PROJECT SYNOPSIS

1. Project Overview

Toughcons Nirman Pvt. Ltd., acting as the Architect-cum-Project Management Consultant (APMC) on behalf of Sri Sunder Co-operative Housing Society Limited, invites bids from experienced and financially capable developers for the redevelopment of the Society's property at Chembur, Mumbai.

The salient project details are as follows:

Particulars	Details
Society Name	Sri Sunder Co-operative Housing Society Limited
Property Address	Plot No. 569, Sion–Trombay Road, Chembur, Mumbai – 400 071
Plot Area	5,144.14 sq. m., as per physical survey and possession records
Existing Members	92
Existing Units	107 units, comprising 81 residential and 26 commercial units
Other Existing Facilities	32 covered garages and one Society office
Proposed FSI	4 FSI under Regulation 33(11) or Regulations 33(7)(B) read with 33(20)(B) of DCPR 2034
Fungible Compensatory FSI	35% for the rehabilitation component, as applicable
Overall Project Completion Period	36 calendar months, with an additional grace period of 6 months
Non-Residential Component Completion Period	18 calendar months, with an additional grace period of 6 months

All development potential and statutory provisions shall be subject to applicable regulations, approvals and the detailed conditions stipulated in the Tender Document.

2. Development Opportunity

The proposed redevelopment offers a substantial development opportunity in Chembur, one of Mumbai's well-established residential and commercial locations.

The Society's freehold property, admeasuring approximately 5,144.14 sq. m., enjoys frontage along two major roads and benefits from connectivity through the Eastern Freeway, Harbour Railway Line and the upcoming Metro Line 2B.

The proposed development potential, together with the site's location and accessibility, offers scope for a well-planned redevelopment comprising rehabilitation and free-sale components.

The tender has been structured to safeguard the interests of the Society and its members while providing developers with clearly defined project requirements, execution milestones and contractual obligations.

3. Key Financial and Commercial Terms

Particulars	Tender Requirement
Tender Document Fee	₹59,000/- (Rupees Fifty-Nine Thousand only), inclusive of GST and non-refundable
Earnest Money Deposit (EMD)	₹2,00,00,000/- (Rupees Two Crores only), interest-free, by way of an undated cheque drawn in favour of the Society
Security Deposit	₹6,00,00,000/- (Rupees Six Crores only), interest-free and refundable
Security Deposit Retention	The entire security deposit shall remain retained for 10 years from the date of issuance of the Occupation Certificate (OC), in accordance with the Tender Document
Performance Bank Guarantee	Equivalent to 20% of the total project cost, currently estimated at approximately ₹120 crore

The above financial requirements shall be governed by the detailed provisions, conditions and obligations specified in the Tender Document.

4. Special Project Conditions

The following project-specific requirements shall be considered integral to the proposed redevelopment:

A. Existing Commercial Establishment

An existing wine shop operates within the Society premises and cannot be permanently relocated. The Developer shall make suitable arrangements to facilitate the continuity of its business operations during redevelopment.

Where temporary relocation or operational disruption becomes unavoidable, the Developer shall provide appropriate alternative arrangements and compensation in accordance with the Tender Document.

B. Preservation and Utilisation of Existing Well

The existing well within the Society premises shall be preserved and adequately protected throughout the redevelopment process.

C. Car-Parking Requirements

The Developer shall provide each eligible member with one large car-parking space in lieu of the existing covered-garage entitlement, in accordance with the Tender Document.

Open-to-sky parking shall not be permitted for either the rehabilitation component or the free-sale component.

D. Permanent Transit Camp (PTC)

The required Permanent Transit Camp (PTC) component shall be developed off-site, in accordance with applicable statutory requirements and approvals, allowing the Society's existing plot to be utilised for the proposed rehabilitation and free-sale development.

E. Conditions for Handover of Vacant Possession

The Society shall hand over vacant possession of the existing premises only upon fulfilment of the stipulated preconditions, including:

1. Receipt of the full Intimation of Disapproval (IOD)/Intimation of Approval (IOA), as applicable.
2. Loading of 100% of the proposed permissible FSI.
3. Completion of registration of the Permanent Alternate Accommodation Agreements (PAAA) with the eligible members.

The detailed requirements and conditions governing vacant possession shall be as specified in the Tender Document.

F. Segregation of Residential and Commercial Components

The proposed development shall provide for appropriate segregation of the ground-level commercial premises and residential towers, with suitable provisions for independent access, circulation, services and operational requirements.

5. Tender Schedule and Important Dates

Particulars	Date / Time
Tender Document Sale Commences	23 October 2026
Last Date for Purchase of Tender Document	6 November 2026
Pre-Bid Meeting	14 November 2026 (tentative), through video conference
Bid Submission Date	21 December 2026
Bid Submission Time	4:00 p.m. to 7:00 p.m.
Bid Submission Venue	Society Office
Opening of Bids	22 December 2026 at 11:00 a.m., during the Special General Body Meeting

The opening and evaluation of bids shall be conducted in accordance with the procedures prescribed in the Tender Document.

6. Tender Document Purchase Instructions

Interested developers may obtain the Tender Document upon payment of a non-refundable fee of ₹59,000/- (Rupees Fifty-Nine Thousand only), inclusive of GST.

The Tender Document shall be available for purchase on working days from 23 October 2026 to 6 November 2026 at the following locations:

Location	Timings
Society Office	11:00 a.m. to 2:00 p.m.
Toughcons Nirman Pvt. Ltd. (APMC Office)	11:00 a.m. to 6:00 p.m.

Payment may be made by cheque, demand draft, pay order or bank transfer in favour of Toughcons Nirman Pvt. Ltd.

Interested bidders are advised to obtain and carefully review the complete Tender Document, including the eligibility criteria, technical specifications, commercial requirements, contractual conditions and prescribed submission procedures.

7. Invitation to Eligible Developers

Toughcons Nirman Pvt. Ltd., on behalf of Sri Sunder Co-operative Housing Society Limited, invites reputed developers with demonstrated financial capability, relevant redevelopment experience and a proven track record of timely project completion and quality construction to participate in the tender process.

The Tender Document contains the detailed project requirements, eligibility and pre-qualification criteria, technical and commercial conditions, financial obligations, statutory requirements and bid evaluation procedures.

All interested developers are requested to submit their bids within the stipulated timeline and strictly in accordance with the prescribed tender requirements.

The Society reserves its rights in relation to the tender process in accordance with the terms and conditions of the Tender Document.