

DETAILS OF VIHANG DARSHAN CHSL FOR REDEVELOPMENT	
<p><i>Proposals are invited for redevelopment project, on behalf of <b>Vihang Darshan CHS LTD.</b> situated at N.S. Phadke Marg Saiwadi, Near Suba Galaxy Hotel, Andheri East, Mumbai – 400 069 from financially strong Builders / Developers of repute having adequate resources and experience in the execution of similar works of comparable magnitude for the following works.</i></p>	
<b>NAME AND NATURE OF THE WORKS IN BRIEF:</b>	Proposed Redevelopment of the property by way of Development Manager Model (Self Redevelopment) Or Developer Model With approval from concerned approval authority as per following; Reg. 33(7)(B) and/or 33(12B) plus 35% Fungible compensatory FSI entitled for Rehab component and Rest of FSI by paying premium and constructing and providing in the proposed new building new and larger premises for the existing members of the Society with agreed amenities and with payment of amounts to the Society/ members to be agreed upon along with other terms, in return for the right to sell the balance residential premises (other than the members' new flats).
<b>Name of the Society:</b>	VIHANG DARSHAN CHSL
<b>Address</b>	Vihang Darshan Cooperative Housing Society, N.S. Phadke Marg Saiwadi, Near Suba Galaxy Hotel, Andheri East, Mumbai – 400 069.
<b>Society Regn. No.</b>	BOM/HSG/5580 dt. 29 <sup>th</sup> August 1978
<b>Address / Location:</b>	<a href="https://maps.app.goo.gl/ao1SDAhBr9hviTfD9">https://maps.app.goo.gl/ao1SDAhBr9hviTfD9</a>
<b>Plot area to be taken as per concerned approval authority</b>	The Tenderer shall consider the plot area as permitted by the concerned approval authority for proposed development.
<b>CTS No &amp; Village:</b>	CTS. No. 447/1B of Gundavli
<b>Taluka:</b>	Andheri
<b>Plot Area as per Property Card</b>	1844.6 sq. mtrs.
<b>Plot Area as per BMC Approved Plans</b>	1750.80 sq. mtrs.
<b>Existing Road Width:</b>	9.15 Mtrs.
<b>Existing Carpet Area as per finalized by the Society</b>	1440.54 sq. mtrs.
<b>As per 2025-25 RR Rate per Sq. Meter for the Land:</b>	Rs. 93,250/- per sq. Mtr.
<b>As per 2025-25 RR Rate per Sq. meter for the Residential</b>	Rs. 1,82,710/- per sq. Mtr.
<b>Ward</b>	K/E ward
<b>Total No. of Members</b>	36 Members
<b>Existing Flats/Units Configurations:</b>	36 Units
<b>Conveyance Status:</b>	Collector Land
<b>Title of Plot:</b>	Collector Land
<b>Time for Completion of the Project:</b>	36 (Thirty six) months plus grace period of 6 (six) months on merit 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)
<b>Accessibility</b>	<p>N.S. Phadke Marg, located in Andheri East, Mumbai, offers excellent multimodal connectivity, making it highly accessible for commuters, clients, and business operations.</p> <p>Rail Connectivity</p> <ul style="list-style-type: none"> <li>Andheri Railway Station <ul style="list-style-type: none"> <li>– Approx. 900 meters away</li> <li>– 12-minute walk</li> <li>– Connects to Mumbai's Western and Harbour suburban railway lines</li> </ul> </li> </ul>

	<p>Metro Connectivity</p> <ul style="list-style-type: none"> <li>Western Express Highway Metro Station (Mumbai Metro Line 1) <ul style="list-style-type: none"> <li>– Approx. 200 meters away</li> <li>– 3 minute walk</li> <li>– Provides seamless east-west and north-south metro access across Mumbai</li> </ul> </li> </ul> <p>Road Connectivity</p> <ul style="list-style-type: none"> <li>Direct access to the Western Express Highway, a key arterial route connecting: <ul style="list-style-type: none"> <li>– South Mumbai, Western Suburbs</li> <li>– Domestic &amp; International Airports (approx. 15–20 minutes by road)</li> </ul> </li> </ul> <p>Airport Proximity</p> <ul style="list-style-type: none"> <li>Chhatrapati Shivaji Maharaj International Airport <ul style="list-style-type: none"> <li>– Approx. 4.5 km distance</li> <li>– 15–20 minutes drive, depending on traffic</li> </ul> </li> </ul>
<b>Zoning &amp; Reservation as per MCGM DCPR 2034</b>	As per available information and MCGM DCPR 2034, BMC Ward sheet, this plot is falling under Residential zone.
<b>Survey of land</b>	<p>The Proposer is requested to carry out his own survey of the property to ascertain the physical area of the land before they quote for this proposal Form. The proposal from the Developer shall be firm based on the area as permitted by the concerned approval authority for proposed development.</p> <ol style="list-style-type: none"> <li>1) If the Proposer finds any variation in physical possession of the land, then he has to state the variation in this offer /bid.</li> <li>2) Any claim or variation in the offer shall not be accepted by the Society after the submission of his bid.</li> </ol>
<b>Road setback</b>	The developer shall ascertain from their end about the road setback, if any.
<b>User Permitted</b>	Residential
<b>Special Disclosure</b>	The said plot falls under collector land, and it shall be the responsibility of the selected developer to obtain the necessary No Objection Certificate (NOC) from the Collector and convert the land into freehold. All charges and expenses related to this conversion shall be borne solely by the selected developer.
<b>Tender Amount Payable by Cash/Pay order in favour of</b>	Toughcons Nirman Pvt. Ltd.
<b>Tender Collection Address</b>	<p>Toughcons Nirman Pvt. Ltd.  1<sup>st</sup> Floor, Bhagwant Niwas, Naik wadi, Opp. Vishwa Kripa Hospital, Goregaon East, Mumbai – 400 063. Contact: 93721 95663  <a href="mailto:tender.tnpl@gmail.com">tender.tnpl@gmail.com</a></p>
<b>Date of Purchase from PMC's office</b>	3 <sup>rd</sup> July 2025 to 10 <sup>th</sup> July 2025 between 11.00 a.m. to 6.00 p.m.
<b>Tender Collection Last Date</b>	10 <sup>th</sup> July 2025
<b>Pre Bid meet</b>	On 15 <sup>th</sup> July 2025 online 4 pm to 5 pm
<b>Last Date of Submission of Tender</b>	22 <sup>nd</sup> July 2025
<b>Address for Submission of Sealed Tender</b>	<i>Society's premises on day, 27<sup>th</sup> July 2025 in SGM at 11 a.m.</i>
<b>EMD</b>	Rs.5,00,000/- in favour of Vihang Darshan CHSL
<b>Security Deposit</b>	Rs. 20,00,000/- (Rupees Twenty Lacs Only)
<b>Opening of Sealed Bids</b>	Sealed Bids shall be opened at the Society's premises on 27/07/2025, in SGM at 11 a.m.