

DETAILS OF AMARHIND CHSL FOR REDEVELOPMENT

Name of the Society:	AMARHIND CO-OPERATIVE HOUSING SOCIETY LTD.
Society Regn No.	BOM(WR)/HSG/(TC)/2438/86-87 DT. 09/12/1986
Address / Location:	Sant Muktabai Marg, Vile Parle (East), Mumbai 400057 https://goo.gl/maps/zqehBdLPvfPmr8JdA
Introduction & Redevelopment Proposal	<p>(1) AMARHIND 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 & 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:	307
Village / Division :	Vile Parle East
Taluka	Vile Parle V
Gross Plot Area as per P.R. Card:	1525.7
Gross Plot Area as per BMC Approved plan	1525.7
BMC File No.	CE/1531/WS/AK – 12 Aug 1998
Area in Physical possession	1406.07 sq.mts.
Existing Road Width:	13.20 mtrs

Existing Carpet Area including balcony as per finalized by the Society:	1607.79 sq. mtrs
Existing Built Up Area as per BMC Approved plan:	1607.79 sq. mtrs.
RR Rate per Sq. Meter for the Land:	Rs. 1,08,770/- per Sq. mtrs
RR Rate per Sq. meter for the Residential	Rs. 2,15,850/- per Sq. Mtrs
Zone & Sub Zone	36/183
Existing Building Configuration:	1 Building A & B Wing Gr.+ Three Floor
Total No. of Members	31 members
Residential Flats	31 Residential Units
Existing Flats/Units Configurations:	As per table Listed below.
Conveyance Status:	Freehold
Lease Holder	MCGM
Time for Completion of the Project:	24 (Twelve) months plus grace period of 6 (six) months can be given on merits 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"> 1. The plot is abutting existing 13.20 mtrs (44') D.P. road. 2. The property is located next to MTNL Telephone Exchange at Sant Muktabai Marg. 3. Vehicles can also easily approach the property from Vile Parle Railway Station and W.Express Highway Road. 4. The property is nearby Vile Parle station 0.75km,Airport 5km, Nanavati Hospital 2.4km
Zoning & Reservation as per MCGM DCPR 2034	1)As per available information and MCGM DCPR 2034, K/E Ward Sheet, this plot is falling under Residential "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 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>
<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>The Bidder should have his own independent inquiry/check for road setback area.</p>
<p>Specific about CHSL</p> <p>Disclosure AMARHIND</p>	<p>Summary of ongoing litigations of society</p> <ol style="list-style-type: none"> 1. Writ petition filed by neighbouring Kailash cottage CHSL for re-measurement of the plot 307. Status: Society has raised objection to the same 2. Application before Slum Tribunal no. 1 of 2022 for de-notification of slum on the part portion of the society. Total encroachment area involved 106.67sq.mt. Status: Decision awaited 3. Application before Apex GRC SRA application No.

	<p>52 of 2019 challenging the Letter of Intent of adjoining plot under SRA development (part of point 2 above)</p> <p>4. Case filed by Society against member of flat B/15 for occupation of society terrace area adjoining the flat</p> <p>Status: Case not come up for hearing</p>
<p>Special note about Additional area,Rent & Corpus fund</p>	<p>Refer ‘Carpet area statement’ as appearing after this page(page no.87)</p> <ol style="list-style-type: none"> 1. Consider statement’s area under 4th column of ‘Final carpet area in sq.ft.(incl. addl. area)’ for offering % extra area after redevelopment for each member of ‘A’ wing & ‘B’ wing 2. Consider statement’s 3rd column of ‘Carpet area in sq.ft.(as per Society records)’ for offering Rent & Corpus fund amount for each member of ‘A’ wing & ‘B’ wing

AMARHIND CHS LTD. is a registered society and consists of 31 residential flats. The **Conveyance Deed** is in the name of the society. The present carpet area of members are as follows: