

<b>DETAILS OF THE PROPOSED JOINT REDEVELOPMENT OF CHARKOP (1) SAI SUMAN CHSL AND CHARKOP (1) SUNDER CHSL</b>	
<b>Name of the Society:</b>	<b>CHARKOP (1) SAI SUMAN CHSL</b> (BOM(W-R)/HSG/(TO)/5642/1990-91) & <b>CHARKOP (1) SUNDER CHSL</b> (& BOM(W-R)/HSG/(TO)/5333/1990-91)
<b>Address / Location:</b>	Plot No. 262 & 261, R.S.C. – 9, Sector – 2, King George School Lane, Charkop, Kandivali West Mumbai – 400 067 & Plot No. 261, RSC 9, Part-1, Charkop, Kandivali West, Mumbai – 400067
<b>Introduction &amp; Joint Redevelopment Proposal</b>	<p>(1) CHARKOP (1) SAI SUMAN CHSL &amp; CHARKOP (1) SUNDER CHSL proposes to jointly 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 &amp; conditions to be agreed between the Society &amp; 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 &amp; 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>
<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:</b>	3A/2/9 & 1C/2/29 & 3A/2/16 & 1C/2/30
<b>Village:</b>	Charkop & Kandivali Village
<b>Taluka:</b>	Borivali
<b>Plot Area as per Lease Deed</b>	1304.90 Sq.Mtr. & 1304.70 Sq. Mtr.
<b>Existing Road Width:</b>	Society Plot abuts 9 mtrs. wide road.

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<b>Existing Built Up Area:</b>	1158 sq. mtr. & 832.30 sq. mtr.
<b>Existing Carpet Area as per finalized by the Society</b>	1930 Sq. Mt. (20774.52 sq. ft.)
<b>Current Year RR Rate per Sq. Meter for the Land:</b>	62280/- per sq. mt. Charkop Village 61170/- per sq. mt. Kandivali Village
<b>Current Year RR Rate per Sq. meter for the Residential</b>	152480 /- per sq. mt. Charkop Village 148170/- per sq. mt. Kandivali Village
<b>Zone &amp; Sub Zone</b>	80/357 Charkop Village
<b>Total No. of Members</b>	70 Residential
<b>Conveyance Status:</b>	Lease Hold land, 90 years Lease from MHADA.
<b>Time for Completion of the Project:</b>	<b>36 (Thirty six)</b> 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 Joint redevelopment. (Inclusive of holidays, Sundays and Monsoon Period)
<b>Accessibility</b>	1) The property is located at Plot No. 262 & 261, R.S.C. - 9, Sector-2, King George School Lane, Charkop, Kandivali West, Mumbai 400 067 & property is located at Plot No. 261, R.S.C. -9, Part -1, Charkop, Kandivali West, Mumbai 400 067. 2) Vehicles can easily approach the property from RDP No. 1
<b>Survey of land</b>	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.
<b>Road setback</b>	The developer shall ascertain from their end about the road setback, if any.
<b>User Permitted</b>	Residential & Commercial
<b>Specific Disclosure about SAI SUMAN CHSL</b>	1) The cost for lease renewal to be borne by the selected Developer. 2) The said develop plot is developed under The Bombay

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	Urban Development Project aided by World Bank.
<b>Tender Cost</b>	Rs. 17,700/- (non-refundable)
<b>Tender Amount Payable by Cash/Pay order in favour of</b>	Toughcons Nirman Pvt. Ltd.
<b>Tender Collection Address</b>	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 tender.tnpl@gmail.com
<b>Date of Purchase from PMC's office</b>	02/07/2025 to 23/07/2025 between 11.00 a.m. to 6.00 p.m.
<b>Tender Collection Last Date</b>	23/07/2025
<b>Pre Bid meet</b>	Online 4 pm to 5 pm on 07/08/2025
<b>Last Date of Submission of Tender</b>	14/08/2025
<b>Address for Submission of Sealed Tender</b>	Society's House no. B/09 Charkop (I) Sai Suman CHSL on 14/08/2025 between 11.00 am to 6.00 pm
<b>EMD</b>	Rs. 10,00,000/- (Rs. Ten Lakhs only) by Cheque of which Rs. 5,00,000/- in favour of <b>Charkop (I) Sai Suman CHSL &amp; Rs. 5,00,000/- in favour of Charkop (I) Sundar CHSL</b> <b><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></b>
<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 <b>17/08/2025</b> , in SGM at <b>11 a.m.</b>