

# TENDER DOCUMENT

## FOR

### DEMOLITION and REDEVELOPMENT of BUILDINGS and PREMISES of **Archananagar Sahakari Gruhrachana Sanstha Maryadit**

Reg. No. PNA/HSG/(T.C.)/1707/1989-90 Dt. 27-10-1989

CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038



# 2024

August

#### Consulting Architect & Project Management Consultant for the Project

#### **DEVENDRA DHERE** (B.Arch. M.Tech. Urban planning)

Architect and Urban Planner

MAHARERA Consultant

Green Building Consultant

Specialist in Redevelopment of Societies in Mumbai, Thane & Pune

Panel Architect for ISKCON Pune and Calcutta

Panel Architect for Indian Railways Land Development Authority

Panel Architect for Podar Education Trust, Mumbai

Panel Architect for Reliance Industries Pvt. Ltd, Navi Mumbai

#### **Pune office address:**

REG.NO.CA/2004/34694 (Council of Architecture, New Delhi)

36, Shyamsundar Society,

Navi Peth, Near Mhatre Bridge, Pune, Maharashtra 411030. Bharat.

Contact No. + 91 9158182555

## **Tendering Process:**

*The aim behind this process of inviting bids is to get a trustworthy and competent developer who is capable of **submitting an** offer that is most beneficial to the existing members of the cooperative housing society*

# ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT

CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038  
Reg. No. PNA/HSG/(T.C.)/1707/1989-90 Dt. 27/10/1989

Ref: Redevelopment Tender/24-25

Date: 20.08.2024

Serial No.: \_\_\_\_\_

Tender copy issued to: \_\_\_\_\_

Developer's name & Address: \_\_\_\_\_

Contact details with signature & stamp  
of the Developer's Representative: \_\_\_\_\_

Tender Copy Issued By: \_\_\_\_\_

**Cost of Tender Form:**

(Non-Refundable) \_\_\_\_\_ **Rs. 75,000/-** (Rs. Seventy Five Thousand only)

**Name of the work: DEMOLITION and REDEVELOPMENT** Proposal of ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, the lawful owner of total land admeasuring 7734.87 sq.mtrs.(83,258.21 Sq ft.) Out of property on plot of land bearing CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038.

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**SECTION-1**  
**PREAMBLE**

## **PREAMBLE**

This tender document outlines the requirements of and for the redevelopment of buildings and premises of **ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT** located at the following actual active address:

CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038.

This document is being issued by **Architect Devendra Dhere**, who has been appointed by **ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT** as the **Architect and PMC (Project Management Consultant)** for this redevelopment project.

Address of his Office and Studio is as under:

36, Shyamsundar Society, Navi Peth, Near Mhatre Bridge, Pune - 411 030.  
Mob.no. +91 9158182555

## **SCOPE OF WORK**

Demolition, disposal of debris & Reconstruction of buildings and redevelopment of premises of **ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT** here after referred as "**The Society**" as per relevant specifications applicable as attached or referred to, in this tender document. This document sets out requirements of the Society right from the submission of bids/ offer/ proposals until the satisfactory completion of the project and formation of expanded society with new flat owners.

## **The BRIEF DETAILS ABOUT THE SOCIETY**

The society is Thirty-Five years old & now intends to go for redevelopment. Reg. of the society on 27th Oct 1989 Reg. No. PNA /HSG/(T.C.)/1707/1989-90 About the society's plot Purchased in the name of the society by society on 27th Oct 1989.

The area of the plot: -

<b>Sanction Plan</b>	<b>7734.87 Sq. Mtr. (83,258.21 sq.ft.)</b>
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**SECTION-2**  
**TENDER NOTICE**

# ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT

CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038

Reg. No. PNA/HSG/(T.C.)/1707/1989-90 Dt. 27/10/1989

Ref: Redevelopment Tender/24-25

Date: 20.08.2024

## **TENDER NOTICE**

### **Request for DEMOLITION and REDEVELOPMENT Proposal**

**Archananagar Sahakari Gruhrachana Sanstha Maryadit** is the lawful owner of total land admeasuring **7734.87 sq.mtrs. (83,258.21 sq.ft.)** Out of property on plot of land bearing CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038.

The office bearers of the Society, the undersigned signatories on behalf of the Society, invite sealed offers from Real Estate Developers/ Companies/ Groups having experience in development of residential cum commercial complexes.

Offers are requested for bids for Demolition and Redevelopment of our society comprising **10 Buildings (1, 2, 3, 4, 5, 6, C1, C2, D1 & D2,)** owned by the Society members on said plot of land. The Society expects Developer selected by members of the Society to carry out the proposed Redevelopment of the Society's building in lieu of FSI/TDR/Premium FSI/Ancillary FSI along with road widening FSI /TOD/Enhancement of FSI by statutory authority, if any.)

The Tender document can be obtained from the Society's Architect's Office at 36, Shyamsundar Society, Navi Peth, near Mhatre Bridge, Pune-411030 **from 20<sup>th</sup> August 2024 to 20<sup>th</sup> September 2024 between 11.00 A.M. to 6.00 P.M. (excluding all Sundays).**

The tender document will be issued to the tenderers on payment of non- refundable fee amounting to **Rs. 75,000 /- (Rs. Seventy Five Thousand Only)** by **Demand Draft** payable at Pune drawn in favor of "**Archananagar Sahakari Gruhrachana Sanstha Maryadit** " The **duly filled and sealed Tender** shall be **submitted on 19<sup>th</sup> October 2024 between 10.00 A.M. to 4.00 P.M.** at the following address:

Society office at **Archananagar Sahakari Gruhrachana Sanstha Maryadit** CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038

The Tenders will be opened on the **same day of submission date i.e., 19<sup>th</sup> October 2024** at 6.00 P.M. at a place which will be notified at the time of the submission of the tender on **19<sup>th</sup> October 2024**

Issued with the Sign and Seal of Chairman and Secretary of Society on **20<sup>th</sup> August 2024.**

### **Project Architect & Project Management Consultant**

**Devendra Dhere** (Architect and Urban Planner) Mobile No. +91 9158182555

**Society's Hon. Chairman**

**Society's Hon. Secretary**

**Mr. Prashant Bhosale**

Mob. No. +91 9921898885

**Mr. Amit Patil**

Mob. No. +91 9637485000



**SECTION-3**  
**INSTRUCTIONS TO**  
**DEVELOPERS**

### **Instructions to Developers:**

Under two envelope system of bidding, the bidder under Technical Bid envelope (1st envelope) will include all documents given in tender and additional documents, as necessary, to technically qualify the bidders to submit their bids/offers.

The 2nd envelope will include Commercial Bid to include all documents given in tender and additional documents, as necessary, to commercially qualify (financial and other terms of bid/offer) the bidders to submit their bids/offers. Both these two envelopes are required to be put under one outer cover/envelope and submitted as Bid/offer against Tender Notice issued by the Society.

Only Technical Bid will be opened and only essential/important data from the Tech. Bid of bidders will be shared/read openly

### **Technical bid (1<sup>ST</sup> Envelope) shall include:**

1. Developer must be registered with CREDAI and should have at least 2 projects of similar size and nature registered under RERA/MAHARERA. All the relevant data shall be attached.
2. The Developer should have completed at least 1 (ONE) project of similar size and nature, each of value, at **Construction Cost**, more than Rs. (2,50,00,00,000/-) Rs. Two Hundred and Fifty Crores in last FIVE years. All the relevant data shall be attached.
3. **Section- 16** in this tender, Documented information to be provided by the developer: Form 1, Form 2, Form 3, Form 4, Form 5, Form 6, From 7, Form 8, Annexure 1,1C & Certificate from the Head of the Engineering division.

### **Commercial bid (2<sup>nd</sup> Envelope) shall include:**

1. **Section 16** in this tender, Documented information to be provided by the developer, Annexure 1B, Certificate from the statutory auditor, Certificate from Company Secretary, Declaration by the Management.
2. **Section 20** in this tender, Commercial terms to be submitted by the developer.

**SECTION - 4**  
**PROJECT DESCRIPTION**

## **PROJECT DESCRIPTION**

**DEMOLITION and REDEVELOPMENT of buildings and premises of the Society as specified in this tender document.**

## **SITE LOCATION**

CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038.

Following pages from **14 to 19** contain reference maps and photograph of existing buildings.

## **AREA OF THE PLOT**

As per sanctioned plan submitted by the Society, the area of the plot of Society is **7734.87 sq. mtrs.(83,258.21 sq.ft.)**

## **NOTE**

- 1. The owner (The society) reserves right to accept or reject any or all the offers submitted by the developers without assigning any reasons thereof.**
- 2. Society Architect, Project Management Consultant & Society's managing committee reserve the rights of changing or adding any terms or conditions or any content within the present tender without assigning any reasons thereof.**

Sr. No.	Item Description	Information
1	Last date for issuing of Blank Tender forms	<b>Up to 20<sup>th</sup> September 2024</b>
2	Date of submission of tender	<b>On 19<sup>th</sup> October 2024 between 10.00 A.M.to 04.00P.M.</b>
3	Venue for submission of tender	<b>Society's office at ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT</b> CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038
4	Description of the property to be redeveloped.	Land + existing 10 bldgs. Owned by <b>ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT</b>
5	Address of the property	CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038
6	Maps and building Photographs	Photographs are on pages <b>14 to 19</b> of this tender documents.
7	Available Transport Facility	The transportation facility like PMC Buses, Rickshaws are easily available.
8	Locality around	Residential with peaceful atmosphere. Upper Middle-class people.
9	Landmarks around	Gandhi Lawns
10	Area of the Land as per sanctioned plan by Pune Municipal Corporation	<b>Plot area= 7734.87 sq. mtrs. as per documents</b> <b>Plot area= 7734.87 sq.mtrs. as measured on site</b>
11	Total No. of flats/units	<b>123 Residential + 11 Commercials (Shops) = 134 Units (Total), 134 Members</b>
12	Location in the limits of	The land falls inside the limits of <b>PUNE Municipal Corporation</b> Coordinates: 18 DEG 30'5.46"N, 73 DEG 49' 31.08"E
13	Survey Number	CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038
14	Access road as per Development Plan of Pune Municipal Corporation	<b>18.00 m wide DP Road from South Side</b> <b>7.5 m wide DP Road from East Side</b>
15	D.P. Road	<b>18.00 m wide DP Road from South Side</b> <b>7.5 m wide DP Road from East Side</b>
16	Electricity supply	Available from Maharashtra State Electricity Distribution Company ( <b>Copy of Bill given separately in pen drive</b> )
17	Architects/PMC	<b>DEVENDRA DHERE Mobile No.91581 82555</b>
18	Contact persons	<b>Mr. Prashant Bhosale</b> <b>Mob.No. : 9921898885</b>  <b>Mr. Amit Patil</b> <b>Mob.No. : 9637485000</b>

**Development Plan location as per New DCPR -2017**

**PROPOSED SITE. (Marked in Red color boundary)**





## GOOGLE MAP LOCATION

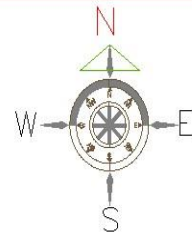
**Latitude:** 18°30'5.46"N **Longitude:** 73°49'31.08"E



## ON SITE SURVEY

### Detailed Topographical Plot Survey








AT.Archana Nagar Society, Erandwane, Pune. City Pune.



PLAN SCALE:-1:1000



TOTAL PLOT AREA = 7734.87 Sqm.

PLOT BOUNDARY	
BT ROAD	
STRUCTURE	
COMPOUND WALL	
GATE	
TREE	
LIGHT POLE	

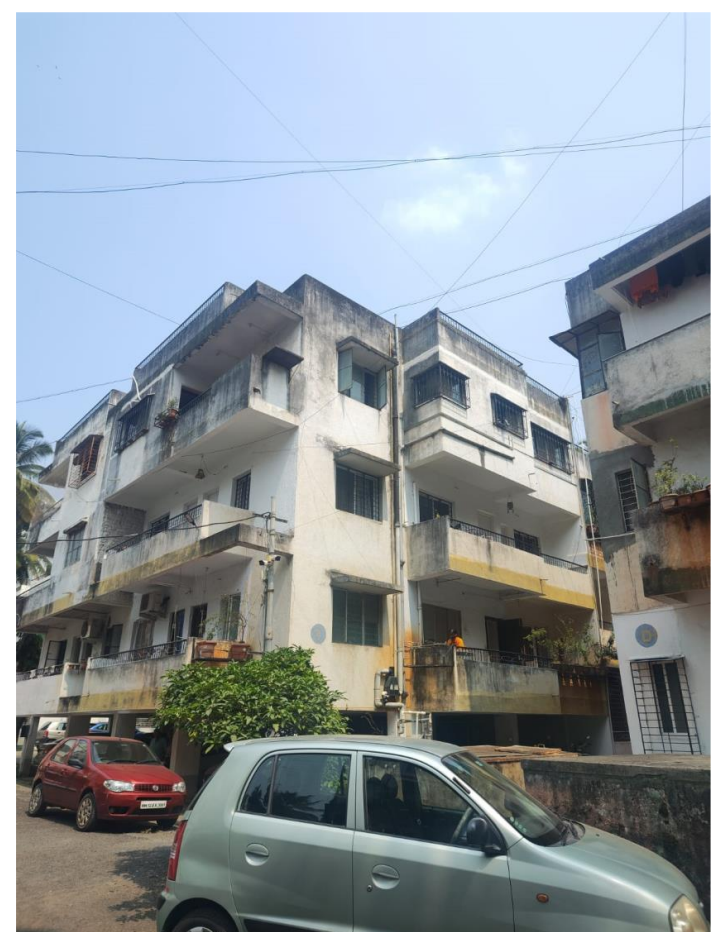
DRAWING TITLE	DETAILED TOTAL STATION & TOPOGRAPHIC SURVEY A.T.ARCHANA NAGAR SOCIETY		
OWNER	M/S ARCHANA NAGAR SOCIETY.		
			<b>L&amp;P</b> <b>Surveyors &amp; Engineers</b> <b>MR. P.VAMZARE .</b> Land surveyor & Civil Engineer cell no. 9527242349,9022339914
DRG. NO:-001	S.NO-.....	CAD SCALE=1:1000 DATE : 17/10/2023	



## Existing Building's Photographs











**SECTION - 5**  
**PRE-QUALIFICATION**  
**TERMS AND CONDITIONS**

## **PRE-QUALIFICATION TERMS and CONDITIONS**

### **Eligibility Criteria**

1. Developer must be registered with The Confederation of Real Estate Developer's associations of India (CREDAI) and should have at least 2 projects of similar size and nature registered under RERA/MAHARERA
2. The Developer should have completed at least 1 (ONE) project of similar size and nature, each of value, at Construction Cost, more than Rs. (2,50,00,00,000/-) Rs. Two hundred & fifty Crores in last FIVE years.
3. The Developer should have financial capability to take the project in hand and complete it successfully.
4. The Developer should not have any litigation proceedings.
5. Even though the Developer meet the above eligibility criteria, they are subject to disqualification if they have made misleading or false representation in the forms, statements and attachments submitted as proof of the qualification requirements.

**SECTION-6**  
**GENERAL CONDITIONS**  
**OF CONTRACT**



### 1.1 **ISSUANCE OF TENDER DOCUMENTS:**

The tender document will be issued to the tenderers on payment of non- refundable fee amounting to **Rs. 75,000 /- (Rs. Seventy-Five Thousand Only)** by **Demand Draft** payable at Pune, drawn in favor of “**ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT.**”

The tender document can be obtained from the Society's architect's Office at 36, Shyamsundar Society, Navi Peth, Pune-411030, between 11.00 A.M. to 06.00 P.M.

The tender document to be collected in person along with Tenderer's Request letter mentioning other details such as Contact Person's name and Designation, Mobile/Phone Numbers, Email id etc., on Developer's letterhead. It will help Society/Society's Architect for easy communication.

**Tender document will be issued in the name of said Developer only and will not be transferable under any circumstances.**

**ID card of collector & authority letter & resolution of company to be submitted in case of corporates.**

**Withdrawal of tenders post submission will not be allowed.**

### 2.1 **ACKNOWLEDGEMENT BY BIDDER:**

It shall be deemed that by submitting the Application/bids, the Bidder has:

- i. made a complete and careful examination of the tender;
- ii. received all relevant information requested from the Society and the Architect;
- iii. Accepted the risk of inadequacy, error or mistake in the information provided in the tender or furnished by the Society or Architect relating to any of the matters referred to.
- iv. Sought any clarifications any, as required.
- v. Agreed to be bound by the terms and conditions prescribed in the tender and will submit all information, documents and forms dully filled in as required and also agrees to furnish any further documents required.

### 3.1 **SUBMISSION OF BIDS/OFFERS:**

Developer will submit his bid/offer **in duplicate**, in **ONE SEALED ENVELOPE (containing one sealed envelope of Technical Bid and second sealed envelope of Commercial Bid under Two Envelope System of Bids submission)** through his representative.

**Entire Tender document with the prescribed forms duly filled in, stamped, signed and completed in all respect should reach on 19<sup>th</sup> October 2024 between 10.00 A.M. to 04.00P.M. At Society's office at following address together with other documents specified therein.**

CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038

**Above documents, being property of the society, once submitted will not be returned to the bidder in any case.**

#### **4.1 EARNEST MONEY DEPOSIT (EMD):**

The Earnest Money Deposit (EMD) for this project work shall be free of interest.

Amount of the EMD **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** shall be paid **in the form of Demand Draft** issued by any nationalized bank in favor of **“ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT”** Erandwane, Pune 411038 Payable at Pune.

The Earnest Money Deposit of the unsuccessful tenderers will be refundable on application by the tenderer only after intimation of rejection of his tender is sent to him or after the expiry of the validity period, whichever is earlier.

In case of successful tenderer, EMD will be retained and merged with initial Security Deposit (with paying the balance Security Deposit), on his creating the initial Security Deposit and executing the contract agreement/s in all respects.

#### **5.1 SECURITY DEPOSIT:**

- The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with **Basic FSI, TDR, PAID FSI and Along with its ANCILLARY FSI IN ONE STRETCH ONLY.**
- **Developer should purchase TDR and paid FSI in the name of the Society.**
- Developer should give **Fifty** percent of betterment charges/inconvenience money to existing members as mentioned in the **Commercial Terms (Page No.125 to 129)** of this tender document before vacating the flats.
- Developer should give **Bank Guarantee of Rs. 20,00,00,000/- (Rs. Twenty Crores)** at the time of Development Agreement which will be released on the Pro rata basis as mentioned in the **Annexure 1G.**
- Also, the Developer shall give **additional bank guarantee of Rs. 15,00,00,000/- (Rs. Fifteen Crores) by way of pledging residential inventory** in favor of the society till handing over of new flats to the existing members.
- **The bidder confirms that he is fully aware of the following important terms & conditions of the contract & has taken note of the same while making his bid:**
  1. The time limit for entire work to be completed is **Thirty-Six** calendar months from the date of issue of the License by the Society to Developer, after all the existing Members have vacated their units, to enter upon the land and execute redevelopment on the said land. Members will vacate their flats/commercial spaces only after all the requisite plans, compliances and permissions for construction. (Page No. **37-46** Basic Terms and Conditions of Contract).
  2. The proposed redevelopment covered under this Contract should be of mixed use (Residential and Commercial use components). The Commercial use component should be \*\_\_\_\_\_ and Residential use component should be of the total built up area in the proposed redevelopment. (Page No. **37-46** Basic Terms and Conditions of Contract).

**Note: Commercial use component should not be more than 20%**



3. The entire Building plan should be sanctioned from the Pune Municipal Corporation at its full potential i.e. with Basic FSI, TDR, and Paid FSI along with Ancillary FSI in ONE STRETCH ONLY. Developer should **Purchase TDR and Paid FSI in the name of the Society**. (Page No. **37-46** Basic Terms and Conditions of Contract).

4. Developer should give irrevocable Bank Guarantee of **Rs. 20, 00, 00,000 /- (Rupees Twenty Crores only)** from the State Bank of India or one of the Nationalized Banks at the time of execution of the Development Agreement and having validity till entire completion of the Project, that is, till execution of conveyance deed from the selected Developer to the newly constituted Society. Such Bank Guarantee should be unconditional, having 'without demur' clause, invokable against demand in writing simply stating that there is breach of terms of contract and also automatically invokable if not renewed at the end of its tenor without consent of the Society. (Page No. **37- 46** Basic Terms and Conditions of Contract). The schedule of releasing the bank Guarantee shall be as per **Annexure 1G** (Pro Rata Basis). **Also, the Developer shall give** additional bank guarantee of Rs. 15,00,00,000/- (Rs. Fifteen Crores) by way of pledging residential inventory **in favor of the society till handing over of new flats to the existing members**.

5. **In the event of enhancement of FSI by the Government of Maharashtra or any other Governmental Authority for whatever reason on Society's plot of land, such additional FSI shall be exclusively owned by the Society and the Developer shall have no right to it.** The Society has the exclusive and unquestionable right of not sharing this additional FSI with Developer at all but it may agree, in consultation with the Architect, to share the same with Developer on terms and conditions it deems appropriate. (**Sr. No. 11** Basic Terms and Conditions of Contract).

6. Developer shall not be entitled to mortgage or create any charge on property of the society including land, residential flats, commercial space, and amenity spaces present and/or future. (**Sr. No.47** Basic Terms and Conditions of Contract).

7. Developer should give **50 percent of Inconvenience money** to existing members before they vacate their flats / shops. (Sr. No. **30 B** Basic Terms and Conditions of Contract).

8. Developer should give to the existing Members before they vacate their flats / shops, **rent in advance for 3/6 months** at the agreed rate as well as amount towards **Security Deposit** the existing members have to pay in respect of the alternate accommodation at the agreed rate. Such amount paid towards the Security Deposit shall be paid back by the existing members to Developer on their getting possession of flats / shops on completion of the redevelopment project. (Sr. No.**30 C** Basic Terms and Conditions of Contract).

## **6.1 TIME LIMIT FOR COMPLETION OF WORK**

The time limit for entire work to be completed is **36 (Thirty-six)** calendar months from the date of written order to commence the work. Prior to this stage Developer is required to complete all obligations such as approval of building plans from Pune Municipal corporation obtaining various permissions from all the Government Authorities.

The developer shall give detailed timeline of activities that to be mentioned in Annexure 1E (attached in this tender), CPM Planning Chart on demolition & redevelopment of buildings & premises.

## **CLARIFICATIONS**

The tenderers seeking clarifications in respect of work and the tender conditions are advised to contact Society's Architect & Project Management Consultant Devendra Dhere well in advance but not later than **11<sup>th</sup> October 2024**.

Amendments if any, accepted by the Architect and the Management Committee, shall be notified to all tenderers in writing and these amendments referred to as common set of conditions shall form part of tender documents and which will also be common and applicable to all tenderers.

The tenderers are advised to contact Architect & Project Management Consultant Devendra Dhere before or on **11<sup>th</sup> October 2024**, to obtain approval of amendments if any, from the office of Architect Devendra Dhere. The tender submitted by tenderer shall be based on amendments if any.

**This tender shall be unconditional. Conditional tenders shall be summarily rejected.**

### **7.1 VALIDITY OF OFFER**

Validity of the submitted offer should be valid for a period of **180 days** from the date of opening of Sealed Tender.

***The information given in this tender document is given in good faith and meant only as guidance. However, it is the responsibility of the tenderer to check and verify the same prior to submission of the tender offer.***

The tender offer shall be firm & shall not be subjected to any escalation/variation; condition etc. & shall hold good till completion of works & handing over the possession of new buildings & amenities to members of ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT.

**The tenderers cannot withdraw the tender offer once submitted till validity of the tender offer; this may result in forfeiture of the EMD.**

**1.1** No claim for costs, charges and /or expenses incurred by the tenderer in connection with preparation of tender offer, submission of tender document & for subsequent clarifications of the tender offer shall be accepted.

**1.2** The selected developer cannot transfer the project to another developer under any pretext whatsoever

**1.3** After the public opening of tender offers, information relating to the examination and comparison of tender offers & recommendations concerning the award of contract shall not be disclosed to the developers or other persons not officially concerned with such process until the award of the contract to the successful developer has been announced. None of the developers shall be entitled to raise any allegations /claims/objections in this regard.

**1.4** Any efforts by a developer to influence the Architect, Legal advisor, any other advisor of this project, their personnel, members of ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT on matters related to tender offers considered for the process of examination, clarification, evaluation, comparison of tenders & in decisions concerning award of contract may result in rejection of their bid and forfeiture of their EMD.

## **8.1 DISQUALIFICATION**

The tender is liable for outright rejection and disqualification if on opening it is found that,

- (I) The tenderer has not followed the procedure laid down for submission of tender strictly.
- (II) The tenderer's offer is not accompanied by EMD (Demand Draft is compulsory) as stated above or not complete in all respects shall not be accepted/is liable to be rejected.
- (III) The tenderer proposes any alteration in the work specified in the tender or any other conditions.
- (IV) Any one or more of the documents required as per the tender are missing.
- (V) Any corrections, additions or alterations are made by the tenderer, on any page of tender documents.
- (VI) Any of the pages of the tender are removed or replaced by the tenderer.
- (VII) Any erasures are made by tenderer in the tender.
- (VIII) Any pages or pasted slips is or are missing.
- (IX) Tenderer has not submitted the attested/Notarized true copy of Income Tax Return Valid for the Year/s duly attested, Partnership Deed and Power of Attorney.
- (X) In case of Partnership **or** Company, Tenderer has not submitted duly Attested/Notarized Partnership Deed or Board Resolution.
- (XI) Partner thereof has not signed and stamped, the signature/s are not attested by a witness

**8.2** If Developer has a capability to reduce the completion period, they may mention in their tender without any condition. Conditional tender will be rejected.



**SIGNATURE OF PROJECT  
MANAGEMENT  
CONSULTANT**

**SIGNATURE OF DEVELOPER**

**SECTION-7**  
**SPECIAL CONDITIONS**  
**OF CONTRACT**

## **Special Conditions of Contract:**

The society is 35 years old & now intends to go for redevelopment. Reg. of the society on 27<sup>th</sup> Oct. 1989. Reg. No. PNA/HSG/(T.C.)/1707/1989-90  
About the society's plot: Conveyance deed on 27<sup>th</sup> Nov.1998  
The area of the plot is 7734.87 sq. mtrs.

## **Developer's contract obligation:**

**Developer shall start procuring all Government documents required for plan sanctioning purpose in Pune Municipal corporation.**

The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along with **Basic FSI, TDR, PAID FSI and Along with its ANCILLARY FSI IN ONE STRETCH ONLY.**

**Developer should purchase TDR and paid FSI in the name of the Society.**

Developer should give **Fifty** percent of betterment charges/inconvenience money to existing members as mentioned in the **Commercial Terms (Page No.125 to 129)** of this tender document before vacating the flats.

Developer should give irrevocable **Bank Guarantee of Rs. 20,00,00,000 /-** (Rupees Twenty Crores only from the State Bank of India or One of the Nationalized Banks at the time of the execution of the Development Agreement & will be released as per Pro Rata Basis as mentioned in the Annexure 1G, Such Bank guarantee should be unconditional, having "Without demur" clause. Also, the Developer shall give **additional bank guarantee of Rs. 15,00,00,000/- (Rs. Fifteen Crores) by way of pledging residential inventory** in favor of the society till handing over of new flats to the existing members

**SECTION-8**  
**METHODOLOGY OF**  
**REDEVELOPMENT**

## **Methodology of Redevelopment**

1. The process of tendering and selection of developer will be as per Maharashtra Govt. Directives via Government Resolution No. Sa.Gru.Yo-2018/Pra.Kra.85/14- Dated 4th July 2019 by Department of Co-Operation ,Marketing and Textile dept. under section 79(A) of Maharashtra Co-Operative Act 1961
2. The tender document is to be collected in person and will be issued in name of Developer and will not be transferable
3. ID proof of person collecting & submitting the tender documents to be taken. Person should be authorized.
4. Developer will submit his offer in sealed envelope (Two envelope System containing separate Technical and Commercial Bids) in duplicate through his representative on specified date as per tender document to Society's office at ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, Pune 411 038. Developer shall duly fill and sign the original tender copy along with required annexures and return the said copy in a sealed envelope. Wherever the photocopies of documents are submitted with the offer, Developer shall produce the original upon request for verification. Developer will not give documents outside the sealed envelope. Doing so will result in disqualification.
5. Important documents regarding the proposal are asked for with the Tender document. Some more documents may also be asked for by the society & developers should make them available on request at society's office for inspection. Developers should contact society's office bearers whose contact details are given on **page no. 13** with prior appointment for making available such additional documents
6. If any deficiencies or discrepancies are observed in the Tender Document made available to the bidders, they shall bring them to the notice of Society & Architect and seek clarification.

This Tender Document and the documents pertaining to the plot are the exclusive property of ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, both are being provided to interested Developers as confidential documents and they shall not be passed on the same to any third parties.
7. Society may in consultation with the Architect, call the bidders and issue clarifications and corrigenda. If deemed necessary by it on the tender documents until SEVEN number of days before the date for submission of bids
8. Society may in consultation with the Architect also extend dates of obtaining Tender Documents, submitting bids or opening bids etc. All such communications shall be sent only to the authorized person whose name, designation, telephone/mobile numbers and Email addresses have been specified in the letter of request sent by each Developer for obtaining tender document. Any change in details of should be notified to the society immediately.
9. The bids, including all terms and conditions, technical and commercial offers must

remain **valid for 180 days** from the stipulated final date of submission.

The Society's Management Committee will open the said tender documents through Appointed Project Management consultant. The representatives of Developers shall be permitted to attend the tender opening proceedings.

**Two envelope system of tendering has been suggested. The Technical bid will be opened first to check that the bidder satisfactorily meets all the Pre-qualification as well as Performance Strength/capability criteria. If the bidder does not satisfy the Society and the PMC on these parameters then the bid will be out rightly rejected. The Commercial bid will be opened in respect of the such bidders whose technical bid shall stand approved by the Society and PMC**

10. The tender documents shall be signed by the Chairman and the Secretary of the Society acknowledging the receipt.
11. Demand drafts for EMD (Earnest Money Deposit) will be handed over to Society's Treasurer/Office bearer under a separate envelope along with the bids.
12. The tender documents will be handed over to the Architect for the Techno-Commercial comparative analysis, which will be completed in 30 working days.
13. Subsequent to Techno-Commercial comparative analysis, three Developers will be shortlisted by Managing Committee in consultation with Architect/Project Management Consultant.
14. Only site visits of equal potential by prospective builders to be arranged for the members of the society.
15. Official invitation will be sent to all short-listed Developers through Society. Short-listed three Developers will be given an opportunity to make Power-Point presentation to advocate their capability and credibility to all Society members in the Special General Body meeting.
16. During the above Special General Body meeting wherein, the representative of Dy. Registrar will also be present; all Society members shall select Developer for their redevelopment project by **secret ballot**. Live video shooting and CD made thereof shall be arranged by the Society and submitted to the Dy. Registrar's office.
17. The selected tenderer / Developer shall apply to the Deputy Registrar of Co-operative societies and obtain consent/ NOC from him for Developer's appointment for the proposed redevelopment project at his own cost and expenses and within 30 working days from the date of receipt of the confirmation of his selection from the Society.
18. The Society's Managing Committee with consultation of Architect & Advocate shall review, scrutinize and make suggestions to the draft of Development Agreement, General Power of Attorney and any other agreements as drafted by Developer at his cost



19. **The Special General Body of Society with its Architect & Advocate** will approve the draft of the Development Agreement and Power of Attorney documents. Both the Development Agreement and Power of Attorney shall be non-transferable
20. During the SGM Society members will also nominate three members namely Chairman, Secretary and Treasurer to sign the Development Agreement and Power of Attorney on behalf of the Society
21. The Society and Developer will enter into Development Agreement. This agreement and the Power of Attorney shall be registered in the office of Sub-Registrar of Assurances, Haveli, Pune, by Developer at his cost. Original D.A. P.A. will remain with Developer and copy thereof, duly certified by Sub-Registrar, shall be handed over to the Society immediately.
22. Later in pursuance of the Development Agreement and Power of Attorney, and upon obtaining all permissions, sanctions; Developer has to enter into Permanent Alternative Accommodation Agreement (PAA) before vacation of the respective units by the members of the Society. These **134** agreements also shall be registered in the office of Sub-Registrar of Assurances, Haveli, Pune by Developer at his cost. Original PAA will be handed over to concerned member immediately. Developer may obtain certified copy of the same for his record.
23. Developer will start the technical process by processing the fresh documents of the said property (Eg. Latest property card, Latest Government demarcation etc.) and respective documents as required by Pune Municipal Corporation and other Government bodies.
24. Developer through his own architect will prepare the plans for the proposed building/s on the said plot. The said plans will be submitted to all the Society members and suggestions will be invited from them. Developer will review these suggestions and may make his own suggestions. After deliberations modifications to the plans for the residential & commercial redevelopment will be approved by the Society members
25. Developer shall plot the plans prepared by him for the proposed redeveloped structure on freshly surveyed Society plot drawing as prepared/approved by Government surveyor clearly indicating all boundaries of the Society plot. The surveyor's report shall be submitted by Developer to the Society for its record. Any benefit of the revised plot area as per fresh survey shall be passed on to the existing members of the Society
26. Developer is free to design the sale component as per his views subject to compliance of all the terms and conditions laid by Pune Municipal Corporation and Basic Terms and Conditions prescribed by the Society on pages **from 37 to 46** in this tender document
27. Developer should submit various options as per suggestions of Society Architect and Society members. **Penthouses are not allowed in the said redevelopment. The entire top terrace shall keep open for common use.**
28. The Society architect and Society members will approve the plan for the new Residential & Commercial Building. **No commercial component in the interior**

**of the society. Provision to be made for Society office during redevelopment process on the property. No residential units immediately above the commercial units.**

29. At no point of time Developer shall make any changes in the said plan without obtaining notarized consent of the Society in consultation with its Architect on stamp paper.
30. On behalf of Society, Developer will apply to Pune Municipal Corporation for various NOCs including ULC NOC required for the sanctioning process.
31. Developer will pay necessary premium/deposits/scrutiny fees etc. to Pune Municipal Corporation from his own resources.
32. Developer will submit the proposal (all plans) to Pune Municipal Corporation for approval with Maximum Potential on the plot including paid FSI, TDR utilization and its Ancillary FSI. This should be done in one stretch only.
33. Developer will pay all scrutiny/deposits/challans/premium/development Charges to Pune Municipal Corporation and thereby procure the Commencement Certificate. Further Developer shall comply with all the conditions mentioned in the Commencement Certificate within stipulated time frame.
34. After execution of Development Agreement and Power of Attorney and upon obtaining all the permissions, sanctions, etc., Developer will enter into PAA Agreements with existing members of the Society.
35. **After Developer has paid advance rent for the period up to & including date of possession not being less than 36 months in the form of postdated cheques and shifting charges along with the fifty percent inconvenience money** to all the Society members, all members will vacate their units within a mutually agreed specified time frame and shift to temporary/Permanent alternative accommodation
36. The Society shall issue the License to Developer, to enter upon the land and execute the redevelopment on the said land, at his cost. Developer will demolish the existing building and structures by modern technology taking into account, all safety measures and methods. He shall ensure proper disposal of the debris as per PMC norms
37. A comprehensive safety programme preferably in compliance to ISO 45001 (superseded OHSAS 18001) standard must be established by Developer and his subcontractors to assure safety and health of the workmen in the work environment. Safety, Health and Environment (SHE) Plan shall be submitted by the Developer and the works will proceed subject to the approval on the SHE Plan by the Architect/PMC.
38. Developer will ensure the safety of adjoining structures and their occupants and will take adequate care, so that the movement on road will not be obstructed
39. Developer and his subcontractors must comply with applicable labour laws and regulations. Necessary documents shall be verified /approved by the Architect/PMC.
40. Developer will take all necessary insurance policies (third party insurance or

suitably equivalent) during demolition work and submit the same to the Architect/PMC for perusal and record.

41. Developer must ensure safety while receiving, storing and handling of materials without causing nuisance to neighborhood.
42. Developer will take necessary measures to avoid nuisance of dusting and noise to neighbouring occupants
- 43. Society will not be responsible for any accidents on site during construction period and will not be liable to any claims or compensation, whatsoever from any other party. The Total responsibility lies with Developer**
44. Developer will start the construction of proposed building, with the approval and direct supervision and Project Control of the Architect /PMC, as per plans approved by Pune Municipal Corporation after obtaining requisite permissions from Government authorities and Pune Municipal Corporation
45. The Society has appointed Mr. Devendra Dhere as the Architect/PMC. Developer will construct the building under the instructions, supervision and guidance of the said Architect and shall use constructions materials of the brand/standard /quality and necessary quantities exactly as agreed by the Developer. Necessary completion stage approval for the construction work shall be taken from Society's Architect/PMC & the person/agency deputed by the society
46. Developer shall implement an approved Quality Assurance and Quality control programme (QA&QC Plan), established by Society's Architect, inclusive of specific testing at designated laboratories to assure quality and quantities of materials prior to  
uses and during their use as specified in the Bill of Quantities.
47. Developer shall establish onsite Material and Quality Testing Laboratories in consultation with the architect/PMC. Developer will ensure adherence to all quality standards as approved by Society's Architect and in conformance to applicable Indian Standards. He will perform periodic tests so as to ensure the quality of completed construction work as stipulated and accepted by Society's Architect/PMC.
48. Once the plinth of proposed building is complete, Plinth Completion Certificate from Pune Municipal Corporation will be procured by Developer at his own cost. Post Plinth Completion Certificate, Developer will construct the building till Completion stage as per approved plans, stipulated and agreed quality standards
49. Developer will request the Society's Architect for his approval towards stage wise completion of construction work. Upon receipt of approval and clearance from Society Architect towards correctness of completed construction work and its quality standards, Developer shall apply to Pune Municipal Corporation for Completion Certificate / Occupancy Certificate.
50. Developer will fulfil all the terms and conditions required for Completion Certificate / Occupancy Certificate

51. Developer will communicate to Society Architect and Society members about the Receipt of building Completion Certificate / Occupancy Certificate from Pune Municipal Corporation in writing along with original copy.
52. The Society Architect and Society members will inspect the completed building, carpet areas and all internal finishes, amenities, etc., to ascertain that they indeed are as stipulated in the Development Agreement
53. Redevelopment project & construction of the proposed new building will be officially declared as complete when a) Completion/Occupation Certificates from Pune Municipal Corporation are received. b) Satisfactory inspection is done by the society & its Architect to ascertain redevelopment as per DA. c) Returning of the license issued (**under point no. 36**) to the society. d) Certificate of satisfactory completion of project issued by the society's Architect
54. The allotment of flats to the existing members in the newly constructed building shall be strictly as per the decision taken in the special general body meeting of the society following the relevant /applicable provisions of MCS Act 1960 & the rules made there under
55. Upon their satisfaction, Society members will occupy their respective flats and Society Architect will give his Completion Certificate. Once existing Society members have been given possession under register deed of their respective flats, Developer will be given clearance to make possession to new Flat Purchasers
56. Developer shall obtain prior approval to the draft of agreement of sale with intending unit purchaser/s from the Society and the Advocate appointed by the Society. Any deviation in such agreement will make the agreement null and void
57. Society reserves right to interview prospective buyers of new flats. Developer must inform them accordingly. Once the Society approves prospective buyers of new flats, Developer can complete the sale proceedings
58. Trees designated by ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT Shall be protected from damage during the course of work & earth level within one meter of such tree shall not be changed. Where necessary, such trees shall be protected with temporary fencing or shall be relocated within the society's campus. All relevant cost  
Shall be borne by the developer. Further, the developer shall comply with all the other rules & regulations with regards to eco-friendly development. Society will make Landscaping agreement with the developer.
59. **All the Terms & conditions mentioned in this Tender document will have to be incorporated in MOU and Development Agreement, to be executed by the selected Developer**

**SECTION- 9**  
**BASIC TERMS AND**  
**CONDITIONS OF CONTRACT**

1. The Society's Architect shall work as proof checking Architect and Project Management Consultant during the entire contract period. Project Management Consultant shall be inspecting and overseeing/superintending the works during all stages of works. He will co-ordinate between Developer and the Society.
2. Developer's Architect will design, get the approvals, prepare working drawings and supervise the work. Achieving the agreed quality of construction is entirely Developer's responsibility.
3. Developer will carry on and complete the redevelopment in line with the methodology of Redevelopment as explained in the tender document and complying with general terms of this tender set out on page number 22 to page number 27 as well as the basic terms & conditions of contract as set out in this section on page number 37 to page number 46.
4. Please note that the Proposed Redevelopment should be of mixed Use (Residential & Commercial) Commercial Use is permitted. **The Commercial Component (use) should be 20% & the Residential Component should be 80 % of the total carpet area in the proposed redevelopment by the developer.** The entire complex should be designed as per green building norms having energy-efficient features, fixtures and appliances. **IGBC (Indian Green Building Council) Norms** should be strictly followed while construction of new buildings.
5. The entire building plan should be sanctioned from Pune Municipal Corporation at its full potential i.e Basic FSI, TDR & Paid FSI in the name of the society.
6. Developer shall handover existing carpet area plus free additional carpet area offered in his bid to each residential flat free of cost to every member. He should bear all the taxes including but not limited to GST/Stamp Duty/Registration charges along with any new taxes imposed by the Government during construction period and till issuance of the Completion/ Occupancy Certificates while handing over of possession of the newly constructed unit to the respective Society member.
7. Developers may propose additional/ better amenities / finishes than those mentioned in this tender document. These should be annexed as a separate sheet to the bid document.
8. The minimum quality specifications and levels, types of building materials shall be as per the list of amenities and specifications mentioned in tender document.
9. The Society reserves the rights to revise or amend the terms of the tender document if deemed necessary, in consultation with Architect by the society. Such amendments will be informed to all the bidders atleast SEVEN days before submission of the bid.
10. The Society reserves the rights to cancel or to postpone the entire proceeding of tender process and if necessary, call for fresh bids. This will be in consultation with the Architect.
11. In the event of enhancement of FSI by Government of Maharashtra, or By METRO policies in Maharashtra & Pune city, if the society's plot falls in Transit oriented development zone, then it shall be incumbent upon the society the appropriate decision at that particular point of time under the guidance of the society's architect. Developer shall not be entitled to receive any share arising out of additional FSI in whatsoever



manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as an agent of the society, under the provisions of power of attorney act, 1882. Such additional FSI will be exclusively owned by the society and Developer will have no right on it. The society reserves the right of not sharing this FSI with Developer at all.

12. Developers shall abide by all the terms and conditions mentioned in this tender document.
13. Developer will appoint structural consultant in agreement with Society's Architect and get the RCC designs made by him. The professional fees of the Structural Consultant will be paid by Developer.
14. Developer should appoint separate MEP consultants for design of Mechanical, Electrical & Plumbing systems. A copy of all MEP drawings shall be submitted to the Society. One set of MEP drawings relevant to all flats should be issued to each member as part of handover documents.
15. Developer will pay necessary premiums, deposits, scrutiny fees, development charges, etc. for obtaining various approvals and NOCs needed from concerned respective competent authority such as Pune Municipal Corporation, Revenue department, State Government, etc. On behalf of the Society members, Developer shall pay all the deposits and meter charges towards permanent connection charges to Municipal Corporation of Pune for water connection and MSEDCL for electrical connection.
16. Developer shall also provide the Rainwater Harvesting System, Waste Management System and Solar Power System as per directives of Environmental clearance & Municipal Corporation of Pune. Developer shall also pay all other taxes such as Service Tax, GST etc. applicable at present and that may be applicable in future, related to the construction of the new building. Developer will pay all such taxes and taxes for land under construction till the handing over possession of new flats including the GST on all such taxes.
17. **ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT** will pay its all dues such as Pune Municipal Corporation taxes, common electrical charges, N.A. taxes, etc. till the date of handing over possession of existing society to the Developer and Developer will pay all such taxes and taxes for land under construction till he hands over the possession of new flats in newly constructed society back to society members. Developer shall complete the project in mutually agreed time period as per Development Agreement
18. The society members may desire to **purchase additional, up to 200 sq.ft.** from the saleable area (SALEABLE AREA = CARPET AREA AS PER RERA X 1.35) **at concessional price.** Developer shall offer the concessional rate per **Rs..... sq. ft.** on the saleable area at which he is ready to sell such additional saleable area to society's existing members for **residential/commercial usage.**
19. Some of the existing society members may desire to surrender saleable area including full area of the flats held by them in the existing society. The developer shall offer to purchase /compensate the members for such saleable area they wish to **surrender at the rate of Rs... .. per sq.ft.** Separately for area upto 200 sq.ft. and for the area above 200 sq.ft. to the existing sizes of flats of such existing members.

20. Developer shall also give first preference to society members for the purchase of additional area (new flats & commercial) from sell component.
21. In the event of delay in completion of the redevelopment activity beyond the stipulated period of 36 months, the rent computed as per Sr.No. 30(c) shall be payable by the developer in lump sum for period of extension, immediately on expiry of 36 months or on expiry of any further extensions without asking for any right of recovery. The clause of 10 % escalation as per Sr.No.30 (c) shall also be equally applicable for rent of the extended period. Further an amount equal to one month's rent with escalation shall also be paid by the developer in the event of delay in completion beyond 36 months towards brokerage without asking for any supporting documents and without any right of recovery.
22. There shall be additional penalty of 15% per annum of the construction cost (of that year's DSR) of the existing members' flats payable by Developer to the Society as a compensation for delay in completion beyond agreed period of 36 months plus grace period of 6 months for whatsoever reason, except force majeure (such as natural calamities etc. beyond the control of Developer).
23. Paying additional rent and penalty does not mean that an unlimited extension period is given to Developer.
24. The grace period for delay can be extended only for SIX additional months after review by the Society in consultation with society's Architect. Any delay further to this grace period shall be considered as breach of contract and society may take suitable legal action in this regard and reserves right to terminate the said contract. **Cost of termination of contract will be borne by Developer**
25. The covered parking area (Approx. 135/150 Sq.Ft) to accommodate one 4-wheeler and two 2-wheeler vehicles along with one power point for charging of electrical vehicles must be provided for the members of the ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT For existing members 1 four wheeler parking of 150 sq.ft. (2.5mtr. X 5.0 mtrs) & 2 two wheeler parking. All existing members shall get covered parking on normal slab level only. This should not be mechanized. Suitable space for visitor's parking should also be provided by the developer in plan as per UDCPR norms.
26. Developer shall give possession of residential flats & commercial units to society members first and new flat purchasers later only after approval of society to accept new member.
27. Upon receipt of Completion Certificate, Occupation Certificate and all other completion related documents, Developer shall return the license mentioned in point 36 of methodology of Redevelopment and handover entire property along with all the related documents to the existing society. Scrutiny of these documents will be carried out by the Architect.
28. In the event of enhancement of FSI by relevant government authority, on the said plot, it shall be incumbent upon the Society to take the appropriate decision at that particular point of time under the guidance of the Architect. Developer shall not be entitled to receive any benefit arising out of additional FSI in whatsoever manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as Service provider of the Society under the provisions of Powers of Attorney Act, 1882. Such additional FSI will be exclusively owned by the Society and Developer will have no right to it.



The Society reserves the right of not sharing this FSI with Developer at all.

29. Developer shall get Basic FSI, Paid FSI, TDR, its Ancillary FSI & all relevant permissions Sanctioned from Pune Municipal Corporation in one stretch before demolition of existing building.
30. The developer shall pay each of the existing members, in addition to the area to be provided free of cost to each of the existing members as per Sr. No.7 above, the following amounts in lump sum without asking for any supporting documents and before the members vacate their existing flats:
- a) **Corpus fund** of an amount calculated at the rate of Rs\* .....  
**(Min. Rs. 5,00,000/-per Existing & New Unit)**
  - b) **Inconvenience Money** of Rs\* **Min.5,00,000/-per unit**.....
  - c) **Rent** towards the temporary alternative accommodation at the rate of Rs\*.....per sq.ft. Per month, with cumulative escalation of 10% every year for the Rera carpet area in sq.ft. of the existing flats for the period of 36 months.
  - d) **Two way shifting charges** of Rs. \* .....
  - e) **Brokerage equal to one month** of rent at the rate of Rs..... per sq.ft. In respect of the amounts paid by the developer as per (a) to (e) above, the developer shall have no right of the recovery against the society or the respective member. Once the member hands over possession of his existing flat.
  - f) **Amount** towards security deposit for the **alternate accommodation** equal to\* **3/6 months'** rent as per (c) above. This amount shall be refunded by the respective member to the developer when possession of the new flat /shop is given to the member on completion of redevelopment.
- \*Developer shall fill the appropriate values\***
31. New purchasers of flats/shops sold by the developer will not have any right on the existing corpus fund of the society. Developer shall collect an amount equal to the share of each existing member in its corpus fund from the new purchasers at the time of giving possession to them and pay the amount to the society.
32. Internal furniture, fixed grills, fixtures, etc. shall be the belongings of, and in custody of the existing members. Existing members shall have right to dispose of the grills, furniture or any other movable assets from their own flats as they wish before handing over the possession of the existing building to Developer for demolition
33. In the event of any dispute, of Technical Nature, Structural Nature and/or the Plans, Specification's nature, the decision of the Society and Society's consultants shall be binding upon Developer.
34. Developer shall be responsible to insure each and every worker under the provisions of Workmen's Compensation Act, 1923 and in case of any mishap; accidents of whatsoever nature, on site, during the course of construction, the Society and its Office Bearers along with its Architect shall not be responsible in whatsoever manner. All risk insurance policies to be taken at the beginning of the redevelopment work, shall have validity until handing over possession of the developed land and new building back to the Society. The Society shall not be responsible for any disputes with or damages to adjacent plots or anybody during construction or even on pending cases after handing over of the redeveloped society.
35. All the rules and regulations in Tender Document are binding on Developer in their entirety and in the event of change in conditions, the Architect and the Society together have the right to provide the concessions or allow alterations.

36. In case Shear Walls / RCC Walls are proposed, the carpet area of flats shall not be reduced, owing to long length and width of such concrete walls.
37. Developer shall take necessary permissions from Dy. Registrar of Co. Op. Society, Pune Municipal Corporation and any relevant Government or other regulatory authorities. Developer shall bear all the expenses to get their permissions for the successful completion of this redevelopment project.
38. Developer should give a guarantee on legal stamped agreement for a minimum period of 5 years for all the items of waterproofing done as mandated by MAHARERA act. He should give written guarantee on legal stamped notarized agreement acceptable to the Society. The guarantee shall be given within one month from the date of issue of work order and it shall come into effect from the date of Completion/ Occupancy Certificates of individual member, existing or new but any delay in furnishing the guarantee will not relieve Developer from the implication of this clause.
39. If any legal action is required to be initiated to enforce such guarantee, the cost and expenses shall be borne and paid by the Developer. During the guarantee period Developer will be responsible to rectify any defects at his own cost to maintain the work in waterproof condition. The waterproofing contractor will also have to make good for all the surroundings disturbed by his work during the rectification work at his own cost. The form of written guarantee shall be on legal stamped agreement acceptable to the Society.
40. This entire redevelopment project work shall be protected under the MAHARERA act after executing the Development Agreement which shall be registered with MAHARERA and any other applicable act/s and GR – MCS, MOFA.
41. New commercial units & offices shall be proposed by the developer in consultation with society, also type of the business must be mutually decided.
42. Developer cannot sell or lease the top terrace and open land to anybody including Existing or New member.
43. The redeveloped building shall have provision of refuge area at suitable location. This refuge area cannot be sold or allowed to be used by Developer to anybody.
44. New members shall be given to understand by Developer at the time of booking that besides the Corpus Fund contribution payable by each new member, they will also have to bear the expense of Share Certificates amounting Rs. 500/- towards 10 shares of Rs. 50/- each **or then to the value as enacted by Govt**, and also Rs. 100/- in addition as application fee. These shares will be issued by the management committee to all members on admission as members of society.
45. Developer also shall give to understand to new members that the bye-laws adopted by the Society will be binding on them and they will give their acceptance in writing upon issuance of the bye-laws to them.
46. The Society will give copy of annexure to bye-laws to Developer, which he will show to the prospective purchaser before sale of the flat.

**47. Developer shall not take any loan against the land of the Society or provide any type of guarantee against flats/shops/offices**

**48. WORK NOT TO BE SUBLET.** (Contract once awarded cannot be assigned or transferred to anyone.

Contract may be rescinded and security deposit/bank guarantee forfeited for subletting it without approval from Society.

Developer shall duly comply with all the provisions of the Contract Labour (Regulation and Abolition) Act. 1970 (37 of 1970) and the Maharashtra Contract Labour (Regulation and Abolition) Rules, 1971 as amended from time to time

**49. ANTI COVID-19, ANTI-MALARIA /CHICKEN GUNIA AND OTHER HEALTH MEASURES**

- a. The anti-Covid-19, anti-Malaria and other health measures shall be implemented as directed by the directed by the Joint Director, Health Services Malaria Department, Pune Municipal Corporation. Dist. Pune / or of the related department of Government of Maharashtra.
- b. Developer shall ensure that mosquito-genic conditions are not created so as to keep vector population to a minimum level.
- c. Developer shall carry out anti-Covid / anti-Malaria measures in the area as per Government guidelines prescribed under National Malaria Eradication Programme and as directed by the Joint Director (M and F) of Health Services, Pune Municipal Corporation Dist. Pune / or of the related department of Govt. of Maharashtra.
- d. Developer shall make sufficient arrangements for draining away sewage water as well as water coming from the bathing and washing places and shall dispose of this water in such a way as not to cause any nuisance. He shall also keep the premises clean by employing sufficient number of sweepers

**50.** Developer shall comply with all rules, regulations, bye-laws and directions given from time to time by local or public authorities in connection with this work and shall pay fees or charges / fine / penalty / dues / duty which are liable on him and shall always keep the Society indemnified against such liabilities

**51. VIRTUAL COMPLETION AND DEFECT LIABILITY PERIOD**

(Govt. Circular No. CAT-1086 / CR-243 / Desk Building 2 dated 1-9-1987 including amendments)

- a. The work shall be considered as completed by Developer, subject to the completion certificate obtained from Pune Municipal Corporation & Society's Architect granting to Developer a certificate to the effect of such virtual completion and all other related conditions of the contract of this document. The Defect Liability Period provided

Herein shall be reckoned and be effective from the date of the certificate so granted by the Architect to Developer.

- b. Developer shall make good at his own cost and to the satisfaction of the Architect, all

defects such as shrinkages, settlement or other faults, arising in the opinion of the Architect from work or materials not being in accordance with the approved drawings or specifications or Schedules of Quantities or the instructions of the Architect, which may appear within five years after completion of work, excepting specialist items such as waterproofing and anti-termite treatment etc., which call for longer guarantee period, as per MAHARERA.

- c. Defects such as, shrinkages, settlement and other faults shall, upon directions in writing from the Architect and within one month as shall be specified therein, be corrected and made good by Developer, at his own cost.
- d. Maintenance during Defects Liability Period: Developer shall provide and maintain adequate staff and labour at his own expense to attend to defects arising in the works during the Defects Liability Period of sixty months commencing from the date of completion as certified by the Architect as stated above. He shall attend to the defects pointed out to him **within one month from the date the defects are brought to his notice**

## 52. GUARANTEE

- a. Beside guarantees required elsewhere, Developer shall guarantee the work in general for **5 years** as noted under above clause of Virtual Completion and Defects Liability Period as per **MAHARERA (Section 14(3))**.

All required guarantees shall be submitted to the Society for records with copy to Architect by Developer.

### 53. ADDITIONAL CONDITIONS:

1. In the due course of Redevelopment, in case any intimation/ communication or direction from any Regulatory Authority or Government relating to the said property or construction or development of the said property including its implementation, the Society as well as Developer shall communicate in writings the same to each other forthwith and such matters if related to construction or development of the said property, then they shall be exclusively handled by Developer and the Society will not be answerable / liable to any such notice or any sort of payment in this respect.
2. Developer shall provide certified copies of all the documents executed and registered by and between the society and Developer (i.e. D.A. P.A & Index II), true copies of the notarized documents, demarcation map, Defence NOC, ULC NOC, Environmental Clearance, RERA Certificate and all permissions, sanctions obtained from the local administrative body, documents obtained from Revenue Department, Land Records Department, Government / Semi-Government or any other Authority in that behalf within 15 days from the date such document is prepared or procured as the case may be and at the cost and expenses of Developers.
3. Excluding the land of the society, units and parking spaces reserved for the society members along with all rights, title and interest in such units, Developer and the prospective purchasers of the proposed project shall be entitled to avail loan and borrowings from any financial institute or bank by mortgaging the rest of the units in the proposed building for obtaining project finance and / or home loans/s etc. and for that purpose Developer will be entitled to execute and sign requisite documents such as Deed of Mortgage / Registered Mortgage / Equitable Mortgage etc. and / or to the tenement purchasers to mortgage their rights and their respective units for obtaining loans, advances from financial institutions and /or banks without making the society liable to pay the mortgage debt and / or interest thereon or any other related charges. The society, under no circumstances, be liable for any interest / claim / penalty / cost etc. (if any) which may arise due to default made by Developer and / or their nominees and / or their purchasers etc. towards repayment of such loans.
4. After reserving the flats for the existing members of the society, developer will be entitled to prepare the draft of agreements for sale of the other flats in the building and also negotiate & enter into agreement with society's prospective purchasers of flats but the society shall not be liable or responsible for due performance of such agreements & the purchasers shall have no claim against the society. During the course of development of the said property, if any deposits, refundable or otherwise, premiums, charges, fees, penalties, fines are required to be paid to the Pune Municipal Corporation or any other local authority, or local body the same shall be paid by the developer.
5. For the purposes of Maharashtra Ownership Flats Act as well as the Real Estate (Regulation and Development) Act, 2016 (RERA) as applicable Developer shall be responsible as promoter of the ownership scheme and that they shall purchase in their own name all goods and services required for the purposes of development, construction and all other matters incidental thereto and also be solely responsible to pay for all such goods, services etc. Developer alone shall be responsible for observing, following all the provisions of any act, rules, regulations, notifications, order etc. and shall be responsible for any lawsuit, legal action etc. under civil, criminal, labour, tax, etc. related laws arising out of any activity of development, construction and any incidental activity. Developer shall always keep the Society immune to and fully

indemnified against any actions, loss expenditure that the Society may suffer on account of development, construction and other incidental work which Developer will be carrying out in respect of the said property. The development will be done fully by Developer at his own cost, risks and consequences, if there is any risk insurance should be made available, society needs to be indemnified.

6. The GST that is applicable to the entire proposed transaction including but not limited to assignment of development rights by the Society to Developer and construction service provided by Developer to the Society, compensatory rental value for alternative accommodation and allied expenses; the GST that may become applicable on the sale of the newly constructed units, whether the units are sold or retained by Developer, before or after obtaining completion / occupancy certificate as the case may be shall be exclusively borne and paid by Developer alone and Developer shall always keep the society indemnified of payment of GST and shall not raise any demand in this regard any time in future.
- a. The contract of Development shall stand terminated if Developer abandons the work or declares bankruptcy and the Society will not be liable to refund any amount of monies he has spent/given to Society or Society members. All FSI, Premiums FSI, TDR etc. transferred already to the Society will also not be returned.

Payment of corpus fund, inconvenience money/betterment charges, rent, deposit, penalty for late possession should be strictly as per schedule that would be agreed by and between Developer and the society

**SECTION-10**  
**TERMINATION OF**  
**CONTRACT**



## **Termination of Contract:**

If the developer commits a breach of any terms and conditions of this contract or any act of insolvency or shall be adjudged as insolvent or shall make an assignment or composition for the benefit of the greater part in number or amount of his creditors or (being an incorporated company) shall have an order made against him or pass an effective resolution for winding up either compulsorily or subject to the supervision of the court or voluntarily or if the official assignee of the developer shall repudiate the contract or if the official assignee or liquidator in such acts of insolvency or winding up, shall be unable, within seven days after notice to him requiring him to do so, to show to the reasonable satisfaction of ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, that it is able to carry out & fulfil the contract and if required by the legal advisor to give security thereof, if the Society's Architect shall certify to ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, that in his opinion, the developer:

1. Has abandoned the contract

2. Has failed to commence the works, or has without any lawful excuse under these conditions suspended the progress of the works for 14 days after receiving from Society's Architect / ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT written notice to proceed,

3. Has failed to remove materials from the site or to pull down and replace the work within seven days after receiving from Society's Architect / ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT written notice that the said materials or work were condemned and rejected by Society's Architect / ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT under these conditions.

4. Has neglected or failed persistently to observe and perform all or any of the acts, matters or things by this contract to be observed and performed by the developer for seven days after written notice shall have been to the developer requiring the developer to observe or perform the same or,

5. Has to the detriment of good workmanship or in defiance of instructions by Society's Architect / ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT to the contrary sublet any part of the contract

6. then in any of the said cases ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT in consultation with Society's Architect / Legal Advisor may notwithstanding any previous waiver, after giving 7 days' notice in writing to the developer, determine the contract, but without hereby affecting the powers of the PMC / ARCHITECT or the obligations and liabilities of the developer the whole of which shall continue in force as fully as if the contract not been so determined and as if the works subsequently executed by or on behalf of the developer.

7. In such case the Performance Security and Security Deposit amount of the developer shall stand forfeited and further the ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT under advice of the Society's Architect / Legal Advisor / their agents or servants may enter upon to take possession of the works of all plant, tools, scaffoldings, sheds, machinery lying upon the premises or the adjoining lands or roads and use the same as its own property or may employ the same by

means of its own servants and workman in carrying on and completing the works or by employing any other developer or other person or persons to complete the works and the developer shall not in any way interrupt or do any act ,matter or thing to prevent or hinder such other developer or other persons employed for completing and finishing or using the materials and plant for the works

**In case of Non Satisfactory work:**

If it shall appear to ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT/ Society's Architect & Project Management Consultant that any work has been executed with unsound, imperfect or unskilled workmanship or that any materials or articles provided by him for execution of works are unsound, or of a quality inferior to that contracted for, developer shall, on demand in writing from ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT Society's Architect, Project Management Consultant notwithstanding that the same may have been inadvertently passed certified, forthwith rectify or remove and reconstruct such materials and articles at his own risk and cost. In the event of the Developer failing to do so within a period to be specified by ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT in their demand aforesaid ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT may rectify or remove and re execute the work or remove and replace with the other materials and articles complained of, as the case may be at the risk and expense of the developer in all respects

**SECTION-11**  
**FORCE MAJEURE**

## **SECTION 11: Force Majeure:**

Force Majeure means that neither party shall be responsible or liable for any delay nor failure in fulfilling the terms of this agreement, a cause or event, that is not reasonably foreseeable or otherwise caused by or not under the control of the party in the following matters:

Such as war, strikes, explosions, riots, civil unrest, political instability, terrorists' act / actions

1. Major power failures beyond its control, or by fire, flood or other natural disasters, epidemics, acts of third parties, sabotage terrorism, vandalism, accident
2. Any injunctions or restraint orders from any court or authorities and reasons beyond the control of the party Each party shall promptly inform the other the existence of a Force Majeure event and shall consult together to find a mutually acceptable solution. In any such event, performance shall take place as soon thereafter as reasonably feasible. However, if as a consequence of such clause, performance by a party under the agreement shall be prevented for a period longer than six (6) months, then the other party shall have the right to terminate this agreement with a month's notice. The terms of the termination under this condition will be with no liabilities and penalties.

**SECTION-12**  
**ENVIRONMENT AND**  
**PRECAUTIONS**

## **ENVIRONMENT AND PRECAUTIONS**

The site area should be barricaded or cordoned off by suitable means to avoid mishaps of any kind. Warning signs should be prominently displayed for the safety of the public whenever cleaning works are undertaken during night or day.

Developer shall carry the work as per the rules and regulations of Government and other regulatory authorities.

Developer needs to take all the following precautions to make sure that no complaints are received from the residents of neighboring buildings, users, local authorities, etc.

- a. Plying of trucks
- b. Plants and equipment deployed in carrying out the work shall not create any problems to others.
- c. Noise level of plants, equipment and manner of working shall be within standard specified by local authorities.
- d. Spreading of dust storm and polluting the air atmosphere and water spillage to be avoided.
- e. Falling of debris, aggregate, sand, bricks, cement etc. on roads being used to transport these materials.
- f. Parking of vehicles, plants, equipment shall not cause any hindrances to movement of traffic. Developer shall be wholly responsible, if any problem arises due to above.

**SECTION-13**  
**SAFETY CONDITIONS**



## **SECTION 13: ADDITIONAL SAFETY CONDITIONS**

1. First Aid Facilities must be made available at the work site. All supervisors should have received adequate training to attend to emergencies of all kinds.
2. **Excavation and Trenching:** All trenches, four feet or more in depth, shall at all times be supplied with at least one ladder for each 30 meters in length of fraction thereof. Ladder shall be extended from bottom of the trench to at least one meter above surface of the ground. The sides of the trenches which are 1.50 meters or more in depth shall be stepped back to give suitable slope or securely held by steel/timber shoring and strutting/ bracing, so as to avoid the danger of sides collapse. The excavated materials shall not be placed within 1.50 meters of the edges of the trench or half of the depth of the trench whichever is more. Cutting shall be done from top to bottom. Under no circumstances undermining or undercutting shall be done.
3. **Demolition:** Before any demolition work is commenced and also during the process of the work.
  - a. All roads and open areas adjacent to the work site shall either be closed or suitably protected.
  - b. No electric cable or apparatus which is liable to be a source of danger over a cable or apparatus which is liable to be used by the operator shall remain electrically charged.
  - c. All practical steps shall be taken to prevent danger to person employed from risk of fire or explosion or flooding. No floor, roof or other part of the building shall be so overloaded with debris or materials as to render it unsafe.
4. All necessary personal safety equipment as considered adequate by the PMC / the Architect should be kept available for the use of the person employed on the site and maintained in condition suitable for immediate use and the contractor should take adequate steps to ensure proper use of equipment by those concerned.
  - a. Workers employed for mixing asphaltic material, cement and lime mortar shall be provided with protective footwear and protective goggles.
  - b. Those engaged in welding work shall be provided with Welding Goggles. Those engaged in white washing and mixing or stacking or cement bags or any material which is injurious to the eyes shall be provided with protective goggles.
  - c. Stone breakers shall be provided with protective goggles and protective clothing and be seated at sufficiently safe intervals.
  - d. When workers are employed in sewers and manholes which are in use, Developer shall ensure that the manhole covers are opened and are ventilated at least for an hour before the workers are allowed to get into the manholes, and the manholes so opened shall be cordoned off with suitable railing and provided with warning signals or boards to prevent accidents to the public.
  - e. Developer shall not employ persons below the age of 18 years and women on the work of painting with products containing lead in any form. Whenever men above the age of 18 years are employed on the work of lead painting, the following precautions should be taken.
    - i. No paint containing lead or lead products shall be used except in the form of paste or ready mixed paint.
    - ii. Suitable face masks should be supplied for use by the worker. As paint is applied in the form of spray on the surface or when paint dry-rubbed and scrapped.

- iii. Overalls shall be supplied by Developers to the workmen and adequate facilities shall be provided to enable the working painter to wash during the cessation of work.
5. Notwithstanding all the clauses on safety codes, there is nothing in these to exempt Developer from the conformance with of any other Acts or rules in force in the Republic of India.

**SECTION-14**  
**TERMS AND CONDITIONS FOR**  
**EXISTING & NEW**  
**SHOPS/COMMERCIAL UNITS**

## **Terms & Conditions for Existing Shops**

1. Open space in front of shops will have exclusive right to use to that shop owner.
2. In the construction period developer should provide temporary shade/arrangement for shops in the building premises so that existing shop owners will not lose their current business
3. If developer is providing rent for shop owners then, min. rent per month shall be Rs \*.....per Sq.ft. with 10% rise in each year.
4. Developer can plan offices; the offices will be immediately above the shops.
5. 50% loft should be compulsory with necessary electrical points & water tap This loft should be free of FSI, IT SHOULD NOT BE COUNTED IN THE AREA OFFERED FREE OF COST BY THE DEVELOPER.
6. Every shop shall have provision for cross ventilation & It should have a back entry door
7. Each shop will have attached toilet. (if any shop owner doesn't have requirement of attached toilet, then developer should provide only water tap & basin
8. Every shop will have concealed wiring, 15amp points, 5 amps five points, TV/internet line connection, solar point, light point outside the shop etc.
9. Every shop will have electronically operated as well as manually operated rolling shutter
10. Every shop should be planned in such a way that it should be easily visible from main D.P. road.
11. Every shop will have CCTV in front
12. Tiles in front portion should be antiskid. Paving is not allowed.
13. Every shop will be 1.5 feet above from the road level. Not more than that.
14. If any existing shop owner wants to purchase additional area, then the developer should give concessional rate to them. Developer has to mention concessional rate also.
15. Existing shop owners expect height of shop shall be 20 feet.

## **Terms & Conditions for New Shops/Commercial units**

- 1) **For New Commercial Members**, Society's approval is necessary with regards to the type of business to be conducted in their premises by them or their tenants, and also in cases of resale by the new members.

**SECTION-15**  
**DOCUMENTED INFORMATION TO BE**  
**PROVIDED BY THE DEVELOPER**



## **Documents to be provided by the Developer**

### **1. FORMS TO BE SUBMITTED**

**(FORM- 1 to FORM -8)**

### **2. LIST OF DETAILS TO BE SUBMITTED BY DEVELOPERS(Annexure -1A, Annexure-1B, Annexure-1C, Annexure-1D, Annexure-1E)**

### **3. DUE DILLIGENCE CERTIFICATES FROM**

**(Engineer Division, Statutory Auditor, Company Secretary, Declaration from  
Management)**

### **4. BLOCK PLAN AND GENERAL LAYOUT FOR “ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT” (Annexure -1C)**

### **5. DECLARATION FROM DEVELOPER**

## **FORM-I**

**NAME and ADDRESS of the TENDERER:**

**Experience as Developer with details of completed / ongoing Projects**

Sr. No.	Details asked for	Details provided
1	<p>Total constructed area till date in sq.ft. and Number of Projects:</p> <p><u>Completed</u></p> <p>Residential</p> <p>Commercial</p> <p><u>Ongoing Projects</u></p> <p>Residential</p> <p>Commercial</p> <p><b><u>Total</u></b></p>	
2	<p>Total constructed area under redevelopment Projects till date in sq.ft. and Number of Projects (included in (1) above)</p> <p>Completed</p> <p>Ongoing</p> <p><b><u>Total</u></b></p>	
3	<p>Details individually as follows in respect of Projects <u>completed in last Five Years</u> where the Construction cost of individual project was <b><u>Rs. 250 Crores or more</u></b></p> <p>Name of the project and address</p> <p>Residential / Commercial, if mix, ratio of the two Total constructed area of the project No of units therein (Residential / Commercial)</p> <p>Project Cost - approx. In Rupees Crores</p> <p>Time taken for completion</p> <p>Date of commencement</p> <p>Date of completion</p> <p>RERA Registration Number for the Project</p> <p>If a Redevelopment project, please specify</p> <p>If SRA project, please specify</p> <p>Any salient features Developer may like to add</p> <p>(Please provide copies of commencement and completion certificates)</p>	

4	<p>Details as follows of projects other than those covered under 3 above Completed by the Developer_(may preferably be provided in a table)</p> <p>Name of Project and address Constructed area in sq.ft. No. of units (Residential / Commercial) Date of Commencement and Completion If a redevelopment project or a SRA Project, please specify</p>	
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**Stamp and Signature of Developer**

## **FORM-2**

<b>Information on Constitution, Finances and compliances</b>		
	<b>Name of entity that would enter into contract with the said societies if its bid is accepted. Its address</b>	
	<b>Information as below for the Entity:</b>	
1	Its constitution - Partnership, LLP, Company	
2	Whether the Entity is already in Business or its to be newly constituted for this Project ?	
3	<p>If Partnership, names of Partners &amp; their share in capital</p> <ul style="list-style-type: none"> <li>- Names of Directors of any Companies if Partner in the Firm</li> <li>- Names of Partners of any Firms / LLP if Partner in the Firm</li> </ul>	
	<p>- Changes in Partnership constitution in last three Years</p>	
4	<p>If Company, names of Directors, their share in capital.</p> <p>Any other major Shareholders and their share in capital</p>	
	<p>- Changes in shareholding pattern in last three years</p>	
5	Names of other Entities in which the partners or directors are interested and capacity in which they have the interest.	

6	<p><b>If the Entity is already in existence:</b></p> <ul style="list-style-type: none"> <li>- Date of its incorporation</li> <li>- Income Tax Permanent Account No.</li> <li>- GST Registration No.</li> <li>- Company Identification No, if any</li> <li>- Project Registration Nos under Rera</li> <li>- Banker's Name and Address</li> <li>- Its Turnover and Net Profit for last three years supported by Summarised Profit and Loss A/c certified by CA</li> <li>- Its Net Worth as on end of last three Financial Years supported by summarised Balance Sheet certified by CA</li> <li>- Net Worth of each of its Partners / Directors as on 31.01.2024</li> </ul> <p>2024, certified by CA and their I. Tax Returns for three years may be required depending on other information provided.</p>	
7	<p><b>If its an Entity to be newly constituted for the said redevelopment project :</b></p> <p><b>If its Partnership / LLP Firm:</b></p> <ul style="list-style-type: none"> <li>- Net worth of each of the Partners as on 31.03.2024 certified by CA and their I. Tax returns for last three financial years</li> <li>-In case any Companies are Partners, names of their Directors.</li> </ul> <p>Such Directors net worth certified by CA may be required depending on other information provided.</p> <ul style="list-style-type: none"> <li>- Capital and Amount that will be contributed by each Partner</li> </ul> <p><b>If its a Company:</b></p> <ul style="list-style-type: none"> <li>- Net Worth of each of the Directors as on 31.03.2024 certified by a CA</li> </ul> <p>- Financials of other Entities engaged in Real Estate Development in which Partners / Directors are interested, for last three Financial Years viz. summarised Profit and Loss Account and summarised Balance Sheet certified by CA.</p>	



8	<p>Financial arrangement proposed for the said redevelopment Project:</p> <p>(Appro. Rs. in Crores )</p> <p>(a) Out of working capital ( if Entity is existing one)</p> <p>(b) Fresh Capital</p> <p>(c) Loans from Banks</p> <p>(d) Other Loans</p> <p>(e) From booking of Flats</p>	
9	<p>Details of any Financial / Credit Rating available for the Entity or its Partners / Directors or "Group" entities?</p>	
10	<p>Any other information the Developer may wish to submit</p>	
	<p><b>Information on Statutory compliances</b> (Concerning the Entity that would enter into contract with the said societies &amp; apartment as well as its Partners and Directors to the extent relating to them)</p>	
1	<p>Whether the Accounts are audited for Income Tax purpose, GST and any other statutory compliance? Whether the audit has been carried out up to date as required under relevant provisions? Any pending Audit issues?</p>	
2	<p>Whether the returns under I. Tax, GST, Rera or for any other Statutory compliances are submitted in time?</p>	

3	Any cases of defaults or delays in payment of statutory dues such as taxes, TDS, PF, ESI etc?	
4	Any tax demands or other Government dues in dispute ? Quantum thereof?	
5	Any litigation with Government authorities pending? Implications thereof?	
6	Any Civil Suits pending? Implications thereof	
7	Any prosecution proceeding pending against the Entity, its Partner or Director - Under any tax law - Under any other law Implications thereof	
8	Any Rera certificates cancelled / revoked, reasons thereof ?	
9	Any other contingent issues which may affect the entity or its Partners or Directors in the said redevelopment Project execution?	
10	Any of the like major issues concerning the "Group" or " Associate" entities which may seriously affect the contracting entity or its Partners or Directors in execution of this redevelopment Project?	

## FORM-3

Name of the Firm / Company who would enter into  
Redevelopment Contract with **ARCHANANAGAR SAHAKARI GRUHRACHANA  
SANSTHA MARYADIT:**

**Details of Real Estate Development Projects done in last Five Years by the Contracting  
Entity and the Firms / Companies in which the Entity or its Owners have substantial  
ownership**

### Projects Completed

Sr. No	Project Name, Locality (Resi / Comm / Mix)	Rera Registration Number	No of Flats/ Shops/Offices	Rera Carpet Area ( SQM)	Built up Area ( Sanctioned) (SQM)	Date of Commenceme nt of Project	Proposed Date for completion (Original)	Actual Date of completion	Appro Cost of Project Rs. In crores
1									
2									
3									
4									
5									
		<b>Total Residential</b>							
		<b>Total Commercial</b>							
		<b>Total</b>							

## On Going Projects

Sr. No	Project Name, Locality (Resi / Comm / Mix)	Rera Registration Number	No of Flats/ Shops/Offices	Rera Carpet Area ( SQM)	Built up Area ( Sanctioned) (SQM)	Date of Commencement of Project	Proposed Date for completion (Original)	Actual Date of completion	Appro Cost of Project Rs. In crores
1									
2									
3									
4									
5									
		<b>Total Residential</b>							
		<b>Total Commercial</b>							
		<b>Total</b>							

## Details of Engineering / Construction Experts in house

Sr. No.	Name	Educational Qualification	Age	Total No. of Years of Experience	Working with Organization Since	Designation
1						
2						
3						
10						

## **FORM- 4**

<b>Quality check process, Quality Reports from outside agencies. Its overall summary</b>							
<b>Any awards, special recognitions for Projects.</b>							
<b>Any other information the Developer may like to add</b>							



## **FORM-5**

List of Commencement and Completion Certificates of Redevelopment schemes carried out by the tenderer by relevant authorities.

**Copies to be attached.**

Sr. No.	Project Description	Date of Commencement	Date of Completion

**Stamp and Signature of Developer**

## **FORM-6**

### **LIST OF MACHINERY AVAILABLE WITH DEVELOPER WHICH WILL BE USED ON THIS PROJECT WORK**

Sr. No.	Description of Equipment	No. Of Units	Kind or make	Capacity	Age of Machinery	Present condition of machinery	Present location with name and address of the organization where machinery underuse at present
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							

**Stamp and Signature of Developer**

## **FORM-7**

### **LIST OF TECHNICAL PERSONNEL OF DEVELOPER**

<b>Sr. No.</b>	<b>Name of persons</b>	<b>Designation/ Post Held Status</b>	<b>Academic Qualifications and experience with Developer</b>	<b>Past Experience and total experience in years with the Developer</b>
1.				
2.				
3.				
4.				
5.				
6.				

**If the Proprietor / any of the partners / Directors are going to substantially involve themselves in the Project, include them as well in the list.**

**Stamp and Signature of Developer**

## **FORM-8**

The Developer may provide any other information pertaining to his activities and considered relevant by him for evaluation of Tender but not asked in the Tender Annexures eg., information on associate concerns with same ownership, information on major projects handled as Contractor, any specific information he would like to share, any special features he would offer etc. The information should be relevant, correct and complete and will be considered totally at the discretion of the Society

**Stamp and Signature of Developer**

## **Annexure 1**

### **List of Details to be submitted by Developers about their Organization**

Sr. No.	TECHNICAL TERMS	DETAILS
1	Name of Developer Submitting bid	
2	Registered Address & Address for contact (If different from registered address)	
3	Contact Information Telephone Numbers Office Mobile Email ID	
4	Constitution (Proprietary/Partnership firm / Company/Limited Liability Partnership Firm Private Limited Company, Public Limited Company)  Pl. attach Certificate of registration/incorporation in case firm/company, partnership deed/ articles of association, information of directors/partners	
5	Date of Inception and Formation	
6	Name and Qualifications of proprietor/ partners/ directors	
7	Turnover in last 3 years	
8	Name of Bank and Branch of Developer.	
9	Income Tax PAN Number of the organization (Plz. Attach proof)	
	GST Registration No. of the organization (Please attach proof)	
	Projects registered under Maharera  (Specify details such as Maharera No. etc.)	

	If the Developer is a proprietary concern, evidence of Income tax permanent account, No. of the sole proprietary & evidence of shop act license.	
	In case the developer is a partnership firm, names, ages, residential addresses, qualifications & income tax permanent account nos. of each of the partners firm, in case any of the partners is nominated as Managing Partner, his name.	
	In case of the developer is a limited company, director identification, nos. qualifications & income tax permanent account no's of each of the directors.  Name of the managing Director	
	Name, Designation & contact details of your person handling this contract	
	Name/Names of your Bankers (with branch details)	
10	List of completed and on-going Projects	Pls. Attach the list separately.
11	How many years are you in business in Pune and outside Pune?	
12	How many projects completed in Pune and outside Pune?	
13	How many redevelopment projects completed/ on-going in Pune and outside Pune?	
14	solvency certificate from your bankers	
15	Minimum two references where you have completed the projects and two references of persons who know you at least 10 years or more	
16	Are you going to purchase the TDR or you already have in possession?  If you have already pls. attach TDR certificate/s	
17	Names of two persons (with credentials) you would appoint as arbitrators in case of any disputes at a later date.	



18	<p>Please let us know the implications from income tax point of view on the following points;</p> <ul style="list-style-type: none"> <li>a. Corpus fund</li> <li>b. Rentals</li> <li>c. Betterment money</li> <li>d. Capital gains</li> <li>e. Any other</li> </ul>	
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**Stamp and Signature of Developer**

## Annexure 1B

**Name of Developer:**

**Details of Financial Status of Developer and financial arrangement for bid proposal**

**Details Requested**

Sr. No.	Description	Details
1	In Rupees in Lakhs for six months ended 30.09.2024 as well as for three previous financial years i.e. years ending 31.03.2024, 31.03.2023 and 31.03.2022	
	<b>Turnover as per GST Returns</b>	
	<b>Turnover as per Financials</b>	
	<b>Net Profit before Tax</b>	
	<b>Net profit after Tax</b>	
2	Following information in a tabular form in Rupees in Lakhs as on 30.06.2024, 31.03.2023, 31.03.2022 and 31.03.2021	
	(a) Own Capital	
	(b) Reserves and Surplus	
	(c) <b>Total Owners Funds - <u>Net Worth (a) + (b)</u></b>	
	(d) Long Term borrowing from Banks	
	(e) Long Term borrowings from others	
	Other Long Term Liabilities and Provisions	
	<b><u>Total Long Term ( Non-Current ) Liabilities (d) + (e) +(f)</u></b>	
	(h) <b><u>Total of own funds and Long Term (Non-Current) Liabilities ( c ) + ( g )</u></b>	
	Fixed Assets	
	Long Term Investments	
	Other Long Term Assets	
	(d) <b><u>Total Long Term (Non-Current) Assets (a) + (b) +(c)</u></b>	
	Cash and Bank Balances on hand	
	Other Current Assets	
	Current Liabilities and provisions	
	(h) <b><u>Working Capital (e) + (f) - ( g )</u></b>	
	(i) <b><u>Total of Long Term ( Non-Current ) Assets + Working Capital (d) +(h)</u></b>	

3	Contingent Liabilities, any Guarantees given by Developer and brief details of pending litigation and arbitration matters and amounts involved therein (including those related to associate concerns which may have bearing on financials of Developer)	
4	Approx. Value Of contracts on hand and expected orders till 31.03.2024	
5	Financial arrangement proposed for contract bid:  a) Out of working capital Rs. Lakhs b) Own additional resources i.e. fresh capital Rs. Lakhs c) Bank Finance Rs. Lakhs d) Finance from other sources Rs. Lakhs	

**Please provide certified copies of the following:**

1. Profit & Loss Account and Balance Sheet duly audited for the last three financial years.
2. Profit & Loss Account for April - September, 2024 and Balance Sheet as on 30.09.2024  
Preferably audited or at least reviewed by a Chartered accountant.
3. Income Tax Returns for last three Financial Years
4. GST Annual Returns for last three Financial Years
5. GST Monthly Returns for April - September, 2024

**Stamp and Signature of Developer**

## **Certificate from Head of Engineering Division**

Name of Entity:

CIN

Authorized Share Capital:

Paid Up Share Capital:

Capital Contribution by DP in case of LLP:

Last Annual Filing done on:

Sr. No.	Particulars	Answer		
1	Number of Schemes Completed during last 6 years, with CREDAI Registration No			
2	Area constructed in sq. ft., commercial and residential separate, in % terms			
3	Cost of each project			
4	Schemes under construction sq. ft.			
5	Overall Quality report summary from outside labs, if any for the same			
6	Details of engineering experts (Head of Department) available in house, how long they are with the company			
7				
8				

**Sign and seal**

**Name:**

## Certificate from Statutory Auditor

**Name of Entity:**

CIN

Authorized Share Capital:

Paid Up Share Capital:

Capital Contribution by DP in case of LLP:

Last Annual Filing done on:

Sr. No.	Particulars			
1	Statutory Compliance of Audit, any qualification appeared in Audit Report in last 3 years			
2	Filing of I T returns, date			
3	Pending Disputes with Tax Authority, amount involved if any			
4	GST Compliance, filing of Returns			
5	Pending Disputes with Tax Authority, amount involved if any			
6	Payment of statutory Dues payable to Government, TDS, EPF			
7	Last three years Turnover, Net profit, Taxes paid			
8	Cost of ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT Project and means of Finance			
9	Contingent Liability, if any			

Statutory Auditor

Partner/Proprietor

Name:

**Chartered Accountant**

Membership Number

## **Certificate from Company Secretary in case the entity is Pvt Ltd Company/LLP**

Name of Entity:

CIN

Authorized Share Capital:

Paid Up Share Capital:

Capital Contribution by DP in case of LLP:

Last Annual Filing done on:

Sr. No.	Particulars	Answer		
1	Names of Directors/Designated Partners Date of Appointment/ Admission			
2	% of shares held in the Company by each Directors Contribution by each DP			
3	Last change in the Management			
4	Last 3 years change in shareholding if any or Designated Partners if any			
5	Status of Company whether compliant or non-compliant			
6	Any adjudication pending in any court			
7	Any corporate Governance Issue of the entity			
8	Charge created & still open on the assets of the Entity			

### **Sign and seal of Practicing Company Secretary**

Name:

Membership Number

CP no



## **Declaration by Management**

Name of Entity:

CIN/LLPIN

Authorized Share Capital:

Paid Up Share Capital:

Capital Contribution by Designated Partners in case of LLP:

### **TO WHOM SO EVER IT MAY CONCERN**

We hereby certify that the information given, shared in writing through various certificates given by the Company/LLP and their accountable agencies, is known to us and are true and based on the Facts.

Such information given by such agencies are binding on us as if the same is given by us

Sign and seal

Name:

Designation:

## **Annexure 1C**

**Block Plan and General Layout for “ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT.”along with feasibility report as to how they would develop the property at the offers given by them.**

## **Annexure 1D**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Remarks</b>
1	Clear height for residential flat (minimum <b>10.5 Feet</b> clear height (finish top to finish bottom) is solicited & <b>11.0 Feet</b> slab top to slab top)	
2	Clear height for commercial unit / shop (minimum 20 Feet clear height is solicited)	
3	Community hall of capacity of minimum 250 persons	
4	Recreation / health club with all modern facilities for Rehab component	
5	Recreation ground/ Playground with jogging track/ Roof top amenities	
6	MNGL pipe gas line	
7	Provision for 24 hours water supply	
8	Fully furnished society office (with area in Sq. Ft.)	
9	Generator for elevators and common areas	
10	Firefighting system and equipment according to international standards	
11	Solar system for common lighting/ lift backups/ water pumps/ compound and street lighting along with hot water system	Compulsory
12	Recreational floor for society's amenities	
13	Security / Surveillance System	
14	Rainwater harvesting/Vermiculture	

## Annexure 1E (Detailed time line of activities)

Sr. No	Particulars	Tentative Date
1	Letter of Intent issued by the ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT	
2	Letter of acceptance by Developer	
3	NOC from DDR (Co-Operative department)	
4	All documents from the society regarding Title of the Plot and individual members etc.	
5	Draft of MOU shared by the developer with society	
6	MOU signed by society's committee members on behalf of society	
7	Payment of Property card work	
8	Feedback from the members to the Developer regarding the purchase of additional area and plans with free additional area offered by the developer	
9	All ownership documents from the society for all the existing members with their chain agreement copies	
10	Plan discussion with the society members and committee	
11	In principle approval by the society and its members- Member's plan and Project plan	
12	Legal documentation compliance of society plot confirmed by the developer ( subject to all queries resolved by society),	
13	Procedure for approval starts (subject to all documents receive from the society).	
14	Inward NOCs:- for MOD, Fire, Environmental clearance and other.	
15	Demarcation & zoning	
16	Revenue records formalities completion	

**TO BE CONTIUNED**

17	Draft of Development Agreement and Power of Attorney shared by the developer with the society's managing committee	
18	Finalizing the draft of Development Agreement and Power of Attorney society's managing committee and the developer	
19	Inward draft of Development Agreement and Power of Attorney for adjudication	
20	Registration of Development Agreement and Power of Attorney.	
21	IOD :- Plan sanction & fire	
22	Environmental clearance certificate from concerned authority (expected date, it depends upon the meeting, schedule of committee & authority).	
23	Basic plan sanction	
24	First notice of 60 days to members for vacation of premises.	
25	Inward for complete potential sanction	
26	Final notice of 30 days to the members for vacation of premises.	
27	Complete potential Sanction	
28	Maha RERA registration	
29	Taking possession of entire plot/premises along with all the members tenements/units from the society.	
30	Proposed Commencement date of the Project	
31	Demolition & Commencement of new towers	
32	Members legal documentation's:- Individual Agreement with members.	
33	Occupancy certificate from concern authority. (6 months grace period as per RERA)	
34	Hand over possession of new tenements to the members of the society	
35	To start process for new conveyance with addition of new members	

**Annexure 1F**  
**Wish List of Amenities from the members of the society**  
**(Page No. 88 to 92 )**

SR. NO.	TYPE OF AMENITIES	YES / NO
1	GRAND DROP OFF	
2	GRAND ENTRANCE LOBBY	
3	CLUB HOUSE	
4	READING AREA & LIBRARY	
5	INTERACTIVE SEATING SPACES	
6	SEATING COURT	
7	DECK AREA WITH SEATING	
8	INDOOR GYM	
9	OUTDOOR GYM	
10	HAMMOCK COURT	
11	INDOOR GAMES ROOMS	
12	JOGGING TRACK	
13	CYCLING TRACK	
14	PARTY HALL	
15	PANTRY & STORE	
16	SWIMMING POOL FOR ADULTS & KIDS (OPTIONAL)	
17	SWIMMING POOL WITH HYDRO THERAPY (OPTIONAL)	
18	CHANGING ROOMS	
19	MULTIPURPOSE HALL	



20	OUTDOOR BBQ	
21	SENIOR CITIZEN PARK & YOGA LAWN	
22	KIDS PLAY AREA	
23	ACCUPRESSURE WALKING PATH	
24	YOGA DECK	
25	MEDICAL ROOM	
26	ONE TOILET WITH HAND RAILING	
27	STRECHER LIFT & WHEEL CHAIR LIFT	
28	PIGEON NET	
29	EPDM RUBBER FLOORING IN CHILDRENS PLAY AREA	
30	BOX CRICKET	
31	AMPHITHEATER	
32	LOUNGE AREA	
33	GAZEBO DECK	
34	TWO WHEELER LIFT (OPTIONAL)	
35	SOLAR PV PANELS	
36	ADEQUATE VISITORS PARKING AS WELL AS AMPLE PARKING	
37	HIGH SPEED LIFTS	
38	SPECTACULAR ENTRANCE GATE	
39	EXCLUSIVE ENTRY & EXIT FOR COMMERCIAL & RESIDENTIAL	
40	ELEGANT LANDSCAPING & TREE PLANTATION	
41	DIGITAL SECURITY SYSTEM	

42	FIRE FIGHTING SYSTEM	
43	E-VEHICLE CHARGING POINT FACILITY	
44	ARTIFACTS & DISPLAY AREA	
45	LAWN	
46	MULTI LEVEL CAR PARKING	
47	SKY DECK	
48	PARTY LAWN	
49	CCTV FOR COMMON AREA	
50	GENSET BACKUP FOR LIFT, COMMON LIGHTING & WATER PUMP & E-VEHICAL CHARGING POINTS	
51	SOLAR WATER HEATER SYSTEM	
52	WATER HEATER /HEAT PUMPS	
53	VIDEO DOOR PHONE ACCESS & INTERCOM FACILITY	
54	SMART VEHICLE MANAGEMENT	
55	UNDER CAR SCANNER	
56	AUTOMATIC BOOM BARRIER	
57	MOBILE APPLICATION SECURITY	
58	PROPER SANITATION & WATER INFLOW	
59	SITE & LOGISTICS MAINTENANCE	
60	ROOF TOP GARDENS	
61	24 HOURS MAINTENANCE	
62	TEMPLE & RELIGIOUS ACTIVITY SPACE	
63	OVER SIZED PET PARK	
64	STREET LIGHTS	

65	RAINWATER HARVESTING	
66	SOCIETY OFFICE WITH TOILET	
67	SECURITY CABIN WITH TOILET	
68	ORGANIC WASTE MANAGEMENT SYSTEM	
69	MINI CINEMA WALL	
70	FIRE PIT	
71	LUSH COURTYARD & GARDENS	
72	STUNNING LAKE FOUNTAIN	
73	LETTER BOX	
74	NOTICE BOARD	
75	MEMBER LIST BOARD	
76	COVERED/ SEMI COVERED CO-WORKING SPACE	
77	FREE WI-FI IN AMENITY SPACE	
78	CONCRETE INTERNAL ROAD	
79	SOLAR LIGHTING COMMON AREA	
80	DECORATIVE COMPOUND WALL	
81	LANDSCAPING ALONG COMPOUND WALL	
82	AUTOMATIC SENSOR FOR WATER SYSTEM	
83	SIGNAGED BOARD	
84	ELECTRIC METER ROOM	
85	CONCRETE EXTERNAL DRAINS WITH MS BAR JALI	
86	STP (SEWAGE TREATMENT PLANT)	
87	CAFETERIA	
88	PRACTICE CRICKET PITCH	

89	MEDITATION DECK	
90	CARE TAKER'S COURT	
91	SKATING PAD	
92	GIANT CHESS COURT	
93	TENNIS COURT	
94	BADMINTON COURT	
95	WATER CASCADE	
96	SAND PIT	
97	DESIGNER EXTERNAL FACADE	
98	RECREATIONAL FLOOR / WORKING STATIONS	
99	DRIVER'S REST ROOMS	
100	COMMON TOILETS FOR MAIDS / SERVANTS	

## **Annexure 1G**

**The Developer shall hereby guarantee and undertake to pay the said Society, the Bank Guarantee amount subject to the following terms and conditions.**

1. The total amount payable or to be remitted by the Guarantor, upon receiving the intimation from the Society for releasing such payment shall be reduced upon the Developer successfully achieving the various stages of the Development Activity/lies as detailed in the table below:			
<b>Sr. No.</b>	<b>Stage of Development Activity</b>	<b>Reduction on the Total Bank Guarantee Amount Payable</b>	<b>Balance / Actual Amount of Bank Guarantee Payable if invoked</b>
1.	Upon issue of IOD by the Pune Municipal Corporation.	10 % of the Total Amount of Bank Guarantee i.e., INR 2,00,00,000/-	Rs.18,00,00,000/-
2.	Upon commencement of Development / Construction work on the said Land by the Developer.	10 % of Total Amount of Bank Guarantee i.e., INR 2,00,00,000/-	Rs.16,00,00,000/-
3.	<u>Upon Completion of</u> excavation work of the Residential portion by the Developer	10 % of Total Amount of Bank Guarantee i.e., INR 2,00,00,000/-	Rs.14,00,00,000/-
4.	Upon receipt of Plinth Checking Certificate from the Pune Municipal Corporation for the Residential Building portion.	5 % of Total Amount of Bank Guarantee i.e., INR 1,00,00,000/-	Rs.13,00,00,000/-
5.	Upon completion of 10 <sup>th</sup> Floor Slab Residential Building.	10 % of Total Amount of Bank Guarantee i.e., INR 2,00,00,000/-	Rs.11,00,00,000/-
6.	Upon Casting of the top floor slab of the Residential Building.	10 % of Total Amount of Bank Guarantee i.e., INR 2,00,00,000/-	Rs.9,00,00,000/-
7.	Upon Completion of Brickwork & Plaster of the Residential Units to be allotted to the Existing Members.	10 % of Total Amount of Bank Guarantee i.e., INR 2,00,00,000/-	Rs.7,00,00,000/-
8.	Upon receipt of the Occupancy / Completion Certificate of the Residential /Commercial Units to be Allotted to the Existing Members.	10 % of Total Amount of Bank Guarantee i.e., INR 2,00,00,000/-	Rs.5,00,00,000/-
9.	Upon Completion of RECONVEYANCE & COMPLETION OF ENTIRE PROJECT	25 % of Total Amount of Bank Guarantee i.e., INR 5,00,00,000/-	Nil

1. The amounts so proposed to be reduced at the various stages as detailed above shall be reduced by the Guarantor upon receipt of a certificate from the Developers Architect certifying completion of the requisite stage.

2. If and when the Society invokes the Bank Guarantee as per terms mentioned in the said Redevelopment Tender Document, the Guarantor shall transfer the amount of Bank Guarantee remaining at that point of time as per the stages given hereinabove into the Bank Account of the Society.

3. The Bank Guarantee shall remain in force till the date of receipt of completion of Reconveyance / completion of entire project as stated in no. 9 in the said Redevelopment tender.

**Note:**

**Also, the Developer shall give additional bank guarantee of Rs. 15,00,00,000/- (Rs. Fifteen Crores) by way of pledging residential inventory in favor of the society till handing over of new flats to the existing members.**

**SECTION-16**  
**DECLARATION BY**  
**THE DEVELOPER**

**(On the letter head of Developer)**

To,

The Hon. Chairman/Secretary,

**ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT**

CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038

**Sub:** Offer for Redevelopment and acceptance of all the terms and conditions mentioned in the Tender Document for the Redevelopment of your Society

Respected Sir,

1. With reference to the bid offer invited by you for Redevelopment of buildings of your Society located at CTS NO.-943, S.NO. 39/2/2, ERANDWANE, PUNE-411038, ARCHANANAGAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, I / we do hereby offer to redevelop your property as per offer mentioned in our Bidat Annexure II.
2. I /we have inspected the site and understood the site conditions, have read and understood completely the instructions and General Terms of the Tender Document, Basic Terms and Conditions of Contract, procedures and instructions outlined under Methodology of Redevelopment, Safety and Environment protection conditions, general and technical specifications for redevelopment, list of approved materials, amenities to be provided and other details, terms and conditions as contained in the tender document and have made the offer as aforesaid after fully taking the same into consideration.
3. I /we hereby agree that all the instructions, terms and conditions of the tender document as referred to above are acceptable to me /us. I / we undertake that I / we shall not make / raise any claim or objection of whatsoever nature contrary thereto.
4. I am / we are well conversant with the Development Control regulations of the Government and Pune Municipal Corporation, have studied your bid offer and the offer made by us is feasible and workable.
5. I am / we are aware that the tender fee is paid by me / us on a non-refundable basis.
6. I / we have submitted an **EMD** of Rs..... (Rupees.....) vide Demand Draft No. ....dated .....issued by..... Bank which will not bear any interest. I / we do hereby agree that this amount of earnest money shall be forfeited by you in the event of my / our failing to execute further contracts within prescribed time, if called upon to do.
7. I/ we undertake to keep our offer live for acceptance up to 180 days from the date of opening bid offer.
8. I / we are enclosing herewith the detailed bidder profile in Annexure 1 to 1F as required by you together with the supporting documents asked for. I /we hereby declare that the information and details furnished by us in these annexures are correct to the best of my / our knowledge and belief. In case any further details or supporting documents are required by you, we undertake to provide the same to you.
9. I / we understand that you have full right to reject our bid / offer without assigning any reason for the same.

Thanking you,

Yours faithfully,



**SECTION-17**  
**TECHNICAL SPECIFICATIONS**

## **Technical Specifications: Internal**

### **LIVING ROOM:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	1200x1800 mm Full body Antiskid Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4 " High Same as flooring flushed with wall	KAJARIA/ RAK/ CERA
POP punning on walls	Pop on plaster surface of walls. All corners or sharp edges of beams columns or walls should be smooth rounded off POP	
Paints onWall	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint on prepared surface of all sides of wall.	Asian Paints
Ceiling	3 coats of internal plastic emulsion paint white colour on prepared surface. 2 MS hooks of appropriate size for ceiling fan & 1 hook for zoomber Tobe provided. such as Apcolite Premium Emulsion paint	Asian Paints
Main Door	Door frame with 50 mm thick solid flush door shutters, both side with Veneers melamine polished with all goodquality S.S. theft free fixtures.	
	50 mm thick solid Wooden Safety door with half veneer sheet and half safetygrill for the main door shall be provided with latch.	
	Main doors shall have uniform design for all flats with latch and lock arrangement.	
	Safety alarm for entrance door/shutter of each flat.	
	S.S fitting, fastening and fixtures for all doors latches, hinges, handles, tadi Patti, aldroaps, stoppers, eye holes (peep holes) with camera, rubber bushes etc.	Godrej, Yale or Europa
Door Frame	Door frame should be of BTW with proper antitermite treatment surface & wall should be properly treated for any future whether changes .holdfast 4 nos. should be put and has to be embedded with concrete	
Window	UPVC windows with collapsible mosquito net isdesired instead of additional track and SS grill panel. Opening of windows should be more than or equal to 75% windows size.	Windows finesta / saint gobain

	Size minimum 1.5 x 1.2 m. This collapsible mosquito net is fixed in a separate frame with the net sliding horizontally to other end of window.	Glass :saint gobain 5 mm thick clear glass
M.S. Grill	M.S. grill powder coated cream or white colour (with openable emergency exit) for all windows and French windows for all terraces and balconies (MS square bar 10mm x 10 mm full size with one coat of red oxide and two coats of Enamel/ Epoxy paint.	
	Decorative M.S grill for windows and the design shall be same to match with the elevation of building.	
Black Granite frames for windows	Black granite (Telephonic black) 18 mm thick frames at sill of window for all window sills. All the telephone black granite frame edges shall be half round moulded at the edges. Double Patti below window track & single Patti on all three sides with polished chamfered edge.	
French Door	UPVC Sections: French doors with mosquito mesh shutter for all terraces and balconies with approved fittings and fixtures.	UPVC Sections Windows finesta/ Glass Modi,Saint Gobain
Electrical (Concealed)	All electrical points shall be as per approved schematic interior furniture layout along with TV cable connection, telephone connection in the living room as per modern design concepts.	IS approved copper wires of appropriate size though PVC conduits
	Electrical points for split Air Conditioner at suitable location in the living room shall be provided. 1 "dia PVC pipe line for the outlet.	Sufficient no. (as approved by Architect) modular switches , white colour & 20/15 AMP power points
	Developer should provide additional wires in the conduit for diverting of power in case of emergency failure due to damage to any of the wires already connected.	split A.C. provision
	Provide foot lamps in all rooms for night vision (with foot sensors). & Corridors/Passage	
	Provision of Internet cable connections in hall & bedrooms. & Corridors/Passage	

**KITCHEN:**

Flooring	1200x1800 mm Full body Antiskid Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	Skirting 4" high skirting of same flushed with wall	KAJARIA/ RAK/ CERA
POP punningon walls	Same as Living room	
Wall Finish	Plastered & painted with Lustre Paint up to Slab bottom.	Asian paint
Ceiling	Same as Living room	Asian paint
Platform	L-Shaped or 'C' Shaped depending upon the design in Quartz ranging (Rs. 500-600 Sq.Ft.) kitchen platform(2' 6" wide)	Kalinga or equivalent
	5'0" high (or up to beam bottom level whichever is higher) glazed tile dado work above Quartz platform in kitchen (600x1200 full body vitrified)	KAJARIA/ RAK/ CERA
	Carysil Sink with drain board kitchen Sink (24" X 21") with drainboard of brand or equivalent.	Carysil
	9" x 9" sized ISI mark exhaust fan.	Crompton or equivalent
	Kitchen platform to be provided along the length of kitchen with provision for water Purifier connection near kitchen sink area.	
	Concealed CPVC plumbing work with all fittings make continental series in kitchen.	Kohler/ Jaquar/ Grohe
	Hot and cold water mixer. Bottle trap below the sink. Separate stop cock shall be provided to water supply line in kitchen.	Kohler/ Jaquar/ Grohe
Flush Door	Door frame with 40 mm thick Solid flush doors for internal rooms with both side Veneer finish along with S.S. fittings (screws, tower bolts, and door magnetic stoppers and door latches to every door.	Greenply/Global
	All doors shall have uniform design for all flats with latch and lock arrangement.	
	S.S fitting, fastening and fixtures for all doors	Godrej, Yale or Europa
Window	UPVC windows with collapsible mosquito net is desired instead of additional track and SS grill panel.	Windows finesta/Saint Gobain
	Size minimum 1.5 x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to other end of window.	Glass : Finesta / Modi/ Saint Gobain
	White granite frames at sill of window for all window sills. All the telephone black granite frame edges shall be half round moulded at the edges. Double Patti below window track & single Patti on all three sides with polished chamfered edge.	
Plumbing	All internal plumbing work should be concealed pipes & fittings used for plumbing should be of CPVC pipes	

	Master stop cork to stop the water supply during any repairing work	
Electrical	Concealed Electric copper wiring with ISI accessories.	
	Same as Living room (Additional plug point for small Devhara)	
	Exhaust fan of 9 "x9"	Crompton or equivalent
	Tube exhaust fridge/microwave/ fan /mixer/ aqua guard/ chimaney / dish washer (min. 10 electrical points to be provided) Necessary Connections and plumbing for Dishwasher	

### KITCHEN DRY BALCONY:

Item	Specification	Make
Flooring	1200x1800 mm Full body Antiskid Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
POP punningon walls	Same as Living room	
Wall Finish	Plastered & painted with oil bound distemper up to beam bottom	Asian paint
Ceiling	Same as Living room	Asian paint
	It should be designed in such a manner that one can enclose the dry balcony into kitchen.	
	Provision of necessary water supply for dishwasher / washing machine and its drainage & electrical connections should be there.	

## MASTER BEDROOM:

Item	Specification	Make
Flooring	1200x1800 mm Full body Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
POP punning on walls	Same as living room	
Paints on Wall	Same as living room	Asian Paints
Ceiling	Same as living room	Asian Paints
Flush Door	Door frame with 40 mm thick Solid flush doors for internal rooms with both side Veneer finish along with S.S. fittings (screws, tower bolts, and door magnetic stoppers and door latches to every door.	
	All doors shall have uniform design for all flats with latch and lock arrangement.	
	S.S fitting, fastening and fixtures for all doors	Godrej, Yale or Europa
Window	UPVC windows with collapsible mosquito net is desired instead of additional track and SS grill panel.	
	Size minimum 1.8 x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to other end of window.	GLASS :Finesta / MODI/ SAINT GOBAIN
	M.S. grill powder coated cream or white colour (with openable emergency exit) for all windows and French windows for all terraces and balconies (MS square bar 10mm x 10 mm full size with one coat of red oxide and two coats of Enamel/ Epoxy paint.	
	Black granite (Telephonic black) frames at sill of window for all window sills. All the telephone black granite frame edges shall be half round moulded at the edges. Double Patti below window track & single Patti on all three sides with polished chamfered edge.	
French Door	UPVC Section French doors with mosquito mesh shutter for all terraces and balconies with approved fittings and fixtures.	UPVC Sections & GLASS :Windows Finesta / Saint Gobain / MODI
Electrical	All electrical points shall be as per approved schematic interior furniture layout along with TV cable connection, telephone connection in the all the bedrooms as per modern design concepts.	
	Electrical points for split Air Conditioner at suitable location in all bedrooms shall be provided. 1 "dia PVC pipe line for the outlet.	
	Provide foot lamps in all rooms for night vision (with foot sensors).	
	Provision of Internet cable connections in all the bedrooms.	

**ATTACHED TOILET:**

Item	Specification	Make
Flooring (Concept Tiling)	anti-skid tiles for flooring of minimum 600x600mm size. (floor tiles should be atleast 20 mm below the top of floor tiles of the adjoining room)	KAJARIA/ RAK/ CERA
Dado (Concept Tiling)	Full height Vitrified tile dado work 600x1200mm in combined toilet tiles	KAJARIA/ RAK/ CERA
EWC	Wall hung European W.C. (Anglo Indian W.C. or Indian style W.C. in one toilet for few members as per their choice) white glazed water closet pan in all the toilets	KOHLER/ KLUDI/ TOTO
Plumbing	UPVC pipe line shall be provided for vertical drainage line. Internal plumbing shall be provided in CPVC pipes.	
Electrical (Concealed)	electric heater connection if need be.	
Granite Counter	Wash basins 18" in counter top / counter sunk granite/marble, to be located in inside toilet for master bed room.	
Plumbing Accessories	Decorative hot and cold-water mixer bottle trap Below wash basin, two-way bib cock with jet spray for WC etc. shall be provided.	KOHLER/ KLUDI/ TOTO
	Separate stop cock shall be provided to water supply line for toilet.	KOHLER/ KLUDI/ TOTO
	Provision of diverting the solar water connection of hot water lines in bathrooms	
Toilet / Bathroom door	Wooden doors with waterproof lamination from inside for all combined toilet	
Toilet / Bathroom window	White granite frames and louvered windows with White granite frames.	
M.S. Grill & Window	MS grill Same as living room Openable Windows to access duct area finished in white / off white powder coated aluminum sections	GLASS : MODI/ SAINT GOBAIN
Accessories	Provision of Mirror and towel bars, Jet Spray, Nahani trap jali in SS and SS towel tray & soap dish, Paper Roll holder etc. to toilets. Exhaust fan 9"x9" sized ISI Mark	KOHLER/ KLUDI/ TOTO/Crompton or Equivalent

**BEDROOM: SAME AS MASTER BEDROOM**

Item	Specification	Make
Flooring	1200x1800 mm Full body Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
POP punning on walls	same as living room	
Paints on Wall	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
Ceiling	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
Flush Door	Door frame with 35 mm thick Solid flush doors for internal rooms with both side laminated finish along with S.S. fittings (screws, tower bolts, and door magnetic stoppers and door latches to every door.	
	All doors shall have uniform design for all flats with latch and lock arrangement.	
	S.S fitting, fastening and fixtures for all doors	GODREJ, YALE OR EUROPA
Window	UPVC windows with collapsible mosquito net is desired instead of additional track and SS grill panel.	
	Size minimum 1.5 x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to other end of window.	
	M.S. grill powder coated cream or white colour (with openable emergency exit) for all windows and French windows for all terraces and balconies (MS square bar 10mm x 10 mm full size with one coat of red oxide and two coats of Enamel/ Epoxy paint.	
	Black granite (Telephonic black) frames at sill of window for all window sills. All the telephone black granite frame edges shall be half round moulded at the edges. Double Patti below window track & single Patti on all three sides with polished chamfered edge.	
French Door	Powdered coated French doors Jindal section with mosquito mesh shutter for all terraces and balconies with approved fittings and ixtures.	
Electrical (Concealed)	All electrical points shall be as per approved schematic interior furniture layout along with TV cable connection, telephone connection in the all the bedrooms as per modern design concepts.	
	Electrical points for split Air Conditioner at suitable location in all bedrooms shall be provided. 1 "dia PVC pipe line for the outlet.	
	Provide foot lamps in all rooms for night vision (with foot censors).	
	Provision of Internet cable connections in hall & bedrooms.	



**PASSAGE:**

Item	Specification	Make
Flooring	1200x1800 mm Full body Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same flooring flushed with wall	KAJARIA/ RAK/ CERA
POP punningon walls	same as living room	
Paints on Wall	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
Ceiling	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
Wash Basin	Wash basins in counter sunk granite/marble, to belocated in passage for common usage	

**COMMON TOILET: SAME AS A MASTER BEDROOM**

Item	Specification	Make
Flooring (ConceptTiling)	Anti-skid tiles for flooring of minimum 12"x 12" size. (floor tiles should be at least 20 mm below the top of floor tiles of the adjoining room)	KAJARIA/ RAK/ CERA
Dado (Concept Tiling)	Full height Vitrified tile dado work (24" X 24 ") in combined toilet tiles	KAJARIA/ RAK/ CERA
EWC	Wall hung European W.C. (Anglo Indian W.C. or Indian style W.C. in one toilet for few members as per their choice) white glazed water closet pan in all the toilets	KOHLER/KLUDI/TOTO
Plumbing	UPVC pipe line shall be provided for vertical drainage line.	
Electrical (Concealed)	Electric heater connection if need be. Exhaust fan 9"x9" sized ISI Mark.	
Granite Counter Wash basin	Wash basins 18" in counter sunk granite/marble, to be located in passage for common usage	
Plumbing Accessories	Decorative hot and cold-water mixer bottle trap below wash basin, two-way bib cock with jet spray for WC etc. shall be provided.	
	Separate stop cock shall be provided to water supply line for toilet.	
	Provision of diverting the solar water connection of hot water lines in bathrooms	
Toilet / Bathroom door	Wooden doors with waterproof lamination from inside for all combined toilet	
Toilet / Bathroom window	Black granite frames and louvered windows with Black granite frames.	
M.S. Grill	same as living room	
Accessories	Provision of Mirror and towel bars, Jet Spray, Nahani trap jali in SS and SS towel tray & soap dish, Paper Roll holder etc. to toilets.	

## **Important Points:**

- a. AC outdoor units to be provisioned within the available ducts.**
- b. Lofts, if possible, should be provisioned.**
- c. Foot light and internet connection and necessary electrical connections.**
- d. Anything specific within a flat if needed to be changed / exchanged, such negotiations or discussions to be done by the individual member with the selected developer.**
- e. In terms of area of a flat, positive difference with the current flat area (RERA) should have a monetary reimbursement mechanism. There cannot be scenario where any member needs to pay anything for the renewed flat being provided to them.**

## TECHNICAL SPECIFICATIONS: EXTERNAL

<b>Structural and Civil:</b>	
<b>Structural System</b>	<p>Framed structure designed to withstand seismic load as per Seismic Zone III with Reinforced Concrete Pile foundations or isolated footings depending on sub soil conditions. All structural elements of buildings such as columns, beams, slabs, lift shafts and staircases shall be in RCC.</p> <p>Floor to floor height shall be minimum <b>10.5' Feet (finish top to finish bottom)</b></p> <p>Design of structures shall be as per provisions of Indian standard specifications and will conform to highest norms and standards.</p>
<b>Layout</b>	<p>Layout of floors shall be designed so as to ensure optimum use of floor space. Room size shall be so selected and arranged to avoid cut tiles in flooring. Toilets shall be designed taking into account the size of tiles so as to avoid cut tiles in dado. All fixtures shall be at junctions of tiles.</p> <p>Size of structural elements and thickness of walls shall be suitably arranged to reduce projections inside the room to extend possible.</p>
<b>Design Mix Concrete</b>	<p>All concrete used for structure elements shall be design mixed Ready Mix Concrete in accordance with IS 10262 with specified characteristic strength in accordance with the values specified in IS 456-2000 edition.</p> <p>Durability criteria shall be given special consideration while designing concrete mixes. Mix design shall be frequently carried out to adjust the variation due to change in raw materials. Frequent statistical analysis also shall be conducted to judge the performance of designed mix.</p>
<b>Formwork</b>	<p>Rigid formwork manufactured with latest technology to provide proper shape to concrete, to carry dead loads and live loads during formwork/reinforcement/concreting activities and to prevent loss of grout from the concrete shall be provided. Adjustable spans and adjustable steel props shall be used to support formwork for speedy and accurate formwork.</p>
<b>Cement</b>	<p style="text-align: center;">For all RCC work-53 Grade</p> <p style="text-align: center;">Other work-43 Grade</p>
<b>Reinforcement</b>	<p>The steel reinforcement will be cold twisted steel bars conforming to IS 1786 and hot rolled mild steel deformed bars conforming to IS 1139 of Fe-415 or Fe 500, Cutting and bending of reinforcement shall conform to IS 2502.</p>
<b>Curing</b>	<p>As far as possible curing shall be done by keeping the concrete continuously wet with water for periods as recommended by IS 516 and IS 456. In case situation warrants, curing agents of reputed manufactures shall also be used.</p>

<b>Testing</b>	Sampling and testing of concrete shall be done in accordance with 18 1199 and 15 456. Every batch of cement and reinforcement bars shall be tested as per the relevant IS standards. Every component of concrete shall be tested as per relevant 18 codes. Concrete cube samples shall be drawn as suggested in 18 456 while concreting and tested for 7 days & 28- days compressive strength.
<b>Anti-termite treatment</b>	Pre-construction Anti-termite treatment shall be carried out with Chlorpyrifos or Lindane as per provisions of IS 6313 part II by reputed agencies like PCI, Godrej Hi-care or equivalent. Chemical treatment shall be carried out separately for footings, inside the plinth, inside and outside external periphery of buildings.
<b>Masonry</b>	Masonry for the building shall be with Red bricks or concrete blocks conforming to relevant IS standards. Bricks to be used for any masonry work to be First Class only. Internal Walls should be of 150 mm thick Brick wall in CM 1:4. External masonry shall of 230mm thick in case of brick masonry or 150 mm thick in case of concrete blocks/silicate bricks. Mortar in masonry should be of 1:4 cement sand ratio.
<b>External plaster</b>	External sand face cement plaster shall be of 25mm thick (only River Sand should be used) in two coats with water proofing & Polypropylene Fibre ingredients of reputed manufactures added to the mortar. 1st coat of 15mm thick of 1:4 cement sand ration & 24 coat of 10mm thick of 1:3 mortar ratio, Galvanized wire mesh (chicken mesh) shall be provided at all functions of RCC and masonry to avoid probable cracks at junctions. External walls to be properly cured before plastering.
<b>Internal plaster</b>	Internal plaster shall be of 12-15 mm thick in cement mortar 1:4(only River Sand should be used) Galvanized wire mesh (chicken mesh) shall be provided at all junctions of RCC and masonry to avoid probable cracks at junctions. Ceiling plaster shall be 8mm thick cement plaster.
<b>Water proofing of Terrace</b>	Proprietary terrace waterproofing consisting of brickbat cement concrete of average thickness 110mm to terrace, chajjas etc. laid in required slope (minimum cement consumption 0.5 bag/Sq.Mtr.), outlet and rain water pipes grouted, rough to receive kotah/China mosaic flooring as directed.
<b>Water proofing of Toilet</b>	Water proofing of Brick bat Coba (along with chemical treatment) waterproofing for floors as above and waterproof Toilets plaster in Cement mortar 1:3 up to a height of 600mm above floor level for walls.

<b>Services:</b>	
<b>Elevators</b>	<p>3 No. of High-speed Elevators of minimum 10 person capacity in each wing of building will be as per MCGM regulation. Minimum 1 Stretcher lift</p> <p>Make: Mitsubishi/ Schindler/OTIS</p> <p>Cabin finish: Brush finish stainless steel cabins</p>
<b>Plumbing</b>	<p>Internal piping - 20mm or 12mm diameter 'C' class G.I./ CPVC concealed piping including concealed elbows, tees, unions, etc. complete for hot and cold water piping necessary insulation shall be provided.</p> <p>Plumbing fittings - All toilets, bathroom, WC and kitchen shall be provided with Jaquar Florentine range concealed stop cock, angle cock, long and short body Offer cock, wall mixtures, wall diverters, bottle traps etc. Sanitary waters - Wall hung European / Indian style WC of Hindustan or Parryware make to be provided as approved.</p> <p>All stoneware pipes, bends, junctions, gully traps, intercepting traps shall be salt glazed inside and outside and shall conform to the specifications of IS 651. All external drainage pipes shall be of UPVC of reputed make.</p>
<b>Electrical</b>	<p>All electrical works shall be carried out in accordance with relevant IS codes, Indian Electricity rule 1956, Regulations and Rules set-out by Fire Insurance Regulations.</p> <p>Entire electric system shall be earthed and the earth system shall conform to the Code of Practice as per IS 3043 of 1987.</p> <p>3 phase electric supply in each flat with concealed copper wirings in all rooms including D.B's MCB and ELEB, Min switches, meters as per Power Distribution Company's requirements to be provided.</p> <p>Emergency lights for staircase, Lobby, underground parking area etc. to be provided. Details of power circuits/power points, light points etc. to be got Approved in advance. Extraction fans to be provided in all toilets/Bathrooms.</p> <p>100 % power back up for common areas &amp; lift</p>
<b>Vermi culture</b>	Needs to be provided as per Governing Law and Pune Municipal by laws
<b>Rainwater Harvesting</b>	Needs to be provided as per Governing Law and with proper survey & due diligence.
<b>Utilities</b>	Sewage treatment plant as per norms

**BUILDING:**

Item	Specification	Make
Structure	The entire building will be in R.C.C Framed structure (Earth Quake Resistant). For zone iii	
Design Mix Concrete	Shall be in accordance with IS 10262 & SP 23 with strength not less than as given in IS 456 .The design mix will vary from M25 TO M 40 for various structural elements	L&T /ACC/ GODREJ
Reinforcement	MS Steel bars confirming to IS 432 (Part 1) & hot rolled mild steel deformed bars confirming to IS 1139 & Cold twisted steel bars to IS 1786 FE 500 Tor STEEL of min. dia. Size of 8 mm .rolling margin should be is allowed.	
Masonry	as specified in IS 2185 & IS 2572 cement sand ratio should be 1:4 in mortar	
Internal plaster	Single coat (12 to 15 mm thick) Internal plaster, only in 1st quality Gypsum Finish applied on cement plaster back coat and not in POP finish. Chicken mesh shall be used at all joints between RCC and masonry before plastering.	Galvanized chicken mesh /24 gauge of 12 mm size projecting 50 mm on either side of junctions .Bond coat should be applied on RCC surface before plastering
External plaster	Double coat (25 mm thick) 16 mm + 9 mm , external river sand faced cement plaster (1:4) with water proofing compound using Reliance Recron Construction Fiber	
Waterproofing	Waterproofing for all sunk of toilets, kitchens and terrace slab, upper terraces with 10 years guarantee. Extra, additional coat of Dr. Fixit or equivalent water proofing compound shall be applied for the terrace, upper terrace and toilet waterproofing as approved by the Architect.	
DPC	Damp Proof Concrete course in Foundation as per IS specification	

**LIFT LOBBY:**

Item	Specification	Make
Flooring	18 mm thick Italian marble flooring of approved shade & design	
Skirting	4 " thick same as use for flooring flushed with the wall	
POP Punning on wall	POP on plastered surface of walls .all corners/ sharp edges of beams columns or walls should be smooth rounded off with POP	
Paint on walls	3 COATS of texture paints on the prepared surface of all sides of walls	ASIAN/ NEROLAC
Ceiling	3 COATS of texture paints on the prepared surface	
Electrical	Only ISI approved copper wires of appropriate size through pvc conduits	FINOLEX/ POLYCAB
	sufficient nos. as approved by the architect modular switches white colour with light fittings	ANCHOR/ ROMA /NORTHWEST

**STAIRCASE:**

Item	Specification	Make
Flooring	Staircase treads and risers shall be finished with marble stone 15 mm thick, Riser should be 150 mm	
	Treads shall have chamfered edge moulding with two grooves parallel to the edge as per Architect's instructions.	
Skirting	4 " thick same as flooring	
Railing	S.S 304 hand rail shall be provided on wall on one side in all the staircases.	
POP punning on walls	POP on plastered surface of walls, all corners/ sharp edges of beams /columns or walls should be smooth rounded off with POP	
Paints onWall	External whether proof Apex Altima Protect weather shield paint of superior quality and 3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint of Asian Paints.	ASIAN/ NEROLAC
Ceiling	3 coats of APEX Ultima paint on the prepared surface	ASIAN/ NEROLAC
Electrical (Concealed)	Only ISI approved copper wires of appropriate size through pvc conduits	Finolex/ Polycab
Window	appropriate structure for fresh air ventilation	GLASS :MODI, SAINT GOBAIN

**ENTRANCE LOBBY:**

Item	Specification	Make
Entrancelobby	Decorative Double height Entrance lobby enclosed with glass door with smart card entry/Access Control System.	
Flooring	18 mm thick Italian marble flooring of approved shade & design	
Dado	4 " thick same as flooring	
POP punning on walls	POP on plastered surface of walls, all corners/ sharp edges of beams /columns or walls should be smooth rounded off with POP	
Paints onWall	3 COATS of texture paints on the prepared surface of all sides of walls	ASIAN/NEROLAC
Ceiling	3 COATS of texture paints on the prepared surface	
Electrical	Concealed Electric copper wiring with ISI accessories.	
Notice Board	Notice Board of appropriate size with Glass cover & Locking system in each wing of the building	
Name plate	Decorative name plate and letter boxes with flat numbers in entrance lobby and on door of every flat.	

**SOCIETY ROOM:**

Item	Specification	Make
<b>Flooring</b>	1200 x1200 mm Full body Vitrified floor-tiles	KAJARIA/ RAK/ CERA
<b>Skirting</b>	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
<b>POP punningon walls</b>	POP on plastered surface of walls, all corners/ sharp edges of beams /columns or walls should be smooth rounded off with POP	
<b>Paints on Wall</b>	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
<b>Ceiling</b>	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
<b>Window</b>	UPVC windows with collapsible mosquito net are desired instead of additional track and SS grill panel. Size minimum 1.5 x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to other end of window; Black granite (Telephonic black) frames at sill of window for all window sills. All the telephone black granite frame edges shall be half round moulded at the edges. Double Patti below window track & single Patti on all threesides with polished chamfered edge.	
<b>Flush door</b>	Door frame with 35 mm thick solid flush door shutters with both side plywood frames (marine ply) with Veneers melamine polished with all good quality S.S. theft free fixtures. Solid flush doors for internal rooms with both side laminated finish along with S.S. fittings (screws, tower bolts, and door magnetic stoppers and door latches to every door. Wooden Safety door with half sheet and half safety grill for the main door shall be provided with latch; Approved make S.S fitting, fastening and fixtures for all doors. latches, hinges, handles, tadi Patti, aldroaps, stoppers, eye holes (peep holes) with camera, rubber bushes etc.	GODREJ, YALE OR EUROPA
<b>Electrical</b>	CCTV system inside the Society Office with min 2 MP night vision; Concealed Electric copper wiring with ISI accessories; Points and 6 mm <sup>2</sup> for Mains shall be provided. All points will have earthing with copper wire not less than 2.5 mm <sup>2</sup> . All concealed wiring will be in heavy duty PVC conduit. The MCB DB with adequate MCB's of required rating for circuits and mains will be DP/TPN ELMCB of appropriate rating shall be provided. The meter room board shall be as per guidelines of MSEDCL with wooden framing and marine plywood with proper marking and numbering of flat nos. and meter number; Provision for High speed WI-FI Network/Optic fibre connection to each flat should be provided in the entire campus.	



<b>Attached Toilet</b>	Society office, 500 sq.ft. with common toilet (entrance from outside) in stilt area shall be provided as per the rules of Pune Municipal Corporation; Full height Vitrified tile dado work (24" X 24 ") in bath & W.C. / combined toilet tiles and anti-skid tiles for flooring of minimum 12"x 12" size; Wooden doors with waterproof lamination from inside for all W.C. and bathrooms/ combined toilet with black granite frames and louvered windows with black granite frames. Exhaust fan needs to be provided.	
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### CLUB HOUSE ROOM:

Item	Specification	Make
Club House Room	Club house for gathering of 100 no. of members along with two rooms fully air conditioned (12'x14' each) with attached toilets	
	Closed Gymnasium.	
Flooring	1200x1800 mm Full body Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
POP punning on walls	POP on plastered surface of walls, all corners/ sharp edges of beams /columns or walls should be smooth rounded off with POP	
Paints on Wall	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
Ceiling	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion paint	ASIAN PAINTS
Flush Door	Door frame with 35 mm thick Solid flush doors for internal rooms with both side laminated finish along with S.S. fittings (screws, tower bolts, and door magnetic stoppers and door latches to every door.	
	All doors shall have uniform design for all flats with latch and lock arrangement.	
	S.S fitting, fastening and fixtures for all doors	GODREJ, YALE OR EUROPA
Window	UPVC windows with collapsible mosquito net is desired instead of additional track and SS grill panel.	
	Size minimum 1.5 x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to other end of window.	
	M.S. grill powder coated cream or white colour (with openable emergency exit) for all windows and French windows for all terraces and balconies (MS square bar 10mm x 10 mm full size with one coat of red oxide and two coats of Enamel/ Epoxy paint.	
	Black granite (Telephonic black) frames at sill of window for all window sills. All the telephone black granite frame edges shall be half round moulded at the edges. Double Patti below window track & single Patti on all three sides with polished chamfered edge.	
French Door	Powdered coated French doors Jindal section with mosquito mesh shutter for all terraces and balconies with approved fittings and fixtures.	

Electrical (Concealed)	All electrical points shall be as per approved schematic interior furniture layout along with TV cable connection, telephone connection in the all the bedrooms as per modern design concepts.	
	Electrical points for split Air Conditioner at suitable location in all bedrooms shall be provided. 1 "dia PVC pipe line for the outlet.	
	Provide foot lamps in all rooms for night vision (with foot sensors).	
Fix furniture	2 feet height overhead storage units placed along periphery of all sides of all walls made of good quality 18 mm commercial ply bounded with 1 mm thick laminate internal side of unit & internal part of the door shutters should be polished .OSU should be fitted with all other necessary fittings such as hinges , boltage, brush steel handle & lock wash basin with mirror	
Loose Furniture	5 Dozen Plastic chair & 3 no of wooden	CHAIRS: NEELKAMAL / PRIMA
Sport Item	2 no's of champion carom board with all accessories chess set & other GYM/weighing equipment's will be decided by Architect / indoor game room	

## SECURITY CABIN:

Item	Specification	Make
Flooring	1200 x1200 mm Full body Vitrified floor-tiles	KAJARIA/ RAK/CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/CERA
POP punning on walls	POP on plastered surface of walls, all corners/ sharpedges of beams /columns or walls should be smoothrounded off with POP	
Paints on Wall	3 coats of internal plastic emulsion paint / lustre gradesuch as Apcolite Premium Emulsion paint	ASIAN PAINTS
Ceiling	3 coats of internal plastic emulsion paint / lustre gradesuch as Apcolite Premium Emulsion paint	ASIAN PAINTS
Flush Door	Door frame with 35 mm thick Solid flush doors with both side laminated finish along with S.S. fittings (screws, tower bolts, and door magnetic stoppers anddoor latches to every door.	
	All doors shall have uniform design for all flats with latch and lock arrangement.	
	S.S fitting, fastening and fixtures for all doors	
Window	UPVC windows with collapsible mosquito net are desired instead of additional track and SS grill panel.	
	Size minimum 1.5 x 1.2 m. This collapsible net is fixedin a separate frame with the net sliding horizontally to other end of window.	
	M.S. grill powder coated cream or white colour (with openable emergency exit) for all windows and Frenchwindows for all terraces and balconies (MS square bar 10mm x 10 mm full size with one coat of red oxideand two coats of Enamel/ Epoxy paint.	
	Black granite (Telephonic black) frames at sill of window for all window sills. All the telephone black granite frame edges shall be half round moulded at the edges. Double Patti below window track &	

	single Patti on all three sides with polished chamfered edge.	
Electrical (Concealed)	watchman cabin with video security system connected to each flat & EPBX (Intercom facility)	
Furniture	2 feet height overhead storage units placed along periphery of all sides of all walls made of good quality 18 mm commercial ply bounded with 1 mm thick laminate internal side of unit & internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, boltage, brush steel handle & lock wash basin with mirror. one wash basin with mirror to be provided. 2 nos of plastic chairs	

## ELEVATORS:

Item	Specification	Make
Type	<b>Three elevators</b> per wing working in synchronized manner shall be provided going upto terrace. Out of these Four elevators, two elevators shall be of suitable capacity to carry 16/24 people and another elevators shall be of suitable capacity to carry a person on stretcher and when required carry heavy objects weighing not more than 600 kg along with minimum 8 persons at a time shall be provided.	SCHINDLER/ THYSSEN/ KONE/OTIS.
Interior	Side panels and doors shall be of SS 304 material with mirror finish.  Both the Elevators to have battery backup, intercom and CCTV facility.	

## WATER SUPPLY/STORAGE & EXTERNAL PLUMBING:

Item	Specification	Make
Water down take line	Water lines exposed to sun on terrace and elsewhere: These plumbing pipes and fittings should be UPVC.	
Drainage line	Underground drain pipes shall be NP2 class RCC Hume pipes.	
Overhead tank	Overhead water tanks shall be also with 40% more than Pune Municipal council norms (With separate compartment in addition to it for bore water) with automatic water level controller separate for municipal and bore water.	
UG Tank	RCC underground water tank (waterproof) with Minimum capacity of Underground water tank for Corporation water shall be 40% more than Pune Municipal council norms. (With bore water compartment of adequate capacity in addition to it)	
Pump room	Minimum two pumps of adequate capacity to pump the water from both underground water tanks to overhead water tanks should be provided along with one standby pump provision for each building/wing.	

Bore well	Developer shall dig one more bore well with the submersible pump. Separate pipe line shall be provided for bore water which will be connected to flushing usage. There shall be loop connection so as to have bore well water for kitchen usage with stop cock.	
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### MISCELLANEOUS:

Item	Specification	Make
Paint to building Exterior	External weather proof Apex Ultima Protect weather shield paint of superior quality	ASIAN/ NEROLAC
Fire Fighting system	Necessary firefighting system as per rules of Pune Municipal Corporation shall be installed with all ISI fittings and fixtures as per norms of Tariff Advisory Committee)	FIRE DOORS - SIGNUM/KUTTY/SHAKTI
Stilt Area	Antiskid vehicle movement with trimix in parking and around the building.	
Podium Area	The parking area & pathways shall be finished in non-skid tile. Sufficient no. of light points with the fittings will be provided.	
Electric Meter Room	The doors of meter room / boards on which meters are fixed shall be with good quality weld mesh for ease of viewing all meters, and also identification plates with relevant flat shall be provided for each meter.	
Letter Box	Decorative name plate and letter boxes with flat numbers in entrance lobby and on door of every flat. (12"x8")	
EPABX Facility	Main building entrance door & watchman cabin with video security system connected to each flat & EPBX (Intercom facility)	
External site development	The landscape proposal will be part of low maintenance plantation. The internal roads shall be finished with concrete precast rcc curbs with rcc covered drains. The parking area and pathways shall be finished in non-skid tiles. The sufficient no. of lighting posts to be provided with necessary fittings.	
Compound wall	Decorative front compound wall with half height wall and rest height with decorative M.S grill. The side walls shall be of minimum 6 feet height from finished ground level in brick masonry and wall in the rear of building, i.e. on western side should be at least 10 feet tall with 2 feet thick stone masonry..	

Main gate	Two /Three wide gates (In & Out) 15 feet in length that should allow easily trucks to enter in to the society.	
External signageboard	Decorative name plates publishing society name should be put on the signage board with proper lighting	
Organic waste management system	Organic waste management system: Mechanically operated wet garbage treatment plant of capacity suitable to cater to daily disposal from all flats shallbe provided.	
Parking	All four-wheeler parking slots must have electrical charging point (power point) connected to individual's electrical meter for both 4 wheelers and 2 wheelers.	

## **Approved Suppliers of Plumbing Materials**

<b>Sr. No.</b>	<b>Description</b>	<b>NAME OF MANUFACTURER</b>
1	CPVC pipes	FINOLEX/ SUPREME/ PRINCE
2	CPVC pipes for Solar Water	KITECH/ ASTRAL/ FINOLEX/ SUPREME/ PRINCE WITH CP BRASS INTERFACE
3	C.I. Pipes- "LA" Class	NECO/ ELECTRO STEEL/ KESORAM /
4	C.I. Soil, Rainwater Pipes and Fittings	NECO-CENTRI'
5	C.I. Sluice valves	KIRLOSKAR/ IVC/ INDIAN STANDARD APPROVED EQUIVALENT
6	RCC pipes	PRANALI/ INDIAN HUME PIPE,
7	Brass and Gunmetal, gun valve	AUDCO, LEADER
8	Pressure Reducing Valve	DANFOSS / HONEYWELL
9	Ball Valves	R.B , ZOLOTO, WEIR,
10	HDPE Pipes	RELIANCE POLYMERS/ GODAVARI POLYMERS/ SANGIR PLASTICS
11	Water supply fancy fittings, such as pillar approved taps, showers, sink mixers etc	JAQUAR/ KOHLER/ GROHE
12	Flush valves	JAQUAR/ KOHLER
13	Flush tank PVC	PRECISION/ PARRYWARE
14	Sanitary ware	PARRYWARE/ HINDWARE/ TOTO
15	Foot valves	DANFOSS /TBS / NORMEX /
16	PVC pipes and fittings	PRINCE -10KG/CM2 CLASS SUPERME / FINOLEX /
17	Manhole frames and covers	NECO',/ PRANALI
18	Water Pumps – Centrifugal / Submersible	KIRLOSKAR/ MATHER & PIATT/ K.S.B./ EBARA
19	Copper float ball valve	ZOLOTO / DANFOSS

## **Approved Suppliers of Electrical Materials**

<b>Sr. No.</b>	<b>Item</b>	<b>Description</b>	<b>Makes</b>
1	Wires	1.1 KV FRLS PVC wires concealed	KEI/ FINOLEX /ANCHOR /POLYCAB
2	Conduit	FRLS 2 MM thick rigid PVC Conduit	PRECISION/ AKG/VIP/ DIAMOND/ V PLAST
3	Switch Sockets	Modular Switch Sockets	LEGRAND
4	Distribution Boards	Final Distribution panels suitable for 415 V, 3 phase, 50 Hz, 4 wire power supply system fabricated out of 1.6 mm thick CRCA sheet steel	SIEMENS/ SCHNEIDER/ L&T/ ABB
5	Light Fixtures	CFL / T- 5 Luminaries with low loss Ballast	PHILIPS / WIPRO /GE / HAVELLS
6	Battery Backup system instead of Diesel Generator set	Required capacity for Lift, Pump and other common facilities	BATTERIES OF SUPERIOR QUALITY

## Electrical schedule for Each flat

ROOM	DESCRIPTION
<b>Living</b>	1 NO OF LIGHT POINT OUTSIDE/ABOVE DOOR
	1 NO- (5 AMP PLUG POINT)
	1 NO- LIGHT POINT AT ENTRANCE
	2- NOS- FAN POINT IN MAIN LIVING AREA (TWO WAY) with 2 hooks
	2-NOS-TUBE LIGHT (1 NO OF TUBE TWO WAY) BELL POINT
	1 NO LIGHT PICTURE POINT BEHIND SOFA
	1 NO- (5 AMP PLUG POINT) AT SIDE TABLE
	TELEPHONE POINT
	1 NO- (5 AMP PLUG POINT) AT SIDE TABLE
	3- NOS- (5 AMP PLUG POINT) FOR MUSIC SYSTEM AND TV
	1 NO. TV CABLE POINT
	1 NO OF LIGHT POINT IN TV UNIT
	1 NO OF 15 AMP split A.C POINT WITH CIRCUIT BREAKER (optional)
	1 NO. POINT FOR CHANDELIER WITH HOOK AND POINT
<b>KITCHEN</b>	1. NO-(5 AMP PLUG POINT) 1 FAN POINT 1 LIGHT POINT 1 NO-TUBE LIGHT 1 NO 5 AMP PLUG POINT FOR EXHAUST
	1 NO- 15 AMP PLUG POINT FOR FRIDGE WITH CIRCUIT BREAKER.
	1 NO 5 AMP MIXER/GRINDER POINT ON MAIN PLATFORM
	1 NO 5 /15 AMP PLUG PL FOR MICROWAVE WITH CIRCUIT BREAKER ON PREPARATION PLATFORM
	1 NO 5 AMP PLUG PL FOR ON PREPARATION PLATFORM
	1 NO 5 AMP PLUG PT FOR CHIMANY
	1 NO. 5 AMP PLUG PT FOR AQUAGUARD
	1 NO. 5AMP PLUG POINT (FOR DRY BALCONY)
<b>ALL BEDROOMS</b>	1 NO. 5AMP PLUG POINT
	1 NO- FAN POINT (TWO WAY)
	2 NOS TUBE LIGHT POINT
	2 NOS. 5AMP PLUG POINT FOR CHORDLESS TELEPHONE, FOR T.V
	1 NO. TV CABLE POINT
	1 NO BED BACK LIGHT POINT
	1 NO OF TELEPHONE SOCKET
	1 NO OF 15 AMP split A.C POINT WITH CIRCUIT BREAKER
	2 NOS PLUG POINT FOR COMPUTER /PERIPHERALS
	1 NO. 5AMP PLUG POINT
	1 LIGHT POINT ABOVE MIRROR



<b>FOR TOILETS</b>	1 NO. 5AMP PLUG POINT
	1 LIGHT POINT ABOVE MIRROR
	1 PLUG PT FOR EXHAUST
	1 NO. 5/15 AMP PLUG POINT FOR GYSER/BOILER WITH CIRCUIT BREAKER
	1 LIGHT POINT IN DRY BALCONY IF ANY
	1 NO. 5 AMP PLUG PT IN DRY YARD
<b>PASSAGE</b>	MAIN DISTRIBUTION BOARD WITH MCB FOR EVERY ROOM AND 1 NO MAINS 1 NO- LIGHT POINT (IN PASSAGE)
<b>TERRACE</b>	1 NO. LIGHT POINT & 1 NO. 5 AMP PLUG POINT

**SECTION-18**  
**SAFETY CODE**

## **SAFETY CODE**

1. The Developer shall ensure that all the suggested provisions for safety are followed as required by the society. **The Developer shall indemnify the society against the defects, accident liability during the period of the project.**
2. First-aid appliances including adequate supply of sterilized dressings and cotton wool shall be maintained at a readily accessible place
3. An Injured person shall be taken to public hospital without loss of time, in case where injury necessitates hospitalization.
4. Suitable and strong scaffolds should be provided for workmen for all works that cannot safely be done from ground.
5. When ladders are used for carrying materials as well, suitable footholds and handholds shall be provided on the ladder and the ladder shall be given an inclination not steeper than % to 1 (1/4 horizontal and 1 vertical).
6. Staging more than 3.25 Mtr. above the ground or floor or suspended from an overhead support or erected with stationary support shall have a guard rail properly attached, belted, braced and otherwise secured at least 1 Mtr. high above the floor or platform of such staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such staging shall be so fastened as to prevent it from swaying from the building or structure.
7. All workers working on scaffolding shall have safety belts, helmets, gloves, gumboots, etc. and it shall be the responsibility of developer to enforce the use of safety belts, helmets, etc.
8. The developer shall take enough safety precautions for material handling scaffolding and ladder works, mechanical devices, electrical devices, cranes, machinery, labour, all heights and depth of works as per standard practice and applicable rules and regulations.
9. No portable single ladder shall be over 8 Mtr. in length. The width between the side rails shall not be less than 30 cm. (clear) and the distance between two adjacent rungs shall not be more than 30 cm. When a ladder is used, an extra labour shall be engaged for holding the ladder.
10. The excavated material shall not be placed within 1.5 Mtr. of the edge of the trench or half of the depth of trench whichever is more. All trenches and excavations shall be provided with necessary fencing and lighting.
11. Working platform, gangways and stairways shall be so constructed that they do not sag unduly or unequally, and if height of a platform or gangway is more than 3.25 Mtr. above ground level or floor level, It shall be closely boarded, have adequate width and be suitably fenced.

- 12.** Every opening in the floor of a building or in working platform should be provided with suitable means to prevent the fall of person or materials by providing suitable fencing or railing whose minimum height shall be 1 Mtr.
- 13.** No floor, roof or other part of the structure shall be overloaded with debris of Materials as to render it unsafe.
- 14.** Workers employed on mixing and handling materials such as asphalt, cement mortar or concrete and lime mortar shall be provided with protective footwear and rubber hand-gloves.
- 15.** Adequate precaution shall be taken to prevent danger from electrical equipment's. No materials on any of the sites shall be exposed to public. The developer shall provide all necessary fencing and lights to protect members of public and works from accidents and shall be bound to bear expenses of defense of every suit action or other proceeding at law that may be brought by any person; damages and costs which may be awarded in any such legal action or proceedings to any such person or which may with or without the consent of the developer be paid to compromise any claim by any such person.
- 16.** No electric cable or apparatus which is liable to be a source of danger or a cable or apparatus shall remain electrically charged. Proper earthing shall be provided to all electrical appliances.
- 17.** All practical steps shall be taken to prevent danger to persons employed from risk of fire or explosion, or flooding. No floor, roof or other part of a building shall be so overloaded with debris or material as to render it unsafe.
- 18.** Those engaged in welding works shall be provided with welder's protective eye shields and gloves.
- 19.** No paint containing lead or lead products shall be used except in the form of paste or ready-made paint.
- 20.** Suitable facemasks should be supplied for use by workers when the paint is applied in form of spray or surface having lead paint dry rubbed and scrapped.
- 21.** Hoisting machines and tackle used in the works, including their attachments, anchorage and supports shall be in perfect condition.
- 22.** The ropes used in hoisting or lowering material or as a means of suspension shall be of durable quality and adequate strength and free from defects.
- 23.** Overall healthy cooperation shall be extended by the developer to any other agencies of work which may be appointed by the society for this project.

**SECTION-19**  
**COMMERCIAL TERMS TO BE**  
**SUBMITTED BY THE DEVELOPER**

No.	Description	Notes	Developer's Offers
1	<b>Free of cost RERA carpet area</b> offered to each <b><u>Residential flat owner</u></b> against their existing Rera carpet area.	with 20 % Commercial & 80 % residential scheme	<b>Additional</b>  <b>% on Existing RERA carpet area.</b>
	(Pls. find the existing RERA carpet area statement on page no. 130 to 137)		
1a.	<b>Free of cost RERA carpet area</b> offered to each <b><u>Commercial unit owner</u></b> against their existing Rera carpet area.	with 20 % Commercial & 80 % residential scheme	<b>Additional</b>  <b>% on Existing Rera carpet area</b>
1b.	<b>There are residential flat holders who have their <u>Overhead terrace</u></b>	How much existing terrace area can be converted in to room carpet free of cost	<b>Not applicable</b>
1c.	<b>There are residential flat holders who have their <u>Adjacent Terrace</u></b>	How much existing terrace area can be converted in to room carpet free of cost	<b>Not applicable</b>
2	Society members may desire to purchase <b>additional 200 sq. ft. from saleable area</b> apart from the free area offered by Developer at concessional price.	<b>Min. 200 sq. ft. from saleable area</b>	<b>Rate per sq. ft. is Rs. For Residential flat owners</b>
	Pls. <b>quote the rate per sq. ft. for saleable area</b> <b>Saleable area = RERA Carpet area * 1.35 (As per RERA )</b>		
	(The upper limit for concessional rate should be specified by developer. Existing members should have an option of not purchasing mandatory additional area over and above the free carpet area if necessitated by layout of the redeveloped flat. Developer should adjust his layout suitably.)		
3	Independent level ( <b>Not mechanized</b> ) Covered parking Free of cost (150 sq. Ft. each ) With electrical vehicles charging power point.	Each car parking size (2.5 X 5.0 Mtrs) & Each Two-Wheeler parking size (1.0 x 2.0 Mtrs.)	
	a. Existing Residential members <b>1 no. of four wheeler parking of 135/ 150 sq.ft.</b> each & for 2 <b>two wheeler parking's</b> . All existing members shall get covered parking		

4	SECURITY DEPOSIT	A. The entire Building plan should be sanctioned from Pune Municipal Corporation at its <b>Full Potential</b> i.e., along with Basic FSI, TDR, PAID FSI and ALONG WITH ITS ANCILLARY FSI IN ONE STRETCH ONLY. Developer should <b>purchase TDR</b> and paid FSI in the name of the Society.	
		B. Developer should give <b>50 % betterment charges / inconvenience</b> money to existing members as mentioned in the Commercial Terms (Point no.30 b on page no.41) of this tender document before vacating the flats.	
		C. <b>Developer should give Bank Guarantee of Rs. 20,00,00,000/- (Twenty Crores only) till completion of the project.</b> (Rs.18 Cr. as security deposit +Rs. 2 Cr. As Rent payment security) Stages of release as per Annexure 1G <b>Also, the Developer shall give additional bank guarantee of Rs. 15,00,00,000/- (Rs. Fifteen Crores) by way of pledging residential inventory in favor of the society till handing over of new flats to the existing members</b>	
		D. Developer should give <b>Rental Deposit for 3/6 months</b> in advance.	
5	<b>Developer has to purchase TDR in the name of the Society</b>	Compulsory	YES
6	<b>GST/ Stamp Duty/ Registration Fees/ All Govt. Taxes</b> to be paid by Developer. All expenses towards Development Agreement, Power Of Attorney, and Individual Agreements for Carpet Area offered Free of Cost to all Society Members to be borne by Developer.	Compulsory	
7	<b>Any future benefits of GST</b> should be passed on to society members.	Compulsory	
8	<b>Premium of Rs. 20,00,000/- (Twenty Lakhs only) Towards Society's Redevelopment Process</b> should be paid by Developer at the time of <b>DAPA. This will be released as per Pro rata basis.</b>	Compulsory	
9	<b>Corpus fund</b> in lacs offered to Society for both, existing and new members.	<b>Rs. Per existing &amp; new member</b>	Rs.
10	<b>Inconvenience Money/ Betterment Charges</b> offered to each Society's existing member, 50 % before vacating the flat, balance amount to be paid at the time of possession of new flat.	<b>Rs. Per existing member only</b>	Rs.
11	<b>Rent offered for Temporary Accommodation per month till completion and handover of the project to each Society's existing member along with 3/6 months deposit.</b>	Rs. Per sq.ft. on Existing Rera Carpet area	<b>For Residential</b> Rs. per sq.ft.
			<b>For Commercial</b> Rs. per sq.ft.

12	<b>% Increase in rent</b> every year till possession of the flats to existing members	10% Compulsory	
13	<b>Shifting/</b> transportation/ loading/ unloading charges offered to per existing member. Both ways, when moving out and when moving in the newly constructed building. Fixed amount to each flat owner & shop owner.	<b>To &amp; Fro</b>	Rs.
14	<b>Brokerage charges for hiring new leave and licence premises for terms of three years (Provided that broker should be RERA registered.)</b>	Compulsory	
15	Period of completion till possession after all, NOC's and Commencement Certificate & other documents	<b>3.0 YEARS MAXIMUM.</b>	
16	After completion how many years <b>Guarantee offered</b> by the Developer towards Quality defects in the completed construction work	Min. 5 years for structural defects Min. 5 years for Waterproofing defects <b>As per MAHARERA</b>	
17	In the event of <b>enhancement of FSI</b> by Government of Maharashtra , or By METRO policies in Maharashtra & Pune city , if the society's plot falls in Transit oriented development zone, then it shall be incumbent upon the society the appropriate decision at that particular point of time under the guidance of the society's architect .Developer shall not be entitled to receive any arising out of additional FSI in whatsoever manner, without prior consent for sharing principle to avail the said benefits. Developer has to purely act as an agent of the society under the provisions of power of attorney act 1882.Such additional FSI will be exclusively owned by the society and Developer will have no right on it. The society reserves the right of not sharing this FSI with Developer at all.	Compulsory	
18	Before commencement of work, entire project should be registered with <b>MAHARERA</b> complying with all the terms and conditions.	Compulsory	



19	<b>PENALTY IF THE WORK IS DELAYED</b>	1. There shall be additional penalty of 15% per annum of the construction cost as per <b>that year's DSR</b> (District Schedule Rates) of the existing members' flats payable by Developer to the Society as a compensation for delay in completion. Developer shall not be liable to pay such penalty in the event of circumstances, such as natural calamities etc. beyond the control of Developer, as may be approved by the society and their architect considering actual situation and facts. Paying additional rent and penalty does not mean that an unlimited extension period is given to developer.	
		2. In the event of delay in carrying out and completion of the construction activity upon the said plot of land, over and above the agreed period in the Development Agreement, Developer shall be liable to pay the rent as per the rate structure mentioned in offer along with additional 50% more as a penalty, to each and every existing Society Member till completion of project and handing over possession of permanent flat. This rent as per existing rate structure shall be payable under all circumstances including the natural calamities, pandemic etc.	
	<b>STAMP and SIGN OF DEVELOPER:</b>		
	<b>DATE:</b>		

**SECTION-20**  
**RERA CARPET AREAS OF EACH**  
**AND EVERY FLAT AND SHOP**

## **Rera Carpet Area statement:**

### **Building 1:**

<b>BUILDING 1</b>			
<b>FLAT NO.</b>	<b>MEMBERS NAME</b>	<b>MOFA CARPET AREA (SQ FT)</b>	<b>RERA CARPET (SQ FT)</b>
1	Pratap Keshav Wagh	900	987
2	Kishor Srikrishna Bodhani Smita Kishor Bodhani Saurabh Kishor Bodhani	900	987
3	Vrushali Vilas Kulkarni	900	987
4	Suresh Madhav Deodhar	900	987
5	Prasad Ratnakar Vaidya Seema Prasad Vaidya	900	987
6	Prakash Gangadhar Amte	900	987
7	Hemant Chintaman Ambekar	900	987
8	Srikant Ramrao Jatkar	900	987
9	Medha Rajendra Khadilkar	900	987
10	Vasant Martand Hemagaddi Anand Martand Hemagaddi	900	987
11	Shailaja Chandrashekar Degwekar Aditya Chandrashekar Degwekar	900	987
12	Kenchanagouda Mudgouda Patil	900	987
	<b>TOTAL</b>	<b>10800</b>	<b>11844</b>

**Building 2:**

BUILDING 2			
FLAT NO.	MEMBERS NAME	MOFA CARPET AREA (SQ FT)	RERA CARPET (SQ FT)
1	Sujata Chandrasekhar Halbe Chandrasekhar Rajaram Halbe	856.38	987
2	Anand Bhanudas Panchbhai	900	987
3	Manoj Madhav Kachare	900	987
4	Devyani Pandit	900	987
5	Govind Babarao Kadam	900	987
6	Neha Satish Mahajan	900	987
7	Sunita Jayant Dhapre	900	987
8	Shirish Bodas	900	987
9	Pradeep Krishnarao Shinde Lalita Pradeep Shinde	900	987
10	Vaijanti Devidas Deshpande	900	987
11	Anil Padamchand Bhandari	900	987
12	Subhash Laxman Vaidya	900	987
	<b>TOTAL</b>	10756.38	<b>11844</b>

**Building 3:**

BUILDING 3			
FLAT NO.	MEMBERS NAME	MOFA CARPET AREA (SQ FT)	RERA CARPET (SQ FT)
1	Vijay Narayan Naikdesai	480	506
2	Rajani Ramchandra Bhat	480	506
3	Sumatilal Lodha	480	506
4	Dilip Shamrao Kumbhojkar	480	506
5	Pradeep Manohar Ghodke	480	506
6	Maya Padmakar Kale Padmakar Shankar Kale	480	506
7	Aarti Gopal Sathe Deepali Makarand Shintre	480	506
8	Sarthak Dinesh Mutha Dinesh Mutha	480	506
9	Prashant Hanumant Bhosale	480	506
10	Rahul Hanumant Bhosale	480	506
11	Vinayak Vishnu Kelkar	480	506
12	Sheela Sudhakar Kulkarni Manjusha Sunil Deshpande Madhura Suhas Mohanalkar	480	506
	<b>TOTAL</b>	5760	<b>6072</b>

**Building 4:**

BUILDING 4			
FLAT NO.	MEMBERS NAME	MOFA CARPET AREA (SQ FT)	RERA CARPET (SQ FT)
1	Vaijanti Vinayak Gadre	480	506
2	Manik Padmakar Thatte	480	506
3	Rajeshri Surendra Ghole	480	506
4	Anita Arun Gosavi	480	506
5	Rasika Kishor Savaji Kishor Balkrishna Savaji	480	506
6	Ashok Vasantrya Bhole	480	506
7	Ravindra Vitthalrao More Rekha Ravindra More	480	506
8	Rekha Ravindra More	480	506
9	Dattatray Dinkar Punde	480	506
10	Shilaja Nitin Page	480	506
11	Anagha Arvind Joshi Aditi Joshi Ashwini Joshi	480	506
12	Ashish Ramkrishna Kulkarni Mrunal Ashish Kulkarni	480	506
	<b>TOTAL</b>	<b>5760</b>	<b>6072</b>

**Building 5:**

BUILDING 5			
FLAT NO.	MEMBERS NAME	MOFA CARPET AREA (SQ FT)	RERA CARPET (SQ FT)
1	Ashutosh Vikas Jawdekar	480	506
2	Shamal Shantaram Bhondwe	480	506
3	Jayashree Prabhakar Khadakbhavi	480	506
4	Chadrakant Shridhar Kulkarni	480	506
5	Makarand Chandrakant Phansalkar	480	506
6	Meena Makarand Phansalkar	480	506
7	Sudha Srinivas Patankar	480	506
8	Usha Arun Joshi	480	506
9	Deepak Kashinath Sane	480	506
10	Nandini Chandrakant Raje	480	506
11	Dhananjay Balkrishna Ranade Meghana Dhananjay Ranade	480	506
12	Meghana Dhananjay Ranade	480	506
	<b>TOTAL</b>	<b>5760</b>	<b>6072</b>

**Building 6:**

BUILDING 6			
FLAT NO.	MEMBERS NAME	MOFA CARPET AREA (SQ FT)	RERA CARPET (SQ FT)
1	Prabhakar Gangadhar Madiwale Sadhana Prabhakar Madiwale	480	506
2	Moreshwar Digambar Kamat	480	506
3	Jyoti Sunil Upadhay Sunil Pandurang Upadhay	480	506
4	Smita Vinod Khiwansara	480	506
5	Prasanna Padmakar Bandivdekar	480	506
6	Sudhakar Trimal Deshpande	480	506
7	Pratibha Prataprao Chavan Subhash Prataprao Chavan Rajiv Prataprao Chavan	480	506
8	Narsinh Anant Shenoy	480	506
9	Ramdas Khanderao Surve	480	506
10	Dilip Srinivas Mutalik Bhawana Dilip Mutalik	480	506
11	Madhuri Dilip Kshirsagar	480	506
12	Sayali Abhijeet Salkade	480	506
	<b>TOTAL</b>	5760	<b>6072</b>

**Building C1:**

BUILDING C1			
FLAT NO.	MEMBERS NAME	BUILT UP AREA (SQ FT)	RERA CARPET (SQ FT)
1	Pramila Uddhav Lokare Ram Uddhav Lokare	540	509
2	Rajiv Prataprao Chavan		488
7	Shivaji Bhaskar Gosavi		490
8	Surekha Hanumant Pawar		521
9	Vinod Chandmal Khiwansara		509
10	Madhukar Ramrao Bhosekar		488
15	Sunil Vasant Gokhale		490
16	Vilas Anant Dongare Anjali Vilas Dongare		521
17	Manasi Uday Kulkarni Uday Ramchandra Kulkarni		509
18	MHADA Pune		488
23	Meenal Vilas Khiwansara Vilas Chandmal Khiwansara		490
24	Julekha Vikas Shukla AnupamVikas Shukla Vikas Balwant Shukla		521
25	Jayant Vasant Dhapre		509
26	Sashikant Jayram Patil		488
31	Pratap Keshav Wagh		490
32	Vikas Balwant Shukla	540	521
	<b>TOTAL</b>		<b>8032</b>

**Building C2:**

BUILDING C2			
FLAT NO.	MEMBERS NAME	BUILT UP AREA (SQ FT)	RERA CARPET (SQ FT)
3	Hasina Ramjan Maner	540	488
4	Arun Prabhakar Raje		509
5	Mukund Shankar Bathe		521
6	Suresh Nagesh Bhamhe Madhuri Suresh Bhamhe	540	490
11	Ramchandra Uddhav Lokare Sadhana Ramchandra Lokare		488
12	Shyamakant Madhav Patankar		509
13	Vinita Vidyadhar Thosar	540	521
14	Vidyadhar Madhukar Thosar	540	490
19	Prabhakar Kalyan Shendre		488
20	Narendra Raghunath Vakil	540	509
21	Anjali Deepak Ghodke	540	521
22	Deepak Manohar Ghodke		490
27	Manali Kalyan Inamdar	498	488
28	Abhijeet Vasant Vakil Bhagyashree Abhijeet Vakil	540	509
29	Deepak Narkhede		521
30	Surekha Anant Dudhbhate	520	490
	<b>TOTAL</b>		<b>8032</b>

**Building D1:**

BUILDING D1			
FLAT NO.	MEMBERS NAME	BUILT UP AREA (SQ FT)	RERA CARPET (SQ FT)
1	Mohan Baburao Deshmukh		646
2	Rupali Purshottam Joshi	780	672
6	Parag Sangvikar		646
7	Vinaya Vidyadhar Datar Anjani Vidyadhar Datar	750	672
8	Aparna Maheshchandra Kulkarni		634
9	Bhimrao Bhaurao Awate	750	485
13	Pramod Ganesh Thakar Shubada Pramod Thakar	750	646
14	Pramod Sadistap Swati Pramod Sadistap	750	672
15	Archana Arun Rajhans		634
16	Pramod Sadistap	540	485
20A	Deepak Keshav Joshi Sunita Deepak Joshi	580	485
	<b>TOTAL</b>		<b>6677</b>



**Building D2 :**

BUILDING D2			
FLAT NO.	MEMBERS NAME	BUILT UP AREA (SQ FT)	RERA CARPET (SQ FT)
10	Ashokkumar Dattatray Raorane	750	673
11	Rajeev Shripad Sant		689
12	Anil Prabhakar Deshpande Sandhya Anil Deshpande	530	529
17	Madhav Dattatray Kulkarni	750	673
18	Shripad Madhusudan Bapat	780	689
19	Vasant Martand Hemagaddi Anand Martand Hemagaddi		529
20B	Shubada Srinivas Soman Madhavi Yogesh Soman	720	673
21	Suman Dilip Deokar	1050	1226
	<b>TOTAL</b>		<b>5681</b>

**Building D :**

D BUILDING SHOPS			
SHOP NO.	MEMBERS NAME	BUILT UP AREA (SQ FT)	RERA CARPET (SQ FT)
1	Sunita Jayant Dhapre		258
2	Manasi Mangesh Gokhale Mangesh Madhav Gokhale		170
3	Vaishali Mangiram Choudhary	125	134
4	Mangaram Devaji Choudhary	170	152
5	Ramlal Hemaji Choudhary		243
6	Indirabai Gajanan Kulkarni		184
7	Meenatai Mohan Jadhav		248
8	Suruchi Arvind Bhutkar		238
9	Sunil Ishwarlal Agarwal		158
10	Sunil Ishwarlal Agarwal		166
11	Pratap Keshav Wagh		237
	<b>TOTAL</b>		<b>2188</b>