

INFORMATION

ABOUT

THE

SOCIETY

DETAILS OF DINDOSHI UTKARSH CHSL FOR REDEVELOPMENT

Name of the Society:	DINDOSHI UTKARSH CHSL
Society Regn. No.	BOM (WP) / HSG (OH)/2432/86-87
Address / Location:	Chawl No. 61 & 62, M.H.B. Colony, Dindoshi Nagar, Malad East, Mumbai – 400 097
Introduction & Redevelopment Proposal	<p>(1) Dindoshi Utkarsh CHSL proposes to redevelop its old existing residential building by utilizing the Permissible FSI as per Reg 33(5) of DCPR 2034.</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.</p> <p>(3) 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>(4) Once Full FSI 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 as per concerned approval authority	The Tenderer shall consider the plot area as permitted by the concerned approval authority for proposed development.
CTS No:	113
Village:	Dindoshi
Taluka:	Malad East
Plot As per MHADA	912.11 sq. mtr.
Existing Road Width:	Society Plot abuts 9 mtrs. wide road.
Existing Built-Up Area:	428.4 sq. mtr.
Existing Carpet Area as per	357 Sq. Mt. (3842.75 sq. ft.)

finalized by the Society	
Current Year RR Rate per Sq. Meter for the Land:	71650/- per sq. mt. (As per Ready Reckoner Rate of 2025-26)
Current Year RR Rate per Sq. meter for the Residential	1,62,130/- per sq. mt. (As per Ready Reckoner Rate of 2025-26)
Zone & Sub Zone	61
Total No. of Members	20 Residential Members
Existing Flats/ Units Configurations:	As per table listed below.
Conveyance Status:	Lease Hold land, 90 years Lease from MHADA.
Time for Completion of the Project:	36 (Thirty-six) 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"> 1) The property is located at Plot No. 61 & 62, M.H.B. Dindoshi Nagar, Malad East, Mumbai 400 097. 2) Plot is appox. 200 metres from Western Express Highway 3) Plot is approx. 600 metres. From Oberoi Mall of Goregaon Dindoshi
Zoning & Reservation as per MHADA DCPR 2034	1) As per available information and MCGM DCPR 2034, BMC Ward sheet, this plot is falling under Residential zone.
Survey of land	<ol style="list-style-type: none"> 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 concerned approval authority for proposed development. 2) If the Bidder finds any variation in physical possession of the land, then he has to state the variation in this offer /bid. 3) Any claim or variation in the offer shall not be accepted by the Society after the submission of his bid.

Road setback	The developer shall ascertain from their end about the road setback, if any.
User Permitted	Residential
Specific Disclosure about DINDOSHI UTKARSH CHSL	1) The cost for lease renewal to be borne by the selected Developer. 2) The selected developer has to be borne the cost of conveyance. 3) No disparity between sale and rehab units. 4) The Society expresses its desire for the composite building to be constructed by the selected developer.
Tender Published date	21 st June 2025
Tender Cost	Rs. 17,700/-
Tender Amount Payable by Cash / Pay order	Dindoshi Utkarsh Co-Operative Housing Society Ltd.
Tender Collection Address	Toughcons Nirman Pvt. Ltd. 1 st Floor, Bhagwant Niwas, Naik wadi, Opp. Vishwa Kripa Hospital, Goregaon East, Mumbai – 400 063. Contact: 93721 95663
Tender Collection Last Date	30th June 2025
Pre-Bid meet	Online 4 pm to 5 pm
Last Date of Submission of Tender	18th July 2025
Address for Submission of Sealed Tender	Flat No. 61/403, Plot No. 55 & 56, Maharashtra Housing Board, Colony, Dindoshi, Malad East, Mumbai – 400097
EMD	Rs. 15,00,000/- (Rs. Five Lakhs only) by Cheque. <u>It is to be noted that the EMD cheque of only shortlisted bidders shall be deposited into the society bank accounts and shall be encashed.</u>
Opening of Sealed Bids	Sealed Bids shall be opened at the Society's premises on day, 20th July 2025 in SGM at 11 a.m.