

THE SARASWAT SUBURBAN CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No.2300 of 12.3.1919 changed to No.87 on 7.5.1921)

10/4 Saraswat Colony, Santacruz (West), Mumbai-400054

Tel: 2660 3802 Email: saraswatcolony@mtnl.net.in

17th July 2014

Dear Sir(s)

Subjection: Offer for undertaking Feasibility Study for Redevelopment of the buildings in our Society

We wish to inform you that members of our Society are in the process of considering redevelopment of buildings in our Society.

We shall be following the procedures and guidelines laid down by the Government / statutory bodies. The first step towards this procedure is to convene a SGM where the appointment of a PMC will be considered for conducting a Feasibility Study (if members consider going ahead with redevelopment).

We understand that you are qualified to conduct such a feasibility study. We shall, therefore, appreciate your sending us your offer for conducting such a study in a sealed envelope addressed to our Society super scribed with "**OFFER FOR FEASIBILITY STUDY FOR REDEVELOPMENT**" keeping the following points in mind:

1. A brief description of our Society in ANNEXURE 1.
2. The Terms of Reference (TORs) for the study shall be as per details appended in ANNEXURE 2.
3. The following information with supporting documents wherever applicable must be furnished with the offer:
 - A brief description of your company
 - Organisational setup and list of key personnel with their qualifications and experience
 - List of professional licenses, empanelment and memberships
 - List of projects completed and in hand with a brief description of each of the projects
 - References from clients with their contact details
 - Your commercial offer
4. The approach that you will adopt to conduct the feasibility study.
5. Clearly specify your deliverables which must possibly include the report format and the various options which our members can consider for redevelopment.
6. The time frame in which you will complete the study.
7. A draft agreement that will be executed between us should we decide to award the study to you.
8. Your proposed payment terms.
9. Preference will be given to those who have completed at least ONE redevelopment project in a society with at least 150 membrs.
10. Last date for receipt of your offer at the Society's above-mentioned address shall be the close of working hours (5:00 p.m.) on Friday the 29th August 2014.

Should you have any further queries or clarifications before you submit your offer, please do not hesitate to contact us (email: sschs.redevelopment@gmail.com).

Thanking you

Yours faithfully

Sd/-
(V. N. Kalbag)
(Hon. Secretary)

The Saraswat Suburban CHS Ltd

Offer for undertaking Feasibility Study for Redevelopment of the buildings in our Society (Our letter dated 17th July 2014)

ANNEXURE 1: BRIEF DESCRIPTION OF OUR SOCIETY

1. Name : The Saraswat Suburban Co-operative Housing Society Ltd.
2. Registered Office : 10/4, Saraswat Colony, Santacruz (W), Mumbai - 400054.
3. Registration : Under the Co-operative Societies Act II of 1912 on 12.03.1919
4. Registration No. : No. 2300 of 12.03.1919 changed to No. B 7 on 07.05.1921
5. Situation of the land : Town Planning Scheme II, Santacruz (W), Mumbai – 400054
6. City Survey No. : G 330 to 337, 340 and 347 to 355
7. Municipal Improvement : Main Plot No. 82 sub plots nos. 19 to 24, 26 to 28, 32 to 34 and
40 Trust Census No. H (West), Ward No. 2972
8. Free Hold Land : Original Area 17,053 sq. mts.
Final Area T. P. S. Awards 16,202 sq. mts.
9. Built Upon : 3,272.22 sq. mts.
1922 – 1924 – A, B, C and D Type Buildings
1929, 1939 and 1957 – Servants Quarters and Office Annex
1963 – Garage (E Type)
1966 – 1968 – F Type Building and Four E Type Garages
1967 – 1968 – G Type Building
1969 – Four E Type Garages
1971 – Six E Type Garages and Sanitary Block
1976 – 1986 – Buildings 1 to 13 in place of A, part B, C and D
Additional Area for F and G Buildings
10. Completed Area : 91,577 sq. ft.
11. No. of Tenements: Full Co-partner Tenant Members – 185
Ordinary Member – 0
Institutional Members – 2
Others – 8 for Servants Qts
12. Contact Details : Tel: 26603802 / e mail: sschs.redevelopment @ gmail.com

The Saraswat Suburban CHS Ltd

Offer for undertaking Feasibility Study for Redevelopment of the buildings in our Society (Our letter dated 17th July 2014)

ANNEXURE 2: SCOPE OF WORK & TERMS OF REFERENCE

1. Study the documents that are available with the Society. List out those that are not available and the means to obtain them.
2. List out various approvals/NOCs that will be required and the various laws and regulations under which they need to be taken. Also list out other statutory compliances.
3. Conduct a total station survey of the all land parcels/plots and confirm with MCGM. Also look into the surveys already available with the Society.
4. To compute accurately the constructed carpet area for each member and the total constructed carpet area.
5. Prepare and hand over a questionnaire in consultation with MC for issuing all members to understand their specific preferences and requirements for redevelopment.
6. Analyse the feedback received from the questionnaire
7. Based on the analysis of the feedback thru questionnaire, submit various combinations of additional carpet areas to each member, new flat sales (both to existing members and prospective members), corpus etc both thru self-development and developer routes.
8. Feasibility with merits and demerits of:
 - 8.1. Self Development
 - 8.2. Redevelopment through a Developer
 - 8.3. Redevelopment without any displacement
 - 8.4. Redevelopment with partial displacement
 - 8.5. Redevelopment with 100% displacement
 - 8.6. Partial redevelopment of the society if the deemed fit based on feedback thru questionnaire
9. Look into possibility of change of plans by taking the roads inside plot in lieu of corresponding plot area surrendered to MCGM.
10. Advise on benefits of cluster development if applicable to our Society and implementation thereof.
11. Advise on method of allotments of flats to existing members.
12. Submit draft feasibility report to MC for finalisation based on feedback from members.
13. Submit final feasibility report to MC for circulation to members.
14. Presentation of final feasibility report in SGBM by PMC.
15. PMC shall participate at all meetings of MC and General Meetings as and when required by the MC.
16. Advise on all taxation issues and other levies applicable to the Society and its members in case of such redevelopment.
17. Advise and indicate to the Society the scope of its services for subsequent redevelopment implementation if the Society members go in for redevelopment based on the feasibility reports
