

**Tagore Nagar Shree Dattasai Sahakari Gruhnirman Sanstha Maryadit.,
Chawl No. 103 to 107, Group No. 6, Tagore Nagar, Vikhroli (East),
Mumbai - 400 083.**

Three Envelopes Systems of offers.

Envelope - One (I) Eligibility Criteria.

It should contain information related to eligibility Criteria as following.

All PMC/DMA /Developers are requested to submit their offers as per three envelopes systems as mentioned below.

Envelope one should contain information related to eligibility criteria. Envelope Two should contain quotations for entire work which is divided in major four phases. Envelope three should contain offer to the society on the basis of information and station survey, provided by the society in the advertisement and on society's website.

- Company Profile
- Professional team details such as qualification of the key persons, experience and duration in the company.
- detailed address of full-fledged establishment / office in Mumbai/ or surrounding Cities of Mumbai
- List of successfully completed / on-going Projects (Including MHADHA Plot / layout, developed / being developed under section 33 (5) of DCPR 2034) with address, date of commencement and date of completion, name & Mobile Number of the Secretary of committee of the society of that Project.
- Certificate and credentials such as 1) Certificate of incorporation from registrar of companies, Maharashtra State 2) Certificate of registration with council of architecture 3) Certificate of confederation of Real Estate Developer Associations of India [CREDAI] and Maharashtra Chamber of Housing Industry [MCHI], if any 4) Registration Certificate form - GST RE G - 06 From Govt. of India 5) Certificate of the empanelment of MHADA if any 6) Empanelment of financial institute, if any.
- Documentary evidence regarding financial healthiness of firm/ company along with balance sheets and Auditors reports for last 5 years.

Envelope - Two (II) - Phase - Wise quotations for entire work

It should contain phase wise quotations, for entire work which is divided in major four phases, as below.

First Phase - Preliminary planning phase which will include following or more tasks.

- To assess and examine the existing various papers available with the society and to guide the committee of the society for preparation of additional papers, if required.
- To assess Various remarks from the competent authority, available with the society and to guide committee of the society for obtaining additional remarks, if required.
- To guide the members of society regarding Housing dept Government Resolution dated 08th March 2019 and 13th September 2019 regarding self development.
- To guide the Committee/Members of the society regarding strict compliance of procedure said down under section 79 A of MCS Act 1960.
- To examine station survey plan of the plot prepared by licensed Surveyor of the Society.
- To arrange soil testing / investigation to decide and select adequate construction techniques and material for the foundation of building.
- To present various plans / elevations to the members of society and get approval of the committee/ redevelopment committee of the society.
- To do the presentation of realistic feasibility / Project report mentioning extra carpet area over existing carpet area, Corpus fund, rent per month, increase of rent per year during the process of project completion, brokerage, shifting charges and various salient features of the proposed self development/ redevelopment with various contractual provisions along with bank guarantee, security deposits etc. to the members of the society.
- To finalise carpet area, Corpus fund rent/ month, increase of rent per year during the process of project completion, brokerage, shifting charges by obtaining consent of members, of the Society, in the special General meeting.

B - Second Phase - Obtaining I.O.A and C.C. from statutory Authority.

It may include following or more tasks.

- Listing down the requirement of members of the society and Co-ordinating with design architect for final drawing.
- Submissions of layout proposed and get approval from statutory authority.
- Preparation of carpet area plan and to obtain approval of the members of the society in the special General Meeting of the Society.
- To prepare and to submit the Proposal for obtaining I.O.A. and C.C. to Statutory Authority
- To make payment of Premium/security fees and other deposits to MHADA/ Statutory Authority / Concerned Agencies.
- To obtain I.O.A. and C.C. etc. From the statutory Authority, Concerned.

C - Third Phase: - Financial Arrangement

It May include following or more tasks.

- In the Case of Self Development ,
Submission of loan application to Concerned financial Institution and get the loan sanctioned.
- In the Case of Self development by Development Manager Agency, to do the Presentation of financial arrangement made for Smooth execution of Project, to the members of the society.
- In the Case of Developer, to give unconditional and irrevocable bank guarantee of 20% as per guidelines given by the Government in G.R. dated 04.07.2019.

D - Fourth Phase - Execution phase.

It may include following or more tasks

- PMC/DMA/Developer should be capable to take complete responsibility of the project in totality i.e. financial technical, legal, marketing and sale of sale component area/ flats.
- Project Execution phase/ construction stage from the day of vacating the plot by the members of the society till completion of the project with occupation Certificate and handing over possession of redeveloped new flats to the members of the society.
- Planning optimum utilisation of FSI, Pro - rata, fungible and Tit-Bit area available to the society as per new DCPR 2034.
- To plan podium parking arrangement for all members of society & for the members of sale component.
- Over all Co - ordination with the society's committee/ Development Committee in technical and financial matters.
- Appointment of reputed, MEP and all other necessary Consultants for the project and over all co - ordination with the MEP and all other necessary Consultants, throughout the execution of the project.
- Programming and monitoring the entire project schedule and issue monthly progress report to committee / re development committee of the society, by arranging periodical meetings.
- To keep strict vigilance on entire work executed to ensure that no violation of any law/ bye laws of the Government and concerned statutory authorities are done during the execution of the redevelopment process.
- To maintain best quality of materials and strict follow up of the time limit of completion of redevelopment work with facilities / amenities as decided and as agreed with the society members.
- To maintain up to date stock register and strict supervision of material management and work, in the interest of the society as approved and agreed between the society and PMC/ DMA /Developer.
- To ascertain that various completion certificates from various concerned statutory authorities are obtained.
- To prepare as built drawings after completing project.
- To prepare completion report.
- Handing over all original copies of N.O.C. / Permissions/ sanctions /various original receipts of payments made to various statutory authorities etc. to the committee of the society.
- Handing over smooth possession of re developed flats to the all members of the society with occupation certificate and all other permissions.

Envelope - III (C) - Offer to the Society

It should contain the offers on the basis of details provided by the society as below and as published in the advertisement dated _____ in the Times of India and Maharashtra Times.

It may be noted that conveyance is obtained in the name of the society and detailed Station Survey is also carried out through licensed surveyor by the society. Details of plot is a below.

a)	Plot Area	2353.17 Sq.meters
b)	Tit Bit Area (Approx)	235.00 Sq.meters
c)	Total Plot Area (Approx)	2588.17 Sq.meters
d)	Number of Tenants/ members	40
e)	Carpet Area of Each Tenement	21.82 Sq. meters
f)	Total Carpet of Consumed	872.80 Sq.meters
g)	Plinth Area of each tenement	25.71 Sq. meters
h)	Total Plinth Area	1028.40 Sq. meters

Offer should be on basis of information mentioned above and information along with station survey plan on the society website

www.tagorenagarshreedattasaichsltd.com

It should include at least following basic information

- 1) RERA Carpet area offered per member of the society.
- 2) Number of Parking offered per member on podium parking area, and also for the sale component members of the society
- 3) Amount of corpus fund offered per member of the society.
- 4) Amount of monthly rent offered per tenant and increase of rent per year during process of project completion, from the date of handing over the possession of existing building for redevelopment to giving possession of redeveloped flats with occupation certificate and other completion certificates from statutory authorities to all members of the society.
- 5) Brokerage offered per member of the society.
- 6) Shifting charges offered per member of the society.
- 7) Project completion in all respect with occupancy certificates should be clearly mentioned in **number of months**.
- 8) Bidder may have to clear the society's existing liabilities of the government. (N.A. Tax, lease deed payment & MHADA Dues if any). It may be considered, One Crore approximately for calculations purpose. Feasibility report may be worked out considering above liabilities of the society & offers should be given on the basis of it.