

TENDER DOCUMENT FOR

JOINT REDEVELOPMENT of BUILDINGS and PREMISES of

PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.

PNA/PNA-2/HSG(TC)/2870/93-94 DT. 22 OCT.1993
BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006



2026
January

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*

PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.

PNA/PNA-2/HSG(TC)/2870/93-94 DT. 22 OCT.1993
BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006

Ref: Redevelopment Tender/PratikNagarSector-2/25-26

Date:

Serial No.: _____

Tender copy issued to: _____

Developer's name & Address: _____

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

Tender Copy Issued By: _____
(Project management Consultant's Representative)

Cost of Tender Form:
(Non -Refundable) _____ **Rs. 60,000/-** (Rs. Sixty Thousand only)

Name of the work: DEMOLITION and JOINT REDEVELOPMENT Proposal of PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD., the lawful owner of total land admeasuring 6480.09 sq.mtrs.(69751sq. ft.) Out of property on plot of land bearing BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006.

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SECTION-1
PREAMBLE

PREAMBLE

This tender document outlines the requirements of and for the joint redevelopment of buildings and premises of **PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.** located at the following actual active address:

BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006.

This document is being issued by **Architect Devendra Dhere**, who has been appointed by **PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD. as PMC (Project Management Consultant)** for this joint redevelopment project.

Address of his Office and Studio is as under:

36, Shyamsundar Society, Navi Peth, Near Mhatre Bridge, Pune - 411030.

Mob.no. +91 9158182555

SCOPE OF WORK

Demolition, disposal of debris & Reconstruction of buildings and joint redevelopment of premises of **PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.** 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 now intends to go for joint redevelopment.

The area of the plot: -

As Per Documents	6480.09.00 Sq.Mtr.
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SECTION-2
TENDER NOTICE

PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.

PNA/PNA-2/HSG(TC)/2870/93-94 DT. 22 OCT.1993
BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006

Ref: Redevelopment Tender/PratikNagarSector-2/25-26

Date:

REDEVELOPMENT TENDER NOTICE

Request for JOINT REDEVELOPMENT Proposal

PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD. is the lawful owner of total land admeasuring **6480.09 sq.mtrs. (69751sq.ft.)** Out of property on plot of land bearing BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006

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 joint Redevelopment of our society comprising **9 Buildings** 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 joint Redevelopment of the Society's building considering 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 Project Management Consultant's Office at **D D Architects,36, Shyamsundar Society, Navi Peth, Near Mhatre Bridge, Pune-411030.**

The tender document will be issued to the developers on payment of non- refundable fee amounting to **Rs. 60,000 /- (Rs. Sixty Thousand Only)** by **Demand Draft** payable at Pune drawn in favor of "**PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.**" The **duly filled and sealed Tender** shall be **submitted on**

at the following address:

D D Architects,36, Shyamsundar Society, Navi Peth, Near Mhatre Bridge, Pune-411030.

The Tenders will be opened on the **same day of submission date** at a place which will be notified at the time of the submission of the tender on - Issued with the Sign and Seal of Chairman and Secretary of Society on -

Project Architect & Project Management Consultant

Devendra Dhere (Architect and Urban Planner) Mobile No. +91 9158182555
Email Address: devendra@ddarchitectsdesign.com

Society's Hon. Chairman

Society's Hon. Secretary

Mr. Ravindra Shah

Mob. No. +91 9890310764

Mrs. Laxmi Khade

Mob. No. +91 9881543295

SECTION-3
INSTRUCTIONS TO
DEVELOPERS

Instructions to Developers:

Under two envelope system of bidding, the developer under Technical Bid envelope (1st envelope) will include all documents given in tender and additional documents, as necessary, to technically qualify the developers 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 developers 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 developers will be shared/read openly

Technical bid (1ST Envelope) shall include:

1. Developer needs to specify the name of association of which he/she is a member. Developer must be registered with CREDAI (The Developer shall mention the branch of CREDAI) and should have at least 2 projects of similar size and nature (Residential Cum Commercial Scheme) registered under RERA/MAHARERA. All the relevant data shall be attached.
2. Developer to also provide information about the number of projects registered in the last two years.
3. The Developer should have completed at least 2 (TWO) projects of similar size and nature (Residential cum Commercial Scheme), each of value, at **Construction Cost** more than RS.1,00,00,00,000 (One Hundred Crore Only) in last FIVE years. All the relevant data shall be attached. No project should be at a standstill stage or involved in any dispute.
4. **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 1A,1C,1D & 1E
Certificate from the Head of the Engineering division.

Commercial bid (2nd 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, JOINT REDEVELOPMENT & RECOVEYANCE of buildings and premises of the Society as specified in this tender document.

SITE LOCATION

BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006.

Following pages from 14 to 18 contain reference maps and photograph of existing buildings.

AREA OF THE PLOT

As per sanctioned plan and Conveyance Deed both submitted by the Society, the area of the plot of Society is **6480.09 sq. mtrs. (69751sq.ft.)**

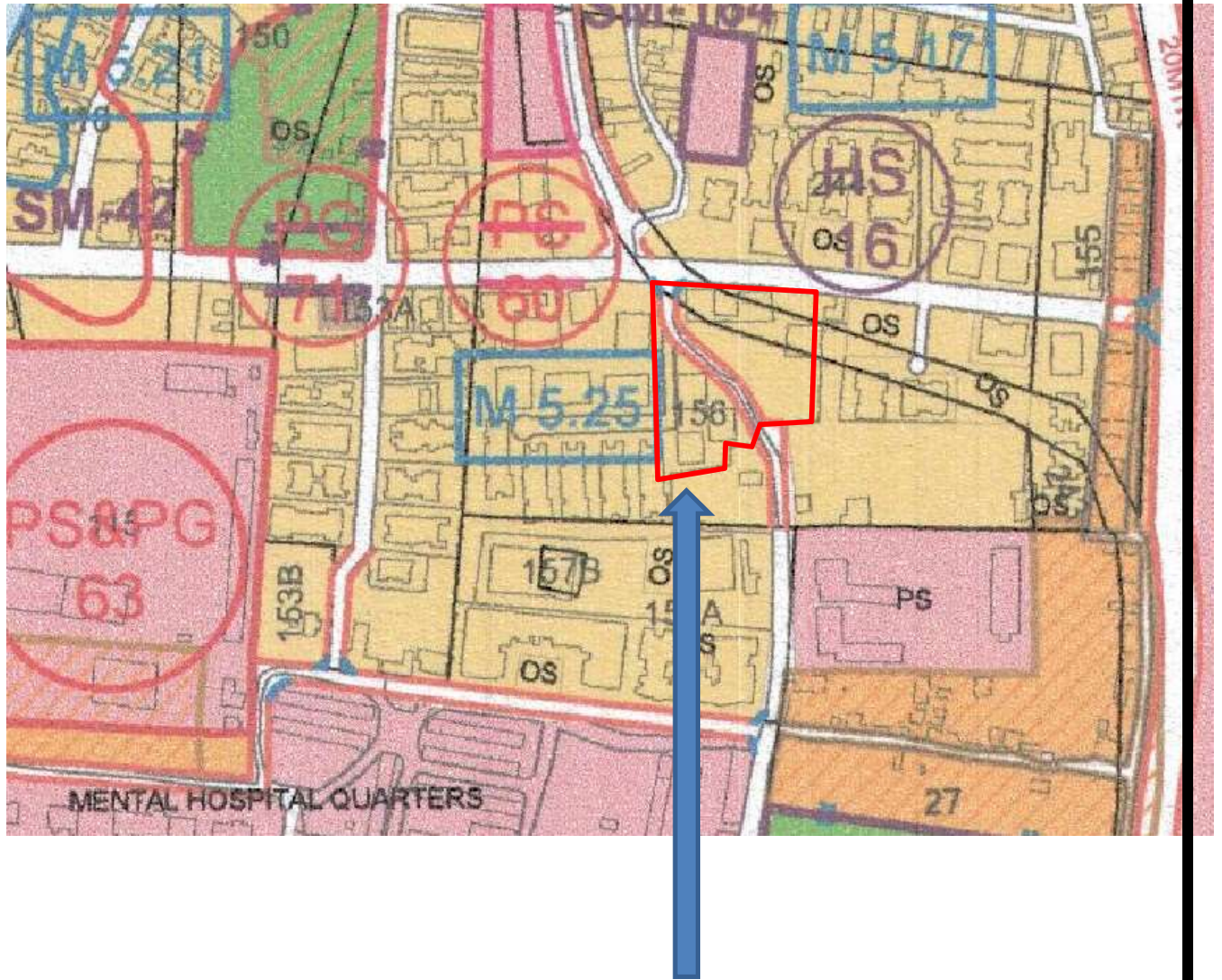
NOTE

- 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. The society shall intimate the same to the concerned Developers.**
- 2. With the approval of General body, Society's Project Management Consultant, Society's managing committee & Society's Redevelopment Committee reserve the rights of changing or adding any terms or conditions or any content within the present tender without assigning any reasons thereof which would be communicated to the Developers via official email from appointed Project Management Consultant.**

Sr. No.	Item Description	Information
1	Start & Last date for issuing of Blank Tender forms	
2	Date of submission of tender	
3	Venue for submission of tender	Society's Project Management Consultant's office at D D Architects, 36, Shyamsundar Society, Navi Peth, Near Mhatre Bridge, Pune-411030.
4	Description of the property to be redeveloped.	Land + existing 9 bldgs. Owned by PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.
5	Address of the property	BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006
6	Maps and building Photographs	Photographs are on pages 14 to 18 of this tender documents.
7	Available Transport Facility	The transportation facility like Metro, PMC Buses, Rickshaws are easily available.
8	Locality around	Residential with peaceful atmosphere. Upper Middle-class people.
9	Landmarks around	Vishrantwadi
10	Area of the Land as per sanctioned plan by Pune Municipal Corporation	Plot area= 6480.09 sq. mtrs. as per documents Plot area= 6480.09 sq.mtrs. as measured on site
11	Total No. of flats/units	140 Residential + 8 Commercials (Shops) = 148 Units (Total), 148 Members
12	Location in the limits of	The land falls inside the limits of PUNE Municipal Corporation Coordinates: 18 DEG 34'06.4"N, 73 DEG 52'59.8"E
13	Survey Number	CTS NO. 2728, 2755, 2759
14	Access road as per Development plan of Pune Municipal Corporation	12.00 m wide DP Road on North Side
15	D.P. Road	12.00 m wide DP Road on North Side
16	Electricity supply	Available from Maharashtra State Electricity Distribution Company (Copy of Bill is attached on page no.137)
17	Architects/PMC	DEVENDRA DHERE Mobile No.91581 82555
18	Contact persons	Mr. Ravindra Shah (Chairman) Mob.No. +91 9890310764 Mrs. Laxmi Khade (Secretary) Mob.No. +91 9881543295

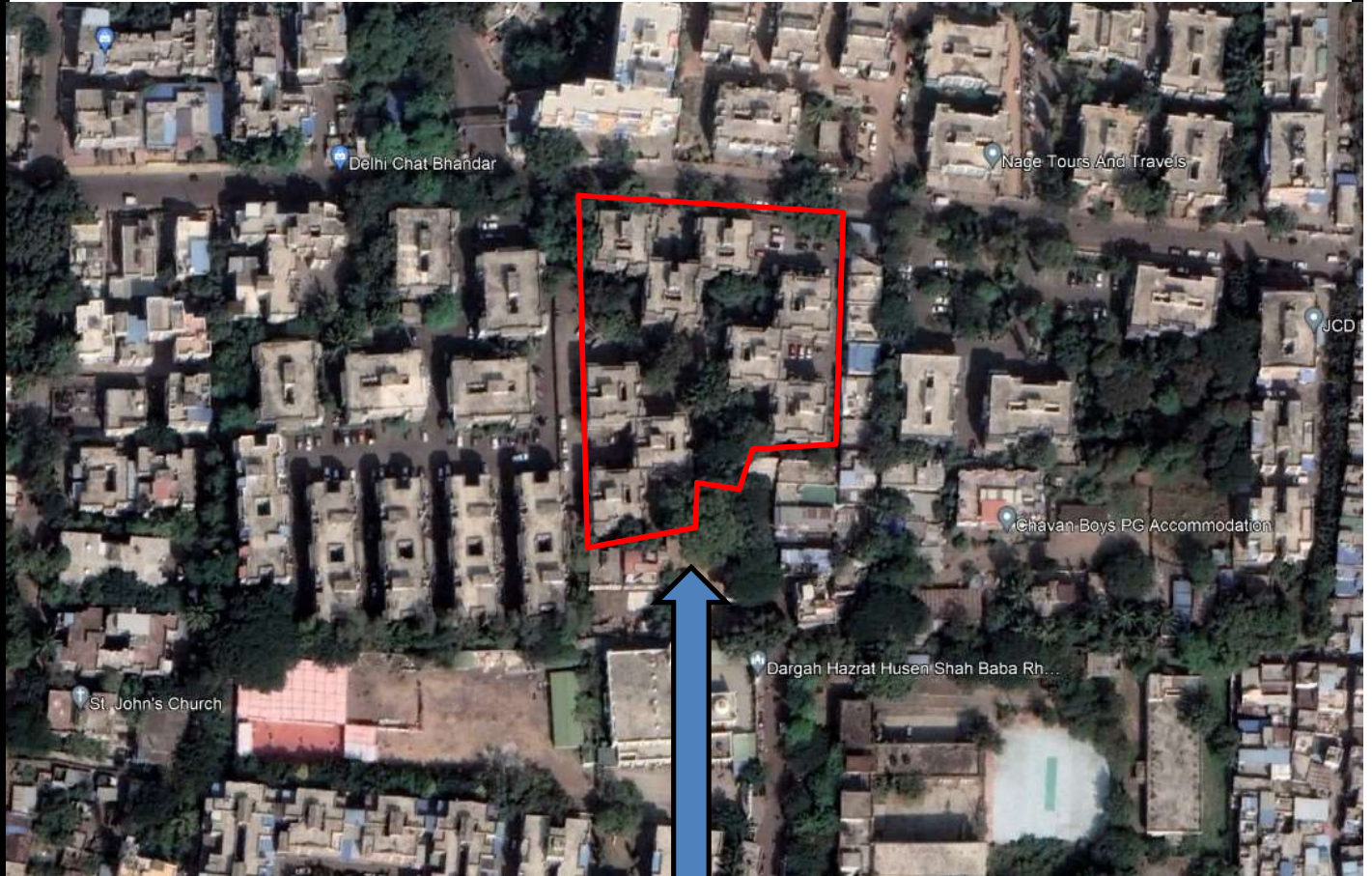
Development Plan location as per New DCPR -2017

PROPOSED SITE. (Marked in Red color boundary)



GOOGLE MAP LOCATION

Latitude: 18°34'06.4"N **Longitude:** 73°52'59.8"E



Existing Building's Photographs







SECTION - 5
PRE-QUALIFICATION
TERMS AND CONDITIONS

PRE-QUALIFICATION TERMS and CONDITIONS

Eligibility Criteria

1. Developer needs to specify the name of association of which he/she is a member. Developer must be registered with CREDAI (The Developer shall mention the branch of CREDAI) and should have at least 2 projects of similar size and nature (Residential Cum Commercial Scheme) registered under RERA/MAHARERA. All the relevant data shall be attached.
2. Developer to also provide information about the number of projects registered in the last two years.
3. The Developer should have completed at least 2 (TWO) projects of similar size and nature (Residential Cum Commercial Scheme), at **Construction Cost** more than RS.1,00,00,00,000 (One Hundred Crore Only) in last FIVE years. All the relevant data shall be attached. No project should be in standstill /dispute
4. The Developer should have financial capability to take the project in hand and complete it successfully (Refer Form -2 from Section -15).
5. The Developer shall make a full disclosure of pending /decided litigation by him or against him or against firm /company /association in which he is /was partner director or authorized person.
6. 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 developers on payment of non- refundable fee amounting to **Rs. 60,000/- (Rs. Sixty Thousand Only)** by **Demand Draft** payable at Pune, drawn in favor of **“PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.”**

The tender document can be obtained from the Society's Project Management Consultant's Office at D D Architects, 36, Shyamsundar Society, Navi Peth, Near Mhatre Bridge, Pune-411030, between 11.00 A.M. to 06.00 P.M.

The tender document to be collected in person along with Developer'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 tender's post submission will not be allowed.

2.1 ACKNOWLEDGEMENT BY DEVELOPER:

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

1. made a complete and careful examination of the tender;
2. received all relevant information requested from the Society and the Architect;
3. Accepted the risk of inadequacy or inadvertent errors in the information provided in the tender or furnished by the Society or Architect relating to any of the matters referred to.
4. Sought any clarifications any, as required.
5. 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 (original copy+ xerox)**, 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 - At Society's Project Management Consultant's office at following address together with other documents specified therein.

36, Shyamsundar society, Navi Peth, Near Mhatre Bridge, Pune-411030.

Above documents, being property of the society, once submitted will not be returned to the developer 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.5,00,000/- (Rupees Five Lakhs Only)** shall be paid in the form of **Cheque** issued by any nationalized bank in favor of "**PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.**" Payable at Pune.

The Earnest Money Deposit of the unsuccessful developers will be refundable on application by the developer only after intimation of rejection of his tender is sent to him .

5.1 SECURITY TO THE SOCIETY:

- I. 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.
- II. Developer should purchase TDR and paid FSI along with its ancillary FSI in the name of the Society.
- III. 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.
- IV. The developer 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 joint redevelopment on the said land. Members will vacate their flats/commercial spaces only after all the requisite plans, compliances and permissions for construction are approved. (*Page No. 37-45 Basic Terms and Conditions of Contract*).
 2. The proposed joint redevelopment covered under this Contract should be mixed use (Residential and Commercial use components). The Commercial use component should be 10 % to 30%. and Residential use component should be 70% to 90% of the total built up area in the proposed joint redevelopment (*Page No. 37-45 Basic Terms and Conditions of Contract*).
Note: Commercial use component should not be more than 10%
 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 its Ancillary FSI in ONE STRETCH ONLY. Developer should **Purchase TDR and Paid FSI in the name of the Society.** (*Page No. 37-45 Basic Terms and Conditions of Contract*).
 4. **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*).
 5. In no circumstances Developer shall be entitled to mortgage or create any charge on property of the society including land, residential flats, Commercial, and amenity spaces at present and/or future. (*Sr. No.47 Basic Terms and Conditions of Contract*).

6. The developer shall handover the amount of advance rent at the agreed rate along with the postdated cheques for the balanced period of joint redevelopment at the time of issuance of notice of vacation which is to be issued only after sanction of plan with full potential. The developer to pay 6 months advance rent, shifting charges, amount of security deposit, brokerage & 50 % of inconvenience money along with issuance of vacation notice. (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 issue of the License by the Society to Developer, after all the existing Members have vacated their units. 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 & joint redevelopment of buildings & premises.

CLARIFICATIONS

The developers 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.

Amendments if any, accepted by the Architect and the Society's Management & Redevelopment Committee, shall be notified to all developers in writing/email 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 developers.

The developers are advised to contact Architect & Project Management Consultant Devendra Dhere before or on - to obtain approval of amendments if any, from the office of Architect Devendra Dhere. The tender submitted by developer shall be based on amendments if any. **This tender shall be unconditional. Conditional tenders shall be summarily rejected.**

7.1 VALIDITY OF OFFER

After opening of sealed tender, Offer shall remain valid till the project is completed and or Occupancy Certificate Final Completion is obtained from the local body, Pune Municipal Corporation, 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 the said Society.

The information given in this tender document is given in good faith and meant only as guidance. However, it is the responsibility of the developer 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 PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.

The developers 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 developer in connection with preparation of tender offer, submission of tender document & for subsequent clarifications of the tender offer shall be accepted.

1.2 The rights of the developer (if any) with respect to this project are not assignable.

1.3 In case of death, bankruptcy of the developer his rights will get terminated automatically.

1.4 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. Society has the final authority to decide on disqualification. Society will send rejection letter to developer under advice from PMC (Project Management Consultants)

1.5 Any efforts by a developer to influence the Project Management Consultant (Architect, Legal advisor), any other advisor of this project, their personnel, members of PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD. 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 developer has not followed the procedure laid down for submission of tender strictly.
- (II) The developer'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 developer 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 developer, on any page of tender documents.
- (VI) Any of the pages of the tender are removed or replaced by the developer.
- (VII) Any erasers are made by developer in the tender.
- (VIII) Any pages or pasted slips is or are missing.
- (IX) Developer 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, Developer 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.

8.3 Society will convey via email to the Developer in case of disqualification within 90 days from the date of tender opening.



**Signature of Project
Management
Consultant**

Signature of Developer

SECTION-7
SPECIAL CONDITIONS
OF CONTRACT

Special Conditions of Contract:

The society is now intends to go for joint redevelopment
The area of the plot is 6480.09 sq. mtrs. (69751sq.ft.)

Area Mentioned in the property card: 6480.09 sq. mtrs. (69751sq.ft.)

Developer's contract obligation:

- a. Developer shall procure all Government documents required for plan sanctioning purpose in Pune Municipal corporation.
- b. The entire Building plan should be sanctioned from Pune Municipal Corporation at its Full Potential i.e., along **with Basic FSI, TDR, PAID/TOD FSI and Along with its ANCILLARY FSI** in one stretch only.
- c. Developer should purchase TDR and paid FSI in the name of the Society.
- d. The developer shall handover the amount of advance rent at the agreed rate along with the postdated cheques for the balanced period of joint redevelopment at the time of issuance of notice of vacation which is to be issued only after sanction of plan with full potential. The developer agreed to pay 6 months advance rent, shifting charges, amount of security deposit, brokerage & 50 % of inconvenience money along with issuance of vacation notice.
- e. For the first year (starting from full completion certificate received from Pune Municipal Corporation) the Developer shall pay one year Maintenance. The maintenance shall be given only after Occupancy Certificate Final Completion is obtained from the local body, PMC Pune. If part completion is obtained for the existing members the maintenance shall be paid in advance, for the flats allotted to the existing members
- f. As Built Drawings: The developer shall prepare "As Built" drawings of the built structure and submit it to the consultant for vetting and then further after its Approval to the Society for its records. The as built drawings shall be prepared after the completion certificate is obtained from the local body Pune Municipal Corporation, Pune. The drawings must be ready in stipulated time frame of not more than 3 months from completion certificate obtained from PMC Pune. The 'as built' drawings to be submitted in hard & soft copy.

NOC OF CO-OPERATIVE DEPARTMENT:

- g. The selected Developer shall apply to the Deputy Registrar of Co- operative societies and obtain consent/ NOC from him for Developer's appointment for the proposed joint 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.

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 PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD., Pune 411 006. 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 automatic 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 developers, they shall bring them to the notice of Society & Architect and seek clarification.
7. This Tender Document and the documents pertaining to the plot are the exclusive property of PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD., both are being provided to interested Developers as confidential documents and they shall not be passed on to any third parties.
8. Society may in consultation with the Architect, call the developers 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
9. 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 shall be 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.
10. The bids, including all terms and conditions, technical and commercial offers must remain valid till the project is completed and or Occupancy Certificate Final Completion is obtained from the local body, Pune Municipal Corporation, Pune after opening of sealed tender.
11. The Society's Management Committee along with Joint Redevelopment 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.

12. Two envelope system of tendering has been suggested. The Technical bid will be opened first to check that the developer satisfactorily meets all the Pre-qualification as well as Performance Strength/capability criteria. If the developer 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 developers whose technical bid shall stand approved by the Society and PMC (Project management Consultants)
13. (While opening the tenders) The tender documents shall be signed by the Chairman and the Secretary of the Society. Project Management Consultant will be acknowledging the receipt.
14. (While submitting the tenders) Demand drafts /Cheques for EMD (Earnest Money Deposit) will be handed over to Society's Project Management Consultant's under a separate envelope along with the bids.
15. The tender documents will be handed over to the Architect for the Techno- Commercial comparative analysis, which will be completed in 30 working days.
16. Subsequent to Techno-Commercial comparative analysis, three Developers will be shortlisted by Managing Committee along with Joint Redevelopment Committee in consultation with Architect/Project Management Consultant. Society shall communicate to those Developers that have not been shortlisted.
17. Only site visits of equal potential by prospective builders to be arranged for the members of the society.
18. Official invitation will be sent to all short-listed Developers through Society. Short- listed three Developers shall submit NO REGRET OFFER in the sealed format (Revised offer will not be less than the earlier offer submitted in the tender on every count) in the hands of representative of DY. Registrar before the meeting starts. An opportunity will be given to all three Developers to make Power-Point presentation to advocate their capability and credibility to all Society members in this Special General Body meeting.
19. The business in the Special General Meeting for selection of the Developer. Authorized Officer from the office of the Registrar will attend the Special General Meeting to observe the business of the meeting. On the designated day, date and time of the meeting, only in the presence of the required representative and Authorized Officer and with the presence of sufficient 2/3rd quorum as mentioned, the meeting will undertake the following business. :To give comparative information about the selected Tenders to be considered. (With regards to Joint Redevelopment work). It is necessary to get written confirmation for appointment of Developer, from the majority of the present members which shall not be less than 51% of total members of the society. For the said any oral or written approval, opinion of non-presented member shall not be considered. The selected developers or their representatives who do not register their presence for the Special General Meeting will be considered as having given their consent for the joint Redevelopment proposal and further process will be carried. All Society members shall select Developer for their joint redevelopment project **by secret ballot**. Shortlisted Developers or their representatives cannot remain present while voting. Live video shooting and CD/pendrive made thereof shall be arranged by the Society and submitted to the Dy. Registrar's office.
20. The selected developer / Developer shall apply to the Deputy Registrar of Co- operative societies and obtain consent/ NOC from him for Developer's appointment for the proposed joint 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.

21. The Society's Managing Committee along with Joint Redevelopment Committee with consultation of Architect & Advocate shall review, scrutinize and make suggestions:
 - A. Draft of MOU (Memorandum of Understanding) within 30 working days from date of receipt of the same. The same will be notarized. The developer shall give detailed timeline of activities to be performed from the date of MOU to execution of Development Agreement, from the date of Development Agreement to handing over possession and from the date of handing over possession to handing over possession back to members after redevelopment including CPM Planning Chart on demolition of the existing buildings & joint redevelopment of buildings & premises. This MOU will be valid for next 9 months after notarization.
 - B. After Notarization of MOU, Development Agreement & General Power of Attorney within 30 working days from the date of receipt.
22. 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.
23. 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.
24. 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.
25. 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 (**PAAA**) before vacation of the respective units by the members of the Society. These **148** agreements also shall be registered in the office of Sub-Registrar of Assurances, Haveli, Pune by Developer at his own cost. Original PAAA will be handed over to concerned member immediately. Developer may keep certified copy of the same for his record.
26. Developer will start the technical process by processing the fresh documents of the said property (E.g. Latest property card, Latest Government demarcation etc.) and respective documents as required by Pune Municipal Corporation and other Government bodies.
27. 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. Modifications to the plans if any for the residential & commercial redevelopment, will be approved by the Society members.
28. 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
29. 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 45 in this tender document

30. Developer should submit various options of Architectural Plans as per UDCPR 2024 & as per suggestions of Society's Architect and Society members (while planning Developer shall consider if Any Existing member requires additional area or surrender the area). Penthouses are not allowed in the said joint redevelopment. The entire top terrace shall keep open for common use.
31. The Society architect and Society members will approve the plan for the new Residential & commercial Building. The allotment of flats to existing members shall be done. Provision to be made for Society office during joint redevelopment process on the property, it should be in lock & key with the society.
32. In case of area of flat with lesser Rera Carpet as against agreed by the developer, Developer shall pay for the difference as per the market Rate.
However, there cannot be scenario where any member needs to pay anything for the renewed flat being provided to them in case Rera carpet area having higher carpet as against agreed by the developer.
33. 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.
34. On behalf of Society, Developer will apply to Pune Municipal Corporation for various NOCs including ULC NOC required for the sanctioning process.
35. Developer will pay necessary premium/deposits/scrutiny fees etc. to Pune Municipal Corporation from his own resources.
36. 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.
37. 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. The developer shall handover the amount of advance rent at the agreed rate along with the postdated cheques for the balanced period of joint redevelopment at the time of issuance of notice of vacation which is to be issued only after sanction of plan with full potential. The developer has agreed to pay 6 months advance rent, shifting charges, amount of security deposit, brokerage & 50 % of inconvenience money along with issuance of vacation notice.
38. After execution of Development Agreement and Power of Attorney and upon obtaining all the permissions, sanctions, etc., Developer will enter into Permanent alternate accommodation Agreements (PAAA) with existing members of the Society. "Developer shall tender reasons in writing for any changes in plans to the Society and its Architect /PMC (Project Management Consultants). Society will be free to accept or reject such proposed changed or get required modifications added, without giving any specific reason for it in writing. PAAA being signed with individual member of Society will also not have authority to developer to change design. Same clause as above would be added in PAAA.
39. The Society shall issue the License to Developer, to enter upon the land and execute the joint 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 assure proper disposal of the debris as per PMC norms within 60 days from issuing of this

License.

40. A comprehensive safety program preferably in compliance to ISO 45001:2018 (superseded OHSAS 18001) (which was last reviewed and confirmed in 2024. This standard is the international ISO standard for Occupational Health and Safety Management Systems (OHSMS)) 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. The indemnity bond against accident liabilities to be submitted by the developer prior to the demolition of the society buildings. Without the approval of the indemnity bond from the society and its PMC as well as the submission of notarized copies of the insurance policies for the workers involved in the construction be it the developer's or its contractors, the developer shall not be allowed to commence work at site of any nature.
41. The Developer shall provide a quality assurance and quality control (QA/QC) plan to the society. The plan should be developed during the planning stage and updated as needed during construction. The QA/QC plan of PMC should assure that the developer has a physical copy of all the latest editions of the relevant IS stds that have been mentioned in the tender and this needs to be checked as part of quality audit to be conducted by the PMC (Project Management Consultants)
42. Developer will assure the safety of adjoining structures and their occupants and will take adequate care, so that the movement on road will not be obstructed
43. Developer and his subcontractors must comply with applicable labor laws and regulations. Necessary documents shall be verified /approved by the Architect/PMC.
44. Developer will take all necessary insurance policies (third party insurance or suitably equivalent) before initiations of demolition activity and submit the same to the Architect/PMC for perusal and record.
45. Developer must assure safety while receiving, storing and handling of materials without causing nuisance to neighborhood.
46. Developer shall construct an office especially for society while property is being redeveloped. This shall be under lock & key of society.
47. Developer will take necessary measures to avoid nuisance of dusting and noise to neighboring occupants.
48. Society will not be responsible for any accidents at site during the demolition & construction period and will not be liable to any claims or compensation, whatsoever from any other party. The Total responsibility lies with Developer. Any such occurrence of accidents shall not be considered as a valid reason for causing any delay in the overall construction time limit agreed to by the developer
49. 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.
50. 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 construction materials of the brand/standard /quality and necessary quantities exactly as agreed by the Society & Project Management Consultant. Necessary completion stage approval for the construction work shall be taken from Society's Architect/PMC & the person/agency deputed by the society.

51. Developer shall implement an approved Quality Assurance and Quality control program (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.
52. Developer shall establish onsite Material and Quality Testing Laboratories in consultation with the architect/PMC. Developer will assure 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 assure the quality of completed construction work as stipulated and accepted by Society's Architect/PMC.
53. 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.
54. 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.
55. Developer will fulfil all the terms and conditions required for Completion Certificate.
56. Developer will communicate to Society Architect and Society members about the Receipt of Building Completion Certificate from Pune Municipal Corporation in writing along with original copy.
57. 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.
58. Joint Redevelopment project & construction of the proposed new building will be officially declared as complete when a) Full 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. 3) to the society. d) Certificate of satisfactory completion of project issued by the society's Architect, in case of any deficiencies observed, society and architect have to bring it to the developer's notice in writing and developer has to act on it and rectify the same to the satisfaction of the PMC and PMC accordingly has to acknowledge it in writing. (*PMC: Project Management Consultants)
59. 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 upon their satisfaction, Society members will occupy their respective flats and Society Architect will give his Completion Certificate. in case of any deficiencies observed, society and architect, has to bring it to the developer's notice in writing and developer has to act on it and rectify the same to the satisfaction of the PMC and PMC accordingly has to acknowledge it in writing,

possession of flats of society members will be done only after all the above has been executed to the satisfaction of Society and PMC. Developer will not give possession to his sale component flat purchasers till existing society members have been given possession under register deed of their respective flat after complying points mentioned in earlier clauses.

60. 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.
61. 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.
62. Trees designated by PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD. 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.
63. All the Terms & conditions mentioned in this Tender document shall 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 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 joint 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 21 to 26 as well as the basic terms & conditions of contract as set out in this section on page number 37 to 45.
4. Please note that the Proposed Joint Redevelopment should be of Mixed Use (Residential & Commercial) Commercial Use is permitted. **The Commercial Component (use) should be 10% to 30%. & the Residential Component should be 70% to 90 % of the total carpet area in the proposed joint redevelopment by the developer.** The entire redeveloped building shall be designed as per the IGBC green building norms related to GOLD RATING having relevant energy efficient features, fixtures and appliances if any. IGBC (Indian Green Building Council) norms to be strictly followed during the construction of the new building
5. The entire building plan should be sanctioned from Pune Municipal Corporation at its full potential i.e. Basic FSI, TDR & Paid FSI along with its ancillary 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 Full 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 & IGBC Norms.
9. The Society's Managing & Joint Redevelopment committee 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 developers 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 consultant in consultation with Society's Project management Consultant. 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 sufficient for entire common electricity requirements, lifts, water pumps, Solar system provision for hot water supply to all residents & common lights 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. **The Society** shall 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 Rera Carpet Area of & up to 200 sq.ft.** for Rera Carpet area **at concessional price**. Developer shall offer the concessional rate per **Rs..... sq. ft. on Rera Carpet area** at which he is ready to sell such additional Rera Carpet area to society's existing members for **residential/commercial usage**.
19. Some of the existing society members may desire to surrender Rera Carpet 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 Rera Carpet area they wish to **surrender at the rate of Rs... .. per sq.ft.** Separately for area up to 200 sq.ft. and for the area above 200 sq.ft.Rs. Per 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 joint redevelopment activity beyond the stipulated period of 36 months, the rent computed as per Sr.No.30(c) shall be payable by the developer upfront 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 the existing members' flats payable by Developer upfront 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 on slab level, 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 PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD. no additional parking will be allotted to existing members. All existing members shall get covered parking on normal slab level only. This should not be mechanized. No kind of parking systems that requires any kind of mechanical, electrical, hydraulic, pneumatic driven components, or a combination there of shall be installed for the purpose of allocating parking area to the existing society members or to new flat buyers of the redeveloped building or to guests parking. 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 38* of methodology of Joint 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 (to be paid to society) of an amount calculated at the rate of Rs*.....
(Min. Rs. 2,00,000/-per Existing & New Unit)**
- b. **Inconvenience Money of Rs* Min. 3,00,000/-per unit.....**
- c. **Rent towards the temporary alternative accommodation at the rate of Rs*38 - 45 per sq.ft. on Existing Rera Carpet 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. * - (Rs.15000+15000)**
- 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* 6 months' rent as per (c) above.
(*Developer shall fill the appropriate values*)**

31. That before handing over possession to new flat purchasers of his sale component, financial dues of existing members should be settled completely.

32. Developer shall collect equal amount (as per 30a) as corpus fund from the new purchasers from his sale component at the time of giving possession to them and pay the amount to the society. The new purchaser of flat sold by the developer shall not have any right on existing corpus fund of the society.

33. 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

34. 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.

35. 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 demolition & 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 & its premises

36. 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.

37. 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.
38. 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 joint redevelopment project.
39. Developer should give a guarantee on legal stamped agreement as defined in clause no. 50 Virtual completion & Defect Liability period. 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/license issued and it shall come into effect from the date of Completion Certificates of entire project, but any delay in furnishing the guarantee will not relieve Developer from the implication of this clause.
40. 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.
41. This entire joint redevelopment project work shall be protected under the MAHARERA act. After executing the Development Agreement, the entire Project shall be registered with MAHARERA and any other applicable act/s and GR – MCS, MOFA.
42. New commercial units & offices shall be proposed by the developer in consultation with society, also type of the business must be mutually decided.
43. Developer cannot sell or lease the top terrace and open land to anybody including Existing or New member.
44. 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.
45. New flat purchasers from Developer's sale component shall be given membership of the society only on payment of required fees & share money.
46. Developer also shall give to understand to new members that the bye-laws adopted by the Society as adopted from time to time will remain binding on the new members.
47. 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.
48. **Except the flats coming to the share of Developer, he 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.**
49. **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 Labor (Regulation and Abolition) Act. 1970 (37 of 1970) and the Maharashtra Contract Labor (Regulation and Abolition) Rules, 1971 as amended from time to time

50. ANTI COVID-19, ANTI-MALARIA /CHICKEN GUNIA AND OTHERHEALTH 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 assure 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 Program 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

51. 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

52. 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 Full completion certificate obtained from Pune Municipal Corporation by the developer & Society's Architect for the entire project granting to Developer a certificate to the effect of such virtual completion and all other related conditions of the contract of this document. The society's architect will measure the promised carpet area of each existing member (including potential buyer) and identify the gap between the actual carpet and promised carpet. This gap has to be within a tolerance limit of 5 sq ft. This shall be one of the potential acceptance criteria for completion. The Defect Liability Period provided Herein shall be reckoned and be effective from the date of the certificate so granted by the Society's Architect to the 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) For any general building defect, structural defect including fittings / fixtures / electrical defect, any defects on account of workmanship, quality or provision of service etc. which the Allottee/s/Purchaser/s brings to the notice of the Developer in the said Flat or the building in which the Flat are situated, within a period of 5 years and for waterproofing / leakage related defects within a period of 10 years from the date of handing over the said Flat to the Allottee/s/Purchaser/s, such defects Developer shall make good at his own cost and to the satisfaction of the Architect .
- e) For fittings and fixtures installed the developer agrees to share the warranty / guarantee cards / agreements / understandings reached with such suppliers / agents, at the time of possession with the Allottee/s/Purchaser/s.
- f) Maintenance during Defects Liability Period: Developer shall provide and maintain adequate staff and labor at his own expense to attend to defects arising in the works during the Defects Liability Period as mentioned above commencing from the date of completion as certified by the Architect as stated above. He shall attend & rectify to the defects pointed out to him within one month from the date the defects are brought to his notice. Any cost of repair done by the society in lieu of delays from Developer's end, the same shall be reimbursed from the developer.

53. GUARANTEE

Beside guarantees required elsewhere, Developer shall guarantee as defined in above clause of Virtual Completion and Defects Liability Period. Developer should give a guarantee on legal stamped agreement as defined in clause no. 50 Virtual completion & Defect Liability period. 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/license issued and it shall come into effect from the date of Completion Certificates of entire project, but any delay in furnishing the guarantee will not relieve Developer from the implication of this clause. All required guarantees shall be submitted to the Society for records with copy to Architect by Developer

54. ADDITIONAL CONDITIONS:

- a) In the due course of Joint Redevelopment, in case of 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.
- b) 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, Defense 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.
- c) Other than the free sale flats, the developer is not entitled to create mortgage on any part of the society property, Common ground /garden development (except dedicated

parking of his sale component), Terrace, common floor and utilities made available incl facilities like Solar etc. will also be excluded specifically for availing loan by Developer.

- d) 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.
- e) 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 labor, 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.
- f) 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.

SECTION-10
ARBITRATION

1. ARBITRATION

In the event of any disputes or differences between the Parties arising out of this agreement or any part thereof, the parties shall try to resolve or amicably settle the same through mutual discussions, negotiations, mediation. Disputes which cannot be settle amicably shall finally be referred to arbitration in accordance with the provisions of The Arbitration and conciliation (Amendment) 2015, to a sole Arbitrator. If the parties fail to appoint Arbitrator mutually, the same will be appointed by following due procedure of law. The Arbitrator's remuneration shall be a consolidated sum as then agreed between the Parties and the Arbitrator prior to commencement of the reference. The Arbitration shall be in accordance with the Arbitration and conciliation Amendment) Act, 2015, or the rules thereunder as amended up to date. The place of Arbitration and the Venue of the Arbitral meetings shall be PUNE Language of Arbitration shall always in (English).

SECTION-11
TERMINATION OF
CONTRACT

TERMINATION:

Neither party shall be entitled to Discontinue/dissolve/terminate/cancel this Agreement, for any reason whatsoever, save and except on occurrence of the following events: -

- a) In case the Developer fails to commence the work without lawful excuse or the same is stopped for more than 14 days without any reasonable reason, the Architect appointed by the society will inform the same in writing. That accordingly society will issue a show cause notice to the Developer. That in case the Developer fails to act upon the same immediately the society has right to terminate this Agreement.
- b) In case the society through its Architect gives a written notice to the Developer about substandard work or substandard material on site, the Developer is supposed to act upon the same within 14 days from receipt of such notice. That failure on part of Developer to either remove the rejected material from site or to pull down the rejected work will amount to breach of contract and in such circumstances the society will be entitled to terminate the contract with the Developer.
- c) The Developer is supposed to maintain high standards of workmanship. In case the Developer is intimated by the society about defects in workmanship and the same are persistently neglected by the Developer, the society can terminate the contract by giving seven days' notice in writing.
- d) That in case of sub-letting the society will get immediate right to terminate the contract.
- e) In accordance with the terms and conditions of this agreement, if the developer fails to complete the project within the final extension period or any further extended period, as provided in the Agreement; or
- f) The Developer has abandoned the project without any just and reasonable reasons, for a period of more than 3 months and has failed to resume the work of construction within the notice period of 90 days; or
- g) The Developer is declared bankrupt or insolvent by any court or competent Authority.

“In nutshell the society is expecting the developer to complete the project with utmost efficiency, integrity and maintain high standards of workmanship. if such spirit is not seen at any stage, the same will be construed as breach of terms of contract and will give rise to termination”.

(II) TERMINATION PROCEDURE;

- a) That in case of happening of any such event as detailed above, the Society will have right to terminate the Agreement under any Applicable Laws for the time being in force, terminate this

Agreement and the Power of Attorney at any time after expiry of the said period after issuing of written notice advising Termination of this Agreement ("Termination Notice") to the Developer.

- b) It is hereby agreed between the Owner Society and the Developer that in case of Termination, the parties hereto shall jointly decide quantum of costs, expenses, damages etc. and shall also decide who is entitled to get the said amount from the other party. However, if the Developer does not co-operate in fixing the amount of cost and expenses, the same will not prohibit the Society from appointing other Developer to complete the balance work. In such circumstances the Developer will have liberty to get his claim adjudicated from Competent Court.
- c) The Developer is given only Letter of Entry and de Jure as well as de facto possession will always be with the Society. Upon the termination of Development Agreement, said license shall stand revoked and the LOE shall stand cancelled.

SECTION-12
FORCE MAJEURE

SECTION 12: Force Majeure:

- a) 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 forcible or otherwise caused by or not under the control of the party.
Under section-6, the Real Estate (Regulation and Development) Act, 2016 (RERA), a force majeure is a situation that affects the regular operation of a real estate project due to a natural disaster or other calamity.
The RERA Act defines force majeure as:
A cyclone
A natural fire or wildfire
A flood
A war
An earthquake
A tsunami
A drought
Any other nature-caused calamity
- b) 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.
- c) This term must affect the progress of the project & this is subject to notice of force majeure to be issued by the developer to the society giving detailed reasoning about the impact of force majeure event impact the speed of the project.
- d) In the event of a force majeure, the RERA Act allows for the following:

Registration period extension: The registration period can be automatically extended by six months, and the regulatory authority can extend it by an additional three months.

Fee waiver: The fee for the extension period is waived.

Time limit: A time limit to comply is set at the same time as the force majeure.

Moratorium: The force majeure period is treated as a moratorium when calculating interest for delayed possession and completion.

Possession date extension: The possession dates for properties in registered agreements for sale are extended.

Other compliance deadline extension: Deadlines for other compliances, such as title transfer, are extended

- ***The developer shall not commit default in payment of rent even during Force Majeure period***

SECTION-13
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.

Water used for curing purpose shall be tested through the authorized agencies for chloride/salt/harmful contents which can affect the overall construction quality of the project. Appropriate safety/corrective precautions need to be taken in this regard.

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.

Note:

- **The developer shall alone be responsible for all the roles & responsibilities of 'Promoter' as specified under the provisions of MAHARERA. Hence the developer absolves the society from all the liabilities which are imposed on society as a 'Promoter'.**
- **The developer shall alone be responsible for any mishap caused to any person /property during entire period of joint redevelopment on site.**

SECTION-14
SAFETY CONDITIONS

SECTION 14: ADDITIONAL SAFETY CONDITIONS

1. First Aid Facilities must be made available at the work site at all the times till completion of the said joint redevelopment work. 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 assure 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 assure that the manhole covers are opened and are ventilated atleast 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.

6. Liability of Insurance:

From commencement to completion of the works, the developer shall take full responsibility for the care thereof and for taking precautions to prevent loss or damage and to minimize loss or damage to the greatest extent possible and shall be liable for any damage or loss that may happen (save and except the accepted risks) and shall at his own cost repair and make good the same so that at completion, the works and all the Society's Assets shall be in good order and condition and in conformity in every respect with the requirements of the contract and instructions of the Society's Consultants. In case part work is taken over by the Society before final completion of the whole work, such parts will also be covered by the insurance. Draft Insurance deed will be approved by the Society, before obtaining the same. Costs of the Insurance, its premium etc. must be borne by the Developer, however insurance has to be obtained in the name of the Developer

a. Minimum Third-Party Insurance:

Rs.20, 00,000/- for single accident person initially and to be renewed as required. Before commencing the execution of the works, the Developer shall insure the material or physical damage, loss or injury which may occur to any property including any employee of the Society, Resident / Occupant of Society / visitor to the Society and Society's Consultants and their Representative, arising out of the execution of works or in the carrying out of the contract. Such insurance shall be as per terms approved or Society or Society's consultant's representatives and the receipts for the payment of the current premiums shall be handed over to the Society. Developer hereby absolves the society of any insurance liabilities and risk arising out of non-insurance.

b. Workmen's Compensation Policy:

The Society shall not be liable or accountable for or in respect of any Civil and or Criminal Liability and or accident or injury to any workmen or the other persons in the employment of or working for the developer. The developer shall insure against such liability with an insurer approved by the Society, as per the provisions of Law.

c. Contractor's All Risks [C.A.R.] Policy:

The Developer shall insure at his own cost and in the name of the developer for the following: -

The work at the contract price together with the materials for incorporation in the works at their replacement value.

All plant and equipment and other things brought to the site by the developer at their replacement value.

The insurance shall be against all losses or damages from whatever causes, other than expected risk, for which the developer is responsible under the contract. The insurance cover shall be of entire period of contract and for any loss or damage incurred by the developer in course of any operations carried out for the purpose of complying with his obligations under mentioned clause. Such insurance shall be effected with an insurance company and in terms approved by the Society's Consultants and the Society, and the Developer shall, whenever required, produce the policy or policies and the receipt of

payment of the current premium.

All the insurance covers mentioned above shall be kept alive by renewing from time to time during the complete period of contract and defects liability period.

Note:

“THE SOCIETY IS IN NO WAY RESPONSIBLE FOR ANY LAPSE IN INSURANCE.”

SECTION-15
TERMS AND CONDITIONS FOR
EXISTING & NEW
SHOPS/COMMERCIAL UNITS

Terms & Conditions for Existing Shops

1. In future, commercial & residential members will have two different societies. (This point needs discussion at Society level) 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/internetline 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 expects height of shop which are maximum allowed by corporation

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-16
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 “PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.” (Annexure -1C)

5. DECLARATION FROM DEVELOPER

(Note: all the forms or annexures for which the Developer has to provide information should preferably carry the letterhead of the developer and then submitted to add more legal sanctity. Further the title of the person signing these forms also to be indicated by the signatory). Brochures of the developer may also be submitted if available.

FORM-I

NAME and ADDRESS of the DEVELOPER:

Experience as Developer with details of completed / ongoing Projects

Sr. No.	Details asked for	Details provided
1	<p>Total constructed area (Built up area) till date in sq.ft.and Number of Projects:</p> <p><u>Completed Projects</u> Residential Commercial</p> <p><u>Ongoing Projects</u> Residential Commercial</p> <p><u>Total</u></p>	
2	<p>Total constructed area under redevelopment Projects till date in sq.ft. and Number of Projects (included in (1) above) Completed Ongoing <u>Total</u></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 more than 100 crores.</p> <p>Name of the project and address Residential / Commercial, if mix, ratio of the two Total constructed area of the project No of units therein (Residential /Commercial) Project Cost - approx. In Rupees Crores Time taken for completion Date of commencement Date of completion RERA Registration Number for the Project If a Redevelopment project, please specify If SRA project, please specify Any salient features Developer may like to add (Please provide copies of commencement and completion certificates)</p>	

<p>4</p>	<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

Information on Constitution, Finances and compliances		
	Name of entity that would enter into contract with the said society if its bid is accepted. Its address	
	Information as below for the Entity:	
1	Its constitution – Public Ltd./Pvt. Ltd./Partnership, LLP Company	
2	Whether the Entity is already in Business or its to be newly constituted for this Project?	
3	If Partnership, names of Partners & their share in capital - Names of Directors of any Companies if Partner in the Firm - Names of Partners of any Firms / LLP if Partner in the Firm - Changes in Partnership constitution in last three Years	
4	If Company, names of Directors, their share in capital. - Any other major Shareholders and their share in capital - Changes in share holding pattern in last three years	
5	Names of other Entities in which the partners or directors are interested and capacity in which they have the interest.	

6	<p>If the Entity is already in existence:</p> <ul style="list-style-type: none"> - Date of its incorporation - Income Tax Permanent Account No. - GST Registration No. - Company Identification No, if any - Project Registration Nos under Rera - Banker's Name and Address - Its Turnover and Net Profit for last three years supported by Summarised Profit and Loss A/c certified by CA - Its Net Worth as on end of last three Financial Years - supported by summarised Balance Sheet certified by CA - Net Worth of each of its Partners / Directors as on 31.03.2025 certified by CA and their I. - Tax Returns for three years may be required depending on other information provided. 	
7	<p>If it's an Entity to be newly constituted for the said redevelopment project:</p> <p>If its Pvt.Ltd./Public Ltd./Partnership / LLP Firm:</p> <ul style="list-style-type: none"> - Net worth of each of the Partners as on 31.03.2025 certified by CA and their I. Tax returns for last three financial years - In case any Companies are Partners, names of their directors. Such Directors net worth certified by CA may be required depending on other information provided. - Capital and Amount that will be contributed by each Partner <p>If it's a Company:</p> <ul style="list-style-type: none"> - Net Worth of each of the Directors as on 31.03.2025 certified by a CA - 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. 	

8	<p>Financial arrangement proposed for the said joint redevelopment Project: (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>	

Information on Statutory compliances

(Concerning the Entity that would enter into contract with The said societies & apartment as well as its Partners and Directors to the extent relating to them)

1	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?	
2	Whether the returns under I. Tax, GST, Rera or for any other Statutory compliances are submitted in time?	
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 joint redevelopment Project?	

FORM-3

Name of the Firm / Company who would enter into
Joint Redevelopment Contract with PRATIK NAGAR SECTOR II CO-OPERATIVE
HOUSING SOCIETY LTD.:

**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 (Sanctione d) (SQM)	Date of Commencement of Project	Proposed Date for completion (Original)	Actual Date of completion	No.of days delay (Actual- propose d)	Reasons for Delay
1										
2										
3										
4										
5										
		Total Residential								
		Total Commercial								
		Total								

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)	Appro Cost of Project Rs. In crores
1								
2								
3								
4								
5								
		Total Residential						
		Total Commercial						
		Total						

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

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

***Here outside agencies such as CQRA is NABCB accredited Construction Inspection body listed under registration number IB 054 to carry out Inspection at all stages of building in process or at completion stage.**

***NABCB stands for National Accreditation Board for Certification Bodies.**

FORM-6

LIST OF MACHINERY OWNED BY 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 EXISTING TECHNICAL PERSONNEL OF DEVELOPER

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

Architect /Site engineer of developer should be qualified as per latest UDCPR requirements

Accordingly, it should get mentioned in the form.

Also, How many dedicated employees and skill set which would be deployed on regular basis:

(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 1A

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)	
10	GST Registration No. of the organization (Please attach proof)	
11	Projects registered under Maharera (Specify details such as Maharera No.etc.)	

12	If the Developer is a proprietary concern, evidence of Income tax permanent account, No. of the sole proprietary & evidence of shop act license.	
13	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.	
14	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	
15	Name, Designation & contact details of your person handling this contract	
16	Name/Names of your Bankers (with branch details)	
17	List of completed and on-going Projects	Pls. Attach the list separately.
18	How many years are you in business in Pune and outside Pune?	
19	How many projects completed in Pune and outside Pune?	
20	How many redevelopment projects completed/ on-going in Pune and outside Pune?	
21	solvency certificate from your bankers	
22	Minimum two references where you have completed the projects and two references of persons who know you at least 10 years or more	
23	Are you going to purchase the TDR or you already have in possession? If you have already pls. attach TDR certificate/s	
24	Names of two persons (with credentials) you would appoint as arbitrators in case of any disputes at a later date.	

25	<p>Please let us know the implications from income tax point of view on the following points;</p> <ul style="list-style-type: none">a. Corpus fundb. Rentalsc. Betterment moneyd. Capital gainse. Any other	
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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 31.12.2025 as well as for three previous financial years i.e. years ending 31.03.2025,31.03.2024 and 31.03.2023	
	Turnover as per GST Returns	
	Turnover as per Financials	
	Net Profit before Tax	
	Net profit after Tax	
2	Following information in a tabular form in Rupees in Lakhs as on 31.12.2025, 31.03.2025, 31.03.2024 and 31.03.2023	
	(a) Own Capital	
	(b) Reserves and Surplus	
	(c) Total Owners Funds - <u>Net Worth (a) + (b)</u>	
	(d) Long Term borrowing from Banks	
	(e) Long Term borrowings from others	
	Other LongTerm Liabilities and Provisions	
	<u>Total Long Term (Non-Current) Liabilities (d) + (e) +(f)</u>	
	(h) <u>Total of own funds and Long Term (Non-Current) Liabilities (c) + (g)</u>	
	Fixed Assets	
	Long Term Investments	
	Other Long-Term Assets	
	(d) <u>Total Long Term (Non-Current) Assets (a) + (b) +(c)</u>	
	Cash and Bank Balances on hand	
	Other Current Assets	
Current Liabilities and provisions		
(h) <u>Working Capital (e) + (f) - (g)</u>		
(i) <u>Total of Long Term (Non-Current) Assets + Working Capital (d) +(h)</u>		

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 March 2025	
5	<p>Financial arrangement for total project cost proposed for contract bid (Developer shall state the project cost details along with sourcing plan)</p> <p>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</p>	

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 October – December 2025 and Balance Sheet as on 31.12.2025 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 October – December 2025

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 Fining done on:

Sr. No.	Particulars	Answer		
1	Number of Schemes Completed during last 5 years, with CREDAI Registration No			
2	Area constructed in sq. ft.(Built up), 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	Developer to indicate if his/her company is ISO 9001 certified one and the certificate is valid for the current year and the next two years.			

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 Fining 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 PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD. Project and means of Finance			
9	Contingent Liability, if any			
10	Relevant details of a LLC OR LLP 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 “PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.”along with feasibility report as to how they would develop the property at the offers given by them.

Annexure 1D
(Detailed time line of activities)

Sr. No	Particulars	Tentative Date
1	Letter of Intent issued by the PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.	
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 (Owner 1 -2-3 previous sell)	
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 (Building layout)	
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 along with Redevelopment Committee	
18	Finalizing the draft of Development Agreement and Power of Attorney society's managing & joint redevelopment committee and the developer	
19	Inward draft of Development Agreement and Power of Attorney for adjudication	
20	Basic plan sanction	
21	Registration of Development Agreement and Power of Attorney.	
22	Environmental clearance certificate from concerned authority (expected date, it depends upon the meeting, schedule of committee & authority).	Not Applicable
23	First notice of 60 days to members for vacation of premises.	
24	Inward for complete potential sanction	
25	Second notice of 30 days to the members for vacation of premises.	
26	Complete potential Sanction TDR/PAID FSI/IGBC along with Ancillary FSI	
27	Maha RERA registration	
28	Members legal documentation's: - Individual Agreement with members.	
29	Final notice of 30 days to the members for vacation of premises.	
30	Taking possession of entire plot/premises along with all the members tenements/units from the society & making reimbursement to members	
31	Declaring Proposed Commencement date of the Project	
	Completion of Demolition & Commencement of excavation	
32	Building Construction Activity	
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 1E
Amenities for the members of the society
(Page No. 89 to 93)

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 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	
59	SITE & LOGISTICS MAINTENANCE	
60	ROOF TOP GARDENS	
61	SITOUT SPACES	
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 HALL	
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	

SECTION-17
DECLARATION BY
THE DEVELOPER

(On the letter head of Developer)

To,

The Hon. Chairman/Secretary,

PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD.

BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006

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

Respected Sir,

1. With reference to the bid offer invited by you for joint Redevelopment of buildings of your Society located at BUILDING NO 1 TO 9, CTS NO. 2728, 2755, 2759, YERWADA, PUNE-411 006, PRATIK NAGAR SECTOR II CO-OPERATIVE HOUSING SOCIETY LTD., I / we do hereby offer to redevelop your property as per offer mentioned in our Bid at 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 joint 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 (UDCPR2020) 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 Cheque No.datedissued 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 till completion of the Project from the date of opening bid offer subject to potential as per UDCPR 2020.
8. I / we are enclosing herewith the detailed developer profile in Annexure 1 to 1E 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-18
TECHNICAL SPECIFICATIONS

Technical Specifications: Internal

LIVING ROOM:

Item	Specification	Make
Flooring	1200 mm x1800 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 (12 mm thickness). All corners or sharp edges of beams columns or walls should besmooth rounded off POP	Ultratech/Gyproc/Birla white
Paints on Wall	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint on prepared surface of all sides of wall. For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints
Ceiling	3 coats of internal plastic emulsion paint white colour on prepared surface. 2 MS hooks of appropriate size for ciling fan & 1 hook for zoomber Tobe provided. such as Apcolite Premium Emulsion paint For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints
Main Door	Door frame with 50 mm thick solid flush door shutters teak wood, both side with Veneers melamine polished with all goodquality S.S. theft free fixtures.	Godrej, Yale or Europa
	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 Digital 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.	
Door Frame	Door frame should be of Teak Wood with proper antitermite treatment surface & wall should be properly treated for any future weather changes .holdfast 4 nos. should be put and has to be embedded with concrete	

Window	UPVC windows with collapsible mosquito net is desired instead of additional track and SS grill panel. Opening of windows should be more than or equal to 75% windows size. All window frames to bedroom /kitchen /hall should have noise cancellation feature	Veka India/Windows finesta / saint gobain
	Size minimum 1.5 m. x 1.2 m. This collapsible mosquito net is fixed in a separate frame with the net sliding horizontally to another end of window. Windows should have concrete cover such that rain water does not come in	Glass :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 through 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:

Item	Specification	Make
Flooring	1200 mm x1800 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	Ultratech/Gyproc/Birla white
Wall Finish	Plastered & painted with Luster Paint up to Slab bottom.	Asian /Berger/Birla Paints Asian
Ceiling	Same as Living room	Asian /Berger/Birla Paints
Platform	L-Shaped or 'C' Shaped depending upon the design in Quartz ranging (Rs. 500-600 Sq.Ft.) modular 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 (600 mmx1200mm full body vitrified)	KAJARIA/ RAK/ CERA
	Sink with drain board kitchen Sink (24" X 21") with drainboard of brand or equivalent with 9" depth. (stainless steel 304 grade)	Nirali/Hindware/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.	Veka India/Windows finesta/Saint Gobain
	Size minimum 1.5 m. x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to another end of window. Windows should have concrete cover such that rain water does not come in	Glass: Modi/Asahi India Glass Limited (AIS)/ Saint Gobain
	Telephone black 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. All window frames should have noise cancellation feature	

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, Master stop lock location need to be inside the flat and not outside it or at least easily accessible by hand from the flat interiors.	
Electrical	Concealed Electric copper wiring with ISI accessories.	
	Same as Living room (Additional plug point for small Devhara)	
	Exhaust fan of 9 "x9"	Crompton/Atomberg/Havells
	Tube exhaust fridge/microwave/ fan /mixer/ aqua guard/ chimney / dish washer (min. 10 electrical points to be provided) Necessary Connections and plumbing for Dishwasher	

KITCHEN DRY BALCONY:

Item	Specification	Make
Flooring	1200mmx1800 mm Full body Antiskid Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
Dado	Up to beam bottom level whichever is higher glazed tile dado work (600 mmx1200mm full body vitrified)	KAJARIA/ RAK/ CERA
POP punningon walls	Same as Living room	Ultratech/Gyproc/Birla white
Wall Finish	Plastered & painted with oil bound distemper up to beam bottom	Asian /Berger/Birla Paints
Ceiling	Same as Living room	Asian /Berger/Birla Paints
	It should be designed in such a manner that one can enclose the dry balcony into kitchen.	
Plumbing	Provision of necessary water supply for dishwasher / washing machine /Dryer and its drainage & electrical connections should be there. separate connection of water essential and also that of drainage.	

MASTER BEDROOM:

Item	Specification	Make
Flooring	1200 mm x1800 mm Full body Vitrified floor-tiles (Nano coating)	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
POP punning on walls	Same as living room	Ultratech/Gyproc/Birla white
Paints onWall	Same as living room	Asian /Berger/Birla Paints
Ceiling	Same as living room	Asian /Berger/Birla 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 m x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to another 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. Windows should have concrete cover such that rain water does not come in. All window frames should have noise cancellation feature	
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 with proper accessibility for cleaning & servicing. 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 600 mm x600mm 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 600mm x1200mm 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. Exhaust fan 9"x9"(Crompton/Atom Berg/Havells)	
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	1200mmx1800 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	Ultratech/Gyproc/Birla white
Paints on Wall	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion Paint For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints
Ceiling	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint	Asian /Berger/Birla 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.	Veka India/Windows finesta/Saint Gobain
	Size minimum 1.5 m. x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to another 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. Windows should have concrete cover such that rain water does not come in. All window frames should have noise cancellation feature	
French Door	Powdered coated French doors Aluminium section with mosquito mesh shutter for all terraces and balconies with approved fittings and fixtures.	Hindustan Aluminium Company (HINDALCO) /Jindal Aluminium/ National Aluminium Company Limited (NALCO)
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).	
	Provision of Internet cable connections in hall & bedrooms.	

PASSAGE:

Item	Specification	Make
Flooring	1200 mmx1800 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	Ultratech/Gyproc/Birla white
Paints on Wall	3 coats of internal plastic emulsion paint / lustre grade such as Apcolite Premium Emulsion Paint For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints
Ceiling	3 coats of internal plastic emulsion paint / lustregrade such as Apcolite Premium Emulsion paint	Asian /Berger/Birla 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 belowthe 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 panin 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. Crompton/Atomberg/Havells	
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:

1. Proper placement for split AC compressor with provision of cleaning.
2. Lofts, if possible, should be provisioned.
3. Foot light and internet connection and necessary electrical connections.
4. Placement for TV screen at two -three places, CCTV facility in all passages both sides and in parking.
5. All bathrooms should have independent outlet in the ducts. Ducts should have proper provision of moving for leakage removal, connection joint replacement etc.
6. No POP in bathroom for ceiling.
7. Placement of tap connection for boiler should be such that both sides connections are possible conveniently in all the bathrooms.
8. Parking floor should have anti-skid tiles
9. Electrical safety feature in all rooms with MCB
10. Inverter facility and connection in all rooms
11. Separate inverter and battery facility in open access area
12. 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.
13. In case of area of flat with lesser Rera Carpet as against agreed by the developer, Developer shall pay for the difference as per the market Rate.
14. However, there cannot be scenario where any member needs to pay anything for the renewed flat being provided to them incase Rera carpet area having higher carpet as against agreed by the developer.
15. MNGL gas pipe line: Entire arrangement for MNGL pipeline to be arranged by Developer. Existing MNGL meter should not have minimum charges during development. Entire process to be monitored by the developer. Internal space would be provided for routing the main header underground
16. All the items mentioned in this specification -EXTERNAL and INTERNAL as well as any other items that are necessary for the construction of the new building shall be new in nature and it shall be put into use only after the PMC authorizes to do so after its relevant inspection by the PMC (Project Management Consultants)
17. Only the latest editions and amendments of the Indian standards as mentioned in this section have to be followed by the developer. Design of structures and any material in any state procured, or used in the construction of the building that are as per superseded editions shall be summarily rejected by the PMC (Project Management Consultants)
18. Here in the given specifications, S.S. means stainless steel & M.S. means Mild steel

TECHNICAL SPECIFICATIONS: EXTERNAL

Structural and Civil:	
Structural System	<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 10'0" Feet.</p> <p>Design of structures shall be as per provisions of Indian standard specifications and will conform to highest norms and standards.</p>
Layout	<p>Layout of floors shall be designed so as to assure 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. Size of structural elements and thickness of walls shall be suitably arranged to reduce projections inside the room to extend possible.</p>
Design Mix Concrete	<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. 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>
Formwork	<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>
Cement	<p>For all RCC work-53 Grade</p> <p>Other work-43 Grade</p>
Reinforcement	<p>The steel reinforcement will be high strength deformed steel bars conforming to IS1786 of Fe-415 or Fe 500, Cutting and bending of reinforcement shall conform to IS 2502.</p>
Curing	<p>As far as possible curing shall be done by keeping the concrete continuously wet with water for periods as recommended by IS 456. In case situation warrants, curing agents of reputed manufactures shall also be used. MCON RASAYAN INDIA LIMITED/XETEX INDUSTRIES PRIVATE LIMITED/SIKA CHEMICALS</p>
Firefighting system	<p>As per Provisional Fire NOC procured from Fire brigade department from Pune Municipal Corporation.</p>

Testing	Sampling and testing of concrete shall be done in accordance with IS 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 IS codes. Concrete cube samples shall be drawn as suggested in IS 456 while concreting and tested for 7 days & 28- days compressive strength.
Anti-termite treatment	Pre-construction Anti-termite treatment shall be carried out with Chlorpyriphos or Lindane as per provisions of IS 6313 part II by reputed agencies like PCI or Godrej Hi-care/ZX pest control. Chemical treatment shall be carried out separately for footings, inside the plinth,inside and outside external periphery of buildings.
Masonry	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. Compressive strength The minimum compressive strength of first class bricks should be 10.5 N/mm ² , Water absorption After immersion in cold water for 24 hours, water absorption should not be more than 20 percent by weight
External plaster	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 cracksat junctions. External walls to be properly cured before plastering.
Internal plaster	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.
Water proofing of Terrace	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.
Water proofing of Toilet	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.

Note:

- All the IS standards that have been mentioned for the various materials etc. need also to be of the latest editions and the PMC(Project Management Consultant) will assure that the same only are being followed at site during the joint redevelopment process.
- **The developer needs to mention the construction material that it is using as per the IGBC/EDGE certification.**

Services:

Elevators	<p>2 No. of High-speed Elevators of minimum 8/10 person capacity in each wing of building will be as per MCGM regulation. Minimum 1 Stretcher lift Make: Mitsubishi/ Schindler/OTIS Cabin finish: Brush finish stainless steel cabins. Telephone and CCTV facility -camera inside lift</p>
Plumbing	<p>Internal piping - 20mm or 12mm diameter 'C' class CPVC concealed piping including concealed elbows, tees, unions, etc. complete for hot and cold water piping necessary insulation shall be provided. 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. 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>
Electrical	<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. Entire electric system shall be earthed and the earth system shall conform to the Code of Practice as per IS 3043 of 1987. Concealed wires- design to be provided of each wall having exact placement of wires / water lines. Proper external and internal ducts for bringing internet fiber connection upto the rooms , also for bringing TV antenna connection in all rooms , same for telephone connection in all rooms 3 phase electric supply in each flat with concealed copper wirings in all rooms including D.B's MCB and ELET, Min switches, meters as per Power Distribution Company's requirements to be provided. 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. 100 % power back up for common areas & lift. Provision in building to bring two-three broadband connections from external to building and then duct tray to carry the same till individual flat. proper placement for internet extender in all rooms</p>
Vermi culture	<p>Needs to be provided as per Governing Law and Pune Municipal by laws</p>
Rainwater Harvesting	<p>Needs to be provided as per Governing Law and with proper survey & due diligence.</p>
Utilities	<p>Sewage treatment plant as per norms</p>

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 5 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	Ultratech/Gyproc/Birla white
Paint on walls	3 COATS of texture paints on the prepared surface of all sides of walls For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	ASIAN/ NEROLAC/BIRLA
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 & Tread should be 300 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	Ultratech/Gyproc/Birla white
Paints on Wall	External whether proof Apex Altima Protect weather shield paint of superior quality and 3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint of Asian Paints. For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	ASIAN/ NEROLAC/BIRLA/BERGER
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	Ultratech/Gyproc/Birla white
Paints on Wall	3 COATS of texture paints on the prepared surface of all sides of walls For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints

Ceiling	3 COATS of texture paints on the prepared surface	Asian /Berger/Birla Paints
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
Size	Society office, 200 sq.ft. with common toilet (entrance from outside) in stilt area shall be provided as per the rules of Pune Municipal Corporation	
Flooring	1200mm x1200 mm Full body Vitrified floor-tiles	KAJARIA/ RAK/ CERA
Skirting	4" high skirting of same tile flushed with wall	KAJARIA/ RAK/ CERA
POP punningon walls	POP on plastered surface of walls, all corners/ sharp edges of beams /columns or walls should be smooth rounded off with POP	Ultratech/Gyproc/Birla white
Paints on Wall	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints
Ceiling	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint	Asian /Berger/Birla Paints
Window	UPVC windows with collapsible mosquito net are desired instead of additional track and SS grill panel. Size minimum 1.5 m.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 three sides with polished chamfered edge.	Veka India/Windows finesta/Saint Gobain
Flush door	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

Other Facilities	Provision for projector and screening, internet connection for fiber broadband	
Electrical	CCTV system inside the Society Office with min 2 MP night vision; Concealed Electric copper wiring with ISI accessories; Points and 6 mm ² for Mains shall be provided. All points will have earthing with copper wire not less than 2.5 mm ² . 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 fiber connection to each flat should be provided in the entire campus.	
Attached Toilet	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.	

CLUB HOUSE ROOM (If possible, on recreational floor)

Item	Specification	Make
Club House Room	Club house for gathering of 60 no. of members along with two rooms fully air conditioned (12'x14' each) with attached toilets	
Flooring	1200mm x1800 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	Ultratech/Gyproc/Birla white
Paints on Wall	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints

Ceiling	3 coats of internal plastic emulsion paint / luster grade such as Apcolite Premium Emulsion paint	Asian /Berger/Birla 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.	Veka India/Windows finesta/Saint Gobain
	Size minimum 1.5 m. x 1.2 m. This collapsible net is fixed in a separate frame with the net sliding horizontally to another 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 Aluminium section with mosquito mesh shutter for all terraces and balconies with approved fittings and fixtures.	Hindustan Aluminium Company (HINDALCO) /Jindal Aluminium/ National Aluminium Company Limited (NALCO)
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 (Overhead storage Unit)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 mm 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	Ultratech/Gyproc/Birla white
Paints on Wall	3 coats of internal plastic emulsion paint / lustre gradesuch as Apcolite Premium Emulsion paint For a three-coat system, the primer coat is 64 micrometers (2.5 mils), the intermediate coat is 50 micrometers (2.0 mils), and the finish coat is 38 micrometers (1.5 mils)	Asian /Berger/Birla Paints
Ceiling	3 coats of internal plastic emulsion paint / lustre gradesuch as Apcolite Premium Emulsion paint	Asian /Berger/Birla 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.	Veka India/Windows finesta/Saint Gobain
	Size minimum 1.5 m. 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) CCTV , camera facility ,internet connection	
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 doorshutters should be polished. OSU should be fitted withall other necessary fittings such as hinges , boltage, brush steel handle & lock wash basin with mirror .one wash basin with mirror tobe provided .2 nos of plastic chairs	

ELEVATORS:

Item	Specification	Make
Type	Two elevators per wing working in synchronized manner shall be provided going up to terrace. Out of these elevators, one elevator shall be of suitable capacity to carry 16 people and another elevator 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. Telephone and CCTV facility - camera inside the lifts	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 takeline	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 RCCHume 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.	
Booster Pumps	all floors get same water pressure at all times	

MISCELLANEOUS:

Item	Specification	Make
Paint to building Exterior	External weather proof Apex Altima Protect weather shield paint of superior quality	ASIAN/ NEROLAC/BIRLA
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 MeterRoom	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. Meter box dedicated room with light and ventilation , Net meter placement to be of convenient location to get reading access	
Letter Box	Decorative name plate and letter boxes with flat numbers in entrance lobby and on door of every flat. (12"x8") Dedicated room for postal boxes , postal box to be of size such that two magazines can be comfortably inserted	
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 provide 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 north side Nalla wall be of CC.	
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

Sr. No.	Description	NAME OF MANUFACTURER
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 (High-density polyethylene)	ASTRAL, APOLLO PIPES, SUPREME INDUSTRIES
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	Manhole frames and covers	NECO',/ PRANALI
17	Water Pumps – Centrifugal / Submersible	KIRLOSKAR/ MATHER & PIATT/ K.S.B./ EBARA
18	Copper float ball valve	ZOLOTO / DANFOSS
19	Booster Pumps	KIRLOSKAR/CROMPTON/V- GUARD

Approved Suppliers of Electrical Materials

Sr. No.	Item	Description	Makes
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/ANCHOR/ ROMA
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	LED / 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	EXIDE/AMARJA RAJA MOBILITY/OKAYA
7	Circuit breakers	As per required capacity.	SCHNEIDER ELECTRIC/SIEMENS/ LEGRAND
8	Electrical plug points	As per MEP consultant's drawings	ELCOM INTERNATIONAL/ITC OVERSEAS/SIGNATIZ E ELECTRONICS INDIA PRIVATE LIMITED

Note:

Generator should adhere to the latest CPCB emission control guidelines & shall have warranty period of min 10 years. (Make : CUMMINS, KIRLOSKAR, GREAVES COTTON)

Electrical schedule for Each flat

ROOM	DESCRIPTION
Living	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
KITCHEN	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)
	1NO.15AMP PLUG POINT WITH CIRCUIT BREAKER FOR WASHING MACHINE & DISHWASHER IN DRY BALCONY.
ALL BEDROOMS	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
FOR TOILETS	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
PASSAGE	MAIN DISTRIBUTION BOARD WITH MCB FOR EVERY ROOM AND 1 NO MAINS 1 NO- LIGHT POINT (IN PASSAGE)
TERRACE	1 NO. LIGHT POINT & 1 NO. 5 AMP PLUG POINT

Note:

All external & internal lighting, passage, lobby etc. should be pre-fitted with motion sensor LED lamps.

SECTION-19
SAFETY CODE

SAFETY CODE

1. The Developer shall assure 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 prior to demolition of existing structure.**
2. First-aid appliances including adequate supply of sterilized dressings and cotton wool shall be maintained at a readily accessible place throughout the construction period & at all times.
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 equipments. 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 defence 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.
24. Safety audits on quarterly basis needs to be conducted by the PMC and its findings shared to the society. In case of any deficiency in the safety, the developer should rectify it promptly and get its acceptance form the PMC. Under no circumstances should any work proceed without implementation of all the safety audit related findings except maybe loading/unloading work of material located at the site ground level.

SECTION-20
COMMERCIAL TERMS TO BE
SUBMITTED BY THE DEVELOPER

Sr. No.	Description	Notes	Developer's Offers
1	<p>Free of cost RERA carpet area offered to each Residential flat owner against their existing Rera carpet area.</p> <p>(Pls. find the existing RERA carpet area statement on page no. 130 to 136)</p>	with 10 % Commercial & 90 % residential scheme	<p>Additional % on Existing RERA carpet area.</p>
1a.	<p>Free of cost RERA carpet area offered to each Commercial unit owner against their existing Rera carpet area.</p>	with 10 % Commercial & 90 % residential scheme	<p>Additional % on Existing Rera carpet area</p>
1b.	<p>There are residential flat holders who have their <u>Overhead Terrace</u></p>	How much existing overhead terrace area can be converted in to room carpet free of cost	
1c.	<p>There are residential flat holders who have their <u>Adjacent Terrace</u></p>	How much existing adjacent terrace area can be converted in to room carpet free of cost	
2	<p>Society members may desire to purchase additional 200 sq. ft. Rera Carpet area apart from the free area offered by Developer at concessional price.</p>	Min. 200 sq. ft. Rera Carpet area	<p>Rate per sq. ft. is Rs.....</p>
	<p>(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.)</p>		
3	<p>Independent level (Not mechanized) Covered parking Free of cost (150 sq. Ft. each) With electrical vehicles charging power point.</p>		
	<p>a. Existing Residential members 1 no. of four wheeler parking of 135/150 sq.ft. each & for 2 two wheeler parking's. All existing members shall get covered parking.</p>	<p>Each car parking size (2.5 X 5.0 Mtrs) & Each Two-Wheeler parking size (1.0 x 2.0 Mtrs.)</p>	

4	SECURITY TO THE SOCIETY	A. 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.	
		B. Developer should give 50 % betterment charges / inconvenience 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. Developer shall purchase TDR /Paid FSI in the name of the society. However, the same shall be at the cost & responsibility of the developer.	
		D. Developer should give Rental Deposit for 6 months in advance.	
5	Developer has to purchase TDR/PAID FSI along with its Ancillary FSI in the name of the Society	Compulsory	YES
6	GST/ Stamp Duty/ Registration Fees/ All Govt. Taxes 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	Any future benefits of GST should be passed on to society members.	Compulsory	
8	Premium of Rs. 15,00,000/- (Fifteen Lakhs only) Towards Society's joint Redevelopment Process should be paid by Developer at the time of DAPA (Development Agreement & Power of Attorney) . This will be released as per Pro rata basis.	Compulsory	
9	Corpus fund in lacs offered to Society for both, existing and new members.	Rs. Per existing & new member Min. Rs. 2,00,000/-	Rs.
10	Inconvenience Money/ Betterment Charges 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.	Rs. Per existing member only Min. Rs. 3,00,000/-	Rs.
11	Rent offered for Temporary Accommodation per month till completion and handover of the project to each Society's existing member along with 6 months Rental deposit.	on Existing Rera Carpet area (The developer shall not commit default in payment of rent even during Force Majeure period)	For Residential Rs. _____ per sq.ft.
			For Commercial Rs. _____ per sq.ft.

12	% Increase in rent every year till possession of the flats to existing members	10% Compulsory	
13	Shifting/ 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.	To & Fro	Rs _____ in Total
14	Brokerage charges for hiring new leave and licence premises for terms of three years (Provided that broker should be RERA registered.)	Compulsory	One Month's Brokerage
15	Period of completion till possession after all, NOC's and Commencement Certificate, other documents	3.0 YEARS MAXIMUM.	
16	After completion how many years Guarantee offered by the Developer towards Quality defects in the completed construction work	Min. 5 years for structural defects Min. 10 years for Waterproofing defects As per MAHARERA	
17	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 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	After getting full potential plan sanctioned from Pune Municipal Corporation, Entire project should be registered with MAHARERA complying with all the terms and conditions.	Compulsory	

19	<p>PENALTY IF THE WORK IS DELAYED</p>	<p>If the Developer fails to hand over possession beyond the stipulated period of forty-two (36+6) months (except in case of happening of Force Majeure event), the Developer is liable to pay penalty which is equivalent to then existing rent payable to each flat holder. In the event of default in handing over possession, the Developer shall pay the said amount of penalty upfront while seeking extension of time. There shall be additional penalty of 15% per annum of the construction cost of the existing members' flats payable by Developer upfront 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). 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</p> <p>(The developer shall not commit default in payment of rent even during Force Majeure period)</p>	
	<p>STAMP and SIGN OF DEVELOPER:</p>		
	<p>DATE:</p>		

Note: Developer shall give a summary sheet incorporating highlights, key aspects of the offer to know important aspects offer document. Summary pages should contain the following -

Clearly define the high-level assumptions, risks, mitigation, limitations, inclusions and exclusions in the response for the project & shall Provide a list of amenities.

Please include a table which clearly provides the RERA carpet (existing), RERA Carpet (additional offered by the developer).

The entire parking being non mechanical should be clearly stated in the summary.

Discounted rate for additional purchase for society members should be provided in the summary.

SECTION-21
RERA CARPET AREAS OF EACH
AND EVERY FLAT AND SHOP

Rera Carpet Area statement:**Building 1 :**

BUILDING 1			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
1	Mr L. S. Dalbhajan	48.12	518
2	Mr Musheer Ahmed Khan	43.66	470
3	Mrs Pramila U. More	44.69	481
4	Mr Anil Rajaram Korde	48.12	518
5	Mr Dattatray Shankar Bhujbal	48.12	518
6	Smt Laxmi Vilas Khade	43.66	470
7	Mr Ganesh Shamrao Patil	44.69	481
8	Mr Sachchidanand S. Yalagi	48.12	518
9	Mr Anil B. Muppud	48.12	518
10	Mr Fayaz Usman Shaikh	43.66	470
11	Mr Prabhakar Jagtap	44.69	481
12	Mrs Pramila Mahesh Nangare	48.12	518
13	Smt Vijayalaxmi Prabhakar Sail	48.12	518
14	Smt Judy Dominic Fernandes	43.66	470
15	Smt Poonam Kishor Rajguru	44.69	481
16	Mr Nishant R. Sable	48.12	518
TOTAL			7948

Building 2 :

BUILDING 2			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
1	Smt Saroj R. Majjige	48.77	525
2	Smt S. M. Chhatpar	44.69	481
3	Smt Vijaya H. Iyer	43.85	472
4	Mr Karamjit Singh Hira	48.77	525
5	Smt Vasantha Venkatachalan	48.77	525
6	Mr Jabir Ansari	44.69	481
7	Mr D. C. Kalbhor	43.85	472
8	Mr Ramchandra V. Naik	48.77	525
9	Mr Suresh K. Dhure	48.77	525
10	Mr A. K. Pendse	44.69	481
11	Mrs Vaishnavi S. Nawale	43.85	472
12	Smt Suman V. Nawale	48.77	525
13	Mr S. A. Fernandes	48.77	525
14	Mr O. B. Velhu	44.69	481
15	Mr Sandeep G Nair	43.85	472
16	Mr S. S. Sail	48.77	525
TOTAL			8012

Building 3 :

BUILDING 3			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
1	Smt Laxmi Vilas Khade	48.12	518
2	Mr Asif Makbul Tamboli	44.69	481
3	Mrs Aleyamma John	43.66	470
4	Mr M. G. Choudhary	48.12	518
5	Mr B. B. Nawale	48.12	518
6	Smt V. R. Datta	44.69	481
7	Mr S. S. Lokhande	43.66	470
8	Mr N. E. Laffrey	48.12	518
9	Mr Prashant Vijay Shelar	48.12	518
10	Smt Saroja Chary	44.69	481
11	Smt Veronica Lobo	43.66	470
12	Mr V. V. Nawale	48.12	518
13	Mr Bhagwan E Bhole	48.12	518
14	Mrs Sheetal A. Suryawanshi	44.69	481
15	Mr A. S. Pundalik	43.66	470
16	Smt R. Jayalakshmy	48.12	518
	TOTAL		7948

Building 4 :

BUILDING 4			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
G1	Mr C. A. Alatagi	43.66	470
G2	Mr Ramesh Jagtap	44.69	481
5	Mrs Sangeeta V. Korad	48.12	518
6	Mr Arvind M. Kulkarni	43.66	470
7	Mrs Clare Jacob	44.69	481
8	Mr Zachariah Mathew	48.12	518
9	Mr Sandeep C. Alatagi	48.12	518
10	Mr Arvind M. Kulkarni	43.66	470
11	Mr P. J. Augustine	44.69	481
12	Mr Y. L. Narsimhan	48.12	518
13	Ms Tabassum M. Muchali	48.12	518
14	Smt Pramodini S. Ambaldhage	43.66	470
15	Mr Vinayak D. Pawar	44.69	481
16	Smt Asha D. Kadam	48.12	518
			6912

Building 4 Shops :

BUILDING 4 SHOPS			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
SHOP 1	Mr Ayaz M. Jaghirdar	18.95	204
SHOP 2	Mr S. K. Bulbule	21.74	234
SHOP 3	Smt Sujata N. Shirolkar	21.74	234
SHOP 4	Smt Sujata N. Shirlokar	18.95	204
	TOTAL		876

Building 5 :

BUILDING 5			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
1	Mrs Shilpa Abhijt Mekarta	48.77	525
2	Mr Sujit Waghmare	44.69	481
3	Mr C. H. Jagtab	43.85	472
4	Smt Sulochana A. Rajput	48.77	525
5	Mr N. S. Ramarao	48.77	525
6	Mrs Kavita Joshi	44.69	481
7	Smt Usha H. Jagtab	43.85	472
8	Smt Hasina I Mirza	48.77	525
9	Mr Manohar G. Muchrikar	48.77	525
10	Mr Manohar G. Muchrikar	44.69	481
11	Mr M. A. Palav	43.85	472
12	Mrs Rose Denis	48.77	525
13	Mr Rizwan Sheikh	48.77	525
14	Mr Arun Hindurao Kamble	44.69	481
15	Mrs Bharati Vijay Nevrekar	43.85	472
16	Mr. Anil S. Shelar	48.77	525
	TOTAL		8012

Building 6 :

BUILDING 6			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
G1	Mr Sanjay V. More	43.66	470
G2	Mr Pravin S. Goel	44.69	481
5	Mrs S. S. Gaikwad	48.12	518
6	Mr B. S. Tiwari	43.66	470
7	Mr S. A. Pareira	44.69	481
8	Mr S. A. Pareira	48.12	518
9	Mrs Varsha R. Joshi	48.12	518
10	Mr Sudhir M. Pansare	43.66	470
11	Mr Santosh B. Parbate	44.69	481
12	Mr S. H. Mohammed	48.12	518
13	Mr Arif Ajim Attar	48.12	518
14	Mr Imran S. Sheikh	43.66	470
15	Mr Yogesh S. Gole	44.69	481
16	Mr P. V. Suryawanshi	48.12	518
			6912

Building 6 Shops:

BUILDING 6 SHOPS			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
SHOP 1	Mr Ashish M. Agarwal	18.95	204
SHOP 2	Mrs Jaya Alatagi	21.74	234
SHOP 3	Mr Yogesh S. Goel	21.74	234
SHOP 4	Mr Yogesh S. Goel	18.95	204
	TOTAL		876

Building 7 :

BUILDING 7			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
1	Mrs Rituraje A. Dhilllo		518
2	Mr Jaiwant N. Shetty		470
3	MR S. G. Hotwani		481
4	Mr R. G. Hotwani		518
5	Mr Subhash L. Khetade		518
6	Mr Mathew Samuel		470
7	Mr Shabbir Baig		481
8	Smt Savita S. Nikalje		518
9	Mrs Anandi J. Ramaiya		518
10	Mr M. Parthasarathi		470
11	Mr Vishal S. Nikalje		481
12	Smt Aparna J. Thorat		518
13	Mr Jayant R. Ramaiya		518
14	Smt S. S. Nikalje		470
15	Mrs Urmila V. Nair		481
16	Mr Shriram R. Patil		518
	TOTAL		7948

Building 8 :

BUILDING 8			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
1	Mrs S. A. Shaikh	48.77	525
2	Miss Gurpreet Bhatti	44.69	481
3	Smt S. S. Javdekar	43.85	472
4	Mrs Swati C. Yadav	48.77	525
5	Mr Ravindra A. Shah	48.77	525
6	Mrs S. G. Rogers	44.69	481
7	Mr S. J. Ravandale	43.85	472
8	Mr Ravindra A. Shah	48.77	525
9	Smt S. R. Gaikwad	48.77	525
10	Mr A. Z. Ansari	44.69	481
11	Mr Rafique Gaded	43.85	472
12	Smt Pratima S. Ojale	48.77	525
13	Mr Chiradeep S. Mitra	48.77	525
14	Mr M. B. Ansari	44.69	481
15	Mr Bishan Sarup Gupta	43.85	472
16	Mr A S Murthy	48.77	525
	TOTAL		8012

Building 9 :

BUILDING 9			
FLAT NO	MEMBERS NAME	RERA CARPET (SQ M)	RERA CARPET (SQ FT)
1	Mr Parvez Chand Shaikh	48.12	518
2	Mr Subhash L. Khetade		481
3	Mr Ravikant G Nankar		470
4	Mr Manish A.Waghale		518
5	Mr Swapnil Namdeo Patil		518
6	Mr Ashok Dinkar Gurjar		481
7	Mr R. U. Dhakne		470
8	Mr R. U. Dhakne		518
9	Mr Sanjay Mane		518
10	Mr Vijay B. Nagnure		481
11	Mr Mukund Vaman Kant		470
12	Smt Sucharita N. Potnis		518
13	Mr Sanjeevkumar J. Pillay		518
14	Mrs C. G. Nivangune		481
15	Mr Ravindra T. Sawant		470
16	Mr Salim M. Khan		518
	TOTAL		7948