



# The Saraswat Suburban Co-operative Housing Society Ltd.



# Expression of Interest

FOR REVEDEVELOPMENT OF HOUSING SOCIETY AT

SANTACRUZ (W)

LAST DATE OF SUBMISSION: 4-08-2023

**The Saraswat Suburban Co-operative Housing Society Ltd. (Regd. No.2300 of 12/03/1919 changed to B7 on 07/05/1921) are the owner of freehold land bearing F.P. No. 82/19 to 24,82/26 to 28, 82/32 to 34,82/40 of Santacruz west, Mumbai 400 054. There is existing 9.14 mt wide Talmaki Road having sanctioned R.L. of 12.00 mt, there are two 6 mts wide road between plot no 82/40, 82/19-24 & 82/26-28. The plot area of the plots as per Town Planning remark is 16167.00 sq. mtrs. and has proximity to all the amenities of Santacruz area.**

**Current status of plot:**

The plots presently consist of 17 Structures as detailed below:

Sr.no	Details of structure	Category	Present Status	Remarks
1	Saraswat Colony C.H.S	Non-Cessed	17 structures consisting of Wing. Ground (1 no) Ground + 3 Upper Floors. (13 nos) Ground + 6 Upper Floors. (2 nos) Ground + 1 Upper Floor. (1 no.)	Proposed to be demolished & rebuilt. Considering the age of the buildings is more than 30 years.

**Present Proposal:**

Society intends to undertake redevelopment of their plot as per DCPR 2034 thereby benefitting society & its members.

**Details of existing tenements of The Saraswat Suburban CHS:**

Description	Sq.Ft	Units
Residential units	111,295	185
Non-Residential units	680	2
Commercial	2752	5
Store	400	1
Garages	2240	14
Staff Quarters	1827	8
<b>TOTAL</b>	<b>119194</b>	<b>215</b>

**Society's Minimum Requirement:**

- 1) As per society's assessment the said **additional area** to be offered to existing members needs to be minimum 35% on existing MOFA carpet area (including balcony as mentioned above).
- 2) **Parking:** 215 Covered parking spaces (1 parking each to 215 members) or as per DCPR 2034 whichever is higher. Parking on Podiums approached by ramps will be mandatory and will not be negotiable under any circumstances. Mechanized parking is not acceptable.
- 3) **Rent:** Minimum Rs. 125 per Sq. Ft for residential & Rs. 135 per Sq. Ft for Non-residential per month on existing carpet areas (including balcony as mentioned above). The rent will be payable till occupation certificate is granted to entire building & with increment of 5% every year.
- 4) **Hardship Compensation/Corpus:** Minimum Rs. 3000 per Sq.Ft. for residential and Rs.3500 for Non-residential units on existing carpet area (including balcony if any). Payable in two stages 50% at the time of signing of PAAA (Permanent Alternate Accommodation Agreements) with members and 50% at the time of handing over possession of Permanent Alternate Accommodation only after grant of Occupation Certificate(OC).
- 5) **Brokerage:** Brokerage equivalent to one month rent shall be paid to the existing members every two years.
- 6) **Shifting Charges:**  
Shifting charges for residential use shall be paid at Rs. 40,000/- lump- sum (Rs. Forty thousand Only) to each existing member every two years.  
Shifting charges for Non-residential use shall be paid at Rs. 45,000/-lump- sum (Rs. Forty-five thousand Only) to each existing member twice every two years.
- 7) **Additional purchasable area:** Some of the members are interested in purchasing additional area. Society expects developers to quote the price for the same per/ Sq.Ft. of MOFA carpet area and terms and mode of payment.

**Pre-qualification criteria:**

- 1) The Bidder should be Mumbai based or should have an office within the territorial jurisdiction of the Hon'ble the High Court of Judicature at Mumbai,atleast since last 10 years.
- 2) If SPV is the Bidder, the majority partner should have more than 51% stake in the SPV and will have to fulfil the pre-qualification and other qualification criteria. The majority partner will not be permitted to reduce it/ his stake to less than 51%. The majority partner of the SPV and the Leading / Holding Company of the Group will be responsible for the execution of the complete project.

- 3) The Bidder or the Majority Shareholder/ Partner of the SPV or the Group (Real Estate Division) should have on average more than 150 employees on pay roll for at least 5 Years ending 31/03/2023.
- 4) The Bidder or the Majority Partner of the SPV or the Leading/Holding Company of the Group should have the following minimum construction experience i.e., having completed at least a single Residential Project with OC (excluding SRA projects) in a single location within Mumbai City/ Mumbai Suburbs in the last 5 years ending 31/03/2023, with FSI built up area of not less than 45,000 Sq.m.OC should have been obtained for atleast one project having 45,000 sq.mt area in the last 5 years ending 31/03/2023.
- 5) The Bidder or the Majority Partner of the SPV or the Leading/Holding Company of the Group should fulfil the following financial criteria.
  - a. Consolidated average annual sales of more than Rs. 500 Crores during the last 5 years ending 31/03/2023.
  - b. Consolidated net worth of more than Rs. 500 Crores as on 31/03/2023
- 6) The Bidder, and/or its Partners and / or its directors and / or any Company / HUF / AOP (Association of persons) associated with the Bidder should not have defaulted and / or should not be in default of paying rent / hardship compensation to any tenant/member in any of their ongoing or completed redevelopment projects in the last 5 years ending 31/03/2023 and even thereafter till the date of submission of the Tender.
- 7) The Bidder, and / or its Partners, and /or its directors, and/or any Company / HUF / AOP (Association of persons) associated with the Bidder should not have defaulted and / or should not be in default of any amounts due to any financial institutions in the last 5 years ending 31/03/2023 and even thereafter till the date of submission of the tender
- 8) The Bidder, and / or its Partners, and / or its directors, and / or any Company associated with the Bidder should not have any pending cases in the NCLT OF any Court /Tribunal, filed by financial creditors.
- 9) The Society and / or the Managing Committee reserves the right to dilute or modify any or all the pre-qualification criteria at their sole discretion without assigning any reasons whatsoever.
- 10) Only Bidders who fulfil the terms & conditions detailed in the offer document would be considered. The Society reserves the right to independently verify the particulars furnished by the Bidder and the Bidder should co-operate for that purpose with the Society. Bids of non-co-operative Bidders would be forthwith rejected.
- 11) The Society reserves its right to invite additional Tenders / Bids / Offers at any point in future and / or to add to or amend or cancel the tender or its conditions without assigning any reason whatsoever.
- 12) The decision of the Society and / or Managing Committee on all matters shall be final and binding and the Bidders would not be entitled to question the same or raise any objections thereto.

The developers/builders interested in undertaking redevelopment having similar experience are invited to submit necessary documents in support of their technical & financial capabilities in order to get pre-qualified for the empanelment. The formats are enclosed herewith.

The completed application along with attachments in sealed envelope with heading **“APPLICATION FOR PRE-QUALIFICATION FOR REDEVELOPMENT”** may be forwarded to **Society’s Office** address mentioned below latest by **4/08/2023**.

Developer’s application for EOI will be screened by **“the Society/PMC”** based on the documents submitted by them. Shortlisted developers will be communicated & will be eligible to participate in the subsequent tendering process. Before tendering, in due course of time, the society shall provide further additional information of the project, subsequent process & procedure.

Only short-listed developers/bidders shall be entitled to purchase tender documents at the price fixed by society.

**A) Society Address:**

**THE HON. SECRETARY,  
THE SARASWAT SUBURBAN C.H.S. LTD.  
GATE NO.9, BUILDING NO 10, FLAT NO. 4  
SARASWAT COLONY,  
TALMAKI ROAD,  
SANTACRUZ(W),  
MUMBAI- 400 054.  
TEL. NO. +91 22 35122511  
(WEEKDAYS FROM 10 AM TO 1 PM, 2 PM TO 6 PM)  
(SATURDAYS FROM 10 AM TO 2 PM)**

## Annexure-1

### **I. BASIC INFORMATION**

- 1) Name of Developer
- 2) Type of organization Proprietary/ Partnership/ Pvt. Ltd./ Public Ltd.
- 3) Communication details Address, phone nos., email id, website.
- 4) Name & details of Proprietor/ Partners/ Directors as the case may be
- 5) Name(s) & Address(es) of Sister concern (s), if any
- 6) Name(s) & designation(s) of authorized Signatory lies (Attach Power of Attorney /Board Resolution as the case may be)
- 7) Date of incorporation / registration of company
- 8) Share holding pattern as per ROC with net worth statements of all stakeholders (if applicable)
- 9) Pan Card details
- 10) Resolution of board and Power of Attorney

### **II. FINANCIAL HIGHLIGHTS**

- 1) Certified copies of audited balance sheet for the last 3 years.
- 2) Turnover of last 3 years
- 3) Name of Bankers
- 4) Address of Bankers
- 5) ITR Acknowledgements
- 6) Copies of 3 years' bank statements duly certified by CA/Auditor/ Bank

- 7) Net worth duly certified
- 8) Solvency certificate
- 9) 3 years annual returns filed with statutory authorities.

### **III. PROJECTS INFORMATION**

1. Details of society Redevelopment projects completed in last 5 years - AS DEVELOPER & IN OTHER CAPACITY separately indicating specifically whether these projects were completed within the time limits as per agreements and without litigations (Photos, copies of IOD/CC/OC, D A of minimum 3 projects, should be submitted.)
2. Details of Redevelopment projects in hand/ in progress. (Please submit photos/brochures and copies of IOD/CC/OC, DA)
3. Details of Redevelopment/ other projects completed-so far - (please submit photos/ brochures)
4. Financial arrangement envisaged by developer for this project.
  - a. Own resources
  - b. Bank credits
  - c. Others (Please specify)
5. Details of technical staff, working with developer along with their educational qualifications & experience.
6. Names of Architects, the developer has previously engaged.
7. Names of structural consultants, the developer has previously engaged.
8. Any litigations pending with society/members/ tenants.
9. Any other information developer wishes to give.

**Annexure-2**

**Works Completed in Last 5 Years - provide details of Society redevelopment/ 33(5) / 33(7) /33(7)(B)/30(A)/33(12)/SRA/ Open plot/ out of Mumbai projects on separate sheets**

<b><u>Name of Developer: -</u></b>	
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<b>Address</b>	
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Sr. No.	Name of Society and Address	Plot area in Sq. mt.	No of members	Built up Area	Date of starting of Execution	Date of Completion	Litigation (Yes/No)



**Annexure-3**

**WORKS IN HAND**

**Name of Developer**

**Address: -**

Sr. No.	Name of society and Address	Plot area in sq.mt.	No. of Members	Date of Start of Execution	Anticipated Date of Completion	Litigation (Yes/No)

**Annexure-4**

**TECHNICAL STAFF**

**Name of Developer: -**

**Address: -**

Sr. No.	Name	Designation	Qualification	Age	No. of years in the firm

**ANNEXURE-5**

**FINANCIAL DETAILS OF THE BIDDER**

Name of Developer: -

Address: -

(To be filled on letterhead and submitted separately along with Technical Bid)

**Summary of assets and liabilities of the bidder basis of the audited financial statement**

		Actual For				
		FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		Rs. In Crs.	Rs. In Crs	Rs. In Crs	Rs. In Crs	Rs. In Crs
1.	Total assets					
2.	Current Assets					
3.	Cash, temporary investments					
4.	And Current receivable					
5.	Secured Loans					
6.	Unsecured Loans					
7	Total Liabilities					
8	Current Liabilities					
9	Contingent Liabilities					
10	Net Worth					
11	Authorized Capital					
12	Capital issued and paid up					
13	Net Profits Before taxes					
14	Net Profits After taxes					

**Note: Kindly attach separate sheet for Bidding Company /Group**

Summary of annual turnover for construction works of the bidder							
Sr. No.	Name of the Company	Annual Turnover for Construction only excluding cost of land, TDR, premiums, corpus, rent etc.					Remarks
		FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	
		Rs. in Crs	Rs. in Crs	Rs. in Crs	Rs. in Crs	Rs. in Crs	

Summary of annual turnover for complete works of the bidder							
Sr. No.	Name of the Company	Annual Turnover for Complete Works related to Construction including cost of land, TRD premium, corpus, rent etc. Non-Construction Related works to be excluded					Remarks
		FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	
		Rs. in Crs	Rs. in Crs	Rs. in Crs	Rs. in Crs	Rs. in Crs	

I/ We certify that all information given above is complete, true and without misrepresentation to best of our knowledge. I/ We further agree that the Society reserves the right to cancel /terminate any contract or tender entered with us, if it finds any suppression of information, misinformation, wrong information or misleading information etc., willful, or otherwise. This shall be governed by relevant clauses of Tender.

Seal and signature of Bidder  
Name and Designation of Signatory  
Date:  
lace:

**ANNEXURE-6**

**AVAILABILITY OF FINANCIAL RESOURCES**

**Name of Developer: -**

(To be filled on letterhead and submitted separately along with Technical Bid)

**Summary of bidder's access to lines of credit and availability of other financial resources on 31/03/2023**

Sr. No.	Particulars	Financial Resources				
		Proprietor /Director /Partners No.1	Proprietor /Director /Partners No. 2	Proprietor /Director /Partners No.3	Bidding Company	Complete Group including Bidding Company but Excluding Proprietor /Directors / Partners
1	Own Resource					
2	Cash in Hand					
3	Other Liquid Assets					
4	Unencumbered Real Assets					
5	Bank Credits (Please mention name of bank providing credit line)					
6	Other Financial Institutions (Please mention name of financial institutions providing credit line)					
7	Sanctioned BG Limits (Please mention Bank Name & Margin Paid)					
8	Others (Specify)					

I/We certify that all information given above is complete, true and without misrepresentation to best of our knowledge. I/ We further agree that the Society reserves the right to cancel / terminate any contract or tender entered with us, if it finds any suppression of information, misinformation wrong information or misleading information etc., willful at otherwise. This shall be governed by relevant clauses of Tender.

Seal and signature of Bidder

Name and Designation of Signatory

Date:

Place:

## ANNEXURE-7

### SOURCES OF FUNDS

Name of Developer: -

Address: -

(To be filled on letterhead and submitted separately along with Technical Bid)

Declaration of source of funds unlikely to be employed for the entire redevelopment project		
	Sources of Funds	Declaration
1	Own fund	_____ %
2	Bank Fund (Please note that the mortgage of the Society's land or building thereof shall not be allowed)	_____ %
3	Unsecured loans from other parties etc.	_____ %
4	Booking amount advance from sale of flat	_____ %
5	Other Funds (if any)	_____ %
	Total	100%

I/We certify that all information given above is complete. true and without misrepresentation to bet of our knowledge. /We further agree that the Society reserves the right to cancel / terminate y contract on tender entered with us, if it finds any suppression of information misinformation, wrong information or misleading Information etc, willful or otherwise. This shall be governed by clean clauses of Tender.

Seal and signature of Bidder

Name and Designation of Signatory

Date:

Place:



## **Sumedha Gore Architects**

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**B-1211,Kohinoor Square,N.C. Kelkar Road ,Shivaji Park,Dadar,Mumbai 400028.**

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