

## DETAILS OF NAVYUG SADAN CHSL FOR REDEVELOPMENT

<b>Name of the Society:</b>	NAVYUG SADAN CO-OPERATIVE HOUSING SOCIETY LTD.
<b>Society Regn No.</b>	BOM/HSG-384 of 1963 dt. 28.03.1963
<b>Address / Location:</b>	35-A, Banganga X Road, Near Rajbhavan, Walkeshwar, Mumbai – 400 006
<b>Introduction &amp; Redevelopment Proposal</b>	<p>(1) Navyug Sadan 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 &amp; conditions to be agreed between the Society &amp; 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 &amp; 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>
<b>Plot area to be taken for approval with MHADA / MCGM</b>	The Tenderer shall consider the plot area as permitted by the MCGM for proposed development.
<b>CTS / CS No:</b>	1/97
<b>Village / Division:</b>	Malbar Hill
<b>Gross Plot Area as per P.R. Card:</b>	385.45 sq.mtr.
<b>Gross Plot Area as per BMC Approved plan</b>	Not Available
<b>BMC File No.</b>	Not Available
<b>Existing Road abutting Plot Width:</b>	10 mtrs.

Proposed DP Road	12.20 Mtrs.
Existing Carpet Area including balcony as per BMC property tax assessment extract	727.17 sq. mtrs.
Existing Built Up Area as per BMC Property Tax Assessment Extract:	872.62 sq. mtrs.
RR Rate per Sq. Meter for the Land:	Rs. 3,36,940/-
RR Rate per Sq. meter for the Residential	Rs. 7,05,320/-
Zone & Sub Zone	7 & 7/66
Existing Building Configuration:	1 Building of Ground + 4 floors
Total No. of Members	15 members
Residential Flats/Units	15 Residential Units
Office Room	NA
Existing Flats/Units Configurations:	As per table Listed below.
Title of the plot	Name of the society is mentioned on the property card
Time for Completion of the Project:	24 (Twenty Four) months plus grace period of 6 (six) months 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	<ol style="list-style-type: none"> <li>(1) The plot is abutting existing 10 mtrs.</li> <li>(2) The property is in the heart of Banganga.</li> <li>(3) Vehicles can also easily approach the property from Peddar Road, Girgaon Chowpatty, etc.</li> <li>(4) The plot shall also be accessible from the proposed costal road project for connectivity all over Mumbai.</li> <li>(5) The subject plot is in near Raj Bhuvan (Governors Bungalow) main entrance Gate.</li> </ol>

<b>Zoning &amp; Reservation as per MCGM DCPR 2034</b>	(1) As per available information and MCGM DCPR 2034, D Ward Sheet, this plot is falling under Residential “R” zone.
<b>Survey of land</b>	<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>
<b>Road setback</b>	<p>(1) As per information available, there was no original road setback and there is further road setback as per the RL Remarks.</p> <p>(2) The Bidder should have his own independent inquiry/check for road setback area.</p>
<b>Specific Disclosure about NAVYUG SADAN CHSL</b>	CRZ NOC is required and the plot is in Banganga Tank pricint hence Buffer for heritage NOC is required to acquire.