PUBLIC NOTICE INVITING TENDER

SEALED BIDS ARE INVITED FROM REPUTED BUILDERS / DEVELOPERS FOR PROPOSED JOINT CLUSTER DEVELOPMENT SCHEME UNDER REG. 33 (9) OF DCPR 2034

The undersigned three Co-operative Housing Societies, namely **(1) Gokul Residency A-G CHSL, (2) Gokul Residency "H" Building CHSL and (3) Gokul Gagan CHSL**, located at **Thakur Village, Kandivali East, Mumbai - 400 101 (CTS Nos. 792/1, 792/2, 809-A/1/1/1 and 809-A/1/1/(5) Pt., Village Poisar, Taluka Borivali)**, invite **sealed tenders** from eligible, experienced and financially sound Real Estate Developers for the proposed **Joint Cluster Redevelopment** of the above plots.

HIGHLIGHT : Plot abuts an 18.3 mtrs. wide road on South, West and East sides

LOCATION HIGHLIGHTS

- Corner Plot with wide frontage in the Heart of Thakur Village
- Western Express Highway (NH8) is just 650 m from the plot
- Magathane Metro Station (Line 7) 1.0 Km from the plot
- Equidistant from Kandivali & Borivali Railway Station appx.2.5 Km from the plot
- Jain Derasar & Temples within walking distance from the plot

UNITS DETAILS

DESCRIPTION	Plot Area as per Conveyance (sq. mtrs.)	Residential Units	Non-Residential Units	TOTAL UNITS
Gokul Residency A-G CHSL (Society 1)	6576.80	207	27	234
Gokul Residency "H" Bldg CHSL (Society 2)	1499.00	46	06	52
Gokul Gagan CHSL (Society 3)	6296.80	164	NIL	164
Total	14372.60	417	33	450
Less: Old Road Setback	2107.70			
Total Net Plot Area	**12,264.80 SQ. MTRS.**			

PLOT DETAILS

Location	Dattani Park, Thakur Village, Kandivali East, Mumbai - 400101
CTS Nos., Ward, Village / Taluka	792/1, 792/2, 809-A/1/1/1 and 809-A/1/1/(5) Pt. , R/S Ward of Poisar / Borivali
Road Width	18.3 mtrs. Wide Evershine road on South Side, 18.3 mtrs, wide Gokul Gagan Rd East side and 18.3 mtrs wide Dattani Park road on West Side
Plot Area	As per Total Station Survey: 17,018 sq. mtrs.
Carpet Area	Non-Residential: 7,092.45 sq. ft. + Residential: 2,15,897.3 sq. ft. Total: 2,22,989.76 sq. ft. (approx. 20,716.25 sq. mtrs.)
Built-up Area	Total: 22,515.11 sq. mtrs.

TENDER SCHEDULE

PARTICULARS	DATE
Date of Tender Purchase	28th October 2026 to 30th November 2026 on any working day, 11 am to 6 pm, from the PMC Office
Date of Submission	Tuesday 2nd February 2027 & Wednesday 3rd February 2027 from 1 PM to 7 PM at Society office.
TENDER COST	
Tender Document Fee	Total Rs. 1,00,000/- (Rupees One Lakh Only), non-refundable by separate Three DDs / Pay Orders as follows: Rs. 45,000 in the name of "Gokul Residency A to G CHSL" Rs. 11,000 in the name of "Gokul Residency 'H' Building CHSL" Rs. 44,000 in the name of "Gokul Gagan CHSL"

TOUGHCONS NIRMAN PVT. LTD.

Tender Documents & Further Details available from the PMC Office: TOUGHCONS NIRMAN PVT. LTD., 1st Floor, Bhagwant Niwas, Naik Wadi, Opp. Vishwa Kripa Hospital, Goregaon East, Mumbai - 400 063 | +91 93210 52225 / 29270401 / 02 | Email: tender.tnpl@gmail.com, www.toughconsnirman.com

SOLICIS LEX Advocates and Solicitors

Society's Legal Consultant: SOLICIS LEX, Advocates and Solicitors, 98, 9th Floor, Bajaj Bhavan, Nariman Point, Mumbai -400021. Website: www.solicislex.com

Society's Office: Gokul Residency A-G CHSL, Thakur Village, Kandivali East, Mumbai - 400 101
Joint Society's Email: gokulcluster3@gmail.com

Date: 28-10-2026
Place : Mumbai

Sd/-
Chairman / Secretary
Gokul Residency A-G CHSL,
Gokul Residency "H" Building CHSL,
Gokul Gagan CHSL

The Societies' Managing Committees reserve the right to accept or reject any or all tenders without assigning any reason, and their decision shall be final and binding.