

DETAILS OF THE GURUDARSHAN SHREE SWAMI SAMARTH PRASANNA UNIT NO. 2

Name of the Society:	The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-operative Housing Society Ltd.
Society Regn. No.	BOM/W-K/W/HSG/TC/5934 of 1991
Address / Location:	Sub Plot No. 7, S. No. 41 (Part), 2 nd Cross Road Lane, Shree Swami Samartha Nagar, Andheri (West), Mumbai – 400 053
Introduction & Redevelopment Proposal	<p>(1) The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-operative Housing Society Ltd. 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 MCGM	The Tenderer shall consider the plot area as permitted by the MCGM for proposed development.
CTS / CS No:	1/140
Village / Division :	Oshiwara
Taluka	Andheri
Gross Plot Area as per P.R. Card:	3311 Sq. Mtr.
Gross Plot Area as per BMC Approved plan	3911.00 Sq. mtr
BMC File No.	CE/9883/BS II/AM

Existing Road Width:	Less than 9 mtrs
Existing Carpet Area including balcony as per finalized by the Society:	3714.20 Sq. Mtr.
Existing Built Up Area as per BMC Approved plan:	4149.94 Sq. Mtr.
RR Rate per Sq. Meter for the Land:	120300
RR Rate per Sq.meter for the Residential	226530
Zone & Sub Zone	50/242
Existing Building Configuration:	Ground + 4 Floor, A to E wings
Total No. of Members	
Residential Flats/Units	<i>100 Units</i>
Existing Flats/Units Configurations:	As per table Listed below.
Conveyance status:	Conveyance obtained and name of the Society is updated in PR Card.
Time for Completion of the Project:	30 (Thirty) 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	(1) The plot is abutting existing 9.15 mtrs (30') wide DP Road. (2) The property is located in prime location of Lokhandwala Market. (3) Vehicles can also easily approach the property from Link Road, Western Express Highway.
Zoning & Reservation as per MCGM DCPR 2034	1) As per available information and MCGM DCPR 2034, K West Ward Sheet, this plot is falling under Residential ('R') zone. 2) As per the available information and MCGM DCPR 2034, K/W ward Sheet, this plot is falling under the 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 he quotes 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>(3)The Bidder should have his own independent inquiry/check for road setback area.</p>
<p>Other Specific Conditions</p>	<ol style="list-style-type: none"> 1. The society is aware of the possibility to explore the widening of Road to 12.20 mtr road, as currently there is no road line/ regular line applicable on the abutting road. 2. Hence, the developer should explore the possibility for widening of road, the development cost that may come along and the possibility of proposal under 33(7B), 33(11) or any other applicable regulation. 3. Developer should also specify the regulation under which such proposal is to be given.