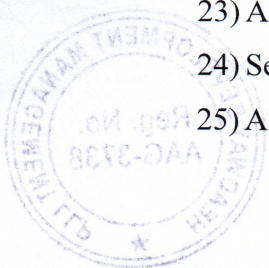


05-12-2025

Summary of All Changes Made in the Tender Draft***Re-development of THE SWATANTRA BHAVAN CO-OP
HOUSING SOCIETY LTD.***

- 1) EMD is fixed at ₹25 lakhs.
- 2) Final Security Deposit is ₹10 crores (inclusive of EMD).
- 3) Tender Fees – 1 Lakh + GST
- 4) Security Deposit payment: 25% at LOI and 75% at Development Agreement.
- 5) Bank Guarantee amount is ₹50 crores (over and above the Security Deposit).
- 6) Society lien area kept as 10,000 sq.ft.
- 7) Rent to be paid one year in advance.
- 8) Rent amounts finalised:
 - a. Residents - ₹200 per sq.ft.
 - b. Inside shops - ₹250 per sq.ft.
 - c. Outside shops - ₹320 per sq.ft.
- 9) Liquidated damages fixed at ₹10 lakhs per week.
- 10) Clause added that existing front-side shops will remain on the front side in the new building.
- 11) Flats to be allotted as per Vastu.
- 12) One two-wheeler parking for each member added.
- 13) Dedicated parking for shops added.
- 14) FSI loading clause added - full FSI to be loaded upfront except fungible.
- 15) Clause added regarding hilly-area conditions and challenges.
- 16) Society Name starts with 'THE' everywhere - THE SWATANTRA BHAWAN CHS
- 17) MahaRERA user ID and password to be provided to the Managing Committee.
- 18) Temporary society office to be provided (minimum 4 cabins) with CCTV access.
- 19) Society/PMC will check all slabs, waterproofing and major work before next stage.
- 20) Defect liability of the entire building kept fully on the developer.
- 21) Developer must give all approvals: IOD, CC, OC, fire NOCs, water, drainage, etc.
- 22) AAI NOC to be taken within the specified timeline.
- 23) All taxes, premiums and government charges to be paid by the developer.
- 24) Separate infrastructure for commercial units (entry, lifts, water tank, staircase).
- 25) All existing shops and commercial units to be planned properly in allocation.



- 26) No change allowed in the offer after submission.
- 27) Developer cannot transfer or assign the project rights.
- 28) Capital Gains liability to be borne by the developer if the project crosses 36 months.
- 29) No discrimination in specifications between rehab flats and sale flats.
- 30) Developer responsible for site safety, accidents and labour compliances.
- 31) Society to get regular updates on approvals and construction progress.
- 32) As-built drawings (final plans) to be given to the society.
- 33) Developer must remove all encroachments and keep the plot clear.
- 34) Any valuable/treasure/artefact found during excavation will belong to the society.
- 35) All shop trades restricted as listed (no bars, hospitals, butcher, industrial use etc.).
- 36) Hardship, brokerage and shifting compensation clauses strengthened.
- 37) Carpet area variation limited to $\pm 2\%$, and members do not have to pay for extra area.
- 38) Developer must take care of all title-clearance and land record corrections.
- 39) Contractor responsibility cannot replace developer's responsibility at any stage.
- 40) Separate office for PMC to be provided on site.
- 41) Purchasers of sale flats cannot get possession before rehab members get OC.
- 42) Developer must indemnify society for all legal, structural and statutory issues.
- 43) Generator/backup to be provided for lifts, essential lighting and pumps.
- 44) Rainwater harvesting system made mandatory.
- 45) Proper storm-water drainage line and sewage connection must be ensured by developer.
- 46) Hydro-pneumatic pump system to be provided for water pressure.
- 47) Designated area for garbage room and housekeeping area included.
- 48) AC gas pipeline provision to be given in all rehab flats (concealed line + copper piping).
- 49) Provision for exhaust, chimney and gas leak detectors.
- 50) Temple/Place of Worship clause added

Please note that the tender draft is still undergoing minor changes. A few sections are kept blank and will be filled once the required information is received from the Society such as garages and other units that were transferred either into residential or commercial. These points will be incorporated in the final version before circulation to all members.

