

DETAILS OF THE MALAD MA BHAGWATI CHSL FOR REDEVELOPMENT

Name of the Society:	Malad Ma Bhagwati Co-operative Housing Society Limited.
Society Regn. No.:	BOM/MHSG/5269 dated 07/12/1977
Address / Location:	Near Nidhivan Ground, Off S.V. Road, Chincholi Phatak, Malad (West), Mumbai – 400 064
Introduction & Redevelopment Proposal:	<p>(1)MALAD MA BHAGWATI CHSL proposes to re-develop its old existing residential building by utilizing the Permissible FSI as per Reg 33(7)(B) of DCPR 2034 or Reg 33(11) of DCPR 2034. If developer intends to develop as per 33(12)(B), they have to get the society permission and share the benefit of it.</p> <p>(2)Entire Project is to be carried out by the Bidder/Developer as per conditions described in this Tender Document & conditions to be agreed between the Society & selected Developer in Development Agreement. Bidders must 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 FSI /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</p>

	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.
Plot area to be taken for approval with MHADA / MCGM/SRA:	The Bidder shall consider the plot area as permitted by the MCGM for proposed development.
CTS:	83/65
Village:	Chinchavali
Taluka:	Borivali
Net Plot Area as per PR Card:	3495.7 sq. mtr.
Net Plot Area as per Conveyance Deed	3493.64 sq. mtr.
Net Plot Area as per BMC Approved plan	NOT AVAILABLE
BMC File No.	CE/1609/BPZ II A/P
Existing Road Width:	13.20 mt Road width (Developer to confirm it)
Existing MOFA Carpet Area as finalized by the Society:	3191.84 Sq.mt
RR Rate per Sq. Meter for Current Year of the Land:	Rs. 75,320/-
RR Rate per Sq. meter for Current Year of the Residential:	Rs. 1,41,690/-
Zone & Sub Zone	60/278
Total No. of Members	96
Residential Flats	96

Existing Flats/Units Configurations:	As per table Listed below.
Conveyance Status:	<p>The society has obtained Conveyance by way of Registered Deemed Conveyance Deed. Mutation on PR card is pending. The same is to be undertaken by the developer and cost for the same should be borne by the Developer.</p> <p>Also, NA status of the PR card needs to be checked. If NA order for the plot is to be obtained, then same is to be done by the developer and cost for the same shall be borne by the developer.</p>
Time for Completion of the Project:	30 (Thirty) months plus grace period of 6 (six) months (Grace period shall be subject to request received in writing from the Developer) from the date of the said Property being vacated by the members and handed over to Developer for the purpose of redevelopment till the time of repossession with Electric & Water connection after obtaining FULL Occupation Certificate. (Inclusive of holidays, Sundays, and Monsoon Period)
Accessibility	<p>(1) The plot is abutting existing 13.20 mtrs. road.</p> <p>(2) The property is located at Near Nidhivan Ground, Off S.V. Road, Chincholi Phatak, Malad (West), Mumbai 400 064.</p> <p>(3) Vehicles can also easily approach the property from S.V. Road.</p>

	(4) The Proposed project is close to Malad Railway Station, Goregaon Railway Station and Western Express Highway.
Zoning & Reservation as per MCGM DCPR 2034	1) As per available information and MCGM DCPR 2034, BMC Ward Sheet, this plot is falling under Residential zone.
Survey of land	<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 Competent Authority 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>
Road setback	The Developer shall ascertain from their end about the road setback.
Specific Disclosure about MALAD MA BHAGWATI CHSL	<p>1. Property card is not in the name of the society, hence the developer has to do the required process at his own cost within 3 months from issuance of Most Preferred Developer and before registration of Development Agreement.</p> <p>2. There shall be no Commercial premises on the Society Plot.</p> <p>3. Basement shall not be allowed.</p> <p>4. There shall be NO MECHANICAL</p>

PARKING.

5. If the neighboring society abutting S.V. Road joins for redevelopment and in such case the Developer gets additional FSI due to road width, then the society to get the benefit of the same. However, in such case, the developer shall keep the adjoining society separate and no Commercial premises shall be permitted in Malad Ma Bhagwati CHSL's Plot.
6. Current access to S.V. road through adjacent society Jai Ma Bhagwati by way of pedestrian road to be retained after redevelopment
7. Provision for space for retaining existing temple to be made.