

**REDEVELOPMENT OF
PUNE PATRAKAR SAHAKARI GRIHARACHANA
SANSTHA MARYADIT
OFF SENAPATI BAPAT ROAD , PUNE 411016**



**Prepared by
Managing Committee
Pune Patrakar Sahakari Griharachana Sanstha
Maryadit**

**INVITATION OF EXPRESSION OF INTEREST (EOI)
FOR SHORTLISTING DEVELOPERS**

**FOR
REDEVELOPMENT OF
PUNE PATRAKAR SAHAKARI GRIHARACHANA SANSTHA MARYADIT
(Here After Referred As PATRAKAR NAGAR)
OFF SENAPATI BAPAT ROAD, PUNE 411016**

**Prepared by
Managing Committee
Pune Patrakar Sahakari Griharachana Sanstha Maryadit**

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PART-A: NOTICE OF EXPRESSION OF INTEREST AND ELIGIBILITY CRITERIA

A-1: Notice of Expression of Interest

Submissions are invited from Reputed Developers for “Redevelopment Project” of
Pune Patrakar Sahakari Griharachana Sanstha Maryadit, Off Senapati Bapat Road,
Pune. 411016

Such firms/developers may collect the information booklet from **Ar.Harshal Kavdikar**
between 8th August 2022 to 22nd August 2022. Time 10 am to 6 pm

Contact persons: Ar.Harshal Kavdikar,

for Aniruddha Vaidya and Associates,

Chinatamani, 2 nd Floor, Adwaita Nagar,

Paud Phata, Lane Opposite Ideal Colony Metro Station, Pune 38

contact no : 9960683944

Email : egroupparch@gmail.com

Blank Expression Of Interest Document Fees of Rs.25000 (Twenty Five Thousand only-Non refundable) shall be paid by Demand Draft in the name of Pune Patrakar Sahakari Griharachana Sanstha. Receipt of same will be issued.

Sealed EOI Documents are to be submitted to The Chairman/Secretary, Pune Patrakar Sahakari Griharachana Sanstha, Sindhu Bldg., Patrakar Nagar, off Senapati Bapat Road, Pune 411016 up to 22nd September 2022 till 5 pm.

The Managing Committee reserves the right to reject any/all applications without assigning any reason whatsoever.

Chairman/Secretary

Pune Patrakar Sahakari Griharachana Sanstha

BRIEF OF THE REDEVELOPMENT PROJECT FOR SHORTLISTING OF DEVELOPERS FOR REDEVELOPMENT PROJECT OF PUNE PATRAKAR SAHAKARI GRIHARACHANA SANSTHA,PUNE.

The Chairman invites expression of interest, for selection and short listing, from reputed firms / developers for the following work:

1.	Name of work	Redevelopment Project" of Pune Patrakar Sahakari Griharachana Sanstha," Off. Senapati Bapat Road, Pune 411016
2.	Total Construction Area - existing	A detailed list of Existing Units in society (building wise) & Areas furnished separately (Feasibility Report Created by Consulting Architect / Project Management Consultant)
3.	Document of the Registered society	a. Property Card b. Society Registration Certificate c. Contour Survey Map
4.	Project duration	36 months from vacating the property

1. The Managing Committee of Patrakar Nagar reserves right to reject any or all applications without assigning any reason whatsoever. Mere submission of application does not entitle for qualifying for the short-listing process.
2. All Forms attached with this EOI document shall be duly signed and stamped and submitted in time.

A-2: PROJECT AT A GLANCE

General:

1. We have already shared with you the following documents when you had indicated your interest in the Project and the same are again enclosed for ready reference:-
 - 1.1 Map showing location.
 - 1.2 Layout plan with building location.
 - 1.3 Area statement of unit holders
 - 1.4 TDR zone planning principles as per the Development control rules
 - 1.5 F.S.I. Statement and Conceptual Construction statement as per UDCPR 2020
 - 1.6 Summary of the Project

The Project :

2. The project involves demolition of existing structures and carrying out redevelopment of the plot size of 12,241.63 sq. mtrs. The redevelopment should rehabilitate 102 members residing in the existing 16 including 6 duplex buildings on land in the new residential units and also Samaj Mandir owned by society. It would be suffice to say that the specifications with respect to location and optimum maintenance cost are considered while detailing the EOI

Preconditions:

3. As follows:
 - 3.1 Residential / Mixed used (Residential – Commercial) development can be envisaged in the premises with State of the art Facilities to be considered along with adequate Amenities and segregation of commercial and residential premises if proposed.
 - 3.2 We will prefer the developer to work out the construction in one phase. Early Possession to existing members is of prime importance and suggestive inputs are expected from Developers.
 - 3.3 All tenements shall have the same specifications as spelled out in EOI.
4. The provisions of Govt. of Maharashtra GR dated 4th July 2019 laying down guidelines for redevelopment projects will be strictly adhered to.
5. **Land for Patrakar Nagar is allotted by Govt. of Maharashtra under Land Grant Order and is under occupant class II. The selected Developer shall apply for conversion of the class of the land from Occupant Class II to Occupancy Class I by following the appropriate procedure laid down by Government. The cost for the same shall be borne by the selected Developer.**
6. The Society has appointed Project Management Consultant (PMC) and a legal consultant. The Selected Developer shall co-operate with the Consultants for the process of Redevelopment of Patrakar nagar.

A-3: KEY INFORMATION

1. This Expression of Interest (EOI) is an invitation to suitable qualified Developers to submit a Proposal for the demolition of existing structures and redevelopment of Pune Patrakar Sahakari Griharachana Sanstha.
2. This EOI is a single-step process. Words and phrases that have a special meaning are shown by the use of capitals and followed by definition e.g. Developer, which means a person, organization, business or other entity that submits a Proposal in response to the EOI. The term Developer includes its officers, employees, consultants, agents and representatives. The term Patrakar nagar means Pune Patrakar Sahakari Griharachana Sanstha" and includes its - duly elected office bearers.
3. Our Time-line: Here is our timeline for this EOI.

SR. NO.	STEPS IN THE EOI PROCESS	DATE
1	Last date for Developer's Questions	29th August 2022
2	Last date for Society's answer to above	One week from 29th August 2022
3	Last date for Submission of Proposals	22nd September 2022 by 5.00 pm
4	Scrutiny of proposals and getting additional information if necessary	15 Days from the date of the opening of EOI
5	Short listing of proposals	One month from the date of the opening of EOI
6	Interaction with Developers for understanding the proposal	One month from the date of the opening of EOI
7	Finalization of Developer for EOI process	Three months from the date of opening of EOI

Note: Last date for submission of the EOI is 28th August 2022 before 5 pm. And this date & time may change if necessary.

How to contact us:- All enquiries must be directed to our Point of Contact. We will manage all external communications through this Point of Contact. Our Point of

Contact will be: - **Ar.Harshal Kavdikar, contact no: 9960683944**

for Aniruddha Vaidya and Associates,

Email: egrouparch@gmail.com

Time of contact: - **10 am to 6pm (Except on Sunday)**

Developing and submitting your Proposal:- The EOI sets out the step-by-step process and conditions that apply. Please take time to read and understand the EOI. In particular develop a strong understanding of our Requirements detailed in Section A9 and in structuring your Proposal consider how it will be evaluated.

5. Section A7 describes our Evaluation Approach. If anything is unclear or you have a question, ask us to explain. Please do so before the Deadline for Questions. Email to our Point of Contact.

6. You must also complete and sign the declaration at the end of the Response Form. Do check that you have provided all information requested, and in the format and order asked for. Do send your Proposal to us on or before the Last date of submission as referred above. For Proposals Following certificates are required to be obtained and submitted:-

6.1 Net worth certificate from Chartered Accountant and solvency Certificate of Rs. 100 CR from the bank needed from Firm / Company and of Directors / Partners / Proprietors.

- 6.2 Credit rating by a third party agency if available.
7. **Address for submitting your Proposal:** - Proposals must be delivered in One hard copy. Please deliver them to the following Address:

Ar. Harshal Kavdikar,

Aniruddha Vaidya and Associates,

Chinatamani, 2 nd Floor, Adwaita Nagar,

Paud Phata, Lane Opposite Ideal Colony Metro Station, Pune 38

Contact no: 9960683944

Email: egroupparch@gmail.com

8. **Our EOI Process:** - Terms and Conditions as mentioned in the document.
9. **Offer Validity Period:-**
- 9.1 While submitting the Proposal, the Developer agrees that their Proposal will remain valid for acceptance by the Society up to March 2023.
- 9.2 The EOI is subject to the EOI Process, Terms and Conditions (shortened to EOI Terms) described in later part.
10. **Later changes to EOI or EOI process:** - If, after publishing the EOI, the society needs to change anything about the EOI, or EOI process, or would like to provide additional information to Developers , the society reserves the right to do so and undertake to inform all the Developers suitably.

A-4: EOI PROCESS

1. The document can be collected from office of Project Management Consultant
2. Patrakar Nagar invites an Open and Interactive Participation of all Developers through this Expression Of Interest (EOI).
3. All the applicants that qualify the Technical and Financial criteria stated in this Expression of Interest, shall put forth their EOI for the project.
4. All short-listed applicants, from those who have submitted this EOI, need to give a presentation to Patrakar Nagar covering the following:
 - a. Brief Vision Document envisioned for the project
 - b. Proposed Redevelopment Process to be adopted by the Applicant.
 - c. Estimated project cost and the project economics.
 - d. Proposed process of vacating the premises. (Accommodation / rent / deposit / transportation of goods etc)
 - e. Full process timeline with key milestones
 - f. During the presentation covering above aspects , each shortlisted applicant shall discuss their recommendation of solution(s) for redevelopment of Patrakar Nagar and also exhibit their technical approach, methodology and work plan for the implementation of
 1. Residential Premises.
 2. Amenities and support services
5. Patrakar Nagar will receive EOI from full / part solution providers ("applicant") who will participate in technical discussions with Patrakar Nagar demonstrate their solutions / capabilities / functionalities / features through detailed presentations.
6. This presentation should provide a representative redevelopment solution to integrate various features / aspects / functionalities / applications of the project.

7. It is pertinent to mention that the applicant should have experience in infrastructure projects in Pune and/or Maharashtra. Further, experience in Redevelopment shall be preferred.
8. Patrakar Nagar members and / or representatives, at the management committee's discretion, may visit the project under implementation or earlier completed by the applicant.
9. Based on the learning of the presentations, Patrakar Nagar shall finalize on the technical, financial and other details and terms and conditions for bid preparation for final Request for proposal (RFP) stage to be sent to the shortlisted applicant.
10. After technical, Legal and financial evaluations, According to the method to be described in the RFP document later, Patrakar Nagar will identify the Most Preferred Developer for implementation of the project.

A-5: ELIGIBILITY CRITERIA FOR BID EVALUATION

Expression of Interest of each Applicant shall be evaluated based on the following

Eligibility Criteria:

S.No.	Criteria	Specific Requirement	Documents required
1.	Applicant Entity	Legal entities duly registered under the Companies Act 1956 / 2013, or, public / semi-public entities which are financially autonomous, or Partnership Firm, or Proprietary Concern. or a Consortium of maximum 3 partners (each partner to be from the above mentioned entity Types.	Certificate(s) Of incorporations
2.	Development Experience	Successfully constructed / developed projects during the last 5 (five) years in Category 1 or 2 a. Three works each costing not less than 40% of the estimated cost of project (or) b. Two works each costing not less than 60% of the estimated cost of project (or) c. One work costing not less than 80% of the estimated cost of project.	Self-attested certificates / registrations / copy of documents to establish the past experience to be enclosed as per Annexure enclosed. MoU of the consortium clearly specifying the role and area of

		Category 1: Residential Project Category 2: Redevelopment Projects	specialization of the individual partners should be submitted.
3.	Financial Criteria		
	Net Worth	The net worth of the entity shall be a minimum of Rs 300 crores as on 31 st March 2022	Certificate(s) from statutory auditors of the Applicant and Annual Audit Reports
	Turnover	The applicant / lead partner in case of consortium shall have Average Annual turnover of at least Rs 300 Crores during the last Five FYs (2017-18 to 2021-22)	ITR copies for last Three Years
4.	No Barring Certificate	Any entity which has been barred, by any public / semi-public agency / Central / State / Local Government, and the bar subsists as on the date of Application, would not be eligible, either individually or as member of a Consortium.	Undertaking by the authorized signatory of the applicant as well as all members of consortium.
5.	Good (all certificates)		

Only the applicants who have submitted EOI will be allowed to respond to the RFP notice as bidders or lead bidders in a consortium and submit their proposal for participation in the implementation of the project. The lead bidder may add new consortium partners as required during the bidding stage. In case of Consortium, Consortium agreement to be submitted with percentage share of each member, Lead member should have a minimum of 51% share in the Consortium. Lead Member of the consortium shall be technically, commercially and legally responsible for the entire scope of work, if that consortium is the selected successful developer.

A-6: INSTRUCTIONS TO THE APPLICANTS / BIDDERS

Submission of EOI

1. The EOI shall be submitted in two separate sealed envelopes and both these envelopes are to be placed in another outer envelope, which shall be submitted as per conditions mentioned herein.
2. This outer envelope should be super scribed as "EOI FOR REDEVELOPMENT OF" PATRAKAR NAGAR" should be duly sealed and delivered at the following addresses on or before the scheduled date and time

Ar. Harshal Kavdikar,

For Aniruddha Vaidya and Associates,

Chinatamani, 2 nd Floor, Adwaita Nagar,

Paud Phata, Lane Opposite Ideal Colony Metro Station, Pune 38

Contact no : 9960683944

Email : egroupparch@gmail.com

Daily timing for submission: **Between 11 AM and 5 PM**

3. **Envelope-I** super scribed as "**Technical inputs**" shall contain the followings:
 - a. Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per Performa given in this document at (**ANNEXURE -1**).
 - b. Brief profile of the applicant showing the following.
 - i. Name of the Developer and Directors of the Company with brief organizational chart. (**Appendix – A**)

- ii. Memorandum and Article of Association in case of a Company, Registered Partnership Deed or any other relevant documents
 - iii. Table providing information about key expert personnel within the organization in technical ,financial ,legal and other areas
Related to infrastructure project giving information about their experience, number of years with the organization, role in the proposed redevelopment projects,etc
 - c. Confirmation by the applicant on the format placed at **(APPENDIX - C)** duly signed and stamped by the authorized person.
 - d. Complete Request for EOI documents as received Corrigendum / Addendum, if any, duly filled in, signed and stamped on each page by applicant.
 - e. Photo Copy of Power of Attorney / Board Resolution, duly attested by Notary authorizing the person who signs & submit the EOI.
 - f. Photo Copy of documentary proof of registration of Projects with the concerned local Authority as per the Real Estate Regulatory Act (RERA).
 - g. Any other information as required to be submitted along with the EOI.
 - h. Photo Copy of documents as per check list. **(Annexure III)**
 - i. Present status of the projects in hand **(Annexure IV)**
 - j. Organizational Structure **(Annexure II)**
 - k. Time and activity schedule for the proposed Redevelopment from the date of acceptance of Letter of Intent. (Acceptance of Letter of Intent shall be considered as "Day 0").
4. **Envelope-II** super scribed as "Financial proposal" shall contain the financial bid only. The financial bid must be submitted in the format as per **APPENDIX B**.

5. The EOI received after the due date and time shall not be considered and shall be returned to the applicant unopened.
6. Patrakar Nagar shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOIs the office before due date and time.
7. All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
8. All Performa forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.
9. Applicant who has any query about this proposal may send their queries through e-mail Id- egroupparch@gmail.com
10. Opening of EOIs: The society will inform the bidders at appropriate date and time.
11. Legal Due-diligence of redevelopment Properties as mentioned shall be submitted along with the Occupation (certificate/ Completion Certificate (in case of build-up floors) shall be mandatory.
12. The Financial proposal submitted by Applicant/Developer shall initially remain valid till 31st December 2022. The validity of offers may be extended with the consent of the Developer.
13. Mere submission of offers/EOIs will not be treated as acceptance/selection of the offer.
14. The Developer will be short listed based on evaluation of offers considering various factors as mentioned in the technical information/ criteria of evaluation.
15. Further, the applicants may note that Patrakar Nagar is not bound to accept the Offer /select the Developer for the redevelopment from the shortlisted offers.

16. The Developer/Applicant should preferably submit EOI directly; else, EOI must accompany an authorization letter duly issued by the Developer in favor of the Person/agency submitting the EOI.
17. In case of Consortium/Joint Ventures all the authorized representatives of such companies/ individuals should sign the EOI documents.
18. An authorization letter in favor of the persons signing on behalf of a company/ individual must accompany the EOI. In case only one person is signing on behalf of all the companies/individual then all such companies/individual shall issue an authorization letter in favor of the person signing the EOI duly attested by Notary.
19. Patrakar Nagar reserves the right to negotiate (through single or multiple rounds of negotiations) the financial Proposal with any or shortlisted or all the intending applicants.
20. The unilaterally revised proposal received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.
21. Conditional EOI shall be rejected.
22. Canvassing in any form will automatically disqualify the EOI

A-7: GENERAL TERMS & CONDITIONS

Procedure for Shortlisting of Developers:

1. Patrakar Nagar shall open & scrutinize the EOIs submitted by the intending Developers/authorized representative taking into consideration the selection criteria.
2. The representatives of Patrakar Nagar may visit the sites for physical verification, location and observe the status of Projects shown as Experience. Suitable vehicle arrangements for this site visit should be made by the developer.
3. Patrakar Nagar subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant including Redevelopment related procedures etc.
4. The application(s) not accompanied by the documents providing eligibility as per the criteria in Annexure-III will be liable for rejection.
- 4.A. Patrakarnagar shall use evaluation matrix as presented in Appendix V in addition to other findings to short list the developer.
5. Patrakar Nagar reserves the right to accept or reject any or all the applications, or Negotiate the financial proposal with any or all applicant or annul this process at any time without assigning any reason for whatsoever reasons.
6. Patrakar Nagar is not bound to give reasons for rejection of any of the EOIs.
7. The decision of Patrakar Nagar in this matter shall be final & binding on all the applicants.
8. The stamp duty and registration charges payable on the Instrument of Memorandum of Understanding, Power of Attorney and/or any other documents towards the redevelopment shall be borne by the Developer.

ARBITRATION:

In case of any dispute or difference arising in relation to meaning or interpretation of the agreement, the authorized official of the Patrakar Nagar and the Developer will address the disputes/ differences for mutual resolution and failing which the matter shall be referred to the Sole Arbitrator appointed by Patrakar Nagar. The provisions of the Arbitration and Conciliation Act, 1996 will be applicable to the arbitration proceedings. The venue of the arbitration shall be at Pune. The cost of the Arbitration proceedings shall be shared equally by both the parties. The decision / award of the arbitrator shall be final and binding.

Jurisdiction:

All disputes arising out of this agreement are subject to the jurisdiction of Courts in Pune.

Site visit and verification of information

Applicants are encouraged to submit their respective EOIs after visiting the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

Amendment to the invitation of EOI

At any time prior to the deadline for submission of the EOI, the P P CHS may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the Invitation of EOI by the issuance of Addenda.

A-8: PREPARATION AND SUBMISSION OF PROPOSAL

Language:

The EOI and all related correspondence and documents in relation to the EOI Process shall be in English language. Supporting documents and printed literature furnished by the Applicant with the EOI may be in any other language provided that they are accompanied by translations of all the pertinent passages in the English language, duly authenticated and certified by the Applicant. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the EOI, the English language translation shall prevail.

Format and signing of EOI

The Applicant shall provide all the information sought under this EOI. The Patrakar Nagar will evaluate only those EOI that are received in the required formats and complete in all respects. Incomplete and /or conditional EOIs shall be liable to rejection. The Proposal shall be typed and signed in indelible blue ink by the authorized signatory of the Applicant. All the alterations, omissions, additions, modifications or any other amendments made to the EOI shall be initialed by the person(s) signing the Proposal

Proprietary data

All documents and other information supplied by Patrakar Nagar or submitted by an Applicant to Patrakar Nagar shall remain or become the property of Patrakar Nagar. Applicants are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their EOI. The Patrakar Nagar will not return any EOI or any information provided along there with.

Correspondence with the Applicant

Save and except as provided in this Request for EOI, the Project Management Consultant or Patrakar Nagar shall not entertain any correspondence with any Applicant in relation to the acceptance or rejection of any EOI.

Contacts during EOI Evaluation

Proposals shall be deemed to be under consideration immediately after they are opened and until such time the Patrakar Nagar makes official intimation to the Applicants. While the Proposals are under consideration, Applicants and/ or their representatives or other interested parties are advised to refrain, save and except as required under the Bidding Documents, from contacting by any means, the Patrakar Nagar and/ or their employees/ representatives on matters related to the Proposals under consideration.

A-9: OUR SPECIFICATIONS

1. Flooring:

1.1 Flooring for common areas:

1.1.1 Parking:- anti-skid designer tiles.

1.1.2 Main Entrance Lobby:- Decorative with Stone Finish.

1.1.3 Common lobbies and passage:- Polished vitrified tiles 800x800mm.

1.1.4 Staircase:-All staircase to have Kota treads and risers.

1.2 Unit Flooring:

1.2.1 800X800 mm Polished Vitrified in rooms, Living and Dining must be of larger sizes. Master Bedrooms with wooden flooring.

1.2.2 Dado tiles:

1.2.2.1 For Toilets: Glazed vitrified dado tiles 600X300 mm, full height with PVC sheet false ceiling. With Antiskid flooring of 600X600 mm

1.2.2.2 For Kitchen:- Dado tiles up to ceiling level, of Kajaria/Nitco/Johnson or equivalent brand.

2. Windows:

2.1 Euro Series Aluminum windows with mosquito net to be provided with adequate ventilation opening and sound proofing.

2.2 Light color granite jambs for all windows.

3. Doors:

3.1 Main door and all internal doors to have mortise locks with three set of keys. Main door Both side veneer finish and designer safety door

3.2 Internal door, both side laminated door (finishing to match main door)

- 3.3 Toilets to have key-less operable cylinders, for mortise locks, openable from outside. Matching to main door, both side laminated door.
- 3.4 All door framed to be plywood frames with laminate finish except main door veneer.
- 3.5 All doors of good quality waterproof type- can use specify frame.

4. Railings:-

- 4.1 Staircase:-Railing to be S.S. modular railing with brush metal finish.
- 4.2 Terrace and Balcony: Railings to be laminated toughened glass and S.S. Modular railing.
- 4.3 Passage:-S.S. modular railing

5. Paint:-

- 5.1 Interior paint: - Low VOC lead (free: water based paint. Preferably from Asian, Nerolac or equivalent.
- 5.2 External paint weatherproof Apex Ultima Protek or equivalent.

6. Electrification, Networking, T.V., Telecom

- 6.1 Adequate Electrical Load and points for each unit- can we by E-load
- 6.2 All electrification concealed With MCB and MCCB.
- 6.3 All electrical switches to be of LeGrand /Arteor or equivalent.
- 6.4 Staircase lights to be motion sensing standard functional LED light on every landing of the staircase. With manual override on and off point from the parking. - it can be auto as well.
- 6.5 Common Lights to be LED.
- 6.6 All LED fitting to be Wipro. Philips. Havel's or equivalent make.

- 6.7 Provision of Electrical shafts and access to shafts is must.
- 6.8 All electrical as well as plumbing panels to be covered with a box with lock
- 6.9 Generator of Kirloskar/Cummins Make or equivalent -common lights on each floor along with elevator working on generator back up. Automatic setting between MSEB &Generator.
- 6.10 Earthling for the complete building to be as per MSEB and consultants specification and should be tested and verified.
- 6.11 Transformer as per corporation/MSEB requirements and to be very well protected and secured.
- 6.12 Common electricity meter, Capacity as per consultant.
- 6.13 LED linings in all common areas including parking.
- 6.14 Adequate security lights to include compound wall
- 6.15 Meter room to house intercom control panel. BSNL/telecom service provider incoming land lines, optical fiber cable provision by BSNL/telecom service provider to be examined.
- 6.16 CCTV to capture entrance gate, parking, driveway, common lift lobbies and common terraces with back-up of one month.
- 6.18 HVAC Provisions to be planned with proper service shafts which are accessible.
- 6.19 All the parking lights should be LED.

7. Plumbing:

- 7.1 Automatic water level controller required. Overhead water tank as per design with sensors and automatic pump circuit.
- 7.2 All piping and pumps used in the plumbing should be of best quality and /ISI mark (can we specify)

7.3 Storage tanks of adequate capacity to be as per PMC norms with necessary water proofing. Necessary separation for fire water, raw water tank, domestic water tank to be considered.

7.4 Existing tube well to be connected to underground water storage tank. A unit for filtering and softening of water from the tube well is needed.

7.5 All warranty of fixtures, switches, lift, plumbing taps or mixers, light fittings, etc. to be with the Society.

7.6 Necessary new water supply connection as per PMC norms

7.7 Good water proofing with chemical treatment for all bathrooms, terraces, balconies and exterior walls.

7.8 Pressurized water supply systems to be employed.

7.9 Single valve to close water supply to each toilet.

8. Lift / Elevator

8.1 Number of lifts to be as per Fire NOC, with one lift shall be goods lift

8.2 If the lift requirement is more than two, One lift to be a goods lift.

8.3 Capacities to depend on building design and planning parameters authorities.

8.4 Brands – Schindler, Otis, Kone, Mitsubishi, ThyssenKrupp or equivalent.

8.5 Lift to have auto rescue device.

8.6 Lift lobby to be 1.5 times the depth of shaft.

8.7 Lifts to be inverter type, with lower power requirement as per latest efficient technology

9. General:

9.1 A community space is to be constructed as integral part of the proposal.

9.2 Covered Parking as per PMC' norms (per tenement) or minimum of 1 for car and 2 for two wheelers (per tenement) whichever is higher to be provided free of cost. Parking bay to be of 2.5m x 5m. Electric charging points to be provided.

9.3 Rain water harvesting as per PMC norms to be provided.

9.4 Provision of composting or any other method for wet garbage disposal is required.

9.5 Tremix Concrete Internal Roads in the society.

9.5 Even if it becomes necessary to accommodate entire parking as per PMC norms mechanical car parking to be avoided.

9.6 Community Hall with adequate sanitation provision to be considered in the society complex.

9.7 Furnished Office for society with attached toilet, approx. 200 sq.ft. Also a small store room-for society needed, approx. 150 sq.ft.

9.8 One room with toilet (separate WC and bath) for servants/security staff on the ground floor with a wash basin outside the toilet.

9.9 Gymnasium to be provided.

9.10 Name plate board and good quality letter boxes in the main lobby.

9.11 Entrance and exit gate to be only one. It should be sliding. The gate must have decorative arch with Society's name prominently displayed with adequate lighting.

9.12 Landscaped Garden to be provided for the society which will include recreational facilities such as children play areas, Gymnasium etc.

9.13 Elegant entrance lobbies to be provided.

9.14 Each flat, at least for current members, must be open from at least three sides for proper ventilation and natural light

10 Miscellaneous:

10.1 Two car washing points be provided with compressor.

10.2 One wash basin on the terrace.

10.3 Staircase to be spacious enough with minimum free width as mentioned in UDCPR for easy transportation during emergency.

10.4 All drawings like PMC approved plans, working, structural, plumbing and electrical as built drawings shall be provided by the developer.

10.5 Anti pest treatment at the time of building construction.

10.6 Building will be earthquake resistant as per structural code by structural designer.

10.7 Fire fighting system as per NBC norms/PMC NOC

10.8 Floor to floor height-3.05m clear (inside a flat) height minimum.

10.9 Electrical Charging points for Car Parks.

11 Surroundings:

11.1 All existing trees are precious. As far as possible no trees are to be cut.

11.2 The trees to be enclosed in a flower bed, brick wall about 2'6"ft, height to run parallel to the compound wall high to serve as flower bed.

11.3 New trees, if required (as per PMC tree policy) to be of indigenous variety.

11.4 Compound wall of 1.80 meter height (as per UDCPR 2020) with additional safety if required

11.5 Eco-Friendly Measures: Roof top solar panels for electricity generation integrated with MSEB power supply with net metering. Power for Common lighting and for lifts to be drawn from this.

11.6 Proper arrangements for treatment of solid waste.

11.7 Solar pumps to lift water from tube well and from ground floor tank to terrace tank

12. Additional Points:

12.1 Building should be 4 star or 5 star Griha rated green building.

12.2 Building construction and construction process to confirm to NBC norms.

12.3 Lower tank as per design with Fire Hydrant System

12.4 Automatic bore well pump with appropriate connection to the lower tank.

12.5 Fire fighting and Hydrant system With Fire Department NOC

12.6 Two Cabins for watchmen. A room for drivers and watchmen with a toilet block in parking to be provided.

12.7 Name plate board besides the elevator entrance and Main Door

12.8 Garbage/Waste disposal unit as per Pune Municipal Corporation's guidance. Holistic approach is required for the solid waste treatment.

12.9 Amenity Space for offices to be provided.

12.10 Road facing compound wall to be impressive to add to the building elevation.

12.11 Specifications will be verified and certified by an independent consultant.

Note: These are primary specifications and can be changed by mutual consultation between Patrakar Nagar (its appointed architect) and the Developer.

PART B: PROPOSAL DETAILS

B-1: PROPOSAL BY DEVELOPER

The proposal shall be submitted as under-

- 1) Information about the Developer of a General Nature: - As per APPENDIX. "A" attached. To be submitted in a separate envelope appropriately marked on the cover
- 2) Financial Bid: - As per APPENDIX "B" attached. To be submitted separately in an envelope appropriately marked and sealed named FINANCIAL BID.
- 3) Technical Bid: - As per APPENDIX "C" attached. To be submitted separately in an envelope appropriately marked along with APPENDIX "A" both in one sealed envelope named TECHNICAL BID.
- 4) All of the above to be put in one envelope, sealed and hand delivered to the "Chairman/ Secretary", Pune Patrakar Sahakari Griharachana Sanstha Ltd.

B-1.1: APPENDIX "A"

Information about the Developer

1. Name of the Developer:
2. Name, Designation and contact information of person to be contacted:
3. Constitution: Individual / Proprietor / Partnership / Pvt Ltd (with names)
4. Work experience:-

	REDEVELOPMENT PROJECTS COMPLETED	OTHER PROJECTS
Name of Project		
Year of Completion		
Total Construction area (SQFT)		
Ongoing projects		
Upcoming projects		
Names of reference persons for completed and ongoing projects	Project Name	Reference
Please provide telephone / Mobile numbers		

5. Name of the Architect for the proposed development.
6. Name of principal Bank and branch.
7. Registration/affiliation to any organization (MBVA/AHSA/CREDAI/ISO etc.)
8. Company profile (Strength of staff with flow chart/detailed information)
9. Any other relevant information.

Note: - Please attach extra sheets as required. The document must bear the seal and signature of the authorized person.

B-1.2: APPENDIX. "B" – TO BE GIVEN ON LETTER HEAD**Financial Offer**

Sr. No.	Description	Offer From Developer / Pre Conditioned by Society
A	General	
1	1.1 Name and Branch of the Bank that will be used by the Developer for transactions related to this project 1.2 Name & Contact No. of the Branch	
B	Financial Offer	
2	2.1 The carpet area for Patrakar Nagar Patrikar Nagar is to be given existing carpet plus additional area free of cost. This should be specified by the developer (All parameters of Real Estate Regulatory Authority -RERA) and Real Estate Regulation and Development Act, 2016, will be applicable.	Existing Carpet areas of Patrikar Nagar as mentioned in Feasibility report sq.ft. Additional carpet area offered to Patrikar Nagar will be sq.ft.
	2.2 Rate for additional area if required by the members. Specify the maximum additional area that can be given.	Rs./- per sqft. (Figs. Rs. per sqft Maximum Additional Area Offeredsqft.
	2.3 Rate for surrender of area if desired by any of the members or due to some technical reasons accepted by Patrikar Nagar and concerned member.	Rs./- per sqft. (Figs. Rs. per sqft
3	3.1 Covered car parking per existing member with Visitors Parking	Will provide per member as follows Nos. In Figs. For Four wheeler

		Nos. In Figs. For Two wheeler
	3.2 Two wheeler parking as per PMC norms.	Shall be provided.
	3.3 Visitors / Guest Parking for Patrakar Nagar	 Nos. In Figs. Four wheeler Nos. In Figs. Two wheeler
	3.4 Rate for additional parking (four wheeler) if required by the members.	Rs./- (In figs. Rs.)
4	Furnished office, store room and Community hall for Patrakar Nagar. with attached toilets and guest Rooms as mentioned earlier. Also one room with attached toilet and wash basin outside on the ground floor for security staff / servants	Will provide Area for Officesqft. with attached toilet Store roomsqft. Recreation Hall sqft. With attached pantry and toilet. Guest Roomsnos. Ground floor servants room with attached toilet.sqft
5	Project completion period in months from the date of award /demolition of Buildings	
6	Dislocation Compensation	
	6.1 Rent (per month) for Residential from date of demolition to final possession of new redeveloped flats and percentage rise per year. Rent for Extended period of Construction (if required)	Specify rate in Rs. Per sq.ft / per month (members existing carpet area as per page no. 64) Specify Total period..... Percentage Rise per year..... for Extended period..... Mode of Payment.....
	6.2 Refundable Deposit for alternative stay, per tenement (In Rs.) OR Advance payment of Rent	Specify rate in Rs..... per sq.ft
	6.3 To and from logistic charges per	To and From :-

	flat owner (In Rs.)	Rs./-
7	7.1 Corpus fund to be paid to the society for existing members by the developer (In Rs)	Per member Rs./- In figures Specify at what stage of the project.....
	7.2 Compensation per member for interior work to be done in his new premises prior to occupation (Betterment charges – One time)	Per Member Rs. per sqft. of existing carpet area In figures Specify at what stage of the project
	7.3 Corpus fund to be paid by developer for New Members admitted. (In Rs.)	Per Member Rs./- In figures Specify at what stage of the project
8	Bank guarantee by nationalized bank. For Temporary Accommodation cost and Total Project Cost. Specify in Rs. & Figs). (Not to be less than 20% of the estimated project cost).	For Temporary accommodation .Rs For Total Project Cost Rs Effective Stage
9	Defect liability period (As per RERA act 2016)	I agree to give warranty for building for a period of Five Years from date of handing over under which repairs for defective construction to be made free of cost.
10	Performance guarantee	Rs.Lakhs In figs
11	Legal Costs	I agree to bear stamp duty, registration charges and legal charges for members & developer

1. Patrakar Nagar is hereby authorized to make enquiries as it deems fit from my Bankers and reference persons named by me.

- 2. Certificates:-** I have read your EOI and understood all conditions and agree to abide by the same except where I have specifically in writing requested for specific modification and have been granted the same by Patrakar Nagar. I further confirm that all information sought by you has been provided and it is true and correct to the best of my knowledge and understanding.
- 3. Conflict of Interest:-** None of the Developers "shall have "conflict of interest"" in the captioned project i.e. he /she or any of his partners/Directors shall not be related to any one from the Managing Committee or any office bearer in Pune Patrakar Sahakari Griharachan Sanstha. Refer to Para 12 of the Govt of Maharashtra GR dated 04 JULY 2019 laying down guidelines for redevelopment projects.
- 4. Documents Attached :**
- 4.1 Net worth certificate from CA and solvency Certificate of rupees 100 CR from bank needed from Firm / Company and of Directors/Partners/ Proprietors.
- 4.2 Credit rating by a third party agency if available.
- 5.** Validity of this offer is till March 2023

Signature

To be signed with office seal and name of the signatory on each page by the authorized person. Will be submitted in a sealed envelope marked "Financial Bid".

B-1.3: APPENDIX "C" – TO BE SUBMITTED ON LETTER HEAD

TECHNICAL OFFER

Information for Evaluation of offer

1. For proper evaluation of this offer following information is submitted which gives my broad plan for redevelopment. The detail architectural drawings etc. shall be submitted after receiving the "go ahead" signal from the society.
- 1.1 We propose to construct..... building/s.
- 1.2 The building/s to have..... floors with Carpet area and proposed number of tenements per floor will be as under :- (Please insert a Table to indicate this data.
- 1.3 We Propose to provide covered garages on stills on..... floors or use mechanized parking consuming total offloors. Or have a combination of both (Please describe).
- 1.4 Recreation area is proposed to be provided on floor.
- 1.5 Proposed height of buildings _____

(You may add any additional information if in your opinion it will bring more clarity about your plan.)

2	TECHNICAL OFFER
2.1	Specifications as given out in Section 8 of the EOI have been read by me and understood. The same shall be adhered to in the letter and spirit except as stated in attached sheet. (Please attach separate sheets giving modified specifications and reasons for modification.)
2.2	It is understood that the property (the plot) is not transferable and will be handed over only for redevelopment on terms and conditions laid down by Patrakar Nagar. No title transfer or Mortgage of land will take place.
2.3	Terrace of New Buildings will be exclusively owned by the Society
2.4	Planning and construction of the project will be executed completely according to existing rules and regulations in force by concerned authorities.
2.5	I understand that I can avail of TDR / additional FSI as per existing rules. Any

	future additional TDR or FSI will be the property of the Society.
2.6	Building Plans for approval will be submitted after obtaining written consent of the society. And further approved plan a written consent will be obtained from the society before the same is submitted for obtaining sanction.
2.7	I understand that the society will be appointing a project consultant in terms of GR of Govt. of Maharashtra and I agree to fully cooperate with the consultant so appointed.

Signature and stamp

Name of Signatory

Name of applicant

ANNEXURE-I
ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT /
AUTHORISED REPRESENTATIVE OF COMPANY / INDIVIDUAL

To,

The Chairman,

Pune Patrakar Sahakari Griharachana Sanstha

Pune

Sir,

Sub: "Expression of Interest" FOR Redevelopment AT PATRAKAR NAGAR

IN RESPONSE TO YOUR ADVERTISEMENT

I/We have received the document for submission of EOI for the redevelopment project from the office of the Society/Architect. I/We hereby unconditionally accept the Terms and conditions in its entirety for the redevelopment of the Patrakar Nagar property. I/We understand that Patrakar Nagar intends to have the redevelopment of the said premises/plot after due diligence of the offered site/location & related documents in the manner Patrakar Nagar may deem fit. We have noted the contents of request of EOI document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the terms and conditions in its entirety, it is not permissible to put any remark(s)/condition(s) (except unconditional rebate on price, if any) in the EOI enclosed in the respective Envelope and We have followed the same in the present case.

The required confirmation is as per format (ANNEXURE-II) is enclosed herewith.

Thanking you,

Yours faithfully,

Signature of applicant

Name with seal

ANNEXURE – II

ORGANIZATIONAL STRUCTURE

S.No.	Particulars	
1.	Name and address of applicant with Telephone / Mobile No., Fax No.& E-Mail	
2.	Legal status of the applicant (attach copies of original documents defining the legal status) (a) A Proprietary Firm. (b) A firm in Partnership. (c) A Limited Company (Private or Public) or Corporation. (d) Individual (e) Consortium	
3.	Name of Directors/ Partners with their addresses, Telephone numbers, Fax, Email.	
4.	Name & Designation of individuals authorized to act for the Organization.	
5.	Name/ Designation & Tel No of the person to be contacted in for clarification, if required	
6.	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law, If so, give details. Also provide the details of ongoing court cases	
7.	Other details: a) PAN b) GST Reg. No. (Copies to be enclosed)	
8.	Any other information considered necessary but not mentioned above.	
		Signature and Seal of Applicant

Note: In "other details" if any of the registration/clearance is not applicable/exempted/not available, the applicant should be submitted on affidavit/undertaking stating that the same will be obtained before participating in EOI/award of work.

Signature _____ Name _____ Seal _____

ANNEXURE III - TO BE SUBMITTED ON LETTER HEAD

ELIGIBILITY TECHNICAL CONFORMATION OF THE APPLICANT FOR THE EOI.

The estimated project cost as referred to in the following table should be considered as INR 400 Crores.

S.No.	Criteria	Specific Requirement	Documents required	Details of meeting the criteria and the Proofs submitted by the applicant
1.	Applicant Entity	Legal entities duly registered Under Companies Act 1956 / 2013, or, public / semi-public entities which are Financially autonomous, or Partnership Firm, or Proprietary Concern or a Consortium of maximum 3 partners (each partner to be from the above mentioned entity types.	Certificate(s) of incorporations	1. 2. 3. 4. 5.

2.	Development Experience	Constructed / Developed / Successfully during the last 5 (five) years in Category 1 or 2 : a. Three works each costing not less than 40% of the estimated cost of project (or) b. Two works each costing not less than 60% of the estimated cost of project (or) c. One work Costing not less than 80% of the estimated cost of project. Category 1: Residential Project Category 2: Redevelopment	Self-attested certificates / registrations / copy of documents to establish the past experience to be enclosed as per Annexure Enclosed . MOU of the consortium clearly specifying the role and area of specialization of the individual partners should be submitted.	Criteria met by the applicant: (tick whichever is used) a. b. c. Name of projects for meeting eligibility criteria 1. 2. 3. List of Proofs submitted with the EOI Project 1. a b c d Project 2. a b c d Project 3. a b c d
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3.	Financial Criteria			
	Net Worth	The net worth of the entity shall be a minimum of Rs 300 Crores as on 31st March 2022	Certificate(s) from statutory auditors of the Applicant	Applicant Net Worth as on 31st March 2022: INR _____ Auditor certificate enclosed: Y / N
	Turnover	The applicant/lead partner (in case of consortium) shall have Average Annual turnover of at least Rs 300 Crores during the last four FYs (2018-19, 2019-20, 2020-21 and 2021-22)	Annual Audit Reports with all financial statements for last 4 years	Turnover figures for Financial Years: FY 18-19: INR _ FY 19-20: INR _ FY 20-21: INR _ FY 21-22: INR _ Average Annual Turnover of above 4 years: INR _____
4.	No Barring Certificate	Any entity which has been barred, by any public/semi-public agency / Central / State/Local Government, and the bar subsists as on the date of Application, would not be eligible, either individually or	Undertaking by the authorized signatory of the applicant as well as all members of consortium	Do you meet this requirement? Y / N Have you attached the undertaking to this effect? Y / N

		as member of a Consortium		
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Note: The EOI submitted by the applicants not meeting any of the above criteria shall be rejected and these applicants shall not be considered for further short listing.

Signature and stamp

Name of Signatory

Name of applicant

ANNEXURE IV: FORMAT FOR SUBMISSION OF EXPERIENCE IN REAL ESTATE

S.No.	Project Name	Address of the Project	Project started On	Project completed on / Ongoing	Approx. area of developed / redeveloped Plot and Total Built up Area	No. of Units completed (residential flats / other units)	RERA Certificate
	Real estate development projects						
	Redevelopment projects						

Note:

1. The sheets for additional (beyond those used for fulfilling eligibility criteria) experience in development of Real estate and experience in Re-development shall be submitted in the above format. Completed and ongoing projects can be mentioned here.
2. The experience of the same banner/group companies/entities may be submitted.
3. In case of Projects yet not completed the necessary stage to be mentioned.
4. In case of Society redevelopment, the reference details shall be provided separately.

ANNEXURE V
MATRIX FOR EVALUATION OF EOIs

Set	Parameter	Marks			
		5	3	1	0
Track Record	Completed infrastructure Projects	> 10	> 7	>5	<5
-	Completed redevelopment Projects	>5	>3	>1	1 or less
	Timely completion of projects	100%	75%	50%	<50%
-	Specially recognized projects with certifications	-	-	-	-
-	Testimonials and appreciation letters from clients submitted with EOI	>7	>5	>2	2 or less
-	Two references for occupants from completed works	Submitted	-	-	Not submitted
-	Two references from persons who know you professionally for more than 10 years	Submitted	-	-	Not submitted
Financial record	Annual turnover last 3 years	>500 Cr every year	>500 Cr for 1 or 2 years	>300Cr every year	<300 Cr for any year
-	Net profit before tax for last 3 Years	> 20 %	> 18 %	> 15%	< 15%
	Debt: Equity Ratio	<= 1:1	>1:1	>2:1	>3:1
-	PAN of the company	Submitted			Not submitted
-	PAN of the directors /partners	Submitted			Not

	proprietor		-	-	submitted
-	GST certificate	Submitted	-	-	Not submitted
-	ITR for 3 years	Submitted	-	-	Not submitted
-	GST returns for 3 years	Submitted	-	-	Not submitted
-	Names and addresses of all bankers	Submitted	-	-	Not submitted
-	Details of availed financial and non-financial facilities from the banks	Submitted	-	-	-
-	Solvency certificate of 100 Crores from own bankers	-	-	-	-
-	Other Institutional fund investments, including foreign, in the developer company	Yes	No	-	-
Team Profile	Number of permanent employees on the roll	-	-	-	-
-	No. of technically qualified personnel on the roll	-	-	-	-
Good Governance	Valid ISO 9001-2015 (Quality)	Yes	No	-	-
-	Valid ISO 14001-2015 (Environment)	Yes	No	-	-

ANNEXURE VI
**FORMAT FOR DECLARATION BY THE APPLICANT FOR NOT BEING
BLACKLISTED/DEBARRED**

(To be submitted on the Letterhead of the Bidder)

To

Chairman,

Pune Patrakar Sahakari Griharachana Sanstha

Patrakar Nagar, off Senapati Bapat Road, Pune 411016

Subject: Declaration for not being debarred / banned / black-listed by Central / any State Government department in India or held responsible for incomplete real estate Project in Maharashtra by any judicial / quasi-judicial authority as on the date of submission of the EOI

Invitation of EOI Reference No:

Dear Sir,

I, authorized representative of _____, hereby solemnly confirm that the Company _____ is not debarred / black-listed by any

Central / State Government / PSU entity in India for unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason as on last date of submission of the EOI.

I also confirm that, the Company is not being held responsible or liable by any judicial or quasi judicial authorities for delay in the real estate development project on the grounds of unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason delaying any such development Project or non completion of the Project as such.

In the event of any deviation from the factual information/ declaration, Patrakar Nagar reserves the right to reject the Proposal or terminate the Contract without any compensation to the Company.

Thanking you,

Yours faithfully,

Signature of Authorized Signatory

(with official seal)

Date:

Name:

Designation:

Address:

Telephone & Fax:

E-mail address:

FORMAT FOR POWER OF ATTORNEY

[To be executed on non-judicial stamp paper of the appropriate value in accordance with relevant Stamp Act. The stamp paper to be in the name of the company who is issuing the power of attorney]

Know by all men by these presents, We _____(Name of the Applicant and address of their registered office) do hereby constitute, appoint and authorize Mr. / Ms. _____(name and residential address of Power of attorney holder) who is presently employed with us and holding the position of as our Attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Proposal for the Expression of interest for Redevelopment of Patrakar Nagar, including signing and submission of all documents and providing information / responses to the Patrakar Nagar representing us in all matters _____, and generally dealing with the Patrakar Nagar in all matters in connection with our EOI for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

For _____

Name:

Designation:

Date:

Seal:

Time:

Business Address:

Accepted,

(Signature) (Name, Title and Address of the Attorney)

NOTE:

1. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the Re- development of Patrakar Nagar
2. Executants and when it is so required the same should be under common seal affixed in accordance with the required procedure.
3. The Power of Attorney shall be provided on Rs.500/- stamp paper.
4. The Power of Attorney should be supported by a duly authorized resolution of the Board of Directors of the Applicant authorizing the person who is issuing this power of attorney on behalf of the Applicant.

Lead Member has to submit the Power of Attorney in favor of Authorized signatory in below given format in case of Consortium.

POWER OF ATTORNEY FOR LEAD MEMBER BY CONSORTIUM MEMBER

Patrakar Nagar has invited proposal from interested companies for "Redevelopment of Patrakar Nagar" ("Project").

Whereas, _____ and _____s(collectively the "Consortium") being members of the Consortium are interested in offering for the services in accordance with the terms and conditions of the Invitation for EOIs and other connected documents in respect of the Project, and; Whereas, it is necessary under the EOI document for the members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's EOI for the Project.

Whereas, we have decided that M/s _____ shall be Lead Member of this Consortium.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, _____ having our registered office at _____ (Here in after referred to as the "Member") do hereby designate, nominate, constitute, appoint and authorize _____ having its registered office at _____

_____ being one of the members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the "Attorney"). We hereby irrevocably authorize the Attorney (with power to sub- delegate) to conduct all business for and on behalf of the Consortium and any one of us during the Bid process and, in the event the Consortium is awarded the Contract, during the execution of the project, and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the selection of the Consortium, including but not limited to signing and submission of all Applications, Proposals and other

Documents and writings, participate in pre-proposal and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of Bid of the Consortium and generally to represent the Consortium in all its dealings with the Patrakar Nagar and/or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium's proposal for the above Project and /or upon award there of till the Contract Agreement is entered into with the Patrakar Nagar.

And hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things for the Re-development of Patrakar Nagar – Residential Project.

lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/Consortium.

IN WITNESS WHEREOF WE THE MEMBER ABOVE NAMED HAVE EXECUTED THIS
POWER OF ATTORNEY ON THIS _____ DAY OF _____ 20

For _____

(Name & Title)

Witnesses:

1. _____

2. _____

(To be executed by the Member of the Consortium)

Note:

1. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants and when it is so required the same should be under common seal affixed in accordance with the required procedure.
2. Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

DISCLAIMER

About Pune Patrakar Nagar co-operative Housing Society Ltd. :

The following are the key facts about the Society:

1. The Society has been registered U/s. 9 (1) of the Maharashtra Co-operative Societies Act, 1960 and sub-classified u/s 12 (1) read with rule 10 (1) of the Maharashtra Co-operative Societies Rules, 1961 as 'Tenant Co-partnership'.
2. The land of the Patrakar Nagar has been allotted by the Office of District Collector, Pune to the Society for its 102 members.
3. The Society had caused constructions of tenements as per the terms and conditions laid down by the District Collector, Pune in its Allotment Letter.
4. The Society then has also allotted the said tenements to its 102 members as per the terms and conditions of the allotment by the District Collector, Pune.
5. The Society with the consent of its members have caused the additional constructions for the said tenements from time to time by availing the FSI as per the then existing rules and regulations of the concerned authorities.
- 6. The land has been classified as Occupant Class II. The name of the Society has been mutated in the revenue records.**

About EOI

This EOI is an invitation of request for proposal for redevelopment of Pune Patrakar Sahakari Griharachana Sanstha, Sindhu Bldg, Patrakar Nagar off Senapati Bapat Road, Pune. No contractual obligation whatsoever shall arise from this EOI process unless and until a formal contract is signed and executed by duly authorized persons of the society with the selected Builder/ Developers. The information contained in this EOI document or subsequently provided to developers, whether verbally or in documentary or any other form, by or on behalf of the Society and/or authorized person or any of its employees or advisors, is provided to offer on the terms and conditions set out here and such other terms and conditions subject to which such information is provided. This EOI Document includes statements, which reflect various assumptions and assessments arrived by the society as per the information received in relation to the redevelopment of the society. The assumptions, assessments, statements and information contained in this EOI document may not be complete, accurate, adequate or correct. Each developer should therefore, conduct its own

investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EOI document and obtain independent advice from appropriate sources. The society also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from freelance of any developer upon the statements contained in this offer Document. The Developer shall bear all its costs associated with or relating to the preparation and submission of its Application and offer including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the society or any other costs incurred in connection with or relating to the redevelopment offer. All such costs and expenses will remain with the developer and the Patrakar Nagar shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a developer in preparation or submission of the Application and offer, regardless of the conduct or outcome of the EOI Process.

REDEVELOPMENT OF PATRAKAR NAGAR: FEASIBILITY STUDY

CTS.NO.3024, S.No. 270/2/2/B
18/336 Janawadi, Gokhale nagar Parisar,

Index

- **Need of the project**

- **Site and context:**

- Project Fact
- Feasibility Consideration
- Ready Recnor Rate
- Sanctioned layout of plot
- Carpet Area Statement of Existing Owners

- **Feasibility Working**

- F.S.I. statement
- Construction area statement
- Contour Map
- Certificate of Registration
- Property card

Need of the project

Keeping pace with the changing time and benefitting towards adapting to certain trends and necessity for modern day living is must. A house is a basic necessity and it has been of prime concern to allow change in cultural context and incorporate modifications in our modern day living.

Space in the city limit has remained same but the context has changed, thus we need to introspect and work out a systematic approach in bringing the thought of adaptation and redevelopment. Our house/property purchased a few years ago has given us all the necessary support we intended from it. Now with progression of time need of transforming our lifestyle would not only benefit the existing owner but will also is a value added asset to the future generation.

PROJECT FACT

Property Details for :

PUNE PATRAKAR SAHAKARI GRIHARACHANA SANSTHA MARYADIT

a) Address:	Block No.2, S.No.270/2A+2B/1, Bhamburda, Pune
b) Type	Co-Op Housing Society Ltd.
c) Ownership	Pune Patrakar Sahakari Griharachana Sanstha Maryadit.
d) Developer	To be selected
e) Approval	SEO/0282/06/424 dated 24.02.2005
f) As per Sanctioned Layout Plan	12,241.63 sq.mts.
g) Completion	Entire completion received

Feasibility Considerations

Notes:

A. Zone: Residential

B. TDR: Allowed

C. Road Widening:

- a) Abutting on existing 15 mtr road. Road widening upto 18 mtrs. proposed**
- b) FSI Calculations based on 15.0 mtrs to 24.0 mtrs. wide road chart.**
- c) All areas derived as per sanctioned layout and society record chart.**

Table 6 G								
Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations			For remaining authorities/areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9 m.	1.10	--	--	1.10	--	--	1.10
2	9 m. and above but below 12 m.	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12 m. and above but below 15 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15 m. and above but below 24 m.	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24 and above but below 30 m.	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30 and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

READY RECNOB RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year

20212022 ▼

Annual Statement of Rates

Language

English ▼

Selected District

पुणे ▼

Select Taluka

हवेली ▼

Select Village

शिवाजीनगर (भांबुडी) ▼

Search By

☐ Survey No ☒ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	18/336-जनवाडी व गोखलेनगर परिसर	28700	60680	76530	113600	0	चौ. मीटर
SurveyNo	18/337.1-मॉडेल कॉलनी, अशोकनगर, भोसलेनगर, आय.सी.एस.कॉलनी व परिसर टी.पी.स्कीम नं.1	64270	106320	140890	207320	0	चौ. मीटर
SurveyNo	18/337-मॉडेल कॉलनी, अशोकनगर, भोसलेनगर, आय.सी.एस.कॉलनी व परिसर	64270	106320	140890	207320	0	चौ. मीटर
SurveyNo	18/338-वडारवाडी	16250	43860	58040	76110	0	चौ. मीटर
SurveyNo	18/339.1 - वेताळ व चतुर्भुंगी टेकड्यांची रांग, गणेशखिंड रोड, चतुर्भुंगी रोड, फॅग्युसन रोड व फॅग्युसन हिल्स यामधील उर्वरित क्षेत्र टी.पी.स्कीम नं.	42520	87610	113540	177050	0	चौ. मीटर
1 2 3 4 5 6 7 8 9 10							

3044 , 3025 , 3026 , 3024 , 2700 , 3023 , 3022 , 3021 , 3019 , 3018 , 3017 , 3004 , 3016 , 3020

Survey Number

Fig. 7: Ready Recnor Rate chart

SANCTIONED LAYOUT

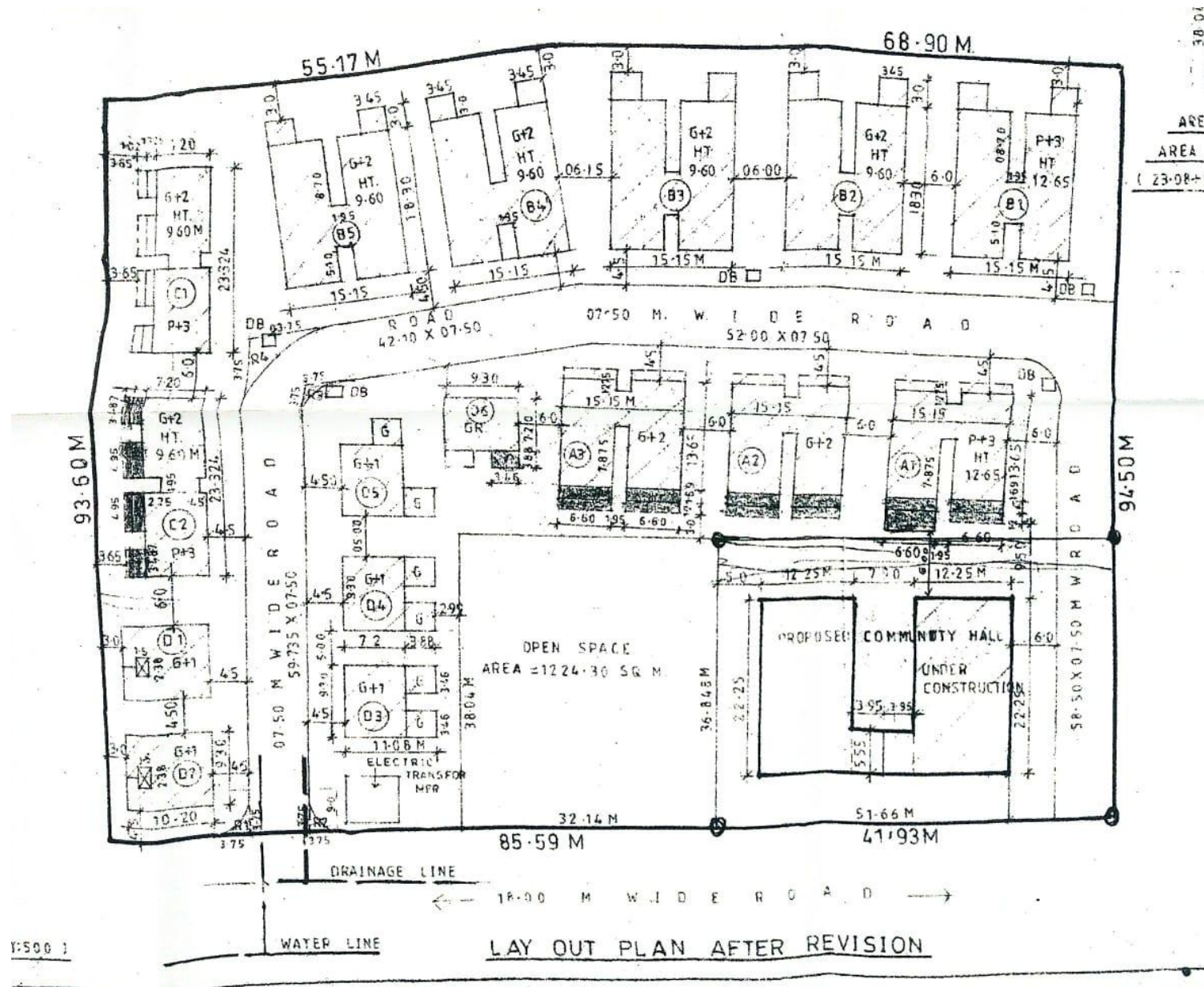


Fig. 8: Sanctioned Layout of plot

Building Carpet Areas for feasibility calculations

Present area under possession of members		
(Construction as per Layout of 1979 + 120 sq.ft)		
1000 sq.Feet Flat - Ground Floor	1172 x 4	4688
A1 TO A3 -First & Second& Third	1206 x 14	16884
875 sq.Feet Flat - Ground Floor	1026 x 2	2052
C1 TO C2 -First & Second & Third	1062 x 10	10620
665 sq.Feet Flat - Ground Floor	821 x 10	8210
B1 TO B5 -First & Second	855 x 20	17100
545 sq.Feet Flat - Ground Floor	685 x 10	6850
B1 TO B5 -First & Second	716 x 20	14320
774 sq.Feet Duplex Flats	894 x 12	10728
D1 TO D6		
		91452
Society office + Toilet	400 x 1	400
Samaj mandir		5500
Area with Patrakarnagar		97352

Samaj Mandir Area Of 5500 sq.ft. is Constructed.

Total Carpet Area = 97352 sq.ft. as per chart
Based on sanctioned record plan of 1992

POTENTIAL AREA CALCULATIONS

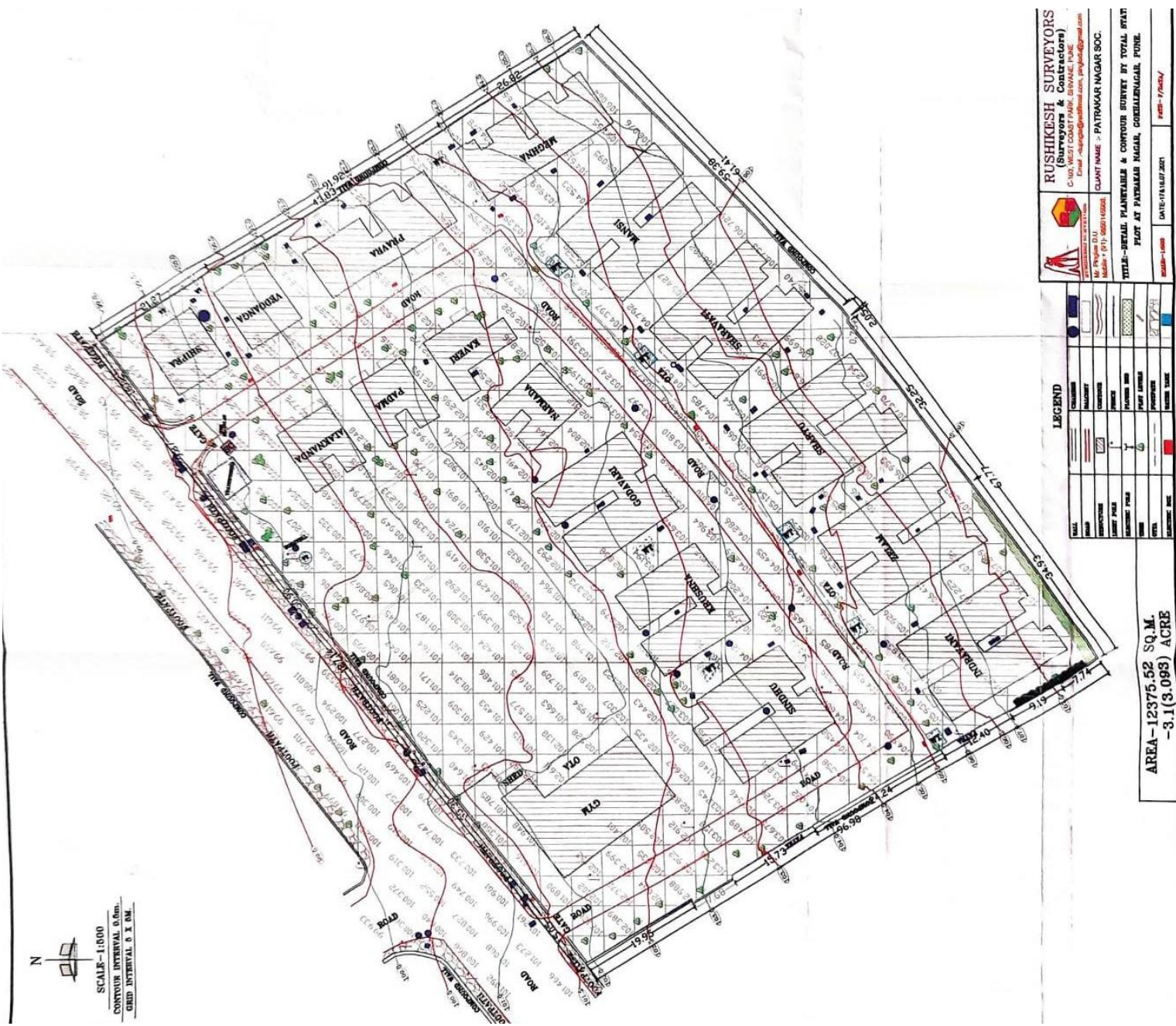
F.S.I. Statement as per UDCPR

PATRAKAR NAGAR AS PER UDCPR

Sr.no	F.S.I. calculations	In Sq m	In Sq ft	Remark
1	Area of Plot	12241.63	131,768.90	As per Sanctioned Drawing and layout
2	area under road	191.25	2,058.62	1.5mtrs. Road widening for 18 mts road
3	Net Plot	12050.38	129,710.29	(Sr.No.1 - Sr.No.2)
4	Deductions		-	(300+205.04)
5	Open Space (10%)	1205.04	12,971.03	Mandatory open space (10% of Sr.No.3)
5.1	Amenity Space	0.00	-	No Amenity space required upto 20000 sq.mtrs.
6	Net Plot Area	12050.38	129,710.29	Net Plot Area for FSI consideration
7	Basic F.S.I.	13255.42	142,681.31	1.1 as per current UDCPR
8	Add for		-	
9	TDR 90% of Gross Plot	11017.47	118,592.01	90% for plots abutting on road of 15mts to 24 mtrs.
10	Road widening	382.50	4,117.23	2 times the road widening area in Sr.No.2
11	Premium F.S.I.(50%)	6120.81	65,884.45	50% for plots abutting on road of 15mts to 24 mtrs.
12	Total Addition	17520.78	188,593.69	addition of Sr.no. 9+10+11
13	Total potential add. FSI	17138.28	1,84,476.46	Addition of 9+11
14	Total FSI	30393.70	327,157.77	Addition of Sr.No. 7+9+11
15	Max. Building potential	30604.07	329,422.25	Max 2.50 of Net Plot Area in Sr.No.1
16	Max. Permissible	30393.70	327,157.77	
17	F.S.I. On Plot possible	30393.70	327,157.77	Maximum potential FSI available

Conceptual Construction Area Statement

PATRAKARNAGAR CHS CONCEPTUAL CONSTRUCTION AREA AS PER UDCPR				
Sr.no	Construction Area Calculations	In Sq m	In Sq ft	Remark
1	FSI on Plot	30393.70	327,158	Total FSI potential
2	Additions		-	
3	Add 60% for Ancillary	18236.22	196,295	60% ancillary area FSI allowed with subject to
4			-	payment of premium.
5			-	This ancillary FSI consists of Balcony, Terrace, Passage
6			-	Staircase, Lift and Cupboard projects.
7	Add Parking (1.25 Times Net plot)	15062.97	162,138	Double level parking with stack provision considered
8	Add 5% for Amenities	911.81	9,815	Ancillary support and amenity areas
9	Total Additions	34211.00	368,247	
10	Total Construction Area	64604.70	695,405	Construction area considered for costing



GOVERNMENT OF MAHARASHTRA

(13)

C E R T I F I C A T E O F R E G I S T R A T I O N

It is hereby certified that the Pune Patrakar

Sahakar1 Gr1ha Rachana Sanstha Mydt., 68 Shaniwar
Peth, Poona-2, has been registered under Section
9(1) of the Maharashtra Co-operative Societies, Act
1960 (Maharashtra XXIV of 1961) under registration
under PN/HSG/658 .

The Society has been classified as Housing
Society sub-classification Tenant Co-partnership
under Section 12(1) of the said Act read with Rule
10(1) of the Maharashtra Co-operative Societies
Rules, 1961.

pm

Assistant Registrar,
Co-operative Societies, (II) Poona.

Place Poona

Date 19 Jan. 1971.

TRUE COPY

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उपनिबंधक

सहकारी संस्था, पुणे शहर (१), पुणे

महाराष्ट्र शासन

मालमत्ता पत्रक

गाव/पेठ : मांबुर्डा	तालुका/न.मु.का. : नगर म्हापन अधिकारी, क. १ पुणे	54433
नगर म्हापन क्रमांक	विट.प्लॉट नंबर	जिल्हा : पुणे
३०२४/१२	१२१००.००	आसनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
		जिल्हाधिकारी पुणे यांचेकडील क्र.पी.आर.९१२२/०/दि.८-११-७७ अन्वये दि. ३१ सार एकम रु. १३४६.८० वसविलाह. मु. दि. २-४-९१ अखेर

सुविधाधिकार

हक्काचा मुल धारक

वर्ष :

पट्टेदार

इतर भार

इतर कोर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(स) किंवा भार	साक्षात्कृत
०८/१०/१९८२	विनोदी झालेने १३१०६९ चौ. फूट एलॉक		पुणे पत्रकार को ऑपरेटिव्ह होसिंग सोसायटी	सही- ०८/१०/१९८२ न.मु.अ.क्र.१, पुणे
२४/०३/१९९२	नवीन गेट हिस्से झालेने नवीन मिळकत पत्रीका तयार केली			सही- २४/०३/१९९२ न.मु.अ.क्र.१, पुणे
२८/०४/२००५	परिपत्रकानुसार - मा. जमाबंदी आयुक्त आणि संचालक, मुनि अमिलेख (म. राज्य) पुणे यांचेकडील पत्र क्र. /मा. मु. १ / मि. प. अक्षरी: गेट / २००५ दि. १६/०३/२००५ रोजीचे परिपत्रकान्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र - बारा हजार एकशे चौ मो			प्रमाणे सही- २८/०४/२००५ न.मु.अ.क्र.१, पुणे

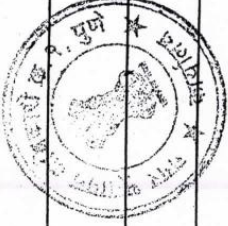
2. मालमत्ता पत्रका विनोदी झालेने १३१०६९ चौ. फूट एलॉक



हि मिळकत पत्रिका दिनांक ०४/०२/२०२१ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक १६/०३/२०२१ १३:३२ PM येथे पडताळणीसाठी <http://aacledat@shk.mahabhpurni.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २५१५००००२१४५१९० हा क्रमांक वापरावा.

संग्रहस्थान	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र	धारणीधिकार
कर्मचारी फा. प्रौ. नं.			चौ.मी.	
३०२४/१२				शरसनाला दिलेल्या आकाशीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
३०२४/१२				

१२१००.०० चौ.मी
बारा हजार
एकरो पॉइंट
शून्य चौ.मी



सुविधाधिकार

हक्काचा मूळ धारक

वर्ष

पडवार

इतर भार

क्र.सं.	विवरण	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
०८/१०/१९८२	विनयोती झालेने १३१७६९ चौ. मूट ए ब्लॉक		-	H पुणे पत्रकार को ऑपरेटिव्ह होसिंग सोसायटी	सहो - /पुणे शहर
२५/०३/१९९२	नवीन पोटेहिस्से झालेने स्वतंत्र मिळकत तयार केली		-		सहो - ०३/३०/१९९२ जि.नि.मू.अ.तथा न.मू.क्र.१ पुणे तथा न.मू.अ.पुणे

तपासणी करणारा - खरी नक्कल - न. भु. क्र. १ पूर्ण

खरी नक्कल -

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