाखल दिनांक..... 01/11/15 नकलेचे सुत्क.....
तयार दिनांक..... मुंबई उपनगर जिल्हा कागद फी.....
दिल्याचा दिनांक..... पत्रक फी.....

तपासणी करणारा -

श्री. डी. के. माने
परिरक्षण भूमापक क्र. 9
नगर भूमापन अधिकारी चेंबूर

खरी नक्कल

नगर भूमापन अधिकारी
चेंबूर

मालमत्ता पत्रक

विभाग/मोजे -- चेंबुर

तालुका/न.भु.मा.का. -- न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
१६३४अ	१६३४				

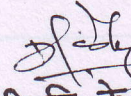
तपासणी करणारा -

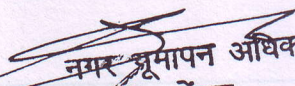
खरी नक्कल -

न.भू.अ. चेंबुर

मुंबई उपनगर जिल्हा

रजि क्रमांक..... ५१..... एकूण चौ.मी./प्रकाशी.....
 दाखल दिनांक..... ०१/११/१९..... नकलेचे सुल्ले.....
 तयार दिनांक..... १२/११/१९..... तयार फी.....
 कल दिल्याचा दिनांक..... १५/११/१९..... खरेण फी.....
खरी नक्कल २००८


श्री. डि. के. माने
 परिरक्षण भूमापक क्र. १
 नगर भूमापन अधिकारी चेंबूर


 नगर भूमापन अधिकारी
 चेंबूर

Vishal B. Thadani**B. A. (Hons.) LL.B.****ADVOCATE HIGH COURT****Mobile : 98206 01521****E-mail : vbthadhani@gmail.com****TO WHOM SO EVER IT MAY CONCERN****CERTIFICATE OF TITLE**

I, the undersigned, have investigated the title of M/s. Vijay Vihar Co-operative Housing Society Ltd., to the under mentioned property, perused the Title Deeds of the property and have taken searches in the Offices of the Sub-Registrar located at Mumbai, Bandra, Kurla, Chembur and Nahur and the Collector of Revenue.

2. In my opinion, from the records and documents made available by M/s. Vijay Vihar Cooperative Housing Society Ltd., and the Search Report, the title of M/s. Vijay Vihar Co-operative Housing Society Ltd., to the property described in the Schedule hereunder written, appears to be clear, marketable and free from encumbrances, subject to what is stated hereinafter:

- (a) By virtue of a Conveyance dated 14th day of December, 1960, executed by Noorbai d/o Ismail Jaffer Khatri and others, they sold, transferred and conveyed the land, heriditaments and premises admeasuring about 10,206 Square yards situated at Chembur in the Suburban Scheme No.III, Chembur Sector "B", Plot bearing Survey No.20 and Municipal Ward No.1666 to 69 and Street Nos.85 – 87 – 88 and 872 and Plot No. 418 in South Salsette, Taluka of Greater Bombay, in the Registration Sub-

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

District of Bandra, Greater Bombay, to Shri Jaysinh Narayandas Lakhpatwala, for the consideration and on the terms and conditions set out therein, and vacant and peaceful possession of the said land was handed over to Shri Jaysinh Narayandas Lakhpatwala;

- (b) by another Conveyance dated 19th of December, 1960, the said Noorbai d/o Ismail Jaffer Khatri and others, sold, transferred and conveyed the land, heriditaments and premises admeasuring about 6450 Square yards situated at Chembur, in the Suburban Scheme No.III, Chembur Sector "B", Plot bearing Survey No.20 and Municipal Ward No.1666 to 69 and Street Nos.85 – 87 – 88 and 872 and Plot No.418 in South Salsette, Taluka of Greater Bombay in the Registration Sub-District of Bandra, Greater Bombay, to Smt. Saroj Jaysinh Lakhpatwala for the consideration and on the terms and conditions set out therein. By the said Conveyance, a right of way was granted to Shri Jaysinh Narayandas Lakhpatwala, through the said property conveyed to Smt. Saroj Jaysinh Lakhpatwala, from the Bombay Trombay Road, now known as Sion Trombay Road.
- (c) By a Conveyance dated 28th March 1966, Shri Jaysinh Narayandas Lakhpatwala granted and conveyed land, admeasuring 6456 Square yards, out of the total land admeasuring about 10,206 Square yards, situated at Chembur, in the Suburban Scheme No.III, Chembur Sector "B", Plot bearing Survey No.20 and Municipal Ward No.1666 to 69 and Street Nos.85 – 87 – 88 and 872 and Plot No.418 in South Salsette,

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

Taluka of Greater Bombay in the Registration Sub-District of Bandra, Greater Bombay, to M/s. Vijay Vihar Cooperative Housing Society Ltd., for the consideration and on the terms and conditions set out therein and also handed over vacant and peaceful possession of the portion of land admeasuring 6456 Square yards to M/s. Vijay Vihar Co-operative Housing Society Ltd.

- (d) By another Conveyance dated 28th March 1966, Smt. Saroj Jaysinh Lakhpatwala also granted and conveyed land, hereditaments and premises admeasuring about 6450 Square yards, situated at Chembur, in the Suburban Scheme No.III, Chembur Sector "B", Plot bearing Survey No.20 and Municipal Ward No.1666 to 69 and Street Nos.85 – 87 – 88 and 872 and Plot No. 418 in South Salsette, Taluka of Greater Bombay in the Registration Sub-District of Bandra, Greater Bombay, to M/s. Vijay Vihar Cooperative Housing Society Ltd., for the consideration and on the terms and conditions set out therein and also handed over vacant and peaceful possession of the portion of land admeasuring 6450 Square yards to M/s. Vijay Vihar Co-operative Housing Society Ltd. By the said Conveyance, a "Right of Way" was granted to Smt. Saroj Jaysinh Lakhpatwala through the said property from the Bombay Trombay Road, now known as Sion Trombay Road.
- (e) By an Agreement dated 27th of April, 1966 between M/s. Vijay Vihar Cooperative Housing Society Ltd., and Shri Jaysinh Narayandas

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

Lakhpatwala, M/s. Vijay Vihar Cooperative Housing Society Ltd., agreed to grant a Right of Way from Sion Trombay Road to the portion of land admeasuring 3750 Square yards to Shri Jaysinh Narayandas Lakhpatwala, which remained in his possession as Owner thereof, on the terms and conditions set out in the said Agreement.

- (f) By virtue of the abovementioned the Conveyance Deed dated 28th March, 1966, from Shri Jaysinh Narayandas Lakhpatwala and the Conveyance Deed dated 28/3/1966 Smt. Saroj Jaysinh Lakhpatwala, M/s. Vijay Vihar Cooperative Housing Society Ltd., became the absolute Owner of the Plot of land totally admeasuring 12,906 Square yards and thereafter, M/s. Vijay Vihar Co-operative Housing Society Ltd., has been in continuous and uninterrupted use, occupation and possession of the same till this date.
- (g) By an Order No.D-715 dated 1st April, 1972, passed by the Sub-Divisional Officer, Mumbai Suburbs, the land bearing No.1634/1-55, was endorsed as Non-Agricultural land, in the records maintained by the Superintendent of land records, Mumbai Suburbs.
- (h) Thereafter, M/s. Vijay Vihar Cooperative Housing Society Ltd., developed the said property by constructing several buildings thereon.

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

- (i) By an Agreement dated nil December 1971, between M/s. Vijay Vihar Cooperative Housing Society Ltd., and Tata Memorial Centre, Department of Atomic Energy, Bombay, the M/s. Vijay Vihar Cooperative Housing Society Ltd., agreed to grant a right of way to Tata Memorial Centre for access to the building "Pankaj" purchased by them from Shri Jaysinh Narayandas Lakhpatwala, for the consideration and on the terms and conditions set out therein.
- (j) Later on, disputes and differences arose between M/s. Vijay Vihar Cooperative Housing Society Ltd., and Tata Memorial Centre, Department of Atomic Energy, Bombay and they filed a Suit in the Hon'ble High Court bearing No.1591 of 1988, which was later transferred to the Bombay City Civil Court at Bombay and renumbered as Suit No.7488 of 1988. The said Suit was finally disposed of in terms of Consent Terms filed on 14th of August, 2014 in the Hon'ble Court. By the said Consent Terms, M/s. Vijay Vihar Cooperative Housing Society Ltd., permitted M/s. Tata Memorial Centre, to lay gas pipeline etc. and provide other facilities to its property through the access road. It was also agreed that Tata Memorial Centre, Department of Atomic Energy, Bombay would grant permission to M/s. Vijay Vihar Cooperative Housing Society Ltd., to redevelop their property in future, subject to the right of passage granted to them, being safeguarded.

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

- (k) By an Agreement dated 27th December 1994, M/s. Vijay Vihar Cooperative Housing Society Ltd., granted a right of way to (1) Mr. Ramesh A. Malhotra and (2) Mrs. Sangeeta R Malhotra, to access their property located behind the Plot belonging to M/s. Vijay Vihar Cooperative Housing Society Ltd., from Sion Trombay Road, for the consideration and on the terms and conditions set out therein.
- (l) By an Agreement for Sale-cum-Development dated 20th of November 1995, (1) Mr. Ramesh A. Malhotra and (2) Mrs. Sangeeta R. Malhotra sold and transferred their property to Mr. Hiren Bharani Proprietor of M/s. Mijit Builders, who constructed a building known as "Sangeeta Towers" on the said property.
- (m) Disputes and differences arose between (1) Mr. Ramesh A. Malhotra and (2) Mrs. Sangeeta R. Malhotra on the one hand, and M/s. Vijay Vihar Cooperative Housing Society Ltd., on the other hand, and a dispute was filed in the Hon'ble Co-operative Court by (1) Mr. Ramesh A. Malhotra and (2) Mrs. Sangeeta R Malhotra against M/s. Vijay Vihar Cooperative Housing Society Ltd., and others. However, later on, Consent Terms were filed by and between the Parties before the Co-operative Appellate Court, in Mumbai, in Appeal No.52 of 2000, by which it was agreed that M/s. Vijay Vihar Cooperative Housing Society Ltd., would grant free access through their property to the building, known as "Sangeeta Towers", on the terms and conditions set out therein.

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

- (n) Sometime in the year 2014, disputes arose between legal heirs of Smt. Hardevi Wadhwa alias Haridevi Wadhwa, Owner of Flat No.3D/3 located on the 1st floor of M/s. Vijay Vihar Cooperative Housing Society Ltd., Sion Trombay Road, Chembur and one Mr. Surendra Nath Bhargava, who was a gratuitous licensee occupying the said Flat. Mr. Surendra Nath Bhargava illegally sold the said Flat No.3D/3 to Mr. Sanjay Bansal and Mrs. Seema Bansal, despite having no right, title or interest in the said flat.
- (o) A declaratory Suit No.2155 of 2014 was filed by Surendra Nath Bhargava in the Bombay City Civil Court against Balu Punjabi, legal heir of Smt. Hardevi Wadhwa alias Haridevi Wadhwa claiming ownership to the said Flat No.3D/3. In the meantime, one Mr. Ajay Radhey Shyam Bansal, constituted attorney of Surendra Nath Bhargava, filed a Notice of Lis Pendens on 22nd January, 2016 with the Office of the Sub-Registrar at Chembur and Nahur in respect of the Plot of the Society, although the dispute was only with regard to Flat No.3D/3 between the legal heirs of Hardevi alias Hari Devi Wadhwa and Mr. Surendra Nath Bhargava.
- (p) During the pendency of the suit, Mr. Surendra Nath Bhargava expired and his legal heirs settled all disputes with Mr. Balu Punjabi and Consent Terms were filed between the Parties. The Suit was finally disposed of by the Hon'ble Court on 26th of September 2018, in terms of the Consent Terms filed between the Parties to the Suit. In view of disposal of the

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

Suit No.2155 of 2014, in terms of the Order passed by the Hon'ble Court therein, the Notice of Lis Pendens which was, in any event, only with regard to Flat No.3D/3 in the M/s. Vijay Vihar Co-operative Housing Society Ltd., does not survive and is inconsequential.

3. In view of the facts stated hereinabove, subject to "The Right of Way" granted by M/s. Vijay Vihar Cooperative Housing Society Ltd. to:

- (i) Tata Memorial Centre, Department of Atomic Energy, Bombay &
- (ii) Mr. Ramesh A. Malhotra and (ii) Mrs. Sangeeta R. Malhotra for the building "Sangeeta Tower",

M/s. Vijay Vihar Cooperative Housing Society Ltd., appears to have a clear and marketable title to the property bearing Plot No. C.T.S. No.1634 (1-52) and 1634-A (1-52), of Village Chembur, V. N. Purav Marg, and more particularly described hereunder.

SCHEDULE OF THE PROPERTY

Land admeasuring about 12,906 Square yards bearing Plot No. C.T.S. No.1634 (1-52) and 1634 A (1-52), of Village Chembur, V. N. Purav Marg situated at Chembur in the Suburban Scheme No. III, Chembur Sector "B", Plot bearing Survey No.20 and Municipal Ward No.1666 to 69 and Street Nos.85 – 87 – 88

Vishal B. Thadani

B. A. (Hons.) LL.B.

ADVOCATE HIGH COURT

Mobile : 98206 01521

E-mail : vbthadhani@gmail.com

and 872 and Plot No.418 in South Salsette, Taluka of Greater Mumbai in the Registration Subdistrict of Bandra, Greater Mumbai, and bounded as follows:

- On or towards the North : By Sion Trombay Road.
- On or towards the South : By Sangeeta Tower Cooperative Housing Society Ltd. and property of The Bombay Presidency Golf Club.
- On or towards the East : By private property.
- On or towards the West : Partly by property of The Bombay Presidency Golf Club and partly by Property belonging to the Chhaya Co-operative Housing Society Ltd.

Dated this 19th day of January, 2021.

Vishal Thadani
19/01/2021
Mr. Vishal B Thadani
Advocate High Court

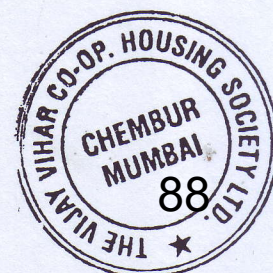
ANNEXURE - 3

SR.NO	FLAT NO	FLAT OWNER' S NAME	CARPET AREA IN SQ.MTR Survey	TOTAL AREA IN SQ.FT Survey
1	1A-1	SHRI. VINOD P. KEWALRAMANI	49.33	531.00
2	1A-2	SMT ASHA R. PARMAR.	46.36	499.00
3	1A-3	SMT VANDANA S. MUKHIJA	57.97	624.00
4	1A-4	SHRI PRATAP ANCHAN.	46.73	503.00
5	1A-5	SHRI LACHMANDAS B. NARIANI (DECEASED).	58.06	625.00
6	1A-6	SHRI NAYAN KHINVASARA	46.36	499.00
7	1A-7	SHRI RAJESH SHIVDASANI.	58.25	627.00
8	1A-8	SMT NAINA RAJPAL	68.47	737.00
9	1B-1	SHRI VIRENDRA J. VERMANI.	49.61	534.00
10	1B-2	MS RITU AND GORINDER SAWHNEY	46.27	498.00
11	1B-3	SHRI JAIPRAKASH R. KHATRI	58.16	626.00
12	1B-4	SHRI MANISH SINGHI	46.73	503.00
13	1B-5	SHRI PARESH NAGJI POLADIA	58.16	626.00
14	1B-6	MISS ANITA M. CHHABRIA.	46.36	499.00
15	1B-7	SMT RAJINDER KAUR S. SEHGAL	81.20	874.00
16	1C-1	SHRI PARTHASARATHY R. I.	56.48	608.00
17	1C-2	MS DURGA G. LUND	55.18	594.00
18	1C-3	SHRI SURESH V. JAIN	44.78	482.00
19	1C-4	SMT KAVITA A. GWALANI.	57.79	622.00
20	1C-5	SHRI LOKESH BABEL	56.21	605.00
21	1C-6	SMT GUNWANTI T. NANKANI (DECEASED)	46.27	498.00
22	1C-7	SHRI JAGDISH KUMAR O.JAIN	58.16	626.00
23	1C-8	SMT AARTI A. SHETTY	56.21	605.00
24	1C-9	SMT AARTI A. SHETTY	46.27	498.00
25	1C-10	MS SWARAN HINGORANI	58.06	625.00
26	1C-11	SHRI SHAM BHAGIA	56.11	604.00
27	1C-12	SHRI K VIJAYARAGHAVAN	46.27	498.00
28	1D-1	SHRI LAXMAN P RUPCHANDANI	55.65	599.00
29	1D-2	SHRI SURESH KRIPLANI	54.63	588.00
30	1D-3	SHRI SHASHIDHAR B. SHETTY	45.71	492.00
31	1D-4	SMT SUNITA G. MITTAL	58.25	627.00
32	1D-5	SHRI MAHAVIRCHAND P. JAIN	55.56	598.00
33	1D-6	SMT KUSUM M. GANGAR	45.99	495.00
34	1D-7	SMT ARUNA R. JAIN	58.34	628.00
35	1D-8	MS MAINA L. ASRANI	55.65	599.00
36	1D-9	SHRI. VICKEEY NAVIN SANGGOI.	45.71	492.00
37	1D-10	SHRI LUV S. KHANNA	58.06	625.00
38	1D-11	SHRI NARENDRA N. NISHAR	56.02	603.00
39	1D-12	MR K. *M. SANTHANAM	46.82	504.00
			2092.20	22520



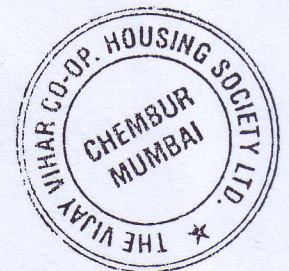
BUILDING NO :-02

SR.NO	FLAT NO	FLAT OWNER' S NAME	CARPET AREA IN SQ.MTR Survey	TOTAL AREA IN SQ.FT Survey
1	2A-1	SHRI CHANDRAKANT ISHWARLAL TANK	48.49	522.00
2	2A-2	SMT JAYSHREE K. MENON	46.27	498.00
3	2A-3	SMT REVANTIBEN H. SHAH	57.79	622.00
4	2A-4	SHRI RAMCHAND H. SHAHANEY	46.73	503.00
5	2A-5	SMT RAMANI PRADEEP KUMAR	58.53	630.00
6	2A-6	SHRI VISHANDAS T. HIRANANDANI	46.64	502.00
7	2A-7	SMT RUBIKA CHABLANI	57.69	621.00
8	2A-8	SMT SATYADEVI AND SEEMA SAWHNEY	67.63	728.00
9	2B-1	SMT SAVITRI RAMCHAND PUNJABI	48.96	527.00
10	2B-2	SHRI KAMLESH I. TANK	46.82	504.00
11	2B-3	SMT GULSHAN MALHOTRA	58.34	628.00
12	2B-4	SHRI JAIPRAKASH R. KHATRI	46.92	505.00
13	2B-5	SHRI SWAPNIL SHASHIKANT RODI	58.06	625.00
14	2B-6	SHRI PARESH I. TANK	46.64	502.00
15	2B-7	SMT MONITAA THACKUR	81.75	880.00
16	2C-1	SMT SHANTI & SHRI SURESH N. PRASAD	56.48	608.00
17	2C-2	SMT KAUSHALAYA L. PAMNANI	53.7	578.00
18	2C-3	SHRI JITENDRA M. JAIN	44.96	484.00
19	2C-4	SHRI SANJAY & ASEEM KAPOOR	57.6	620.00
20	2C-5	SMT PREETI V. JETHRA	58.62	631.00
21	2C-6	SMT ISHWARI A. IDNANI	46.73	503.00
22	2C-7	SMT SANTOSH & SHRI ANIL PARMAR	57.04	614.00
23	2C-8	SHRI RAMESH & SMT R MAMTORA	57.6	620.00
24	2C-9	SHRI KUMAR MANOHAR KHATRI	46.27	498.00
25	2C-10	DR RAMESH S. JAIN	56.95	613.00
26	2C-11	SHRI JITIN & SACHIN R. TREHON	58.9	634.00
27	2C-12	SHRI PRAVIN O. JAIN	46.27	498.00
28	2D-1	SHRI ASHOK V. JAIN	56.21	605.00
29	2D-2	SMT ASHA S. DONDE	55.09	593.00
30	2D-3	SHRI MURLI D. PUNJWANI	44.5	479.00
31	2D-4	SHRI RADHESH RAMANNA	58.99	635.00
32	2D-5	SMT KIRAN KISHORECHANDRA THAKKER	56.48	608.00
33	2D-6	SHRI HARILAL D. PATEL	46.36	499.00
34	2D-7	SHRI NARENDER H. JETHWANI	58.53	630.00
35	2D-8	SMT JYOTI V. NARKAR	56.76	611.00
36	2D-9	SMT PUSHPA K. WADHWA	45.71	492.00
37	2D-10	SMT BAIJNATHI A. SINGH	58.71	632.00
38	2D-11	Mr. Amit Vinod Thakkar & Ms. Maya Vinod Thakkar	56.95	613.00
39	2D-12	SHRI SHANTILAL L & SMT HEENA S.NANDU	45.71	492.00
			2098.38	22587



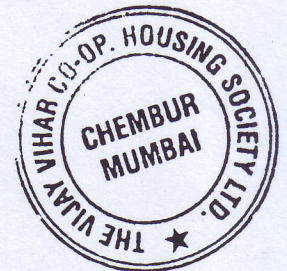
BUILDING NO :-03

SR.NO	FLAT NO	FLAT OWNER'S NAME	CARPET AREA IN SQ.MTR Survey	TOTAL AREA IN SQ.FT Survey
1	3A-1	SHRI PRAKASH JAIN	47.38	510.00
2	3A-2	SHRI VINOD J. VERMANI	58.34	628.00
3	3A-3	SHRI LACHU J. VAZIRANI	46.08	496.00
4	3A-4	SMT VIMALA K. NAYAR	57.97	624.00
5	3A-5	MS LATIKA S. GIDWANI	46.08	496.00
6	3A-6	SMT MADHU ADVANI	81.66	879.00
7	3B-1	SHRI ASHOK PARMAR	49.89	537.00
8	3B-2	SMT HEMLATA A. PARMAR	46.73	503.00
9	3B-3	SHRI N. D. OVALEKAR	57.51	619.00
10	3B-4	SMT BHAVNA H. KARIA	46.17	497.00
11	3B-5	M/s OSWAL AGRO MILLS LIMITED	57.6	620.00
12	3B-6	SHRI MOTI A. BHATIA	46.54	501.00
13	3B-7	SHRI SHANTILAL N. NISHAR	57.79	622.00
14	3B-8	SMT GEETA BHATIA	68.75	740.00
15	3C-1	SHRI JITENDRA R. WADHWA	44.59	480.00
16	3C-2	SHRI BIREN MEHTA	55.93	602.00
17	3C-3	SMT TEJAL B. MEHTA	56.02	603.00
18	3C-4	SHRI INDER L. JAIN	46.27	498.00
19	3C-5	SMT RUBY MOTWANI	56.48	608.00
20	3C-6	SHRI R. SURYANARAYAN RAO	56.67	610.00
21	3C-7	SMT HEMLATA VIKAM	46.08	496.00
22	3C-8	SMT RAKHI S. PINGULKAR	56.3	606.00
23	3C-9	SMT JEEJA K. KALGUTKAR	56.86	612.00
24	3C-10	SHRI PRAVIN O. JAIN	46.36	499.00
25	3C-11	SHRI KUSHAL L. JAIN	57.6	620.00
26	3C-12	M/S KHANDLWAL LAB PVT.LTD.	56.11	604.00
27	3D-1	M/s AHUJA & AHUJA LTD.	46.36	499.00
28	3D-2	SHRI R. SATYANARAYAN	45.8	493.00
29	3D-3	SMT HARDEVI T WADHWA (DECEASED)	94.76	1020.00
30	3D-4	SMT. LOPITA CHAUDHARI & SMT ORPITA MUKERJI	54.72	589.00
31	3D-5	SHRI GHANSHYAM L. JHAWAR	45.52	490.00
32	3D-6	SHRI HARESH U. MOTWANI	57.97	624.00
33	3D-7	DR ANILKUMAR H. MANSHARAMANI	54.72	589.00
34	3D-8	SHRI VIKRAM R. SHARMA	45.71	492.00
35	3D-9	SHRI R. VENKATESWARAN	58.16	626.00
36	3D-10	SMT JAYA N. LALWANI	55	592.00
			1962.48	21124



BUILDING NO :-04

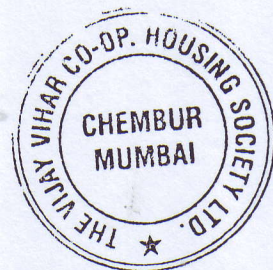
SR.NO	FLAT NO	FLAT OWNER' S NAME	CARPET AREA IN SQ.MTR Survey	TOTAL AREA IN SQ.FT Survey
1	4A-1	SMT REKHA VENKATARAMAN	47.1	507.00
2	4A-2	SMT RENU SINGH	57.88	623.00
3	4A-3	SMT ASHA S. DONDE	47.57	512.00
4	4A-4	DR RAJESH B.SHAH & SMT HEENA R. SHAH	57.88	623.00
5	4A-5	SMT MANIBEN CHEDDA	47.29	509.00
6	4A-6	SMT KALPANA JAIN & Mr PINKESH JAIN	82.68	890.00
7	4B-1	SHRI KALYAN A. SENGUPTA	50.17	540.00
8	4B-2	SMT SURAJ M. RANAWAT	46.82	504.00
9	4B-3	SHRI DAULAT S. PAMNANI	57.97	624.00
10	4B-4	SMT K. CHANDRALEKA	47.19	508.00
11	4B-5	SHRI D. J. DASANI & SHRI L. J. DASANI	58.34	628.00
12	4B-6	SHRI HARIRAM PHATANDAS RAMRAKHYANI	47.19	508.00
13	4B-7	SHRI K. S. S. SUBRAMANIAN	58.53	630.00
14	4B-8	SMT.MEENA A. JAIN	67.63	728.00
15	4C-1	SHRI KUMAR RAMCHANDRA NAIDU.	45.24	487.00
16	4C-2	SMT MINI R AHLUWALIA	56.67	610.00
17	4C-3	SHRI VINOD THAKKAR	56.02	603.00
18	4C-4	SHRI C. K. SANKARA RAMAN	46.64	502.00
19	4C-5	SMT LAXMI B. GURNANI	58.25	627.00
20	4C-6	SMT INDRA R. JAIN	55.56	598.00
21	4C-7	SHRI HARESH TANK	46.08	496.00
22	4C-8	SMT P. K. & DR G. K. PESWANI	57.97	624.00
23	4C-9	SHRI BHARAT M. SHETTY	55.37	596.00
24	4C-10	SHRI NIKITH CHANDRASHEKHAR	46.08	496.00
25	4C-11	SMT LATA A. JAIN	58.25	627.00
26	4C-12	SHRI U. CHANDRASHEKHAR	55.37	596.00
27	4D-1	SHRI HIRO JAGTIANI	46.08	496.00
28	4D-2	SMT NARANGIBEN JAIN	45.89	494.00
29	4D-3	SHRI DHIRAJ C. JAIN	73.95	796.00
30	4D-4	SMT ANJU DHAWAN	56.86	612.00
31	4D-5	SHRI VISHNU NIHALCHAND VASWANI	45.99	495.00
32	4D-6	SHRI SHIVKUMAR B. KURADIA	57.97	624.00
33	4D-7	SHRI RAJESH SARDARMALJI JAIN	56.67	610.00
34	4D-8	SHRI MANOJ R SHRIVASTAVA	46.73	503.00
35	4D-9	SHRI SATISH PINGULKAR	58.25	627.00
36	4D-10	SHRI PUSHPARAJ S. SHETTY	56.67	610.00
			1956.80	21063



SHOPS: A & B

SR.NO	FLAT NO	FLAT OWNER' S NAME	CARPET AREA IN SQ.MTR Survey	TOTAL AREA IN SQ.FT Survey
1	SA-1	SHRI. LALIT LALCHAND JAIN	26.80	288.43
2	SA-2	SHRI LALCHAND A. JAIN	21.69	233.48
3	SA-3	SHRI SURESH S WADYE	19.62	211.18
4	SA-4	SHRI RANJIT V. JAIN	17.48	188.13
5	SA-5	SHRI N. P. & B. P. RAMRAKHYANI	22.90	246.47
6	SA-6	SMT VIJAYALAXMI U. BANKAR	21.46	230.95
7	SA-7	SHRI AJIT A. SALI	27.46	295.57
8	SA-8	SMT NILOFER BHUJWALA	19.15	206.18
9	SA-9	SHRI MUKESH J. MENDA	19.37	208.48
10	SB-1	SHRI RAJESH M. RANAWAT	29.42	316.64
11	SB-2	SMT SAROJ P. LUNIA	19.18	206.43
12	SB-3	SHRI MANOJ H. LAMBA	17.65	190.00
13	SB-4	SHRI S. A. I. H. SIDDHIQUE.	17.66	190.07
14	SB-5	SHRI. NARENDRA CHAWDA	20.55	221.19
15	SB-6	SHRI. PRAFUL CHHADVA	21.80	234.67
16	SB-7	SHRI.MANOJ M. PARMAR	25.23	271.58
17	SB-8	SHRI.RADHESHYAM .RUNGTA	15.18	163.45
			362.60	3902.90

		Total Area of Bldg No		
		(1+2+3+4+Shops)	8472.46	91196.9





बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

Temple

मालमत्ता करदेयक

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

लेखा क्रमांक MW0500230110000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13735359 202120BIL13735360	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : HON SECRETARY VIJAY VIHAR . CO-OP HSG.SOC.LTD.,SION TROMBAY ROAD,, OPP.SANDUWADI, CHEMBUR,MUMBAI-400071.		प्रेषक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071. ईमेल - aacmw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2528 0795	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . M 1665(3AB) E/86CA S T RD Bhole Shankar Mandir Vijay Vihar Co-Op. Housing Soc Iety Ltd.			
प्रथम करनिर्धारण दिनांक: 01/04/1977	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 1100530	
एकूण भांडवली मूल्य: ₹ Eleven Lakh Five Hundred Thirty Only (अक्षरी)			
:31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0		दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी ₹ 0	
देयक कालावधी:	01/04/2021	ते	31/03/2022

(सर्वे रकम रुपयांमध्ये)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			300			300
जल कर			0			0
जल लाभ कर			188			188
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			116			116
म.न.पा. शिक्षण उपकर			109			109
राज्य शिक्षण उपकर			96			96
रोजगार हमी उपकर			0			0
वृक्ष उपकर			6			6
पथ कर			137			137
एकूण देयक रकम			952			952
कलम 152 अ नुसार दंडाची रकम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			952			952
रावण्याची निव्वळ रकम			0			0
प्रतिदानाची निव्वळ रकम			0			0
अक्षरी रुपये	₹ NIL			₹ NIL		
अंतिम देय दिनांक			30/11/2021			31/12/2021

"To make payment through NEFT:
IFSC - SBIN0003300, Beneficiary A/C No:- MCGMPTMW0500230110000 , Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

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

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

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



एक कदम स्वच्छता की ओर

(विश्वास पां. मोटे)
करनिर्धारक व संकलक



ANNEXURE- 4

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202006111272492 D.P. Rev. dt. Refer Inward Number: M/W/2020/111272494 Payment Dated 29/06/2020

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

DP 2034 Remarks

To,
Mr./Mrs. Tejas A Chhadva
chembur

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1634 and 1634B of CHEMBUR Village situated in M/W Ward, Mumbai.

Ref : Application u/no. M/W/2020/111272494 Payment Challan No. DP34202006111272492 Dated 29/06/2020 certifying payment of charges made under Receipt no. 18200099514 Dated 29/06/2020

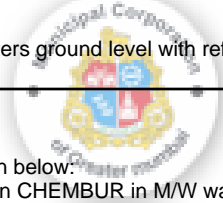
Gentleman/Madam,

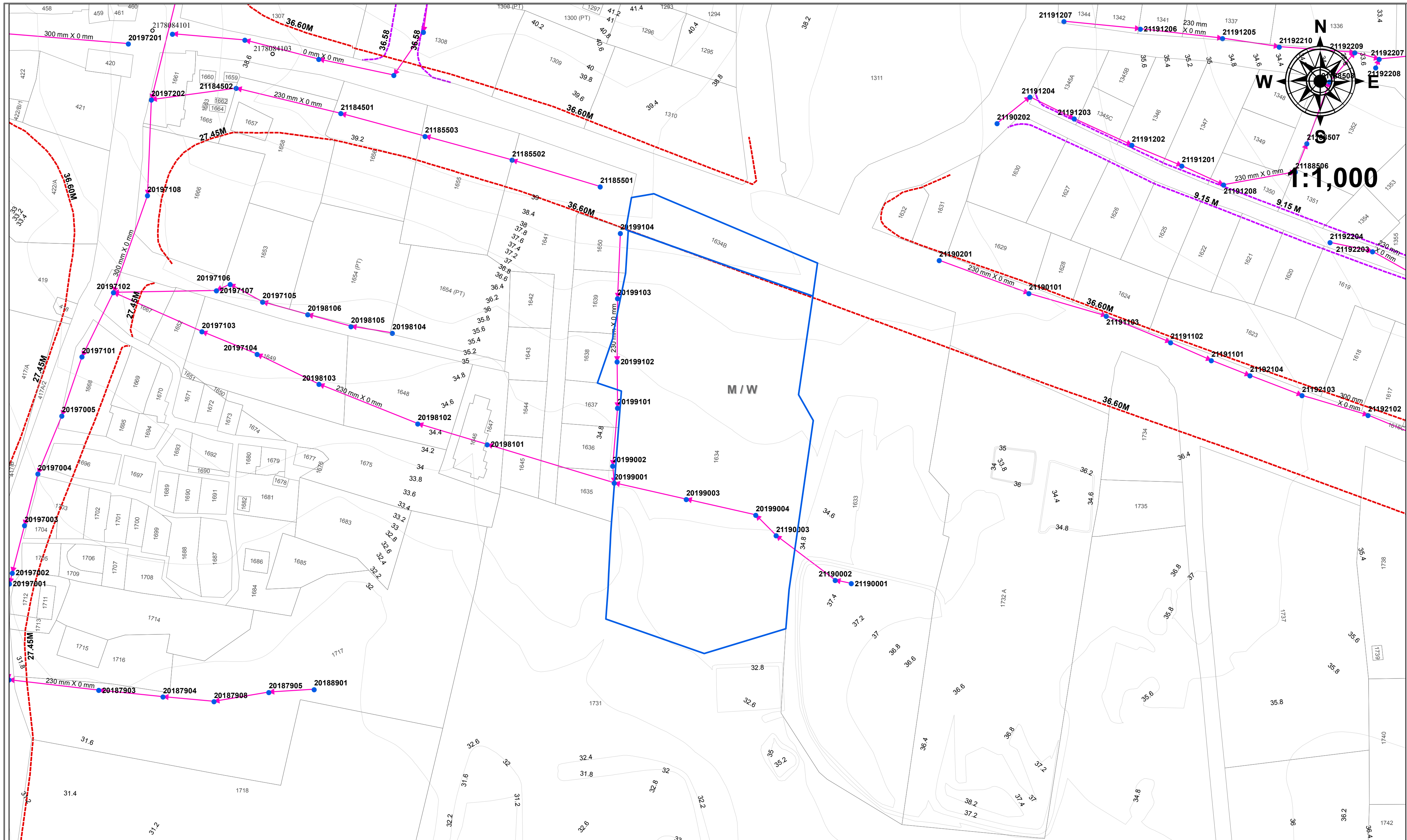
With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	1634 and 1634B	
Village	CHEMBUR	
Development Plan 2034 referred to Ward	M/W	
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	36.6 m
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]	EOS1.4(Play Ground)	
ROAD	SM NO: SM-MW17	Affected Area - 1634 :1380.661 sqm, 1634B :78.521 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	

Buffer line of Metrorail	The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.	
Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.	
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.	
The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt.8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-	
Notifications: MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans: EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018	

Additional Information









Water pipeline Remark: Water pipeline near the plot (0.00 meters far) has 150 mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 20199004, 0.00 meters far) has invert level 32.69 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 33.20 meters and maximum 39.00 meters ground level with reference to Town Hall Datum (THD)
RL Remark:  REGULAR LINE REMARKS (Traffic): Regular line remarks for the land under reference are as given below: Land bearing C.T.S. No.(s) 1634 and 1634B of Village/Division CHEMBUR in M/W ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 36.60mts. i.e. (120.0' approx.) wide V.N.PURAV MARG marked in red colour on the RL plan submitted by you. These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue. This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) M/W Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site. It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority. This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the arch and if any are found fake/fraud the permission issued shall be revoked/cancelled.
Acc: As Plan
Note: The above information is as per the data received from concerned MCGM Departments.



Land Bearing CTS No(s) 1634,1634B of CHEMBUR Village in M/W Ward

This plan is to be read with additional information given in letter no CHE/DP34202006111272492/DP/ES/M/W

Legend

-  Sewer Manholes
-  Survey RoadLines
-  Storm Water Drains
-  SWD Manholes
-  Contours
-  Ward Boundary
-  Traffic RoadLines
-  SewerLines



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

ANNEXURE-5

Bdg No - 1

मालमत्ता करदेयक

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

लेखा क्रमांक MW0500270090000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13735365 202120BIL13735366	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : HON.SECRETARYVIJAY VIHAR CO-OP.HSG.SOC.LTD.,SION-TROMBAY ROAD,,OPP.SANDUWADI, CHEMBUR,MUMBAI 400071.		प्रेषक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071. ईमेल - aacmw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2528 0795	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . M-1667(3)/E/88B, S T RD HOUSE VIJAY VIHAR CO-OP HOUSING SOCI ETY LTD.			
प्रथम करनिर्धारण दिनांक:	01/04/1963	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ Nine Crore Twenty Two Lakh Seventy Nine Thousand Three Hundred Five Only (अक्षरी)		एकूण भांडवली मूल्य:	₹ 92279305
01/31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाकी	₹ 0
देयक कालावधी:	01/04/2021	ते	31/03/2022

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			11781			11781
जल कर			0			0
जल लाभ कर			8143			8143
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			5076			5076
म.न.पा. शिक्षण उपकर			4721			4721
राज्य शिक्षण उपकर			4132			4132
रोजगार हमी उपकर			0			0
वृक्ष उपकर			234			234
पथ कर			5901			5901
एकूण देयक रक्कम			39988			39988
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			39988			39988
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Thirty Nine Thousand Nine Hundred Eighty Eight Only			₹ Thirty Nine Thousand Nine Hundred Eighty Eight Only		
अंतिम देय दिनांक	30/11/2021			31/12/2021		

"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTMW0500270090000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

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

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

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



एक कदम स्वच्छता की ओर

79976
Rajiv

(विश्वास पां. मोटे)
करनिर्धारक व संकलक



User Category :- rR

97

E & OE



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

Bldg No - 2

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

लेखा क्रमांक MW0500280050000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13735367 202120BIL13735368	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : HON.SECRETARYVIJAY VIHAR CO-OP.HSG.SOC.LTD.,SION-TROMBAY ROAD,,OPP.SANDUWADI, CHEMBUR.MUMBAI-400071.		प्रेषक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071. ईमेल - aacmw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2528 0795	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ बिंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . M-1667 (3A)/E/88B, S T ROAD HOUSE VIJAY VIHAR CO-OP HOUSING SOCI ETY LTD.			
प्रथम करनिर्धारण दिनांक: 01/12/1971	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 107908500	
एकूण भांडवली मूल्य: ₹ Ten Crore Seventy Nine Lakh Eight Thousand Five Hundred Only (अक्षरी)			
₹.31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी ₹ 0		
देयक कालावधी: 01/04/2021	ते 31/03/2022		

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2021	ते 30/09/2021	01/10/2021	ते 31/03/2022
सर्वसाधारण कर		11368		11368
जल कर		0		0
जल लाभ कर		8180		8180
मलनिःसारण कर		0		0
मलनिःसारण लाभ कर		5097		5097
म.न.पा. शिक्षण उपकर		4743		4743
राज्य शिक्षण उपकर		4149		4149
रोजगार इमी उपकर		0		0
वृक्ष उपकर		236		236
पथ कर		5928		5928
एकूण देयक रकम		39701		39701
कलम 152 अ नुसार दंडाची रकम		0		0
परताव्यावहारील व्याजाची वसुली		0		0
आगाऊ अधिदानाचे समायोजन		0		0
भरावयाची निव्वळ रकम		39701		39701
प्रतिदानाची निव्वळ रकम		0		0
अक्षरी रुपये	₹ Thirty Nine Thousand Seven Hundred One Only		₹ Thirty Nine Thousand Seven Hundred One Only	
अंतिम देय दिनांक	30/11/2021		31/12/2021	

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTMW0500280050000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

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

79402

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

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



एक कदम स्वच्छता की ओर

(विश्वास पां. मोटे)
करनिर्धारक व संकलक





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

BLDG NO-3+shop's

लेखा क्रमांक MW0500220070000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13735355 202120BIL13735356	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : HON SECRETARY VIJAY VIHAR CO-OP.HSG.SOC.,LTD.SION TROMBAY ROAD,,OPP. SANDUWADI, CHEMBUR,MUMBAI.-400071		प्रेषक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071. ईमेल - aacmw.ac@mcm.gov.in दूरध्वनी क्र. 022 2528 0795	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एम क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., भागाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . M-1665(3)/E/86C, SION TROMBAY RD BLDG NO 3 VIJAY VIHAR CO-OP. HOUSING SOC IETY LTD.			
प्रथम करनिर्धारण दिनांक: 01/04/1963	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 109010135	
एकूण भांडवली मूल्य: ₹ Ten Crore Ninety Lakh Ten Thousand One Hundred Thirty Five Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाकी ₹ 0		
देयक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			13282			13282
जल कर			0			0
जल लाभ कर			9313			9313
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			5785			5785
म.न.पा. शिक्षण उपकर			5423			5423
राज्य शिक्षण उपकर			4636			4636
रोजगार हमी उपकर			287			287
वृक्ष उपकर			271			271
पथ कर			6846			6846
एकूण देयक रक्कम			45843			45843
कलम152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			45843			45843
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रूपये	₹ Forty Five Thousand Eight Hundred Forty Three Only			₹ Forty Five Thousand Eight Hundred Forty Three Only		
अंतिम देय दिनांक			30/11/2021			31/12/2021

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTMW0500220070000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

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

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

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

स्वच्छ भारत
एक कदम स्वच्छता की ओर

91686
(विश्वास पां. मोटे)
करनिर्धारक व संकलक





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

Bldg No - 4 + Shop's

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

लेखा क्रमांक MW0500230030000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13735357 202120BIL13735358	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : HON. SECRETARY VIJAY VIHAR CO-OP HSG. SOC. LTD., SION- TROMBAY ROAD,, OPP. SANDUWADI, CHEMBUR, MUMBAI-400071		प्रेषक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071. ईमेल - aacmw.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2528 0795	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. M-1665(3A)/E/86CA, SION TROMBAY RD BLDG NO 4 VIJAY VIHAR CO-OP. HOUSING SOC IETY LTD.			
प्रथम करनिर्धारण दिनांक: 01/01/1968	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 114366785	
एकूण भांडवली मूल्य: ₹ Eleven Crore Forty Three Lakh Sixty Six Thousand Seven Hundred Eighty Five Only (अक्षरी)			
01/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0		दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाकी ₹ 0	
देयक कालावधी: 01/04/2021	ते 31/03/2022		

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			15940			15940
जल कर			0			0
जल लाभ कर			10713			10713
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			6662			6662
म.न.पा. शिक्षण उपकर			6226			6226
राज्य शिक्षण उपकर			5344			5344
रोजगार हमी उपकर			289			289
वृक्ष उपकर			310			310
पथ कर			7861			7861
एकूण देयक रक्कम			53345			53345
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
मरावयाची निव्वळ रक्कम			53345			53345
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये			₹ Fifty Three Thousand Three Hundred Forty Five Only			₹ Fifty Three Thousand Three Hundred Forty Five Only
अंतिम देय दिनांक			30/11/2021			31/12/2021

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTMW0500230030000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

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

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

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



एक कदम स्वच्छता की ओर

106690
(विश्वास पां. मोटे)
करनिर्धारक व संकलक



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

Temple

मालमत्ता करदेयक

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

लेखा क्रमांक MW0500230110000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13735359 202120BIL13735360	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : HON SECRETARY VIJAY VIHAR . CO-OP HSG.SOC.LTD.,SION TROMBAY ROAD,, OPP.SANDUWADI, CHEMBUR,MUMBAI-400071.		प्रेषक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071. ईमेल - aacmw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2528 0795	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . M 1665(3AB) E/86CA S T RD Bhole Shankar Mandir Vijay Vihar Co-Op. Housing Soc iety Ltd.			
प्रथम करनिर्धारण दिनांक: 01/04/1977	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 1100530	
एकूण भांडवली मूल्य: ₹ Eleven Lakh Five Hundred Thirty Only (अक्षरी)			
:31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0		दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी ₹ 0	
देयक कालावधी:	01/04/2021	ते	31/03/2022

(सर्वे रकम रुपयांमध्ये)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			300			300
जल कर			0			0
जल लाभ कर			188			188
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			116			116
म.न.पा. शिक्षण उपकर			109			109
राज्य शिक्षण उपकर			96			96
रोजगार हमी उपकर			0			0
वृक्ष उपकर			6			6
पथ कर			137			137
एकूण देयक रकम			952			952
कलम 152 अ नुसार दंडाची रकम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			952			952
रावण्याची निव्वळ रकम			0			0
प्रतिदानाची निव्वळ रकम			0			0
अक्षरी रुपये	₹ NIL			₹ NIL		
अंतिम देय दिनांक				30/11/2021	31/12/2021	

"To make payment through NEFT:
IFSC - SBIN0003300, Beneficiary A/C No:- MCGMPTMW0500230110000 , Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

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

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

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



एक कदम स्वच्छता की ओर

(विश्वास पां. मोटे)
करनिर्धारक व संकलक



User Category :- nR

101

E & OE

Property A/c NO : MW0500230030000		Description & Details of Capital Value Calculation										Annexure "A"									
Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
1	Ground Floor 1		26.22	31.464	-		SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3044080	01/04/2010	4001	19847	1057	3171		Migration to CVS
2	Ground Floor 1		19.77	23.724	-		SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2295250	01/04/2010	4001	14965	686	2058		Migration to CVS
3	Ground Floor 1		18.25	21.9	-		SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2118780	01/04/2010	4001	13814	644	1932		Migration to CVS
4	Ground Floor 1		18.25	21.9	-		SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2118780	01/04/2010	4001	13814	644	1932		Migration to CVS
5	Ground Floor 1		18.25	21.9	-		SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2118780	01/04/2010	4001	13814	686	2058		Migration to CVS
6	Ground Floor 1		19.77	23.724	-		SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2295250	01/04/2010	4001	14965	686	2058		Migration to CVS

Property A/c NO : MW0500230030000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
7	Ground Floor 1		26.22	31.464	-		SHOP/ COMMERCIAL, Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3044080	01/04/2010	4001	19847	1057	3171		Migration to CVS
8	Ground Floor 1		15.3	18.36	-		SHOP/ COMMERCIAL, Shop COM 01 (1)	127300	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	1776295	01/04/2010	4001	11581	603	1809		Migration to CVS
B.K NO.A1	Ground Floor 1		46.17	55.404	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Tenements protected by Maharashtra Rent Control Act(3003) (.75)	Metered	2033770	01/04/2010	4001	7098	782	782		Migration to CVS
B.K NO.B1	Ground Floor 1		49.84	59.808	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2927245	01/04/2010	4001	10216	1035	2070		Migration to CVS
B.K NO.B2	Ground Floor 1		46.62	55.944	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2738125	01/04/2010	4001	9556	749	1498		Migration to CVS
B.K NO.C1	Ground Floor 1		43.76	52.512	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2570145	01/04/2010	4001	8970	715	715		Migration to CVS

B. H. Wadhwa
& Engineer

TRUE COPY

Property A/c NO : MW0500230030000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
B.K NO.C2	Ground Floor		54.69	65.628	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3212095	01/04/2010	4001	11210	715	1430		Migration to CVS
B.K NO.C3	Ground Floor		54.41	65.292	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3195650	01/04/2010	4001	11153	833	1666		Migration to CVS
B.K NO.D1	Ground Floor		45.28	54.336	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2659420	01/04/2010	4001	9281	749	749		Migration to CVS
B.K NO.A2	1ST		56.73	68.076	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3331910	01/04/2010	4001	11628	883	1766		Migration to CVS
B.K NO.A3	1ST		46.53	55.836	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2732835	01/04/2010	4001	9538	766	1532		Migration to CVS
B.K NO.B3	1ST		56.73	68.076	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3331910	01/04/2010	4001	11628	1372	2744		Migration to CVS

E. H. Wadhwa
Architect & Engineer

Rasheed

TRUE COPY

Property A/c NO : MW0500230030000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
B.K NO.B4	1ST 1		46.62	55.944			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2738125	01/04/2010	4001	9556	785	1570		Migration to CVS
B.K NO.C4	1ST 1		45.9	55.08			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2695835	01/04/2010	4001	9408	749	749		Migration to CVS
B.K NO.C5	1ST 1		56.29	67.548			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3306070	01/04/2010	4001	11538	883	1766		Migration to CVS
B.K NO.C6	1ST 1		54.94	65.928			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3226780	01/04/2010	4001	11261	858	1716		Migration to CVS
B.K NO.D2	1ST 1		45.82	54.984			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2691135	01/04/2010	4001	9392	858	858		Migration to CVS
B.K NO.D3	1ST 1		73.56	88.272			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	4320385	01/04/2010	4001	15078	858	1716		Migration to CVS

TRUE COPY
 B. H. Wadhwa
 Engineer

Property A/c NO : MW0500230030000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmeterd	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
B.K NO.D4	1ST 1		54.94	65.928			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3226780	01/04/2010	4001	11261	858	1716		Migration to CVS
B.K NO.A4	2ND 1		56.73	68.076			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3331910	01/04/2010	4001	11628	951	1902		Migration to CVS
B.K NO.A5	2ND 1		46.53	55.836			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2732835	01/04/2010	4001	9538	799	1598		Migration to CVS
B.K NO.B6	2ND 1		46.62	55.944			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2738125	01/04/2010	4001	9556	951	1902		Migration to CVS
B.K NO.C7	2ND 1		45.9	55.08			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2695835	01/04/2010	4001	9408	833	833		Migration to CVS
B.K NO.C8	2ND 1		56.29	67.548			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3306070	01/04/2010	4001	11538	782	1564		Migration to CVS

E. H. Madhwa
 Architect & Engineer

TRUE COPY

Property A/c NO : MW0500230030000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
B.K NO.C9	2ND 1		54.94	65.928	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3226780	01/04/2010	4001	11261	892	1784		Migration to CVS
B.K NO.A6	3RD 1		82.33	98.796	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	4835470	01/04/2010	4001	16876	1406	2812		Migration to CVS
B.K NO.B7	3RD 1		56.73	68.076	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3331910	01/04/2010	4001	11628	954	1908		Migration to CVS
B.K NO.B8	3RD 1		67.38	80.856	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3957415	01/04/2010	4001	13811	917	1834		Migration to CVS
B.K NO.C10	3RD 1		45.9	55.08	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2695835	01/04/2010	4001	9408	758	758		Migration to CVS
B.K NO.C11	3RD 1		56.29	67.548	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3306070	01/04/2010	4001	11538	954	1908		Migration to CVS

TRUE COPY
 D. H. Madhwa
 Architect & Engineer

Property A/c NO : MW0500230030000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land in Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
B.K NO.C1 2	3RD 1		54.94	65.928			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3226780	01/04/2010	4001	11261	945	1890		Migration to CVS
B.K NO.D8	3RD 1		45.82	54.984			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2691135	01/04/2010	4001	9392	825	825		Migration to CVS
B.K NO.D5	3RD 1		56.55	67.86			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Tenements protected by Maharashtra Rent Control Act(3003) (.75)	Metered	2491005	01/04/2010	4001	8694	2550	5100		Migration to CVS
B.K NO.D1 0	3RD 1		54.94	65.928			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Tenements protected by Maharashtra Rent Control Act(3003) (.75)	Metered	2420085	01/04/2010	4001	8446	2719	5438		Migration to CVS
B.K.N O.D5	2ND 1		45.82	54.984			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2691135	01/04/2010	4001	9392	833	833		Migration to CVS
B.K.N O.D6	2ND 1		56.55	67.86			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3321340	01/04/2010	4001	11591	959	1918		Migration to CVS

E. H. Wadhwa
 Architect & Engineer

TRUE COPY

Property A/c NO : MW0500230030000		Description & Details of Capital Value Calculation										Annexure "A"									
Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land in Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmeterd	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
B.K.N O.D7	2ND 1		54.94	65.928			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	42 Yrs (.76)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3226780	01/04/2010	4001	11261	899	1798		Migration to CVS

E. H. Wadhwa
Architect & Engineer



TRUE COPY

Total :	Total Units :	Total Carpet Area (In sq.mtr)	Total Builtup Area (In sq.mtr)	Total Capital Value	Total Tax On CV	Total Existing Tax	Total Tax After Capping
	43	2026.06	2431.272	12,59,76,025	4,96,646	40,438	79,837

D. H. Wadhwa
Architect & Engineer



TRUE COPY

Property A/c NO : MW0500220070000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
1	Ground Floor 1		26.22	31.464			SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2923920	01/04/2010	4001	19064	952	2856		Migration to CVS
2	Ground Floor 1		19.77	23.724			SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2204650	01/04/2010	4001	14374	602	1806		Migration to CVS
3	Ground Floor 1		18.25	21.9			SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2035145	01/04/2010	4001	13269	571	1713		Migration to CVS
4	Ground Floor 1		18.25	21.9			SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2035145	01/04/2010	4001	13269	565	1695		Migration to CVS
5	Ground Floor 1		18.25	21.9			SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2035145	01/04/2010	4001	13269	609	1827		Migration to CVS
6	Ground Floor 1		19.77	23.724			SHOP/ COMMERCIAL,Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2204650	01/04/2010	4001	14374	609	1827		Migration to CVS

TRUE COPY

E. H. Wadhwa
Architect & Engineer

Property A/c NO : MW0500220070000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land in Sqr Mtr	Built Up Area in Sqr Mtr	Capacity in Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
7	Ground Floor 1		26.22	31.464			SHOP/ COMMERCIAL, Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2923920	01/04/2010	4001	19064	952	2856		Migration to CVS
8	Ground Floor 1		17.98	21.576			SHOP/ COMMERCIAL, Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2005035	01/04/2010	4001	13073	571	1713		Migration to CVS
9	Ground Floor 1		17.98	21.576			SHOP/ COMMERCIAL, Shop COM 01 (1)	127300	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2005035	01/04/2010	4001	13073	571	1713		Migration to CVS
A 1	Ground Floor 1		46.17	55.404			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2604655	01/04/2010	4001	9090	650	650		Migration to CVS
B1	Ground Floor 1		49.84	59.808			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2811695	01/04/2010	4001	9813	748	1496		Migration to CVS
B2	Ground Floor 1		46.62	55.944			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2630040	01/04/2010	4001	9179	731	1462		Migration to CVS

D. H. Wadhwa
Architect & Engineer

TRUE COPY

Property A/c NO : MW0500220070000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
C1	Ground Floor 1		43.76	52.512			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2468695	01/04/2010	4001	8616	697	697		Migration to CVS
C2	Ground Floor 1		54.59	65.508			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3079660	01/04/2010	4001	10748	828	1656		Migration to CVS
C3	Ground Floor 1		54.41	65.292			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3069510	01/04/2010	4001	10713	816	1632		Migration to CVS
D1	Ground Floor 1		45.28	54.336			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2554445	01/04/2010	4001	8915	756	756		Migration to CVS
A2	1ST 1		56.02	67.224			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3160335	01/04/2010	4001	11030	876	1752		Migration to CVS
A3	1ST 1		46.17	55.404			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2604655	01/04/2010	4001	9090	697	697		Migration to CVS

TRUE COPY
 E. H. Wadhwa
 Architect & Engineer

Property A/c NO : MW0500220070000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
B 3	1ST 1		55.64	66.768	-		SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3138895	01/04/2010	4001	10955	895	1790		Migration to CVS
B 4	1ST 1		45.9	55.08	-		SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2589420	01/04/2010	4001	9037	765	765		Migration to CVS
C4	1ST 1		44.74	53.688	-		SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2523980	01/04/2010	4001	8809	740	740		Migration to CVS
C 5	1ST 1		56.02	67.224	-		SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3160335	01/04/2010	4001	11030	910	1820		Migration to CVS
C 6	1ST 1		53.42	64.104	-		SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3013655	01/04/2010	4001	10518	765	1530		Migration to CVS
D 2	1ST 1		44.74	53.688	-		SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2523980	01/04/2010	4001	8809	842	842		Migration to CVS

E. H. Wadhwa
 Architect & Engineer

TRUE COPY

Property A/c NO : MW0500220070000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmeterd	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
D 3	1ST 1		92.62	111.144			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	5225100	01/04/2010	4001	18236	1496	2992		Migration to CVS
D 4	1ST 1		53.24	63.888			SHOP/ COMMERCIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3003505	01/04/2010	4001	10482	842	1684		Migration to CVS
A 4	2ND 1		56.02	67.224			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3160335	01/04/2010	4001	11030	935	1870		Migration to CVS
A 5	2ND 1		46.17	55.404			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2604655	01/04/2010	4001	9090	731	731		Migration to CVS
B 5	2ND 1		55.66	66.792			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3140025	01/04/2010	4001	10959	935	1870		Migration to CVS
B 6	2ND 1		45.9	55.08			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2589420	01/04/2010	4001	9037	808	808		Migration to CVS

E. H. Wadhwa
Architect & Engineer

TRUE COPY

Property A/c NO : MW0500220070000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
C 7	2ND 1		44.74	53.688	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2523980	01/04/2010	4001	8809	773	773		Migration to CVS
C 8	2ND 1		56.02	67.224	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3160335	01/04/2010	4001	11030	935	1870		Migration to CVS
C 9	2ND 1		53.42	64.104	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3013655	01/04/2010	4001	10518	875	1750		Migration to CVS
D 5	2ND 1		44.76	53.712	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2525110	01/04/2010	4001	8813	808	808		Migration to CVS
D 6	2ND 1		55.93	67.116	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3155255	01/04/2010	4001	11012	935	1870		Migration to CVS
D 7	2ND 1		53.24	63.888	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R C C Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3003505	01/04/2010	4001	10482	876	1752		Migration to CVS

TRUE COPY

D. H. Wadhwa
Architect & Engineer



Property A/c NO : MW0500220070000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land in Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
A 6	3RD 1		81.08	97.296	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	4574080	01/04/2010	4001	15964	1379	2758		Migration to CVS
B 7	3RD 1		55.66	66.792	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3140025	01/04/2010	4001	10959	935	1870		Migration to CVS
B 8	3RD 1		68.01	81.612	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3836745	01/04/2010	4001	13390	901	1802		Migration to CVS
C 10	3RD 1		44.74	53.688	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2523980	01/04/2010	4001	8809	765	765		Migration to CVS
C 11	3RD 1		56.02	67.224	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3160335	01/04/2010	4001	11030	952	1904		Migration to CVS
C 12	3RD 1		53.42	64.104	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3013655	01/04/2010	4001	10518	901	1802		Migration to CVS

TRUE COPY

D. H. Wadhwa
Architect & Engineer

(Handwritten Signature)

Property A/c NO : MW0500220070000		Description & Details of Capital Value Calculation										Annexure "A"									
Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area of Land in Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
D 8	3RD 1		44.74	53.688	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2523980	01/04/2010	4001	8809	808	808		Migration to CVS
D 9	3RD 1		55.93	67.116	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3155255	01/04/2010	4001	11012	935	1870		Migration to CVS
D 10	3RD 1		53.26	63.912	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3004630	01/04/2010	4001	10486	935	1870		Migration to CVS

E. H. Wadhwa
Architect & Engineer

(Handwritten Signature)

TRUE COPY

Total :	Total Units :	Total Carpet Area (In sq.mtr)	Total Builtup Area (In sq.mtr)	Total Capital Value	Total Tax On CV	Total Existing Tax	Total Tax After Capping
	45	2096.59	2515.908	12,83,44,165	5,09,656	37,178	70,518

E. H. Wadhwa
 Architect & Engineer



TRUE COPY

Property A/c NO : MW050028005000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area of Land in Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
1	Ground Floor 1 A	-	48.05	57.66	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2933510	01/04/2010	4001	10238	1275	2550		Migration to CVS
2	Ground Floor 1 A	-	45.9	55.08	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2802250	01/04/2010	4001	9780	726	726		Migration to CVS
3	1ST 1 A	-	56.02	67.224	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3420090	01/04/2010	4001	11936	936	1872		Migration to CVS
4	1ST 1 A	-	45.09	54.108	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2752800	01/04/2010	4001	9607	793	793		Migration to CVS
5	2ND 1 A	-	56.02	67.224	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3420090	01/04/2010	4001	11936	2383	4766		Migration to CVS
6	2ND 1 A	-	46.08	55.296	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2813240	01/04/2010	4001	9818	831	831		Migration to CVS

TRUE COPY

B. H. Wadhwa
Architect & Engineer

(Handwritten Signature)

Property A/c NO : MW0500280050000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDDR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmeterd	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
7	3RD 1 A		56.38	67.656			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3442065	01/04/2010	4001	12013	980	1960		Migration to CVS
8	3RD 1 A		67.92	81.504			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	4146600	01/04/2010	4001	14472	939	1878		Migration to CVS
1	Ground Floor 1 B		48.77	58.524			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2977465	01/04/2010	4001	10391	764	1528		Migration to CVS
2	Ground Floor 1 B		45.73	54.876			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2791870	01/04/2010	4001	9744	764	764		Migration to CVS
3	1ST 1 B		55.84	67.008			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3409100	01/04/2010	4001	11898	980	1960		Migration to CVS
4	1ST 1 B		45.73	54.876			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2791870	01/04/2010	4001	9744	761	761		Migration to CVS

B. H. Wadhwa
 Architect & Engineer

TRUE COPY

Property A/c NO : MW0500280050000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) in Case Of Unlawful Structures	Reason For Assessment
5	2ND 1 B		55.84	67.008			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3409100	01/04/2010	4001	11898	980	1960		Migration to CVS
6	2ND 1 B		45.73	54.876			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2791870	01/04/2010	4001	9744	760	760		Migration to CVS
7 & 8	3RD 1 B		80.36	96.432			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	4906075	01/04/2010	4001	17122	1392	2784		Migration to CVS
1	Ground Floor 1 c		53.51	64.212			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3266850	01/04/2010	4001	11401	856	1712		Migration to CVS
2	Ground Floor 1 c		54.59	65.508			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3332785	01/04/2010	4001	11631	846	1692		Migration to CVS
3	Ground Floor 1 c		44.12	52.944			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2693580	01/04/2010	4001	9401	702	702		Migration to CVS

D. H. Wadhwa
 Architect & Engineer

Property A/c NO : MW0500280050000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land in Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
4	1ST 1 c		54.5	65.4			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3327290	01/04/2010	4001	11612	906	1812		Migration to CVS
5	1ST 1 c		57.27	68.724			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3496400	01/04/2010	4001	12202	889	1778		Migration to CVS
6	1ST 1 c		45.9	55.08			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2802250	01/04/2010	4001	9780	740	740		Migration to CVS
7	2ND 1 c		54.5	65.4			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3327290	01/04/2010	4001	11612	936	1872		Migration to CVS
8	2ND 1 c		57.27	68.724			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3496400	01/04/2010	4001	12202	931	1862		Migration to CVS
9	2ND 1 c		45.9	55.08			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2802250	01/04/2010	4001	9780	775	775		Migration to CVS

TRUE COPY

E. H. Wadhwa
Architect & Engineer

Handwritten signature

Property A/c NO : MW0500280050000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land in Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
10	3RD 1 c		54.5	65.4			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3327290	01/04/2010	4001	11612	988	1976		Migration to CVS
11	3RD 1 c		57.27	68.724			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3496400	01/04/2010	4001	12202	931	1862		Migration to CVS
12	3RD 1 c		45.65	54.78			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2786985	01/04/2010	4001	9727	775	775		Migration to CVS
1	Ground Floor 1 o		57.72	69.264			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3523875	01/04/2010	4001	12298	988	1976		Migration to CVS
2	Ground Floor 1 o		53.78	64.536			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3283335	01/04/2010	4001	11459	934	1868		Migration to CVS
3	Ground Floor 1 o		45.64	54.768			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2786375	01/04/2010	4001	9724	705	705		Migration to CVS

E. H. Wadhwa
Architect & Engineer

TRUE COPY

Property A/c NO : MW0500280050000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
4	1ST 1 0		57.18	68.616			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3490910	01/04/2010	4001	12183	934	1868		Migration to CVS
5	1ST 1 0		55.12	66.144			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3365140	01/04/2010	4001	11744	976	1952		Migration to CVS
6	1ST 1 0		45.64	54.768			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2786375	01/04/2010	4001	9724	740	740		Migration to CVS
7	2ND 1 0		57.18	68.616			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3490910	01/04/2010	4001	12183	984	1968		Migration to CVS
8	2ND 1 0		55.12	66.144			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3365140	01/04/2010	4001	11744	1024	2048		Migration to CVS
9	2ND 1 0		45.64	54.768			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2786375	01/04/2010	4001	9724	775	775		Migration to CVS

E. H. Wadhwa
Architect & Engineer

[Handwritten Signature]

TRUE COPY

Property A/c NO : MW0500280050000		Description & Details of Capital Value Calculation										Annexure "A"										
Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment	
10	3RD 10		57.18	68.616			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3490910	01/04/2010	4001	12183	984	1968		Migration to CVS	
11	3RD 10		55.12	66.144			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3365140	01/04/2010	4001	11744	1024	2048		Migration to CVS	
12	3RD 10		45.64	54.768			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	39 Yrs (.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2786375	01/04/2010	4001	9724	775	775		Migration to CVS	

E. H. Wadhwa
Architect & Engineer

[Handwritten Signature]

TRUE COPY

Total :	Total Units :	Total Carpet Area (In sq.mtr)	Total Builtup Area (In sq.mtr)	Total Capital Value	Total Tax On CV	Total Existing Tax	Total Tax After Capping
	39	2055.40	2466.480	12,54,84,625	4,37,937	36,382	62,142

E. H. Wadhwa
Architect & Engineer



TRUE COPY

Property A/c NO : MW0500270090000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
BK-1	Ground Floor 1 A		48.05	57.66			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2710710	01/04/2010	4001	9460	764	1528		Migration to CVS
2	1ST 1 A		45.9	55.08			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2589420	01/04/2010	4001	9037	755	755		Migration to CVS
3	1ST 1 A		56.38	67.656			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3180645	01/04/2010	4001	11100	936	1872		Migration to CVS
4	1ST 1 A		46.74	56.088			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2636810	01/04/2010	4001	9202	799	1598		Migration to CVS
5	2ND 1 A		56.38	67.656			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3180645	01/04/2010	4001	11100	980	1960		Migration to CVS
6	2ND 1 A		46.74	56.052			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2635115	01/04/2010	4001	9197	831	1662		Migration to CVS

E. H. Madhwa
Architect & Engineer

TRUE COPY

Property A/c NO : MW0500270090000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
7	3RD 1 A		55.93	67.116	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3155255	01/04/2010	4001	11012	980	1960		Migration to CVS
8	3RD 1 A		67.29	80.748	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3796125	01/04/2010	4001	13248	939	1878		Migration to CVS
1	Ground Floor 1 B		48.77	58.524	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2751330	01/04/2010	4001	9602	764	1528		Migration to CVS
2	Ground Floor 1 B		45.73	54.876	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2579830	01/04/2010	4001	9004	755	755		Migration to CVS
3	1ST 1 B		56.29	67.548	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3175565	01/04/2010	4001	11083	936	1872		Migration to CVS
4	1ST 1 B		47.07	56.484	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2655425	01/04/2010	4001	9267	793	1586		Migration to CVS

E. H. Wadhwa
Architect & Engineer

Passed

TRUE COPY

Property A/c NO : MW0500270090000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) / Wing Details	Floor Sub Type (Factor Value)	Carpet Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
5	2ND 1 B		56.29	67.548			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3175565	01/04/2010	4001	11083	980	1960		Migration to CVS
6	2ND 1 B		47.07	56.484			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2655428	01/04/2010	4001	9267	831	1662		Migration to CVS
7	3RD 1 B		80.63	96.756			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	4548695	01/04/2010	4001	15875	592	1184		Migration to CVS
8	3RD 1 B		56.86	68.232			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3207725	01/04/2010	4001	11195	631	1262		Migration to CVS
1	Ground Floor 1 C		54.59	65.508			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3079660	01/04/2010	4001	10748	855	1710		Migration to CVS
2	Ground Floor 1 C		53.51	64.212			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3018735	01/04/2010	4001	10535	846	1692		Migration to CVS

TRUE COPY

[Handwritten Signature]

E. H. Wadhwa
Architect & Engineer

Property A/c NO : MW0500270090000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
3	Ground Floor 1 c		44.12	52.944	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2489005	01/04/2010	4001	8687	705	705		Migration to CVS
4	1ST 1 c		57.27	68.724	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3230855	01/04/2010	4001	11276	902	1804		Migration to CVS
5	1ST 1 c		54.94	65.928	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3099405	01/04/2010	4001	10817	888	1776		Migration to CVS
6	1ST 1 c		45.9	55.08	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2589420	01/04/2010	4001	9037	740	740		Migration to CVS
7	2ND 1 c		57.27	68.724	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3230855	01/04/2010	4001	11276	945	1890		Migration to CVS
8	2ND 1 c		54.94	65.928	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3099405	01/04/2010	4001	10817	931	1862		Migration to CVS

E. H. Wadhwa
Architect & Engineer

Passed

TRUE COPY

Property A/c NO : MW0500270090000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmeterd	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
9	2ND 1 c		45.9	55.08			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2589420	01/04/2010	4001	9037	775	775		Migration to CVS
10	3RD 1 c		56.73	68.076			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3200390	01/04/2010	4001	11169	936	1872		Migration to CVS
11	3RD 1 c		52.53	63.036			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2963450	01/04/2010	4001	10342	1024	2048		Migration to CVS
12	3RD 1 c		45.28	54.336			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2554445	01/04/2010	4001	8915	940	940		Migration to CVS
1	Ground Floor 1 0		54.05	64.86			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3049200	01/04/2010	4001	10642	885	1770		Migration to CVS
2	Ground Floor 1 0		54.68	65.616			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3084740	01/04/2010	4001	10766	925	1850		Migration to CVS

TRUE COPY

E. H. Wadhwa
Architect & Engineer

E. H. Wadhwa

Property A/c NO : MW0500270090000

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmeterd	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
3	Ground Floor 1 D		43.94	52.728	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2478850	01/04/2010	4001	8651	698	698		Migration to CVS
4	1ST 1 D		57.27	68.724	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3230855	01/04/2010	4001	11276	930	1860		Migration to CVS
5	1ST 1 D		54.68	65.616	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3084740	01/04/2010	4001	10766	964	1928		Migration to CVS
6	1ST 1 D		45.82	54.984	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2584910	01/04/2010	4001	9021	733	733		Migration to CVS
7	2ND 1 D		57.27	68.724	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3230855	01/04/2010	4001	11276	940	1880		Migration to CVS
8	2ND 1 D		54.68	65.616	-		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3084740	01/04/2010	4001	10766	1014	2028		Migration to CVS

E. H. Wadhwa
Architect & Engineer

TRUE COPY

Property A/c NO : MW0500270090000		Description & Details of Capital Value Calculation										Annexure "A"									
Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmetered	Capital Value In	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
9	2ND 10		45.82	54.984			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2584910	01/04/2010	4001	9021	768	768		Migration to CVS
10	3RD 10		56.55	67.86			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3190235	01/04/2010	4001	11134	940	1880		Migration to CVS
11	3RD 10		54.76	65.712			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	3089255	01/04/2010	4001	10781	1014	2028		Migration to CVS
12	3RD 10		44.65	53.58			RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	64400	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2518905	01/04/2010	4001	8791	768	768		Migration to CVS

E. H. Wadhwa
Architect & Engineer

E. H. Wadhwa

TRUE COPY

Total :	Total Units :	Total Carpet Area (In sq.mtr)	Total Builtup Area (In sq.mtr)	Total Capital Value	Total Tax On CV	Total Existing Tax	Total Tax After Capping
	40	2109.24	2531.088	11,89,91,525	4,15,279	34,332	61,027

E. H. Wadhwa
Architect & Engineer



TRUE COPY

ANNEXURE - A-5a



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/082022/693494

मालिक का नाम एवं पता M/s Vijay Vihar CHS Ltd, Mumbai **दिनांक/DATE:** 30-09-2022
OWNERS Name & Address Sion-Trombay Road, Opp Sandu Wadi, Chembur, Mumbai-71 **वैधता/ Valid Up to:** 29-09-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/082022/693494
आवेदक का नाम / Applicant Name*	M/s Romosa Enterprises
स्थल का पता / Site Address*	CTS No-1634,1634A of Village Chembur,Sion-Trombay Road,Opp Sandu Wadi, Chembur,Mumbai-40007171, Taluka/Kurla,Mumbai,Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 03 10.23N 72 53 47.11E, 19 03 08.32N 72 53 47.31E, 19 03 10.11N 72 53 47.45E, 19 03 11.24N 72 53 47.49E, 19 03 12.31N 72 53 47.54E, 19 03 07.74N 72 53 49.88E, 19 03 10.06N 72 53 50.04E, 19 03 09.70N 72 53 50.19E, 19 03 11.43N 72 53 50.20E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	14.22 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	57.13 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, इंदिरा गांधी विमानन रोड, विले पार्ले ईस्ट, मुंबई- 400099 दूरभाष संख्या 91-22-2800606
 Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Banjara Road, Vile Parle East, Mumbai-400099 Tel. no. 91-22-2800606



R. Santhosh
29/09/2022

ANNEXURE - 6

VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD.
SION TROMBAY ROAD, OPP SANDU WADI, CHEMBUR, MUMBAI - 400 071
(REGN.NO.BOM/HSG/971 OF 1965) ☎ 02235111049

VVS/Redve/2019

Date: 22/12/2019

To,
M/S. B.H.WADHWA & Co.
A-1, Wadhwa Bungalow, C.T.S.No.1210,
Off 10th Road, Behind Jain Temple,
Chembur, Mumbai-400071.

Sub:- Redevelopment of Vijay Vihar CHS Ltd.

Dear Sir/Madam

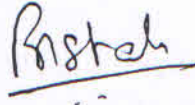
We are pleased to inform you that your letter dated 21-12-2019 was discussed and approved and decided to reconfirm your appointment as the Project Management Consultant for redevelopment of our Society Buildings.

Kindly Acknowledge

Thanking you,



Dr. RAMESH S. JAIN
Chairman



Dr. RAJESH B. SHAH
Hon. Secretary

Mr. SHIVKUMAR B. KURADIA
Hon. Treasurer



Received

B. H. Wadhwa & Co.
ARCHITECTS & ENGINEERS
A-1, Wadhwa Bungalow, C.T.S. No. 1210,
Off. 10th Road, Behind Jain Temple,

22/12/2019
136

B. H. Wadhwa & Co.

• ARCHITECTS • ENGINEERS • SURVEYORS
R. C. C. SPECIALISTS

TEL. OFF : 2528 8185
RES. : 2528 4090
Mob.: 9820048766

A-1, WADHWA BUNGLOW,
C.T.S. NO. 1210, OFF 10TH
ROAD, BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI - 400 071.

E-mail : architectwadhwa@gmail.com

Date:21.12.2019

To,
The Secretary,
Vijay Vihar Co.op.H.S.Ltd.

Subject: Your appointment letter for appointment as Project
Management Consultant for redevelopment of buildings
of your Societies at Plot bearing CTS Nos.1634 A,
1634-B for setback land of Village Chembur.

Your ref.: Your appointment letter No.VVS/Redev./2019 dated
21.12.2019.

(A)

Dear Sir,

We are in receipt of your above mentioned appointment letter for redevelopment of your Societies buildings at above mentioned site for appointing us PMC for Redevelopment and as Architect for Architectural Liasoning work. We hereby accept and confirm our Professional Charges for PMC @ 2% of total construction cost and @ 3% for Architecture Liasoning works Charges. Construction cost will be worked out on gross area of project at Stamp Duty Ready Reckoner Rate.

We agree to all your Terms and Conditions mentioned in the letter of appointment .

- Regarding appointment Registered Site Supervisor/Engineer, we will give you all assistance, guidance etc. However His Salary/Charges will be exclusively borne by you or developer if work will be done through Developer.
- Structural Engineer/R.C.C. Consultant will have to be appointed. His fees has to be borne by you/Developer as the case may be.
- For Soil investigation and soil investigation report consultant has to be appointed. His charges will have to be borne by you or Developer.
- All necessary services for various consultants and experts if needed will be at your/Develo pers costs.

B. H. Wadhwa & Co.

B. H. Wadhwa & Co.
ARCHITECTS & ENGINEERS
A-1, Wadhwa Bungalow, C.S.T. No.1210,
Off. 10th Road, Behind Jain Temple,
Chembur, Mumbai - 400 071.

- We will organize our visits and services in such a way so that work shall go smoothly.
- Advocate/Legal advisor for redevelopment will have to be appointed for smooth running of redevelopment of Society and to deal with Society members, Dy.Registrar of Society etc.
- You will have to appoint C.A. for above work to have control on accounting and for issue of regular certificate as needed for regularly filling return for MHA-RERA.

Hope you will find our confirmation in order. Regular Agreement as finalized by our association M/s. PEATA will sent you and then execute.

B) It had been observed that plot bearing CTS No.1634-B of Village Chembur is completely affected by widening of V.N.Purav Marg to 36.6 m. width. It is about 1340.67 Sq.m. This area is merged with V.N.Purav Marg. You have not received any compensation more than 12 years have passed and it has become time bar. We would like to revive the same and try to obtain TDR compensation.


It will take lot of time. We would like to immediately start this work. You please come and discuss with us immediately on this point.

C) You are also requested to come and discuss with us redevelopment, Layout etc. of your Society.

It is requested to confirm and let us have joint personal discussions.

Thanking You,

Yours faithfully,


(B.H. Wadhwa)
Architect & Engineer.


B. H. Wadhwa & Co.
ARCHITECTS & ENGINEERS
A-1, Wadhwa Bungalow, C.S.T. No.1210,
Off. 10th Road, Behind Jain Temple,
Chembur, Mumbai - 400 071.

ANNEXURE - 7

AMENITIES TO BE PROVIDED BY THE TENDERER (EXTERNAL)

1: ON SITE

Note:

- a. All the provisions of this Annexure shall be read alongwith Annexure 20, which is the list of approved manufacturers.
- b. The list of Amenities provided here does not absolve the Tenderer from providing other amenities which are necessary for regular use and utility of spaces.
- c. All Amenities listed are to be provided by the Tenderer to the Owner, totally free of cost.
- d. All actual samples of finishes etc to be used shall need to be approved by the Owner prior to the Tenderer even placing an order, let alone installing the same.

A. FENCING AND GROUND COVER:

1. **Compound Wall:**

Compound wall on all sides of the plot clear of road widening line with foundation below the bottom of roadside drain without obstructing the flow of rain water from the adjoining holding/s to prove possession of holding before starting the work as per DC rules. Masonry part of wall to be painted in Anti Fungus Exterior Grade Emulsion Paint (ICI) and fencing above to be in treated (anti-rust) and painted (satin enamel ICI) MS Works of appropriate design.

2. **Entrance Gate:**

The Entrance Gate to the Redeveloped Site shall be provided as per norms and with an eye to Aesthetics. The name of the Owner shall be by Approval of the Owner. This name shall be displayed on the Entrance Gate/Entrance Arch Area prominently, subject to Rules and Regulations. There shall be 2 Entrance gates of size minimum 6.00 M.

3. **Security Cabins:**

Cabins to house Security Personnel shall be provided at Main Entry/Exit point/s to Site as well Podium Level/s and Entry Lobbies to each Wing of Each Building. The minimum requirements of such provisions shall be as per regulations, and additional as per specified herein. All cabins shall have intercom service for inter connectivity to every flat/shop on Site. There shall be minimum 03 Nos of security cabins of size 03.00 sq.mts.

4. **Developed Level of Site:**

The overall level of the development shall be done to include filling of low lying plot upto level above adjoining road level as per IOD/CC conditions with murum, earth, boulders etc. and will leveled, rolled, consolidated and sloped towards roadside before starting of work. Levels of all site interventions such as Roads, Paths, Drainage, Landscaping etc shall be determined in light of this condition. Statutory norms shall prevail as minimum.

5. **Storm Water Drains:**

Storm water drain system of Site shall be designed with inlet chambers (not running open type), covered with open-able grating covers, interconnected with necessary underground piping laid to slope as necessary. The entire storm water drain system shall ensure that:

- a. It is interconnected with the rain water harvesting system so that maximum water collected in the monsoons can be re-used for non-potable purposes as approved by the MCGM and other concerned Authorities.
- b. It protects the Site from flooding both from within its own area collection as well neighboring areas which may be sources of incident stormwater.
- c. Care shall be taken to ensure that the entire system shall be mosquito proof, to reduce the breeding of mosquitoes and other insects in collected water.

6. **Service Paths:**

On the whole, the Site shall need several Services such as Storm water Drains, Piped Gas Lines, Water Supply Lines, Electrical Cables, Internet/Telephone Cables and so on. All these Services shall be neatly organized as per the relevant safety codes as prescribed by the Laws of the Land.

All embedded (underground) services shall be executed along pre-described routes, which should be marked in different colored yard finish, and attempts shall be made to minimize the number of crossings with pedestrian/vehicular paths in the Site.

7. Pedestrian Pathways:

From the point of entry to Site, right upto the entry point to each Building/s near the entry lobby, there must be provided a separate, pedestrian pathway, finished in Interlocking Tiles 65 thk laid on Sand Bedding as per Standard Specifications including kerb stones (In Precast RCC) for raised path to protect it from Vehicular movements etc. Care should be taken to minimize crossing of this path with Vehicular Roads, and wherever such crossing should occur, it will be marked with "Zebra Crossing" on the Road. Convex Mirrors shall be provided at junctions where turns in roads and paths are created.

8. Vehicular Roads:

From the point of entry to Site upto drop off point to Building Lobby Porch and until Parking Provisions, vehicular roads shall be provided as necessary, adhering to standard turning radii and width norms as applicable. These roads shall be C.C. (concrete) roads as specified by the R.C.C. consultants & as per the remarks issued by Authorities. Speed Breakers as necessary shall be provided at locations, with reflectors and neat lane and kerb edge markings in paint on road.

9. Recreational Areas / Fitness Centre / Yogalaya:

Recreational Areas as necessary according to the Statutory Norms shall be provided.

10. Overall Ground Cover:

All ground surface left after Pathways, Roads, Recreational Spaces, shall be paved and finished in 65 Inch thk Interlocking Tiles on Sand Bedding as per Standard Specifications.

11. Vehicular Parking:

The overall parking requirements as per the MCGM norms or those of other applicable Statutory Bodies shall be provided by the Tenderer.

A total of 1or 2 Covered Car Parking Spaces shall be provided to each existing member free of cost as per provision of DCPR 2034 by the Tenderer. The Parking shall be on floor level and not in stack / rotary / puzzle / pit parking.

12. Rain Water Harvesting System:

The Tenderer shall provide rain water harvesting system as required by M.C.G.M. to provide water for flushing and other non-potable purpose through a system of bore-well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the MCGM.

(There is existing well. Existing well can be used for construction purpose as well as domestic uses like flushing, washing, gardening etc.)

13. Solid Waste Management System:

The Tenderer shall provide solid waste management system for dry and wet garbage and install Organic waste Convert (OWC) of reputed company as per approved specifications and as required by the MCGM.

14. Design for Handicapped / Senior Citizens:

Tenderer shall provide well-designed car parking spaces, access to main entrance, proximity to lifts, uniformity in flooring / ramps, restrooms in common areas, Braille and Audio assistance in Lifts for visually impaired and differently-abled.

15. Staff / ServantsToilets:

The Tenderer shall provide Servants toilet as per DCR 1991 as required for outdoor areas in Site, for use by staff employed by the Residents (house-help, drivers etc). This provision is over and above the provision for WC per Building and Podium Level

16. Graphic Signages:

Graphic Signages for Pedestrian and Vehicle Movements, Directions for Parking, Lobby , Lifts , Common and Restricted Enclosures, Fire and Emergency Exits , Fire Extinguishers, Refuge Areas, Floors ,Staircases , Etc. The Graphic Signages shall be night vision compatible. The primary intent of these standards is to create a clear, unified signage system to convey directions for the Members in normal as well as emergency situations.

B. ELECTRICAL FACILITIES (SITE) (SOLAR PANELS FORELECTRICITY):

1. Site Lighting:

Overall Lighting for Roads, Pedestrian Pathways, Landscaping etc shall be well designed and distributed, installed using different luminaries suited for each application.

Lighting for outdoors as described above, shall be provided with Solar Energy Dual Circuits over and above regular power supply.

2. Electrical Back Up Power:

The Tenderer shall provide & install backup power generators of requisite capacity of reputed company for lights in staircase, landings, entrance lobbies, water pump rooms, Club House & Lifts for uninterrupted power supply as per recommendations of the Owner's Consultants.

3. Electric Charging Facilities:

The Tenderer shall provide for Electrical Charging Facilities for two wheelers and four wheelers in all parking areas to encourage use of Electric vehicles.

2. AMENITIES TO BE PROVIDED BY THE TENDERER WITHIN THE BUILDING PLAN / FLOOR PLATE

Note:

1. All the provisions of this Annexure shall be read alongwith Annexure 20, which is the list of approved manufacturers.
2. The list of Amenities provided here does not absolve the Tenderer from providing other amenities which are necessary for regular use and utility of spaces.
3. All Amenities listed are to be provided by the Tenderer to the Owner, totally free of cost.
4. All actual samples of finishes etc. to be used shall need to be approved by the Owner prior to the Tenderer even placing an order, let alone installing the same.

A. AMENITIES AT ENTRY AND EXIT LEVEL PERBUILDING:

1. Staff Toilets:

The Tenderer shall provide toilet units as per Statutory provisions at Ground Level, for use by staff employed by the Residents (house-help, drivers etc.).

2. Owner's Office:

The Tenderer shall provide Owner's Office of internal Carpet useable area (including attached toilet) 20 SM. The office shall be conveniently located for easy access for all members. Office to be fully furnishedwith2table,28plasticchairs,1steelalmariwithsafedepositvault,1filing cabinet (6'height), fans, tube lights and additional electrical points

3. Canopy:

Cantilevered Canopies shall be provided by the Tenderer at all entry/drop-off points to each Building proposed by the Tenderer, to provide for adequate shade while getting on and off vehicles at the time of drop-off and pick up.

4. Covered Route:

The route for the Members from the Entrance Lobby of Each Building to the Covered parking Space allotted to them should be completely covered and protected from rain and weather elements.

5. Entrance Lobby:

Each Wing of Each Building Proposed by the Tenderer shall have a secure entrance lobby, with a security desk with Intercom facility to each flat. This entrance lobby shall also be provided with visitor's seating adequately, to provide for visitors waiting to meet residents in the lobby. This lobby space should be capable of being closed and locked for security purposes, if necessary, while keeping in mind emergency escape and fire regulations as applicable.

6. Senior Citizens:

Ramps, handrails, signages etc. shall be as per standards for senior citizens and differently abled users.

B. AMENITIES AT ALL FLOOR LEVELS/COMMONSPACES:

1. Elevators:

Each wing of each building proposed by the Tenderer shall have 2 elevators for passengers and 1 goods lift / stretcher lift of Mitsubishi, ThyssenKrupp, Schindler as required by rules and regulations, as well, a. All elevators should be with Automatic rescue device and equipped with latest technology.

2. Fire and Life Safety:

Tenderer designs shall be complying to fire norms Firefighting systems to ensure safety of all members in case of emergencies and related mishaps as per the requirements of the MCGM and Chief Fire Officer.

3. Flooring:

Floor finish in all common areas shall be in Anti-Skid Vitrified Tiles to avoid slipping and enhance safety for all users, especially elders and children.

4. LED Lighting:

All lighting in all common spaces (Lobbies, Staircases etc.) shall be in power saving LED luminaries.

ANNEXURE A-8

AMENITIES WITHIN EACH TENEMENT (INTERNAL):

1. Flooring:

Flooring in all areas except Kitchen and Bathroom/Toilets shall be in Vitrified Tiles.
Flooring in Kitchen and Bathroom/Toilets shall be in anti-skid Vitrified Tiles.

2. Window Framing:

All Window Framing shall be in stepped stone framing in mirror polished Black Granite with edge half round, fixed to cover entirely, substrate wall thickness + plastering and finishing, including filling of joints with matching grout (epoxy) etc., complete.

3. Main Entrance Door:

The main entrance door [45MM] shall be framed in CP Teak Wood with door shutter in 38mm thick Marine Blockboard, finished externally in Veneer finished in Stainer followed with Melamine Polish, and internally in Laminate with locks of Yale Company. In front of the Main Entrance door, mounted to its frame shall be a safety door with finish similar to that of Main entrance Door, but with vision panel cut out which shall be fitted with grille in SS 304 rods/bars/pipes etc. as per approved design. All doors to have SS 304 Handles and Hardware in SS.

4. Video Door Phone:

Each main door shall be provided with a Video Door Phone as per approved manufacturer.

5. Internal Doors (except Bathroom/Toilet):

All internal doors (except bathroom/toilet doors) shall be in 38mm thk Commercial Blockboard finished on all exposed surfaces and edges in laminate as approved. All doors to have SS 304 Handles and Hardware in SS.

6. Kitchen Platform Tenderer shall provide Kitchen Platform with worksurface in mirror polished granite with edging in 75wide half round polished granite strip and all work with necessary sandwich underlay in Kadappah mortar bedding with verticals in double polished white marble stone and 75mm platform in brick masonry on floor, including all internal surfaces of storage below finished in glossy ceramic tiles.

7. Kitchen Trolleys Below Platform and Over head Storage

All Kitchen Platforms shall have storage trolleys installed below them, framed and body made in SS 304 members, with SS 304 telescopic channels. The fascia of the Trolleys and the overhead storage shall be in 19mm thk Marine Plywood finished on all exposed surfaces and edges in Laminate (Basic Rate Rs 35 psf) as approved. All handles in SS 304.

8. Kitchen Sink:

All Kitchens shall have Double Bowl Kitchen Sink in SS 304 Brushed finish, including 2 nos Swivel Taps, SS waste coupling, CP bottle trap, Nahni trap etc. complete.

9. Kitchen Wall Finish:

All kitchen walls shall be finished to full height in jointless glossy vitrified tiles (size 300X600) as per approved sample.

10. Piped Cooking Gas:

The Tenderer shall provide Cooking Gas pipes, reinstall and pay the necessary charges and cost to the Mahanagar Gas Nigam Limited for every existing member of the Owner who already have Gas connections in their existing Flats.

11. Bathroom/Toilet Door:

Doors to all Bathrooms/Toilets shall have frames in stepped stone as per specifications for Window Framing, with door shutter with frame in Aluminum/CPTW members as necessary, with glass wool infill and FRP double skin, to create a flush door, waterproof, with slot for handle lock etc. complete as per approved sample. All doors to have SS 304 Handles and Hardware in SS.

12. Bathroom/Toilet Wall Finish:

All Bathroom/Toilet Walls shall be finished to full height in Dado of Vitrified jointless tiles as approved.

13. Wash Basins:

All washbasins to be of approved make and with counter in Jet Black Granite with edge half round and

with shutters storage below in Marine Blockboard/Marine Plywood finished in Laminate on all exposed surfaces and edges. All handles in SS 304.

14. WC:

All WCs installed shall be European type, wall hung with flush valve (CP).

15. Plumbing Fittings

All plumbing fittings shall be quarter turn CP modern fittings. Provide Storage type Water Heaters/Geysers run on gas or electricity as may be agreed with society.

16. Internal Plumbing:

All internal plumbing shall be in cpvc for hot and cold only, and shall be completely concealed, with proper insulation provided for hot water pipes. Plumbing for water from Borewell shall be of specialized pipes used for bore well water.

17. RCC Lofts:

RCC lofts shall be provided over at least one Bathroom/Toilet/WC as per layout and design per each tenement. These lofts shall be provided with shutters in Marine Plywood finished in laminate on all exposed surfaces and edges.

18. Windows:

Windows all over (except Toilets/Bathrooms) shall be Sliding Windows in Anodized Aluminum sections (1.5 inch series) with part (acid-oil stain free) frosted glass infill and part clear float glass infill, as per IS standards etc. complete and one sliding panel of SS Mosquito net.. Float glass used shall be 8mm thk. Windows in Toilets and Bathrooms shall be adjustable lockable louvered windows in Gold Anodized Aluminum sections. Float glass used shall be completely frosted (acid-oil stain free).

19. Grilles:

All windows shall be provided with MS Grilles to cover the entire opening size (plus 150mm on each size of elevational area). These grilles shall have part openable on pivot with locking facility. These grilles shall be finished in anti-rust paint followed by 3 coats of enamel paint as per approved.

20. Electrical Points:

The Tenderer shall provide Electrical points (in the minimum) as per the list below. However, in light of the fact that the sizes of Tenements may vary, it is left solely to the discretion of the Owner's Consultants, to take a final decision regarding the electrical points, based on the design layouts of all the tenements and the electrical needs of the same. Until then, the following list may be considered by the Tenderer as the datum of provision. At a later time, if the Owner's consultant makes revisions to the same, the Tenderer shall need to provide for the same free of cost as well.

21. Solar Power Panels:

Solar Power Panels on terrace etc. as directed to be provided.

A. GENERAL AMENITIES

- ✓ Dry yards with proper light and ventilation.
- ✓ Split air conditioning provision for all rooms. Space for air conditioning out door units.
- ✓ Security systems in Entrance Lobby and Parking Areas
- ✓ At entrance layout with names and letter boxes.
- ✓ Parking floors to be well illuminated and with paved floors
- ✓ Anti-Termite treatment
- ✓ Individual mail boxes on the Ground Floor of each wing..
- ✓ Underground Tank as per CFO's requirement (Ball Valve).•
- ✓ Provision for bore well to be provided for flushing, gardening, washing, etc.
- ✓ Lightning arrestor
- ✓ Flat numbers and name plate on Main door
- ✓ Wet and Dry waste facility with central composting
- ✓ Marine Ply shall be used instead of commercial blockboard
- ✓ CCTV with monitoring facility

B. ELECTRICALS IN INDIVIDUAL ROOMS

S.NO	ELECTRICAL POINT	ROOM	UNIT	QTY
1	LIGHT POINTS [inclusive of fan points]	Living room	Nos	6
		Bedrooms	Nos	3
		Kitchen	Nos	3
		Dining area	Nos	2
		Lobby	Nos	2
		Balcony	Nos	2
		Bath / wc	Nos	1
		Attached toilets	Nos	2
2	5 AMP PLUG POINTS	Living room	Nos	8
		Bedrooms	Nos	3
		Kitchen	Nos	3
		Dining area	Nos	1
		Lobby	Nos	1
		Balcony	Nos	2
		Bath / wc	Nos	1
		Attached toilets	Nos	1
3	15 AMP PLUG POINTS	Kitchen / Toilet Dry Balcony	Nos	1
		Kitchen	Nos	3
		Dining area	Nos	1
		Bath / WC	Nos	1
		Attached toilets	Nos	1
4	A / C & Geyser Points – 20 A MCB (10 KA) + 20 A / 3 pin industrial socket	Living room	Nos	2
		Kitchen	Nos	1
		Bedrooms	Nos	1
		Bath / WC	Nos	1
		Attached toilets	Nos	1
5	Exhaust Fan Points	Kitchen	Nos	1
		Bath / WC	Nos	1
		Attached toilets	Nos	1
6	TV Cable connection	Living room	Nos	2
		Bedrooms	Nos	1
7	VideoCam Points + Telephone & Internet connection	Living room	Nos	2
		Bedrooms	Nos	1
		Kitchen	Nos	1
8	Security Intercom Point at Watchman's' Cabin & in flats	Living room	Nos	2
9	Staircase areas including lift lobbies	Lobbies and all mid landings	Nos	2
		Bedrooms	Nos	1
		Kitchen	Nos	1

NOTE: Provision in wiring for Fan and 1 Light Point on INVERTERS for Living room, Kitchen and all Bedrooms of all existing members shall form part of the Design and the Execution.

C. LIST OF APPROVED MANUFACTURERS OF MATERIALS

APPROVED LIST OF NOMINATED MANUFACTURERS/SUPPLIERS OF MATERIALS

Note:

1. No deviation shall be permitted.
2. Wherever Tenderer proposes to use "equivalent" makes (other than specified), the same shall be done only after prior approval from Owners Architect / PMC. Architect / PMC may consult the Owner before giving approval, time due to this will be on Tenderer's account and no claims will be entertained.
3. All material to be used shall be of first quality unless otherwise specified.
4. All sizes of materials mentioned shall be finished sizes.
5. If an item/material does not find mention in this list, then the Tenderer is instructed to get the same approved by the Owner prior to deciding to use the same. The Owner's Decision shall be final and binding on the Tenderer.

Note:

- All materials used shall be of I.S.I grade wherever applicable.
 - Read or Approved Equivalent' at the end of all materials listed above.
- of all materials listed above

ANNEXURE - 9

ANNEXURE A-9

PROJECT SCHEDULE

<u>SNO</u>	<u>PARTICULARS OF WORK</u>	<u>TIME LINES</u>
1	DATE OF APPROVAL OF BUILDING PLANS.	Within 120 days of signing Development Agreement.
2	DATE OF DEMOLITION OF BUILDING OR ANY PART THEREOF.	Within 90 days of Issue of IOD and of entering into Permanent Alternate Accommodation Agreement with all the members of the society and after receiving vacant and peaceful possession of the such of the Member's Flats/Shops.
3	DATE OF SUBMISSION OF BAR CHART OF WORKS	Within 15 days from entering into Permanent Alternate Accommodation Agreement with all the members of the society.
4	DATE OF COMMENCEMENT OF WORKS	Within 30 days after vacating the existing building or buildings.
5	DATE OF COMPLETION OF CONSTRUCTION OF SOCIETY BUILDING/S	Within 30 months + 6 months grace period from the date of approval of building plans (including the time period to obtain Occupation Certificate). Grace period of 6 months will be granted by Society taking into account the status of construction work at the end of 30 months.

ANNEXURE - 10

LIST OF APPROVED MATERIALS & BRANDS

PRODUCT CATEGORIES	APPROVED BRANDS
PEST CONTROL	
Anti-Termite	Pest Control India
	Pecopp Pest Control
	Godrej Hi care Pest Maintenance
ANCHORS AND FASTENERS	
MECHANICAL ANCHORS AND FASTENERS	
Heavy Duty Mechanical Anchors for concrete application	Hilti HST / Hilti HST / Hilti HSL 3
	Power Fasteners
Medium Duty Mechanical Anchors for AC ductings, Pipe rack fixings, etc	Hilti HRD
	Power Fasteners
Screws	GKW
	Phillips
	NettlefoldOxidised.
CHEMICAL ANCHORS AND FASTENERS	
Heavy Duty Chemical Anchors for concrete application	Hilti HVU + HAS-E Rod
	RE 500 + HAS-E Rod
	Power Fasteners
Medium Duty Chemical Anchors for concrete application	Hilti HY 150 + HAS-E Rod
	Power Fasteners
Medium Duty Chemical Anchors for hollow brick application	Hilti HY 20 + HAS-E Rod
	Power Fasteners
Medium Duty Chemical Anchors for solid brick application	Hilti HY 50 + HAS-E Rod
	Power Fasteners
Cast-In Channels	Halfen
	Jordahl
Framing Channels	Halfen
	Jordahl
Pre-cast panel Anchors	Halfen
	Jordahl
BOARDS	
Plain particleboard	Bajaj
	ASIS
Marine Ply wood	GREENLAM 710
	Anchor Fire Retardant
Flexible Plywood	Century Flexible
	Anchor Flex
	Uni ply Flexible
Fire Retardant ply wood	Century Fire Safe

PRODUCT CATEGORIES	APPROVED BRANDS
Veneers	Anchor Decorative ply
	Century Decorative Natural ply
	Natural Veneer
	Wen wood veneer
	VOW deluxe veneer
	Truwood
	Orchid
	Archid
	Timex
	Green
Shuttering plywood	Century Shuttering plywood
	Green Valley plywood
	Uniply Shuttering
	Archid
	Green Shuttering
	Mayur Shuttering Ply
	Anchor densified shuttering ply
Commercial Block board	Century MR grade blockboard
	Anchor M.R. grade blockboard
	Mayur Gold Commercial
	Uni board MR
	Anchor M.R. grade blockboard
Marine block board	Century Blockboard (phenol Formaldehyde bonded),
	Anchor Marine treated blockboard (phenol Formaldehyde bonded),
Flush doors (All shall be F.R.D.)	Anchor Flush doors
	Century BWP flush door
	Green flush door
	Mayur Flush door
Tubular core Particle board flush door(All shall be F.R.D.)	Anchor
	GMP Technologies
Flush doors(All shall be F.R.D.)	Anchor Flush doors
	Goyal
	Century Flush door
	Anchor commercial 2000
Commercial Ply(All shall be F.R.D.)	Uniply HMR
	Mayur Ultra Commercial
	Century Commercial -MR. grade
	Archid
	Truwud
	Anchor commercial 2000
Laminates	Royal Touch
	Signature
	Bravia
	Timex Mica
	GreenLam
	Century

PRODUCT CATEGORIES	APPROVED BRANDS
Medium Density Fibre boards	Duratuff
	UNIWUD
	Durian Gold
	Bajaj
ELEVATORS	
Passenger Elevators	Schindler
	Mitsubishi
BUILDING MATERIAL	
Construction Blocks	Aerocon
	Siporex
	BILT
	Universal
Ordinary Portland Cement	Aditya Birla Ultratech
	LAFARGE
	Jaypee OPC
	Birla (Plus/Suyper/Kamal)
	ACC Jamul
White Cement	Birla Ultratech White
	JK White
	Coromandal white
	Zuari white
	JK Camel
Ready Mix concrete	ACC
	Birla
Aluminium Frames , Extrusions, Profiles,	Jindal
	Indal
	Hindalco
	Bhoruka
	Jeb Asia
Metal Frames	Alloy Asia
	Rondo metal frame systems
	Jeb Asia
Structural Steel	Tata
	Ispat
	Essar
	Jindal
Reinforcement Steel	Tata Tesco
	Sail
Concrete admixtures	Pidilite-Dr.Fixit(PidicreteCF101/PidicreteAM/Powder Waterproof)
	BASF
	McBauchemie
	Fosroc (Structuro/Conplast/Cebex)
Curing compounds	FosrocConcure
	Pidilite - Dr. Fixit Curing Compound

PRODUCT CATEGORIES	APPROVED BRANDS
TILE ADHESIVES, ADDITIVES and PRIMERS	
Adhesive for Tile to Cement/concrete surface	BAL ENDURA Silver Star
AdhesiveforadhesionofVitrifiedTilestoany surface	BALENDURADiamondStar(grey)+BALENDURA AdmixAD1
	BAL ENDURA Gold Star + BAL ENDURA Admix AD1
	Laticrete L111 + Laticrete L73 admix
Adhesive for tile adhesion on Ceramic	BAL ENDURA Gold Star + BAL ENDURA Admix AD1
	Laticrete 290 + water
Adhesive for tile adhesion on Wood /	BAL ENDURA Flex
	Laticrete L333 + Laticrete L 290
TILES	
Ceramic Tiles	Kajaria
	Somany
	RAK ceramics
	Nitco
Vitrified Tiles	Kajaria-
	Graffiti
	Nitco
	Euro
Paver blocks	Vyara
	Super tiles
	Dazzle
	BasantBetons
Paver tiles	Super tiles
	Sobha
	BasantBetons
FINISHES	
PRIMERS and PUTTUIES	
Plaster of Paris	J K Laxmi
Cement Based Wall Putty	LaticreteLatafinish wall putty
	Asian Paint Acrylic wall putty
	JK putty
	Altek
	Saint Gobain-Weber Walfine
	Birla Putty
Metal primer	Asian metal primer
	Nerolac Palm tree Red oxide Primer
	Nerolaclooliteanticorrossive red oxide primer
	Nerolac zinc chromate primer
Wood Primer	Asian Woodorite primer
	NerolacDuroLite wood primer (White / pink)
Cement primers	Asian Decoprime synthetic cement primer ST
	Asian Decoprime synthetic cement primer WT
	NerolacPrimolite Primer

PRODUCT CATEGORIES	APPROVED BRANDS
Acrylic Paints	Nerolac Excel 100% Acrylic
	Asian Apex Weatherproof
Plastic Paint	NerolacSuraksha Advanced
	Asian Apex Ultima(Advanced Anti- algae weatherproof emulsion)
Texture Paint	Nerotex Matt
	Asian Apex textured exterior emulsion
Cement Paint	Nerolac
	Snowcem
	Asian
Distemper	Nerolac oil bound distemper
	Nerolac acrylic distemper
	Nerolac Premium acrylic distemper
	Asian Tractor synthetic washabe distemper
	Asian Tractor Acrylic Distemper
	Nerolac Acrylic washable distemper
	Berger Bison distemper
Enamel paint	Nerolac synthetic enamel
	Nerolac Goody synthetic enamel
	Nerolac Excel High Performance enamel
	Asian Apcolite Premium Gioss enamel
	ICI Dulux synthetic enamel
	Berger Luxol Synthetic enamel
Lustre paint	Nerolac Pearl Lustre
	Asian ApcoliteLustre
EXTERIOR PAINTS	
Acrylic Paints	Nerolac Excel 100% Acrylic
	Asian Apex Weatherproof EXTERIOR
Plastic Paint	NerolacSuraksha Advanced
	Asian Apex Ultima(Advanced Anti- algae weatherproof emulsion)
Texture Paint	Nerotex Matt
	Asian Apex textured exterior emulsion
Cement Paint	Pidilite RAINCOAT (Dr. Fixit)
Aluminium Paint	Asian 3 Mangoes
Steel Furniture Enamel	Asian 3 Mangoes
High Performance Coatings	Kansai NerolacChemguard
	Kansai NerolacAmeron
	Artilin
	Tru-worth Zinsser Mold &Mildew High Performance coatings
	Kansai NerolacDimetcote
Retro Reflective road markings	ApurvaBuildcarepolydeck

PRODUCT CATEGORIES	APPROVED BRANDS
POWDER COATINGS	
for pipes, water, gas valves, steel furniture	NerolacPolyCoat Epoxy Powder series 6000
for aluminium extrusions	Nerolac Pure Polyester Powder series 6100
for UV protection	NerolacPolyEurathane powder series 6300
WOOD FINISHES	
French Polish	Pidilite WUD FIN wood polish (Gloss)
	Tru- Worth Zinsser (Gloss)
	Asian Touchwood
	Asian Apcolite Natural wood
	NerolacWonderwood
	Asian Apcolite silk wood
Varnish	Asian Apcolite Synthetic varnish
	Asian 3 Mangoes Fine Pale Copal Finish
Anti-termite paint for wood	Wood Care
	Wood Guard
Melamine polish	Pidilite WUD FIN melamine (Glossy & Matt)
	Asian Melamine Gold
	Nerolac Melamine
Acrylic Lacquer	Pidilite SHOW CASE Acrylic (Glossy & Matt)
DOOR HARDWARE	
DOOR HINGES	
Glass to Wall /glass shower Hinges	KL Megla
	Nu
Ball Bearing Butt hinges, Plain bearing butt	Union
	Palladium
	Neki
	Magnum
	Ingersoll Rand
	Hettich
Pivot Hinges - Pivot Sets	Dorma
	Hafele'
DOOR HARDWARE	
DOOR HARDWARE	Vijayan
	Godrej
PANELS	
Glass	Saint Gobain , Asahi , Modifloat
Mirror	Saint Gobain , Asahi , Modifloat
PLUMBING and SANITATION	
G.I. Pipes and Fittings	Zenith
	Tata
C. I. Pipes	Neco
	BIC
PVC pipes and Fittings	Prince
	Finolex
ball valves	Zolotto

gate valves	Welworth
PRODUCT CATEGORIES	APPROVED BRANDS
Sinks	Nirali
Sanitary ware	Jaguar , Parryware , Hindware
Sanitary fittings	Jaguar , Parryware,Hindware
FIRE-FIGHTING WORKS	
G.I. Pipe	Tata / Zenith
Butterfly Valves	Audco / Keystone
Pressure Gauges	Fiebig / Prega / H. Guru
Paint	ICI / Asian
Hydrant Valves Branch pipes and other Accessories	Monsher / Newage / Minimax
First Aid Hose Reel Drum	Monsher / Newage
Pumps	Kirtoskar / Mather & Platt
Motors	Kirtoskar
Diesel Engine	KOEL / Cummins
Foot Valve with GM Strainer	Monsher / M & P
Air Release Valve	Monsher / M & P
Batteries	Exide / Standard
Canves hoses	Newage / Jayshree / fire Marshall
FRLS Cables	CCI / Finolex
Starters	Siemens / L & T
Motor Control Panels	Monsher Mather & Platt (TACApprov.)
Control Cables	CCI / Finolex / Gloster
Fire alarm control Zonal Panel / Hooter Call Point / Response Indicator	Monsher Mather & Platt
Smoke Detectors	Edwards/ system sensor / Notifier
Sprinkler heads	Grinnel / Viking
ELECTRICAL WORK	
Wires	Copper conductor double / single PVC as per IS 694, Finolex, ,Polycab, R.R. cable.
TPN SFU / FSU with HRC Fuses	L & T , Siemens, G E, Legrand
HRC Fuses	L & T , Siemens, G E
Energy Meter	L & T, AE, Nippon etc.
MCB & MCB DB	Indo-Kopp, MDS, Siemens, L & T — Havells
MCCB	L & T, GE, MDS, Schnider
MCB + ELCB	MDS, Siemens, L & T, Havells,
ELCB	MDS, Siemens, L & T, Havells.
Busbar Chamber	CPL, KEW
Metal clad DP and TPN Switches	Clip
Iron clad cut out	Bosmaorany MSEB approved or approved equivalent
11KV Ring Main unit without switches and switch fuse units.	Andrew Yule and Co. LG. Southern switches
11 KV XLPE Cable	Asian, CCL, Glosteror, polycab, RPG

PRODUCT CATEGORIES	APPROVED BRANDS
Transformer 11 KV / 43 V. Indoor	Pactil, Emco, Bharat Bijlee, Voltamp
ACB Feeder Pillars Distribution pillars MinnipillarandLTfuseboxes/switchboxes.	LocallyfabricatedasperMSEBApprovedmake.Prior approvalofMSEBRequiredBeforefabrication.
Air circuit breaker	L & T , Siemens
Cable (1.1. KV grade)	Al. / Cu. Conductor XLPE Insolated, approved PVC Sheathed. Asian, Polycab, GlosterCCI, Finolex, RPG
Cable glands	Brassheavyduty,glands,weatherproofwithrubber washers andgaskets.
Cable Lugs	Dowells (Crimping type) / Hex
11KV,cableendterminationKit&cablejointing Kit.	Raychem, xicon or approved equivalent.
Terminal Blocks	Elmex.
Reliable fuse base and tops	KEW, CPL
LightingfixturesforHPMVIHPSVLampsand fluorescenttubes.	Wipro, Philips
Fluorescent tubes	Wipro, Philips
HPMV and HPSV	Wipro, Philips
Steel Tubular poles	Bombay poles, Nityanand poles, Noel Poles.
G L pipe poles	TATA , Zennith
Pole terminal box, pole pracketscablejunction boxes.	Locally fabricated, as per approved.
Motor Starter	L & t, Siemens, etc.
Water pumps	Crompton, kirloskar
Capacitor	L & T
Switches, sockets & switch boards (modular)	Anchor, Legrand , GM equivalent
DP switches and other lighting Accessories	CPL Wizard Series
Screws	Nettlefold ,GKW
Earth wire	Bare copper / PVC insulated wire of required
PVC conduits pipe and accessories	Precision
PVC casing / capping with accessories.	Modi, Precision
MS conduit pipe and accessories.	Supreme, BEC, Vimco.
Rotary Switches	L & T, Siemens

Note: All Civil/Plumbing/Electrical/Mechanical Works shall be of the highest standards and shall conform to the relevant sections/provisions specified in the Bureau of Indian Standards Specification (BIS)

FORMATS (F)

FORMAT 1: F-1

To be printed on Participant letterhead

**LETTER OF AUTHORITY FOR PARTICIPANT OR ITS
REPRESENTATIVE TO VISIT SITE**

**This letter is valid only between.....and.....both days
inclusive) between.....am and.....pm.**

Date:

To,
The Secretary / Chairman,
VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD.,
CTS No 1634-A, V. N. Purav Marg, Chembur, Mumbai 400071.

Sir,

1. Kindly check that the bearer of this letter carries with him/her the following:
 - a. This letter in duplicate (One copy to be retained by Secretary / Chairman on site, after getting the bearer to sign the same with time, date of visit written there).
 - b. Tender Document in original bearing the name of the Tenderer's firm to whom the Tender has been issued.
 - c. Visiting Card of the person visiting, bearing his name and his relation to the Firm/Company/LLP as mentioned in the Tender document.
2. If all the above three conditions are complied with, then only you may kindly allow the bearer of this letter to visit such areas of the Site as may be necessary to obtain adequate understanding of the Site in order that the Firm/Company/LLP may be able to efficiently quote for the aforementioned Tender.

3. We understand that the Society has informed us about the following:
- a. To take adequate precautions while examining any part of site, and entire site as well;
 - b. That we or any of our visiting representatives are responsible for their own safety and security of any and all of their belongings, without any liability whatsoever to Society;
 - c. That Site visit is allowed as per Clauses of Tender.
 - d. That No Photography is permitted in any event.
 - e. That if more than one person is intended to undertake the site visit, then all the visiting persons shall need to be certified by us.
 - f. That no damage to any existing installation or site of any kind or manner is permitted. In case of report of any such event, regular procedure as allowed by the Law of the Land shall be pursued by Society.
 - g. That this site visit is permitted only to allow for a greater understanding regarding the nature and detail of the Building and Site to emerge in our minds so that we may be able to get a fair chance to quote for the said construction work after due evaluation of all factors as may be presentable in reality.
 - h. That Society and/or PMC take no responsibility for any understanding and/or misunderstanding which we and/or our representative may develop on account of partial and/or complete examination of site and/or building/s. This site visit is a facility provided by Society, not its liability.

Yours faithfully,

For

Sign, Seal and Stamp of the Participator, with Date, Time and Place

FORMAT 1: F-1

To be printed on Participant letterhead

CERTIFICATE OF VISIT TO THE SITE.

I, _____, Director/Partner/Authorised Representative of _____, have visited the site at M/s VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD. bearing CTS numbers CTS No 1634-A, of village Chembur, Mumbai 400071. I hereby certify that I have obtained sufficient information to enable to fill in the Tender with all its clauses and conditions therein, for the works to be prepared.

Signed

For and on behalf of Participant,

NOTE

Our failure to visit the site and collect adequate information shall not relieve us from the responsibility for properly filling the Tender. We shall not raise any claim on the grounds that we are unfamiliar with the location and/or nature of the Site and we confirm that the society is entitled to reject any such claim forthwith.

Date:

Time:

Place:

Signed, Sealed and Stamped by the Participant

FORMAT 2: (F-2)

To be printed on Participant letterhead

**LETTER FOR SUBMISSION OF TENDER
DOCUMENT/PROPOSAL.**

Date: _____/2022

To,
The Secretary / Chairman,
VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD.,
CTS No 1634-A, V. N. Purav Marg, Chembur, Mumbai 400071.

Dear Sir,

1. Adherence to conditions:

Having examined the conditions of Tender, drawings, specifications and all such specific notes, instructions and commentary contained in this Tender document relating to the construction works towards proposed redevelopment of society plot and existing buildings of M/s VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD. bearing CTS numbers CTS No 1634-A of village Chembur, Mumbai 400071 and having examined the site of the works as abovementioned and having acquired the requisite information relating thereto as affecting the Tender, We hereby offer to execute the construction works specified (as per details in this Tender) within the time specified (as per details in this Tender), in the attached Annexure and in all respects in accordance with the specifications, designs, drawings and instructions in writing referred to in conditions of Tender, Annexures to the Tender and such other Section of Tender, as are provided for, by, and in all other respects in accordance with such conditions so far as they may be applicable.

2. EMD:

We have deposited the EMD of Rs. 25,00,000/- (Rupees Twenty Five lacs Only) via NEFT/RTGS/IMPS bearing no. _____, dated _____ from our Bankers _____ Branch into the Current Bank Account of the 'M/s VIJAY VIHAR CO-

OPERATIVE HOUSING SOCIETY LTD.' We understand that EMD will be returned to unsuccessful participants without any interest or in the event the Tender is cancelled called off / withdrawn for any reason whatsoever. Society is not bound to any explanation to any participator in the event of cancellation of the Tender. Depositing of EMD does not mean by any ways, the Owner of the land (M/s VIJAY VIHAR CO- OPERATIVE HOUSING SOCIETY LTD.) has entered into any type of agreement or transaction with the participant.

3. RERA Compliance Documents enclosed with submission:

We are aware that the redevelopment project will have to be registered with the authority under the Real Estate (Regulation and Development) Act, 2016 ("RERA") and Maharashtra Rules and Regulations, 2017 and governed by the said provisions. We will indemnify the Society in respect of the liabilities if any, incurred by them due to the violation of the said provisions by us. Further, we are aware that we are governed by liabilities and penalties under the act for breaches and delays.

4. Other Documents enclosed with submission:

All information and documents as required to be submitted as per the Tender are enclosed.

5. Signed by Authorized Signatory:

We do hereby confirm that the Tender is signed by a Signatory Authorized by our Firm/Company/Limited Liability Partnership (LLP) and the document supporting his/her authorization viz: Bank Signature verification document, designation of signing authority, with PAN and Aadhar Card details are attached with this submission with all contact details [mobile number, land line number, email address and correspondence address of authorized signatory]

Yours faithfully,

Signature of Tenderer Stamp/Seal of Company/LLP/Firm Designation

FORMAT 3: (F-3)

TECHNICAL BID

ANNEXURE "A"

1.	Name of the Company (Developers)	
2.	Type of Organization (Proprietary / partnership / Limited / Consortium etc.) (Attach Copies of document defining legal status	
3.	Date of establishment of the company;	
3A	Date of Commencement of the Business	
4.	Name of the Partners/Directors/Share Holders of the Company ;	
5.	Office Address of Developers/ Builders;	
	<ul style="list-style-type: none">• Mumbai	
	<ul style="list-style-type: none">• Branches if any	
6.	In case of partnership or Limited Company, LLP or Consortium mention the percentage of shares of all the partners / Directors or Co owners / AOP	
7.	Name of other Sister Concern / Other Associate Company / Other group of company. Mention the name of different Co owners or directors of these companies	
8.	Name of Bankers	
9.	Name of the Solicitors	
10.	Name of the Chartered Accountants / Auditors	

ANNEXURE “F”

BALANCE SHEET EXTRACT

Name of Company: _____

PART – I: Current and Fixed Assets

	FY 2019-20	FY 2020-21	FY 2021-22	
<u>Current Assets:</u>				
Cash and Cash equivalents				The most liquid of assets
Short-term investments				Cert. of deposits etc.
Accounts receivable, net				Amount due from customers
Inventories				Goods for sale/raw materials
Prepaid expenses/other assets				Advance payments
Total Current Assets				Working capital
<u>Fixed Assets:</u>				
Property, plant and equipment, net				Usually the largest asset group
Leasehold Improvement				Expand. On leased property
Investments				Long-term investments
Goodwill				Intangible assets
Other non-current assets				Deferred tax etc.
Total Assets				Book value of the business

ANNEXURE “F”

BALANCE SHEET EXTRACT

Name of Company: _____

PART – II: Liabilities & Shareholder’s Equity

	FY 2019-20	FY 2020-21	FY 2021-22	
<u>Current liabilities :</u>				
Accounts Payable				Amount owed to suppliers
Accrued expenses				Anticipated obligation
Current portion of long-term debts				Debt due in under 12 months
Income Tax Payable				Tax obligation
Other current liabilities				Customer deposits etc.
Total Current liabilities				
<u>Long-term liabilities:</u>				
Long-term debt				Due after 12 months
Deferred Tax				Long-term tax obligation
Other long-term liabilities				Leases etc.
Total Liabilities				Current plus long-term
<u>Shareholder’s equity:</u>				
Paid-in-capital				
Retained Earnings				Undistributed earnings
Other comprehensive Income/(loss)				
Adjustments/others				Forex gains/losses etc.
Total stockholders’ equity				
Total liabilities & Equity				Book value of the business

OTHER DETAILS TO BE ENCLOSED

1.	SOLVENCY CERTIFICATE
2.	SOURCE OF TDR (OWN/PURCHASE)
3.	SOURCE OF FUND (OWN/OTHERS)
4.	REGISTRATION OF THE FIRM WITH ANY RATING AUTHORITY SUCH AS IS 9001, ETC OR ANY OTHER GOVERNMENT DEPARTMENT IF ANY.
5.	REFERENCE LIST OF THE PAST AND PRESENT PROJECTS WITH TELEPHONE NO OF THE FLAT PURCHASER (FOUR TELEPHONE NO PER PROJECT)
6.	DETAILS OF ANY LITIGATIONS PENDING AGAINST THE FIRM IN ANY COURT OF LAW WITH REASONS.
7.	Summary of Last 3 YEARS- Balance sheets as per format enclosed in the technical bid which should be duly signed by Chartered Accountant. (Developer has to submit the copies of balance sheets for verification when demanded by society / PMC.
8.	COPY OF MEMORANDUM AND ARTICLES OF ASSOCIATION.
9.	SHARE HOLDING PATTERN WITH DATE OF ACQUISITION.
10.	COPY OF PARTNERSHIP DEED IN CASE OF PARTNERSHIP FIRM
11.	REGISTRATION WITH S.T., GST, PROVIDENT FUND, ESIC DEPARTMENTS.
12.	AFFIDAVIT OF PROPRIETOR
13.	ORGANIZATIONAL CHART SHOWING THE STRUCTURE OF THE COMPANY INCLUDING NAME AND POSITION
14.	COPY OF LATEST I) GST RETURNS II) S.T.RETURN III) I T RETURNS, BOARD RESOULUTION

Note: 1) Separate sheets may be attach if required for any specific information not mention above.

2) If Developer is going to have strategic alliance with any other person / firm then details of the other party to be submitted.

I agree to work on project for mutual benefits. Whereas I will upkeep the interest of society (majority members) as prime concern over our financial benefits. I have gone through all the tender document (Technical Bid, Financial Bid, and Technical Specifications) and I am ready to work under supervision of the Project Management Consultant appointed by society, fees of PMC will be paid by us to the society.

NAME : _____

DESIGNATION IN FIRM : _____

DATE : _____

SIGNATURE WITH

COMPANY SEAL

FORMAT 4: (F-4)

MANDATORY / PRECONDITIONS OF THE FINANCIAL BIDS TO BE CONSIDERED WHILE GIVING OFFER	
1	MGL Gas lines – Restoration of existing MGL Gas lines to be done by developer. No extra payment will be made by existing members.
2	RESIDENTIAL RENT:- After 24 months the rent will be paid for every 11 months with 10% increased over and above the rent quoted in clause 5(i)
3	COMMERCIAL RENT:- After 18 months the rent will be paid for every 11 months with 10% increased over and above the rent quoted in clause 5(i)
4	Stamp duty registration charges, GST as applicable on such additional area offered free of cost and on fungible FSI will be borne by developer if applicable.
5	STANDARD HARDSHIP COMPENSATION of Rs. _____ per Sq.ft. of the Total Carpet area for Residential and Rs. _____ per Sq.ft. of the Total Carpet area for Commercial (as per Annexure)
6	Fees of PMC to be paid by Developer as discussed with society.
7	Entire cost towards any documentation, Legal process with respect to total redevelopment process will be borne by Developer only.
8	Amount of Brokerage to be paid towards Temp Accommodation will be ___ for Residential 2 months' rent for first 24 months along with the payment of rent and further every 6 months one month brokerage to be given thereafter till occupation on the new premises by existing society members.
9	Amount of Brokerage to be paid towards Temp Accommodation will be ___ for Commercial 2 months' rent for first 18 months along with the payment of rent and for further every 6 months one month brokerage to be give thereafter till occupation of the new premises by existing society members.

SR. NO.	ITEM	OFFER
1.	PARKING	
a.	The parking proposed in open area i.e. on ground or on podium open to sky will be shared between existing members and new members in proportion.	For existing members ___% For new members ___%

b.	The parking proposed in covered area such as in stilt / below podium will be share between existing members and new members in proportion	For existing members____% For new members____%
	Note:- It is mandatory to provide minimum one parking for existing members i.e. a + b should be equal to the number of existing society members also developer have to provide maximum parking's as per prevailing MCGM rules and regulations.	
2.	TEMPORARY ACCOMMODATIONS :RESIDENTIAL (AREA – 85507 SQ.FT.)	
i	1) Rent / Sq.ft. of the existing members Carpet area – 24 months rent to be paid in advance (Current Dated Cheque) by 1 cheque for all 24 months along with vacating notice.	Rs._____ per Sft.
ii	Relocation Cost to be compensated per flat (Both Ways)	Rs._____ per Sft. (Both ways)
3.	TEMPORARY ACCOMMODATIONS COMMERTIAL (SHOPS) (AREA – 85507 SQ.FT.)	
i	Rent / Sq.ft. of the existing members Carpet area – 18months rent to be paid in advance (Current Dated Cheque) by 1 cheque for all 18 months along with vacating notice.	Rs._____ per Sft.
ii	Relocation Cost to be compensated per flat (Both Ways)	Rs._____ per Sft. (Both ways)
4.	RESIDENTIAL MEMBERS	
	ADDITIONAL FREE CARPET AREA INCLUDING FUNGBILE FSI BENEFITS OFFERED TO THE EXISTING SOCIETY MEMBERS. OFFERS TO BE QUOTED IN PERCENTAGE (%) OVER AND ABOVE CARPET AREA INCLUDING BALCONY OF EXISTING RESIDENTIAL MEMBERS – 87294 Sq.ft. (Ref.Annexure)	
	Free carpet area including fungible FSI benefits offered to existing members (as percentage) over and above existing carpet	

	area including balcony. (The fungible area offer should be excluding of deductible area such as lobby ,Staircase Area and Mete Room, Substation etc.)	_____ % of existing carpet area
5.	COMMERCIAL / SHOP ADDITIONAL FREE CARPET AREA INCLUDING FUNGBILE FSI BENEFITS OFFERED TO THE EXISTING COMMERCIAL SOCIETY MEMBERS. OFFERS TO BE QUOTED IN PERCENTAGE (%) OVER AND ABOVE CARPET AREA INCLUDING BALCONY OF EXISTING COMMERCIAL /SHOP – 3902.00 Sq.ft. (Ref. Annexure)	
	Free carpet area including fungible FSI benefits offered to existing members (as percentage) over and above existing carpet area including balcony. (The fungible area offer should be excluding of deductible area such as lobby,Staircase Area and Mete Room, Substation etc.)	_____ % of existing carpet area
6.	Mode of payment of HARDSHIP fund 1) On signing MOU / Agreement (%) 2) Along with the vacating notice after receipt of IOD. (%) 3) On Possession of New flats by the existing members (%)	_____ _____ _____ %
7.	DISCOUNTED RATE ON ADDITIONAL AREA WANTED BY EXISTING MEMBERS	
a.	Discounted Rate for Residential carpet area per Sq.ft.	Rs. _____ Sft. of carpet area
b.	Maximum residential Carpet area on Which discount will be allowed. (Per flat)	_____ Sft.
c.	Discounted Rate for Commercial carpet area per Sq.ft.	Rs. _____ Sft. of carpet area
d.	Maximum Commercial Carpet area on Which discount will be allowed. (Per Shop)	_____ Sft.

8.	Compensation to the existing members desiring to sell the premises on outright basis to the developer prior to demolition.	
a.	Residential	Rs. _____ Sft. of carpet area
c.	Commercial	Rs. _____ Sft. of carpet area
9.	Compensation to the existing members desiring for excess free area offered by the developer.(In case if few members do not desire for the additional free carpet area offered by the developer.The entire rights of the such area thereafter will be developers)	
a.	Residential	Rs. _____ Sft. of carpet area
c.	Commercial	Rs. _____ Sft. of carpet area
10.	Compensation to existing members if the Developer intends to construct more Commercial area.	
a.	Additional Commercial area will be constructed	_____ Sft. carpet area
b.	Additional Compensation to existing member for allowing construction of more Commercial area	Lum Sum Rs. _____ /-
11.	Compensation to existing members if the Redevelopment is carried out without shifting the existing members.	Lum Sum Rs. _____ /-

I agree to work on project for mutual benefits. Whereas I will upkeep the interest of society (majority members) as prime concern over our financial benefits. I have gone through all the tender document (Technical Bid, Financial Bid, Technical Specifications) and I am ready to work under supervision of the Project Management Consultant appointed by society.

NAME : _____

DESIGNATION IN FIRM : _____

DATE : _____

**SIGNATURE WITH
COMPANY SEAL**

FORMAT 5: F-5

**To be printed on 500 Rs. Non-Judicial Stamp Paper
and duly notarised**

DECLARATION CUM INDEMNITY

THIS DEED OF DECLARATION CUM INDEMNITY, executed at Mumbai on this day of _____, day of Two Thousand and Twenty Two by Partner / Director / Authorised Signatory of M/s _____, Partnership Firm/Public/Private Limited Company/ Limited Liability Partnership, having its principal place of business/registered office at

_____ (full address) hereinafter called "THE OBLIGOR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his/her/their assigns, legal representative/s, executors and administrators) [document of authority to be included] of the ONE PART;

In favour of M/s VIJAY VIHAR CO-OPERATIVE HOUSING SOCIETY LTD., registered under the Maharashtra Co-operative Housing Society Act, 1960 under No. _____ having address at Sion Trombay Road, Chembur, Mumbai 400071, hereinafter called "THE OBLIGEE" of the Other Part [document of authority to be included]

That we are a partnership firm/Company/LLP having Partners/Directors as under:

Full name of Partners/Directors:

- A)
- B)

NOW THIS INDENTURE WITNESSETH THAT pursuant to the aforesaid, the obligor declares the following and hereby indemnifies and keep harmless to the Obligee including its members and their successors and concerned authorities and declare and undertake as under:

1. We declare that we have been shortlisted for proposed execution of the Redevelopment Project in the Obligee Society upon the information, representation/s, declaration/s, statement/s offers and/or documents provided by us in the duly submitted Tender.
2. We declare that the said Tender and the Proposal submitted by us is true and correct.
3. We declare that in the event we are awarded the Tender and if such any information, representation, declaration, documents and/or statement/s in part or entirely is found to be false, not correct and/or untrue, the Obligee shall have full right and discretion to cancel our appointment including cancellation of any Agreements and/or documents entered into between us without any recourse of claim or action or any proceedings/s to us.
4. We declare that we are not blacklisted/ delisted or debarred with any Private/ Public Ltd or Government Company/ Government Department from participating in the Tender as on date nor any time during our existence/ formation of our concern.
5. We confirm and declare that we are not part of any Shell Company associated with any Money Laundering Laws in any manner whatsoever.
6. We confirm and declare that none of our group, associate, sister or related companies have participated in this Tender.
7. We confirm and declare that we are not involved in any illegal activity and/or not alleged for any criminal act of any nature at any time.
8. We declare that in case of any facts, documents, representations, statements, declaration and/ or information as provided and as mentioned in our Proposal or any part thereof or any submitted documents regarding personal details or company details is found to be incorrect or false at any stage, then we shall stand debarred from

