



SPECIAL GENERAL MEETING

PAST, PRESENT & FUTURE

8TH JUNE 2025

**PAST,
PRESENT &
FUTURE**

The Committee has taken steps in all directions addressing past backlogs, actively working in the present, and keeping a clear **vision for the future.** Kangra Redevelopment is a collective dream driven by a shared vision for **tomorrow.**

Redevelopment Tender

Detailed Summary

1. Project Overview

- Project: Redevelopment of Kangra Bhavan 1, 2, and Himachal House.
- Location: Plots 231, 232, and 239, Dr. Annie Besant Road, Worli, Mumbai.
- By: Kangra Mitra Mandal CHS Ltd.
- Model: Demolition of old buildings and construction of new towers using permissible FSI, TDR, Premium FSI, and Fungible FSI under DCPR 2034 norms.
- Tender Fee: ₹1,50,000 (non-refundable)
- Earnest Money Deposit (EMD): ₹1.5 Crore (refundable for unsuccessful bidders)
- Redevelopment Period: 42 months (36 months + 6-month grace)

2. Tender Submission Structure

Three-envelope system:

- Envelope 1: Technical Bid – Company profile, experience, financials.
- Envelope 2: Financial Bid – Area offered, amenities, compensation details.
- Envelope 3: EMD – ₹1.5 Cr (Interest-free; refundable to unsuccessful bidders).

3. Eligibility Criteria for Developers

- Must be a limited company registered under the Companies Act.
- Experience in redevelopment of similar scale (specific FSI + OC-obtained).
- Financial strength demonstrated via:
 - *Minimum Net Worth*
 - *Solvency Certificate*

4. EMD Forfeiture Clauses

The Society has a right to forfeit the ₹1.5 Cr EMD under these conditions:

- If the bidder withdraws after submission or before LOI issuance.
- If the bidder is shortlisted and withdraws voluntarily or refuses to sign the Development Agreement.
- If the bidder reduces or alters the offer unilaterally.
- If the successful bidder fails to initiate work or submit performance guarantees as per agreement.
- If multiple bids are submitted by connected parties (e.g., same parent company) under different names.
- If the bidder attempts to influence committee members or canvasses during the process.

Note: Developers may not sell or transfer tender rights or use brokers.

5. Specifications of Materials and Fixtures

Structure & Safety

- RCC earthquake-resistant frame, M25–M40 concrete mix, Fe500 CRS steel.
- Anti-termite treatment pre- and post-construction.
- Waterproofing with 10-year guarantee in wet areas, sunken slabs, terraces.

Flat Interiors

- Flooring: Italian marble in living, bedrooms, and kitchen; anti-skid tiles in toilets.
- Walls: POP/Gypsum punning; 3 coats of Royale/Plastic emulsion paint.
- Windows: Double-glazed aluminum (Schuco/Reynaers) with marble frames.
- Doors: Main door of teak wood, safety grill, high-grade flush doors elsewhere.

Kitchen & Utility

- Quartz platform, SS double sink, modular kitchen with branded hob/chimney.
- Dry balcony with fittings for washer/dishwasher, exhaust, and drainage.
- Concealed plumbing (CPVC), separate inlets for purifier, geyser & washing machine.

Bathrooms

- Toto/Kohler WC & under-counter basin; Jaguar fittings, geysers & diverters.
- Full-height designer tiles; vanity units and shower partitions included.
- Separate exhaust, razor socket, towel rods, mirror & concealed plumbing.

Common Facilities

- High-speed lifts (Otis/Mitsubishi), marble lobby, firefighting per CFO norms.
- Swimming pools, gym, banquet, theatre, yoga/spa zones, senior citizen area.
- Solar panels, EV charging, rainwater harvesting, borewell & firefighting tanks.

External Works & Infrastructure

- Podium garden, jogging & reflexology tracks, pet zone, party deck, barbecue area.
- Landscape with lighting, compound with fire tender access and signage boards.
- DG backup, Society office (40+ sqm) with AC, furniture, CCTV, intercom.

Approved Brands

- Tiles: Kajaria/Johnson/Nitco | Sanitary: Toto/Kohler | Fittings: Jaguar/Grohe
- Electricals: Finolex/Polycab, Legrande/Havells | Kitchen: Faber/KAFF
- Concrete: Ultratech/ACC | Paint: Asian/Berger | Doors: Godrej/Yale

Any specification offered to sale flats must also be offered to member flats.

6. Rent & Compensation Clauses

Monthly Displacement Compensation

- Advance rent for the first 12 months.
- Post-dated cheques for the balance redevelopment period.
- Paid at mutually agreed rates (includes escalation clause).

Additional Payments

- Hardship Allowance – Lump sum to compensate for inconvenience during project.
- Brokerage – One-time brokerage to cover moving expenses.
- Relocation Assistance – Optional reimbursement or logistics support.

Special Clause on Delay

- If full Occupation Certificate (OC) is not received within 42 months:
- Capital Gains Tax, if applicable to members, will be paid by the developer.
- Developer is also liable for liquidated damages and extension of rental payments

7. Construction Process Requirements

Legal & Statutory Approvals

- Developer must obtain at their cost:
- IOD, CC, OC
- Environmental clearance, fire NOC, AAI NOC
- RERA Registration (before sale of any flats)
- All approvals in Society's name

Execution & Agreements

- Development Agreement (DA) and Power of Attorney (POA) to be signed with the Society.
- Permanent Alternate Accommodation Agreements (PAAA) to be signed with individual members.
- All stamp duty & registration costs to be borne by the developer.

8. Legal Protections for Members

- No possession of sale flats allowed until all members are re-accommodated.
- No sub-developer or DM allowed without Society's prior approval.
- No use of society funds; developer pays all costs.
- Any deviation in carpet area (beyond $\pm 3\%$) must be compensated by the developer.
- Developer must ensure same external finish for sale and rehab wings.
- The protection of the society is ensured by Bank Guarantee, Lien Flats & Security Deposit.

Bank Guarantee

- The chosen Developer must furnish a Bank Guarantee after receiving the IOD and prior to demolition.
- The amount shall be equivalent to a specified percentage (to be mutually agreed) of total construction cost of the members' area.
- The Bank Guarantee must:
 - Be issued by a nationalized or reputed private bank acceptable to the Society.
 - Be valid for the entire project duration until full Occupation Certificate (OC) is received from BMC.
 - Be extended if the project duration is extended.
- The Bank Guarantee can be invoked in the following cases:
 - Non-completion of project within time.
 - Non-payment of agreed compensation.
 - Non-observance of terms in the Development Agreement.
- Project standstill (except due to Force Majeure).
- If invoked, funds will be used to complete members' flats without any objection from the Developer.

Lien Flats / Reserved Developer's Area

- As a performance security, the Developer shall reserve a specific area (in sq. ft.) of the sale component in the new building.
- These reserved flats must be:
- Located on the lowest saleable floor.
- Allotted and charged in favor of the Society.
- Disclosed on the RERA website immediately upon plan approval.
- In the event of:
- Non-completion of the project.
- Default in payments.
- Breach of material terms and conditions.

The Society shall have the unconditional right to:

- Liquidate the reserved flats,
- Use proceeds to complete the project, or
- Recover dues or fulfill Developer's obligations.
- These reserved flats are irrevocable, enforceable, and not subject to dispute.

Security Deposit

- The Developer shall pay an interest-free Security Deposit as mutually agreed with the Society.
- This includes the ₹1.5 crore Earnest Money Deposit (EMD) already submitted with the tender.
- The remaining balance must be paid before execution of the Development Agreement.
- The Security Deposit shall be held by the Society until the expiry of the Defects Liability Period.
- Upon project completion and post-defect liability period, the deposit may be returned subject to compliance.

9. Evaluation Methodology

Technical Bid Evaluation

- Experience in similar projects.
- Financial stability.
- Team composition.
- Past litigation, blacklisting, or defaults.

Financial Bid Evaluation

- Carpet area offered above existing.
- Hardship compensation amount.
- Rent, brokerage, relocation support.
- Specifications offered (above minimum).

Presentation Round

- 3D visualizations, proposed layout, and amenities will be presented to the Society.
- Members may attend the presentation and raise questions.

10. Timelines

Activity	Duration
Collection of Tender	15 days
Submission of Tender	30-45 days
Pre-Bid Meeting	TBD (Typically within 10-15 days of Tender Pick-up)
Evaluation, Shortlisting & Final Selection	Depends on negotiations (Typically 3 months)
Signing of DA & POA	6-9 months
Approvals from Authorities	6 months
Vacation	30-45 days
Project Completion	42 months from vacation

11. Other Key Conditions

- No part-development or isolated bids – Only joint proposal for all three plots accepted.
- Temporary Society Office must be provided onsite, or developer pays rent for an equivalent facility.
- Members' interests remain paramount; developer's rights are not established until DA is signed.
- Final approval by General Body Meeting (GBM) is mandatory before DA is executed.

Bright Future Together

THANK YOU.

