

DETAILS OF CHARKOP MANAV CHSL FOR REDEVELOPMENT

Name of the Society:	CHARKOP MANAV CO-OPERATIVE HOUSING SOCIETY LTD.
Society Regn No.	BOM – MHADA HSG. (TC) / 7738, 93-94 DT. 09.12.1993
Address / Location:	Breeze, Plot No 3, RSC No. 44, Sector No. 5, Charkop, Kandivali (West), Mumbai – 400 067
Introduction & Redevelopment Proposal	<p>(1) Charkop Manav CHSL proposes to re-develop its old existing residential building by utilizing the Permissible FSI.</p> <p>(2) Entire Project is to be carried out by the Bidder/Developer as per conditions described in this Tender Documents & conditions to be agreed between the Society & selected Developer in Development Agreement. Bidders have to carry out the construction of the new building(s) by demolishing the existing structure and have to provide the new premises to all the existing members in the new reconstructed building.</p> <p>(3) Once Full TDR is loaded, all premiums are paid before handing over of vacant and peaceful possession of the plot/s and building/s & Project is Registered in RERA after procuring CC as per the terms and conditions to be agreed in Development Agreement, the surplus premises in the reconstructed building(s), will be available for the Bidder for sale in the open market as per terms of the contract.</p>
Plot area to be taken for approval with MHADA / MCGM	The Tenderer shall consider the plot area as permitted by the MHADA for proposed development.
CTS / CS No:	1C/1/584
Village / Division :	Kandivali
Taluka	Borivali
Gross Plot Area as per P.R. Card:	864 sq. mtr.
Gross Plot Area as per BMC Approved plan	864 sq. mtr.
BMC File No.	CE/9384/BP(WS)/AR

Existing Road Width:	9.15 mtrs.
Existing Carpet Area including balcony as per finalized by the Society:	962.1 Sq. mtr.
Existing Built Up Area as per BMC Approved plan:	861.03 sq. mtr.
RR Rate per Sq. Meter for the Land:	Rs. 58,260/- per Sq.mtrs (Zone 79/354B)
RR Rate per Sq.meter for the Residential	Rs. 1,34,700/- per Sq.mtrs (Zone 79/354B)
Zone & Sub Zone	Zone 79/354B
Existing Building Configuration:	1 Building
Total No. of Residential Members	15 members
Existing Flats/Units Configurations:	As per table Listed below.
Conveyance Status:	MHADA Lease Deed, Mutation Entry in Property Card is not done in name of Charkop Manav CHSL
Lease Holder	Charkop Manav CHSL
Time for Completion of the Project:	24 (Twenty Four) months plus grace period of 6 (six) months can be given on merits from the date of the said Property being vacated by the members and handed over to Developer for the purpose of redevelopment. (Inclusive of holidays, Sundays and Monsoon Period)
Accessibility	<p>(1) The plot is abutting existing 9.15 mtrs (30') wide DP Road.</p> <p>(2) The property is located in the heart of Charkop.</p> <p>(3) Vehicles can also easily approach the property from Kandivali / Borivali Railway Station and New Link Road.</p> <p>(4) The property is opposite to Jain Temple.</p>
Zoning & Reservation as per MCGM DCPR 2034	1) As per available information and MCGM DCPR 2034, Ward Sheet, this plot is falling under Residential "R" zone.

<p>Survey of land</p>	<p>(1) The Bidder is requested to carry out his own survey of the property to ascertain the physical area of the land before they quote for this Bid Form. The bid from the Developer shall be firm based on the area as permitted by the MCGM for proposed development.</p> <p>(2) If the Bidder finds any variation in physical possession of the land, then he has to state the variation in this offer /bid.</p> <p>(3) Any claim or variation in the offer shall not be accepted by the Society after the submission of his bid.</p>
<p>Road setback</p>	<p>(1) As per information available, there was no original road setback and there seems to be no further road setback.</p> <p>(2)The Society shall not be responsible for any road setback area or shall not accept any variation in the bid / offer quoted / accepted by the Society during the course of negotiation, agreement stage, post agreement stage & any time in future due to road setback area.</p> <p>The Bidder should have his own independent inquiry/check for road setback area.</p>
<p>Specific Disclosure about CHARKOP MANAV CHSL</p>	<p>Dispute regarding Terrace area covered</p> <p>Member of Flat No.403 has made claim for Terrace area measuring approx. 40 sq.mt. adjacent to his flat and dispute is going on between Society & this particular member for additional area & other benefits being claimed by this member in redeveloped building due to this terrace area.</p>