

MOST IMPORTANT POINTS

After purchasing Tender Document, in case Bidder needs any further clarification, he may request for a pre-bidding discussion, by approaching any of the Redevelopment Committee members, the contact details of whom have been mentioned at the end of this document.

Bidder should submit his offer in Hard Copy (Letter Head, Signed and stamped) in Sealed Envelopes only.

Financial details and supporting documents will be called only from the shortlisted bidders at a later date.

Participating Developers / Bidders & any of their projects, should not have been black listed by MAHARERA.

The existing flat area measurements are as per actual carpet area measured by the Architect and converted to RERA Carpet area for the sake of uniformity in RERA scenario. Offers are expected on the basis of RERA Carpet area.

The specifications mentioned herein are minimum required specifications. However, it is expected that

Bidders / Developers shall try to better the same with latest trends in respective categories of construction to increase the Brand Value of the project. The society would be open to any value adding / Improvement suggestions from Bidders, without compromising on any of the core specifications.

The Building, Floor plans, Parking Plan & Layout has been designed by the Architect on the basis of inputs and Wish lists from each member of the society. Bidder to base their offer accordingly. Also, the Members have concluded the flat allocation activity in the tender document itself to enable bidders to have clarity while submitting the offer.

The Bidder is expected to get the ULC Section 20 order cleared by paying the applicable premium.

The Bidder's offer need not be constrained or limited by the plan area and bidder is free to offer anything higher which can be compensated to members through other mutually agreed options.

Site visits to 2 Completed Sites of Bidders will be requested during evaluation, which need to be arranged by the shortlisted developers.

Bidders to note that Society will not permit mortgage of Society land.

Also, Developer should not avail Project Finance based on proposed MOU / Redevelopment Agreement.

bidder to note that the society intends to sign the Development Agreement only after the full FSI / FAR potential plan is sanctioned from PMC by the Developer including Basic TDR + Premium FSI.

Since Society is already registered and purely residential society, Society's consent to be sought in advance by the Bidder / Developer while admitting any new members and such members to share declaration and apply for society membership only after the Agreement to Sale registration. If new buyer proposes to avail institutional Housing finance, negative lien will be noted by society in favor of the institution, when recommended by the developer and in consultation with legal advisor of the Society.

The redeveloper will be required to submit undertaking that he will ensure safe working practices and will follow all the rules & regulations of P.M.C and State Government as are applicable in such cases and should not undertake or permit any kind of extra construction (Like mobile towers etc.) other than shown & approved in sanctioned plan.

Please note that the ownership of the land during redevelopment remains with the society and society continues to be the owner of proposed new land and buildings. In future or during the phase of redevelopment, if any changes in Development control rules or local authority rules or TOD rules result in increased FSI or equivalent benefits, the same will remain the exclusive right and ownership of the society only and Developer / Bidder will not be able to claim any benefits.

Incompletely or incorrectly filled tender Forms are liable to get rejected.

The offers will be analyzed and studied by the society members along with Society's Consultants.

The society reserves the Right to Reject any or all of the offers without assigning any reason.

No extension would be granted for Tender Submission beyond the last date.