

NOTICE OF REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL FOR REDEVELOPMENT	
Sealed Request for Proposal / proposal are invited on behalf of " ANUPRITA CO-OPERATIVE HOUSING SOCIETY LTD. " from reputed, experienced Builders & Developers having adequate resources and experience in the execution of similar type of redevelopment of comparable magnitude, for the following:	
Name and nature of work	Proposed redevelopment of the property by demolition of the existing buildings of Anuprita Co-Operative Housing Society Ltd. at Azad Road No. 3, Off Veera Desai Road, Andheri (West), Mumbai – 400 058 and re-constructing the new building thereby giving new residential flats to existing residential members in consideration of right to sell and dispose the additional flats in reconstructed new buildings by utilizing the full FSI potential.
Society's office address	Anuprita Co-Operative Housing Society Ltd. at Azad Road No. 3, Off Veera Desai, Andheri (West), Mumbai – 400 058 https://goo.gl/maps/AnuSGAS1fcYeC6HF6
CTS No.	624, 625, 626, 200, 211, 212, 214, 215 of Ambivali Village of Andheri Mumbai Suburban.
Time of Completion	36 (Thirty-Six) months plus on request in writing of grace period of 12 (Twelve) months can be given on merits from the date of the said Property being vacated by the members and granting access for redevelopment to the Developer for the purpose of redevelopment. (Inclusive of holidays, Sundays and Monsoon Period)
Gross Plot Area as per BMC Approved plan	2077.69 sq. mtrs.
Existing carpet area	Existing carpet area of the society are as follows: (1) Residential – 2665.7 sq. mtrs. (2) 1 unauthorized structure of 13.94 sq. mtrs.
User permitted by society	Residential user only for free sale area
Cost of Request for Proposal document	A non-refundable & non-transferable amount of Rs. 1180/- (Rupees One Thousand One Hundred and eighty Only) to be paid at the time of collection of the set of "Request for

	Proposal" by Demand Draft/ Bankers cheque /Pay order in favour of " Toughcons Nirman Pvt. Ltd. "
Request for proposals are available at	<p>The set of blank request for proposal document can be collected from the PMC office between 11 a.m. to 6 p.m. on all working days from 14.02.2023 to 28.02.2023 (both day inclusive)</p> <p>PMC Office: Toughcons Nirman Pvt. Ltd. 11-13, Bhagwant Niwas, Naik wadi, Opp. Vishwa Krupa Hospital, Goregaon (East), Mumbai – 400 063 https://goo.gl/maps/rS9MpwVjw5GUp9dr8</p>
Submission of Request for Proposal	<p>(1) Sealed request for proposals shall be submitted in the manner prescribed in the 'Instruction to Proposers. Only sealed proposals shall be accepted. It should be addressed to the Hon. Secretary, Anuprita CHSL,</p> <p>(2) The sealed proposals shall be accepted from 01/03/2023 to 15/03/2023 between 11 am to 6 pm at the society office of Anuprita CHSL.</p>
Opening of Request for Proposal	Society will open technical bids within 4 days of last date of submission at society office in the presence of Managing Committee Members, Redevelopment Committee Members, Interested Members of the society, Project Management Consultant and Bidders who wish to be present.
Earnest Money Deposit	A refundable non-interest-bearing amount of Rs. 5,00,000/- (Rupees Five Lacs only) to be paid as EMD at the time of submission of the Request for Proposal offer by Demand Draft / Bankers cheque / Pay order in favour of " Anuprita CHSL "
Right to Reject	This is only an invitation to proposal/ request for proposal and not an offer. The society reserves the right to accept or reject any or all bids highest or lowest at any stage without assigning any reason whatsoever and shall not entertain any claim from the proposer towards the cost of bidding directly

	or any court of law. It is expressly understood that the Society is not bound to accept highest bidder.
Right to Invite Bids	The society reserves the right to invite additional proposals at any point in future till award of Final contract without assigning any reasons whatsoever. The decision of the society shall be final and binding and the Bidder shall not be entitled to dispute the Society's decision.
Acceptance of All Terms & Conditions	The submission of the duly filled Request for proposal by the proposer shall imply acceptance by the proposer of all the Terms and conditions of the request for proposal.



INFORMATION ABOUT THE SOCIETY

SN.	Description of the items	Information
01.	Name of the society	Anuprita Co-Op. Housing Society Ltd.
02.	Plot area to be taken for approval with MCGM	The REQUEST FOR PROPOSAL shall consider the plot area as permitted by the MCGM for proposed development.
03.	BMC File No.	CE/4032/B.S.-II/AK dt 07/12/1985
04.	Introduction and redevelopment proposal	<p>(1) ANUPRITA 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 Proposer /Developer as per conditions described in this REQUEST FOR PROPOSAL Documents & conditions to be agreed between the Society & selected Developer in Development Agreement. Proposers 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/ PTC/PAP 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 Proposer for sale in the open market as per terms of the contract.</p>
05.	Title of the property	<p>(1) The Conveyance has been executed in favour of Anuprita CHSL</p> <p>(2) Property Registration Card has been mutated to reflect the name of the Anuprita CHSL</p>
06.	Location	The property is located at Azad Road No. 3, Off. Veera Desai Road, Andheri (West), Mumbai – 400 058.

07.	Accessibility	<p>(1) The plot is abutting existing 18.30 mtrs (60') D.P. road.</p> <p>(2) From Anuprita Society Azad Nagar Metro station is 350 mt. away, Andheri railway station is 3.3 km away, Andheri sports complex is 350 mt away, Airport is 4.9 km away</p> <p>(3) The society can be easily accessible from S.V. Road & Link road by vehicle.</p>
08.	Society registration	BOM/HSG/4073 OF 1973
09.	CTS No.	624, 625, 626, 200, 211, 212, 214, 215 of Ambivali Village.
10.	Village / Division :	Ambivali
11.	Taluka	Andheri
12.	Ward	K/W
13.	Gross plot area as per Layout	2746.8 sq. mtrs.
14.	Gross plot area as per conveyance	2077.69 sq. mtrs.
15.	Gross plot area as per survey	1873.90 sq. mtrs.
16.	Gross plot area as per PRC	3318.7 sq. mtrs.
17.	Zoning and reservation as per DP 2034	<p>As per DP 2034 Remarks dated 03/01/2023 and sheet No. WS-22 of per DP 2034</p> <p>(1) The plot is coming under Residential Zone.</p> <p>(2) There is no reservation of the plot.</p>
18.	Road setback	<p>(1) As per information available, there was original road setback on the plot of which partly was handed over of the authorities and remaining part of hand over was pending due to encroachment on setback area.</p> <p>(2) There seems to be no further road setback.</p> <p>(3) The Society shall not be responsible for any road setback area or shall not accept any variation in the REQUEST FOR PROPOSAL / offer quoted / accepted by the Society during the course of negotiation, agreement stage, post agreement stage & any time in future due to road setback</p>

		area. The Proposer should have his own independent inquiry /check for road setback area.						
19.	Survey of land	(1) The Proposer is requested to carry out his own survey of the property to ascertain the physical area of the land before they quote for this Proposal Form. The REQUEST FOR PROPOSAL from the Developer shall be firm based on the area as permitted by the Competent Authority for proposed development. (2) If the Proposer finds any variation in physical possession of the land, then he has to state the variation in this offer /REQUEST FOR PROPOSAL. (3) Any claim or variation in the offer shall not be accepted by the Society after the submission of his proposal.						
20.	Details of existing building	There is 1 existing buildings with 3 wings consisting of 49 nos. existing residential premises and 1 unauthorized structure of approx. 13.94 sq. mtrs.						
21.	Existing FSI built up area	The existing FSI built up area is 2839.58 sq. mtr. or thereabouts as per available information						
22.	Offer	The offer for new carpet area shall be as per MOFA Carpet Area shall not be as per RERA Carpet Area. It shall be based on existing carpet area 2665.7 sq. mtr. set a mentioned in this documents.						
23.	Summary of existing carpet area statement of members	<table border="1"> <thead> <tr> <th>User</th> <th>No. of Units</th> <th>Total carpet area in sq.mtr.</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>49</td> <td>2665.7</td> </tr> </tbody> </table>	User	No. of Units	Total carpet area in sq.mtr.	Residential	49	2665.7
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Residential	49	2665.7						
24.	Other area details	(1) 1 unauthorized structure of approx. 13.94 sq. mtrs.						
25.	Specific Disclosure about ANUPRITA CHSL	<p>i. Society has entered into Development Agreement with Dev Land Housing Ltd., Andheri (DLH) on 22.11.2011</p> <p>ii. DLH is ready to exit the project with some reasonable compensation.</p>						

		<p>iii.The area of 60 ft. road part adjacent to society plot is encroached by slums, which the society had already handed over to BMC but PR card it is still reflecting on Society's name. Plot area given for 60 ft. road by society is 399 sq.mt. & 285.3 sq.mt. totaling to 684.30 sq.mt.</p> <p>iv. Society has Conveyance of the plot but Mutation on PR Card is pending.</p> <p>Society has already appointed Toughcons Nirman Pvt. Ltd. as PMC, UK Designs Pvt. Ltd. For Planning & Architect Services & Adv. Dinesh Malekar as Legal Consultant for the project.</p>
26.	Contact details of the APMC	<p>Toughcons Nirman Pvt. Ltd.</p> <p>tender.tnpl@gmail.com</p> <p>Tel: 93721 95663 / 022-29270401/02</p>

Summary of Society's Conveyance Deed documents

No.	Regn. No.	Date	Survey No.	Hissa No.	City Survey No.	Total sq.mt.	For 60' road	Actual sq.mt.
1	658/2/13/1975	15-2-75	11	3A & 3B	625	986.48	399.67	586.81
2	2405/1/6/1976	11-7-76	11	4B	624	285.38	285.38	0
3	657/1/11/1975	15-2-75	13	8	624 part	76.08	0	76.08
4	955/2/26/1975 (loddged for reg)	11-7-75	14	4	215	488.22	0	488.22
5	659/1/11/1975	15-2-75	11	1A,1B	624 part	101.16	0	101.16
6	954/1/17/1975	11-7-75	11	7	626	101.17	0	101.17
7	4108/2/19/1975	14-10-75	14	8	211	21.74	0	21.74
8	953/11/2/1975 (loddged for reg)	19-7-75	11	2	200	692.29	0	692.29
TOTAL						2752.52	685.05	2067.47