

## ओशिवरा रिद्धी सिद्धी सहकारी गृहनिर्माण संस्था मर्यादित

(Registered Under The Maharashtra Co-operative Society Act. 1960)

नोंदणी क्र. एम.यु.एम./टि.एन.ए./एमएचएडीबी/एचएसजी/(टिसी)/१३०६६ सन २०११-२०१२

भूखंड क्र. ९२१ ते १०१८

कार्यालय : ९७६, आदर्श नगर, म्हाडा योजना कोड क्रं. ०३४, न्यु लिंक रोड, ओशिवरा, जोगेश्वरी (प.), मुंबई ४००१०२.

Date: **26<sup>th</sup> Aug, 2022**

To,

Shri. / Smt. \_\_\_\_\_

Sub : Offer Documents Notice to invite competitive offers for redevelopment of Oshiwara Riddhi Siddhi CHS Ltd., Adarsh Nagar, Oshiwara, Jogeshwari (W), Mumbai 400 102.

Sir / Madam,

With reference to above, we are herewith inviting competitive offers from reputed and experienced developers for redevelopment of cooperative housing society of Oshiwara Riddhi Siddhi CHS Ltd., has been released after our cooperative housing society approved the Offer Documents draft prepared by Project Management Consultants M/s Shilp Associates after taking all technical aspects into consideration published in News paper on 27<sup>th</sup> August 2022. The said Offer Documents will also be made available at a non-refundable cost of **Rs. 20,000/- (INR Twenty Thousand only)** and the schedule for collection, submission and opening of the said Offer Documents shall be as follows:

<b>Collection of Offer Documents</b> <i>from Society office of Oshiwara Riddhi Siddhi CHS Ltd.</i>	<b>27<sup>th</sup> August, 2022 To 09<sup>th</sup> September, 2022 12.00 Noon to 05.00 pm</b>
<b>Pre-bid meeting</b> <i>(Venue will be intimated)</i>	<b>05<sup>th</sup> September, 2022 11.30 am ( For One Hour)</b>
<b>Submission of Offer Documents</b> <i>from Society office of Oshiwara Riddhi Siddhi CHS Ltd.</i>	<b>From 27<sup>th</sup> August, 2022 to Till 09<sup>th</sup> September, 2022 12.00 Noon to 05.00 pm</b>
<b>Opening of Offer Documents</b> <i>(Venue will be intimated)</i>	<b>10<sup>th</sup> September, 2022 11.30 am onwards</b>

A public notice in this regard has been put up on our notice board which is already published in News Papers and will remain there up till closing the Offer Documents. Members of our society may inform any reputed and experienced developers known to them about this Offer Documents. In such cases, the member should inform the society about the same on or before **05<sup>th</sup> September 2022**. However, any committee member or office bearer of the Oshiwara Riddhi Siddhi CHS Ltd. should not be the developer or relative of the developer as per Directive 11 (12) under Section 79 (A) of Maharashtra Cooperative Societies Act 1960.

Yours Truly,

Hon. Chairmen Hon. Secretary  
Oshiwara Riddhi Siddhi CHS Ltd

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### ON Notice Board.

**Sub: Inviting competitive offers for redevelopment of  
Oshiwara Riddhi Siddhi CHS Ltd., Oshiwara, Jogeshwari (W),  
Mumbai.**

**Oshiwara Riddhi Siddhi CHS Ltd.**, as per its Bylaws no. 3.13 & 3.14, on behalf of its members, hereby invites sealed offers for redevelopment of **Oshiwara Riddhi Siddhi CHS Ltd.**, Oshiwara, Jogeshwari (W), Mumbai 400102, including situated in MHADA layout admeasuring **4047.00 Sq. Mtr.** (excluding D.P. reservations and amenities), from reputed, experienced, technically and financially sound developers having their establishment in Mumbai.

### Collection of Offer Documents Document

Interested participants may purchase the Offer Documents from **27th August 2022 To 09th September 2022** between **12.00 Noon to 05.00 pm** from the office of Oshiwara Riddhi Siddhi CHS Ltd. on payment of non-refundable cost of **Rs. 20,000/- (INR Twenty Thousand only)** by Pay Order / Demand Draft in favour of **Oshiwara Riddhi Siddhi CHS Ltd.** payable at Mumbai with Bank Confirmation Letter in Original. The Offer Documents should be collected by a person authorized to do so and on submission of duly signed authority letter on the interested participant's letterhead.

### Pre-bid Meeting

A pre-bid meeting will be held on **05<sup>th</sup> September 2022, 11.30 am onwards** (For One Hour & Venue will be intimated) to clarify any concerns bidders may have with the solicitation of documents, scope of work and other details of the requirement of the Offer Documents bidding process.

### Submission of Offers

Duly filled sealed offers **in envelope** along with Cheque of **Rs. 25,00,000/- (INR Twenty Five Lakhs only)** (It will not be deposited). After shortlisting, the same Cheque will be replaced with **Rs. 25,00,000/- (INR Twenty Five Lakhs only) Demand Draft** in the prescribed manner which shall be submitted to the office of Oshiwara Riddhi Siddhi CHS Ltd. with Bank Confirmation Letter in original as advance security deposit out of aggregate **Rs.1,00,00,000/- (INR One Crore only)**.

The remaining **Rs.75,00,000/- (INR Seventy Five Lakhs only)** shall be deposited to society's account within 48 hours from the selection of Developer in Special General Body meeting of 79A.

List of all the received offers will be displayed on the notice board of our Society on **09<sup>th</sup> September 2022.**

**Non selected developers will be received their refunds of advance security deposit within 15 Days from the selection of developer under 79(A).**

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## Opening of Offer Documents

All offers received by Oshiwara Riddhi Siddhi CHS Ltd. will be opened in a Managing Committee Meeting of Oshiwara Riddhi Siddhi CHS Ltd. with managing committee members of its member cooperative housing societies to be held on **10<sup>th</sup> September 2022, 11.30 am onwards** (Venue will be intimated). In presence of Project Management Consultant and Authorized representatives (maximum two) of bidders and members of the society desirous of remaining present can remain present for the meeting as observers.

## Validity of Offer

The submitted offer should be valid for a period of **180 days** from the date of opening of the Offer Documents. Oshiwara Riddhi Siddhi CHS Ltd., on behalf of its members, reserves the right to extend the validity under intimation to all participating developers.

## Points to Remember

- The offer not accompanied by EMD as stated above or not complete in all respects shall not be accepted / is liable to be rejected.
- Oshiwara Riddhi Siddhi CHS Ltd., and its members reserve the right to reject any or all offers without assigning any reason whatsoever.
- Oshiwara Riddhi Siddhi CHS Ltd., and all its members reserve the right to accept any of the offers with modifications and their decision in this regard shall be binding on all.

Hon. Chairmen      Hon. Secretary  
Oshiwara Riddhi Siddhi CHS Ltd.

## INTRODUCTION

Sr. No.	Description	Area (Sq. Mtr.)
1	Plot Area as per Total Station Survey including setback	<b>4047.00</b>
2	No. of Tenants	<b>98</b>
3	Carpet Area of each Tenant	<b>179.97</b>

- C.S. No. 1 (Pt)
- **KW ward** of village **Oshiwara**, Mumbai (Suburbs)
- As per MCGM's existing **Development Plan** (DP) for Greater Mumbai:
  - It's a Residential Zone (R Zone)  
The said plot is adjacent to 36.60 Mtr. DP road on west & 9.15 Mtr. DP road on South & East side of the plot.
- Total no. of Barracks : **10**
- Total Tenements : **98 (Residential Allotment)**

**Note : Approx. 40 numbers of occupants are utilizing present premises as a commercial use. As per society's discussion in SGM first priority to retain as per present uses.**

- **Conveyance :**
  - **The said society is still pending with execution of lease conveyance with Mhada**

**Originally the tenements were allotted for residential purpose, however some of the members have changed the users and the assessment is charged on commercial basis, however whether such occupiers have obtained permission from the Planning authority under M.R.T.P. Act is not disclosed.**

- **Original land is the property of Maharashtra Housing and Development Board, currently known as MHADA.**

**(Common expenses towards Conveyance will be taken care by appointed Developer)**

**Oshiwara Riddhi Siddhi CHS Ltd.**, (hereinafter referred to as **Oshiwara Riddhi Siddhi CHS Ltd.** for the sake of brevity) having its registered office at **R. No. 976** Adarsh Nagar, Oshiwara, Jogeshwari (W), Mumbai 400 102. , is a registered society (Regn. No.MUM/TNT/MHADB/HSG/(TC)/13066 YR 2011-2012) in Oshiwara MHADA layout. This society is inviting the bid offers on behalf of its members as per its Bylaws No. 3.13 & 3.14.

**M/S Shilp Associates**, having its office at 317, E- Square, Subhash Road, Vile Parle (East), Mumbai 400 057 have been appointed as Project Management Consultant (hereinafter referred to as **PMC**) for the redevelopment project.

**Sakhalkars Leimare Advocates** having his office at 112/B, Urmila CHSL, Koldongari Road No. 1, Sahar Road, Andheri East, Mumbai 400 069 has been appointed as **Legal Advisor** for the collective redevelopment project.

**Qualification criteria decided by society**

1. The Promoter / Company's Net worth may be more than 700 to 1000 Cr.
2. Solvency Certificate issued by Bank may be more than 100 Cr for prospected developer.
3. The team shall be Qualified & Experienced in similar work handling large project with delivery.
4. Time line commitment for approval & Execution of the proposal.

***The information given in this tender document is given in good faith and meant only as guidance. However, it is the responsibility of the bidder to check and verify the same prior to submission of bid offer.***

## **DEVELOPMENT CONTROL REGULATIONS**

- The bid offers are expected to be based on Regulation 33 (5) of DCPR for Greater Mumbai, 2034 (DCPR 2034) that was amended on 13th November, 2018 and same shall be considered for selection of the developer.
- The aggregate FSI that is permitted to be utilized on the Plot under DCPR 2034 (i.e. by utilizing (i) primary FSI (ii) FSI available under any special incentive scheme under Regulation 33(5) (iii) premium paid FSI (iv) TDR-FSI (v) fungible FSI) is considered 3+1 FSI (Present Development Potential). The offers are invited from bidders on basis of Present Development Potential.
- Any FSI that can be utilized over and above Present Development Potential due to any changes in DCPR 2034 or any policy change or any applicable law, the same shall always belong to the Society and subject to mutual understanding that may be arrived at between the Society and the selected Developer, can be utilized on the said Plot by the selected Developer on the agreed terms and conditions to be recorded in a separate agreement.

**“The development would be proceeded by developer considering the factual position as per survey done by society and the change of users and legality of approval and sanctioned by the Planning Authority and offer would be subject to such contingency” to be done by developer. As 40 Nos premises are used for commercial and 58 Nos premises are used under Residential.**

***The information given in this tender document is given in good faith and meant only as guidance. However, it is the responsibility of the bidder to check and verify the same prior to submission of bid offer.***

## **OFFER DOCUMENTSING PROCESS**

The aim behind this process of inviting bids is to get trustworthy and competent developer who is capable of offering that is most beneficial to the existing members of the Oshiwara Riddhi Siddhi CHS Ltd. within desired parameters.

## **COLLECTION OF OFFER DOCUMENTS DOCUMENT**

1. The Offer Documents document should be purchased from the office of Oshiwara Riddhi Siddhi CHS Ltd., on full payment of **Rs. 20,000/- (INR Twenty Thousand only)** by way of Demand Draft / Pay Order drawn in favour of **Oshiwara Riddhi Siddhi CHS Ltd.**, issued by any nationalized / scheduled bank, payable at Mumbai along with Bank Confirmation Letter in original, from **27th August 2022 To 09th September 2022** between **12.00 Noon to 05.00 pm**. The Offer Documents document should be collected by a person authorized to do so and on submission of duly signed authority letter on the interested participant's letterhead.
2. The aforesaid cost of Offer Documents is non-refundable and under no circumstances of whatsoever nature the bidder can claim refund of the said amount after the Offer Documents packet is purchased.

## **PRE-BID MEETING**

1. A pre-bid meeting will be held on **05th September 2022, 11.30 am onwards (for One Hour)** (Venue will be intimated).
2. The purpose of this pre-bid meeting is to clarify any concerns bidders may have with the solicitation of documents, scope of work and other technical details of the requirement of the redevelopment project and its Offer Documenting process before submission of bid offers.
3. The bidders should send a list, in duplicate, of any clarifications or decisions they need so as to reach the Project Management Consultants and/or Legal Advisor not later than **09<sup>th</sup> September 2022, 5.00 pm**.

#### SUBMISSION OF BID OFFER

1. Duly filled sealed offers should be submitted at Oshiwara Riddhi Siddhi CHS Ltd. office from **27th August 2022 to 09th September 2022** between **12.00 Noon to 05.00 pm**. Bid offers submitted through post or private courier shall not be accepted.
2. Duly filled sealed offers in envelope along with Cheque of Rs. 25,00,000/- (INR Twenty Five Lakhs only) (It will not be deposited). After shortlisting, the same Cheque will be replaced with Rs. 25,00,000/- (INR Twenty Five Lakhs only) Demand Draft in the prescribed manner which shall be submitted to the office of Oshiwara Riddhi Siddhi CHS Ltd. with Bank Confirmation Letter in original as advance deposit out of aggregate Rs.1,00,00,000/- (INR One Crore only). The remaining Rs.75,00,000/- (INR Seventy Five Lakhs only) shall be deposited to society's account within 48 hours from the selection of Developer in Special General Body meeting of 79A.
3. The bid offer should also contain a letter as shown in **DRAFT LETTER FOR SUBMISSION OF BID OFFER** later in this document on the bidder's letterhead bearing the company seal / stamp and duly signed by the person authorized to do so.
4. The submitted bid offer should be valid for the period of **180** days from the date of opening of the Offer Documents. However, Oshiwara Riddhi Siddhi CHS Ltd. reserves the right to extend the validity under intimation to all bidders.

#### OPENING OF OFFER DOCUMENTS

1. All offers received by Oshiwara Riddhi Siddhi CHS Ltd., will be opened in a Managing Committee Meeting of Oshiwara Riddhi Siddhi CHS Ltd to be held on **10th September 2022, 11.30 am onwards** (Venue will be intimated).
2. The meeting will be conducted under the guidance of the Project Management Consultants appointed for the proposed redevelopment project.
3. Authorized representatives (maximum two) of bidders and members of the society desirous of remaining present can remain present for the meeting as observers.



**AWARDING THE OFFER DOCUMENTS**

1. After taking into consideration the aspects like comparison chart and remarks submitted by the PMC, presentations by the shortlisted bidders and the bid offers, every individual member of Oshiwara Riddhi Siddhi CHS Ltd. will select one of the shortlisted bidders as per the procedures prescribed under 79(A). Thereafter, the Offer Documents shall be awarded to the bidder who is selected by the highest number of members.
2. The aforesaid decision taken by the highest number of members of society shall be binding on all the members of Oshiwara Riddhi Siddhi CHS Ltd., and all bidders.
3. The selected bidder may be invited to redefine its bid offer that shall be finalized with the approval of Oshiwara Riddhi Siddhi CHS Ltd.
4. The selection of bidder shall be finalized on the basis of eligibility criteria decided by society jointly with PMC.

## **INSTRUCTIONS**

The bid offer shall be submitted in accordance with the following instructions and any offer conforming thereof is liable to be rejected.

1. Bid offer will be in English language and will be submitted in the prescribed format only.
2. Bid offers not complete in all respect are liable to be rejected.
3. Bid offers without valid EMD will not be accepted and will stand rejected.
4. Bid offers containing erasures and alterations of the Offer Documents document are liable to be rejected. The bidders must attest any correction made in the entries against such correction.
5. All the pages of the bid offer including enclosures, if any, have to be duly signed on all pages with all particulars complete and submitted by the person duly authorized to do so and should bear the company seal / stamp on all such pages. Duly signed authority letter on the bidder's letterhead should be submitted along with the bid offer.
6. All amounts should be written both in figures and words. In case of conflict between a figure and a word in amount, the latter shall prevail.
7. The money deposited towards EMD shall not bear any interest.
8. The encashment or depositing of EMD, in no manner whatsoever, shall be treated as selection or appointment as a developer for the project.
9. **In the event of rejection of the bid offer, the EMD shall be refunded to the bidder by way of Demand Draft / Pay Order / Cheque within 30 working days from rejection of the bid offer.**
10. If the bid offer is accepted, the EMD shall be retained as Security Deposit for the due and faithful performance of the entire project.
11. Bid offer shall not be accepted after the deadline fixed for its submission and the bidders cannot take any kind of action against Oshiwara Riddhi Siddhi CHS Ltd., appointed Architect, Project Management Consultants or Legal Advisor in such case.
12. Transfer of Offer Documents document issued to one bidder to another is not permissible. However, if a bidder, to whom Offer Documents document is issued, later becomes a member of any consortium, SPV or any other joint venture then submission of bid offer in that joint venture's name is permissible.
13. The bidders shall be deemed to have satisfied themselves by actual inspection of the site and locality regarding site conditions, topography of the land, local conditions, development potential, etc. that are likely to be encountered during

- execution of the works and they shall be deemed to have taken all these factors into account while submitting the bid offer. Ignorance if any on the part of the bidder will not entitle that bidder to any claims.
14. The bidders shall be deemed to have read Offer Documents documents and has made themselves aware of the scope and specifications of the work, conditions of contract, drawings and other reports if any and also the site environment.
  15. If any specific point is not clearly understood, the bidder, before quoting the bid offer, can raise queries or concerns and ask for explanations from the PMC appointed for the project in the pre-bid meeting scheduled on **09<sup>th</sup> September, 5.00 pm.**
  16. Various documents submitted by the shortlisted bidders will be subjected to scrutiny by Oshiwara Riddhi Siddhi CHS Ltd. and its consultants and further acceptability of the same will be decided after getting clarifications, if any, from the bidder.
  17. Site visit of completed & under Construction project of Bidder, by Members of Oshiwara Riddhi Siddhi CHS Ltd. / PMC all expenses bidder binding to pay.
  18. The bid offer shall be firm and shall not be subjected to any variation, shall hold good till completion of works and handing over the possession of the new buildings and amenities to all members of Oshiwara Riddhi Siddhi CHS Ltd.
  19. The bid offer should clearly mention the recreation amenities offered exclusively to the existing members of Oshiwara Riddhi Siddhi CHS Ltd.
  20. Conditional bid offers are liable to be rejected; therefore bidders are advised to avoid putting conditions that are in variance with the terms and conditions stipulated in the Offer Documents document.
  21. The bidders cannot withdraw the bid offer once submitted till the validity of the bid offer; this may result in forfeiture of the EMD.
  22. No claim for costs, charges and / or expenses incurred by the bidder in connection with preparation of the bid offer, submission of bid offer and for subsequent clarifications of the bid offer shall be accepted.
  23. The selected bidder cannot transfer the project without permission of the society in AGM or SGM NOC to another developer under any pretext whatsoever.
  24. The bidders, whether they submit the Offer Documents or not, shall be treating the details of this Offer Documents document as private and confidential.
  25. After the public opening of bid offers, information relating to the examination and comparison of bid offers and recommendations concerning the award of contract shall not be disclosed to the bidders or other persons not officially concerned with such process until the award of the contract to the successful bidder has been announced. None of the bidders shall be entitled to raise any allegations / claims / objections in this regard.

26. The decision of awarding the Offer Documents taken on the basis of selection made by highest number of the members of Oshiwara Riddhi Siddhi CHS Ltd. shall be binding on all members, and all bidders.
27. Any efforts by a bidder to influence the Project Management Consultants of this project, their personnel, members of Oshiwara Riddhi Siddhi CHS Ltd. on matters relative to bid offers considered for the process of examination, clarification, evaluation and comparison of bids, and in decisions concerning award of contract, may result in rejection of their bid and forfeiture of their EMD.
28. The bidder shall check the Offer Documents document and if any page / pages is / are missing or duplicate or indistinct, the same shall be brought to the notice of Oshiwara Riddhi Siddhi CHS Ltd. within 24 hours of purchase of the Offer Documents and get rectified before submission of the bid offer. The bidder should not take any advantage of any misinterpretation of the conditions due to typing or any other error/omission. Should the bidder find any discrepancies in, or omission from the Offer Documents document or should be in doubt as to their meaning, Oshiwara Riddhi Siddhi CHS Ltd. should at once be notified who may send a written instruction to all bidders. It shall be understood that every endeavor has been made to avoid any error which can materially affect the basis of the Offer Documents and successful bidder shall take upon itself and provide for the risk of any error which may subsequently be discovered and shall make no subsequent claim on account thereof.
29. Prior to the date of opening of the Offer Documents, Oshiwara Riddhi Siddhi CHS Ltd. may issue Addenda / Corrigenda to clarify documents or reflect modification in the design of terms and conditions or other contents of the Offer Documents document. Each Addenda / Corrigenda will be issued in duplicate to each bidder and the bidder shall submit the same as instructed herein. These Addenda / Corrigenda shall become part of the original Offer Documents document.

## GENERAL CONDITIONS

1. The bidder whose offer is accepted will have to enter into Memorandum of Understanding, development agreement, individual agreement for permanent alternative accommodation and general power of attorney that will be finalized by the Legal Advisor appointed by Oshiwara Riddhi Siddhi CHS Ltd. After finalization of the draft agreement, it shall be registered as per the applicable Registration Act; and requisite expenses including registration fees, stamp duty and incidental charges should be paid by the bidder.
2. For the purpose of offer the developer shall take into consideration permissible F.S.I. of 3.00/4.00 and permissible fungible FSI, additional FSI available as per policy, Tit -Bit area utilization as on date.
3. **Incase of enhancement of FSI in regulation 33(5) over and above 3 FSI for layout or utilization of the any combination with any provision of DCPR regulations to enhance the built-up area / FSI in the benefits of the developer then the net profit (after deducting all applicable taxes and expenses) accruable to the developer by such amendments shall be monetarily shared between the total members of Oshiwara Riddhi Siddhi CHS Ltd. and the developer, wherein the share for the total members of these cooperative housing society shall not be less than 50%, The profit shall be shared in additional area form if it is before Commencement Certificate (C.C.) and after Commencement Certificate in form of Monetary, with the prior permission of the General Body.**
4. The developer will function and also abide by all instructions given by the PMC appointed by Oshiwara Riddhi Siddhi CHS Ltd. The developer will appoint all other professionals necessary for properly carrying out the work. The developer will bear and pay all the fees of Architect and various professionals, such as Structural Engineer holding valid license of MCGM, Site Engineer who holds valid license of MCGM, Project Management Consultant, and all faculties of the Project such as civil works, electrical work & fire protection services appointed by him. Besides this, Oshiwara Riddhi Siddhi CHS Ltd. reserves the right to appoint Architect, Structural Engineer, Site Engineer and Project Management Consultant at its own cost, if required.
5. Oshiwara Riddhi Siddhi CHS Ltd. has also appointed Adv. Sakhalkar Leimare as legal advisor for which professional fees of **Rs.12,136/-** (INR Twelve Thousand, One Hundred Thirty Six Only) **per tenement** has been agreed upon and the same will be borne by the developer through society.
6. Professional fees of all concerned professionals like licensed structural engineer, licensed site supervisor etc. will be paid by the developer. The developer may

appoint separate agencies as elevation consultants or design architects at its own cost.

7. The developer shall have to arrange for the presence of Deputy / Officer of Registrar of Societies at the time of selection of developer at its own cost.
8. It will be solely developer's responsibility to bear all expenses and out of pocket expenses required to be paid for obtaining sanctions from all Government / Semi-Government bodies / Cooperative Departments / MCGM / MHADA upto building Occupation Certificate including charges, expenses or costs towards premium, or conveyance under the redevelopment project.
9. All taxes, dues, duties, cess, levies, stamp duty, registration including extra area allotted to member etc. that may become payable in connection with work undertaken by the developer, shall be borne and paid by the developer itself.
10. All Government and MCGM permission and fees, permanent deposits, temporary deposits, recurring bills of Electric charges, temporary and permanent commercial bills on temporary meters for electrical and water supply, fees for insecticide department and any other local levies, stamp duty, registrations are to be borne by developer itself.
11. The developer shall negotiate with society with regards to their outstanding payments, if any, to MHADA and / or MCGM.
12. The developer should carry out Structural Audit of the existing society buildings covered under the redevelopment project through reputed institutions like IIT or VJTI and the same should be to the satisfaction of the Project Management Consultant.
13. If the report of the aforementioned Structural Audit recommends immediate repairs to any of the existing cooperative housing society buildings, the same should be carried out to the satisfaction of the Project Management Consultant by the developer at its own cost.
14. The developer shall use material of best quality as per the Technical Specification and such as certified by the PMC and / or other consultants duly appointed by Oshiwara Riddhi Siddhi CHS Ltd..
15. The developer shall attempt to uphold the greenery in society premises by maintaining and / or relocating the trees and shrubs existing in the society premises.
16. All necessary safety precautions at the site shall be followed and adopted by the developer. However, Oshiwara Riddhi Siddhi CHS Ltd. and the PMC shall be kept indemnified by the developer against any mishaps or accident on site during construction.
17. Authorized representatives of Oshiwara Riddhi Siddhi CHS Ltd., Managing Committee members of the demolished building society as well as consultants

- appointed by Oshiwara Riddhi Siddhi CHS Ltd. shall have rights of access / visit to the site for inspection at any time during the progress of work.
18. Trees designated by Oshiwara Riddhi Siddhi CHS Ltd. and/or PMC shall be protected from damage during the course of the work and earth level within one meter of each such tree shall not be changed. Where necessary, such trees shall be protected with temporary fencing or relocated within vicinity. All relevant costs shall be borne by the developer. Further, the developer shall comply with all the other rules and regulations with regards to eco-friendly development.
  19. The developer shall not assign or mortgage or sell or transfer his rights in respect of Rehabilitation Component of the redevelopment project to any other persons or organization in any manner whatsoever.
  20. The developer shall take insurance policies as per rules for Workmen's Compensation Act as applicable.
  21. The developer should handover all the original approved documents such as IOA, Amendment IOA and Commencement Certificate immediately upon issuance by the concerned authority as well as Occupation / Part Occupation Certificate, BCC on the completion, to Oshiwara Riddhi Siddhi CHS Ltd.
  22. The developer while carrying out the development work shall not cause unnecessary annoyance, inconvenience, suffering, hardship or disturbance to the neighboring properties.
  23. The developer shall not get into any agreement or understanding for displays or hoardings or any other commercial display or for any mobile towers to be installed on the terrace or on the outer wall of the new buildings and / or any other area of the Rehabilitation Component of the redevelopment project.
  24. Time shall be considered as essence of the contract and the developer shall within 30 days of receipt of the Commencement Certificate from the MCGM submit a bar chart programme for the progress and completion of the works with respect to the proposed time period. This timeframe will be binding on the developer. Deviation in the programme, if any, will be made only with prior and written approval of Oshiwara Riddhi Siddhi CHS Ltd. The developer has to submit the progress report to Oshiwara Riddhi Siddhi CHS Ltd. and the PMC every month, showing progress achieved of each item of works against the target as per the bar chart. In case of any shortfall, it should be explained with reason and the steps contemplated to offset the blockage should be clearly indicated. If necessary, revised bar chart shall be prepared by the developer based on actual progress and revised future programme by enhancing extra labour etc. in order to complete the work within stipulated time limit and also get it approved by Oshiwara Riddhi Siddhi CHS Ltd.
  25. The timelines mentioned in the development agreement may be extended by the consent of all the parties to the agreement.

26. If MCGM insists on sewage treatment plant then it has to be constructed by the Developer at his own cost.
27. Developer shall provide temporary society office with toilet place of 500 Sq.ft near to the construction site at the time of construction of new building till the time of project completion
28. The Developer shall construct a composite building which means there will be existing member and new member in all building in constructed.
29. **The Developer shall provide minimum one parking to each residential & Commercial Members with provision of additional visitor's parking.**

## GENERAL CONDITIONS OF CONTRACT

### **1. Construction Programme**

- a. The developer shall strictly adhere to the construction schedule furnished by it and approved by PMC / Oshiwara Riddhi Siddhi CHS Ltd. and shall discuss the same with the PMC prior to the commencement of work.
- b. The timeframe within which construction should be completed should be spelt out and the same shall be strictly followed and deemed to be the essence of the bid offer, failing which the developer would be subject to penalty clause.
- c. The developer agrees that the work shall be commenced and carried out in the order of precedence and the progress of work shall be checked at regular intervals and percentage progress shall be commensurate with the time elapsed.
- d. Developer shall submit to Oshiwara Riddhi Siddhi CHS Ltd. / PMC progress report every month indicating the progress of work.

### **2. Site Establishment**

- a. Developer shall provide huts, stores etc. to cover accommodation for staff, workmen; all the materials likely to undergo deterioration shall be stored under suitable cover.
- b. Security of the developer's equipment is its own responsibility and the developer shall record all materials brought to the site in a standard format.
- c. Temporary society office (till completion of project).

### **3. Materials**

- a. Developer must arrange for all the materials and ensure uninterrupted supply of the same.
- b. The materials purchased from outside by the developer and brought to the site, if Oshiwara Riddhi Siddhi CHS Ltd. / PMC so desire, shall get tested and certified by a recognized testing laboratory to the satisfaction of Oshiwara



Riddhi Siddhi CHS Ltd. and PMC before such materials are used on the work and any expenses towards such testing shall be entirely borne by the developer.

- c. Developer shall provide and procure water and electricity at his own cost and shall take all necessary permissions for the said works. Only potable water shall be used for all activities. Storage tank and distribution shall be the developer's responsibility in conformity with the municipal and health regulations.
- d. Unless otherwise specified, all relevant codes and standards published by the Indian Standards Institution shall apply and govern in respect of design, workmanship, quality and properties of materials, testing and measurements.

**4. Safety Measures**

- a. The developer shall organize its operations in a workman like manner and take all necessary precautions to provide safety and prevent accidents at site to personnel and property; and the PMC shall have the power to insist the developer to adopt certain safety measures and provide necessary equipment to ensure the safety.
- b. The developer shall comply with all rules and regulations of relevant Workman's Compensation Act and Labour Laws and take necessary insurance to cover the risks under the said Act and shall keep the same in force during the currency of the Contract. Oshiwara Riddhi Siddhi CHS Ltd. on behalf of its members will be entitled to recover all such damages on account of such claims.
- c. Safety precautions shall be followed as per the Safety Code mentioned later in this document.

**5. Developer's Supervision**

- a. The developer shall appoint competent and experienced site engineers, consultants and supervisors for full duration of the works.
- b. The developer shall also, during the whole duration of the works, employ a team of qualified project engineers who shall be the authorized representatives of the developer to be in-charge of the works. Such representatives shall constantly be available at site during the working hours. Any direction, instructions or notices given by the PMC/ Oshiwara Riddhi Siddhi CHS Ltd. to such representatives shall be deemed to have been given to the developer. The representative shall also have all necessary powers to receive materials/ letters from Oshiwara Riddhi Siddhi CHS Ltd., whenever/ wherever necessary and agreed upon, and issue valid receipts for the same, engage labour or purchase materials and proceed with the work as required.
- c. Name, address and profile of other professionals that would be appointed by the developer viz. Architect, Structural Engineer, Licensed Plumber, Civil

Engineers, **Electrical Engineers** should be submitted to Oshiwara Riddhi Siddhi CHS Ltd. and the PMC.

**6. Labour during Work**

- a. The developer shall deploy sufficient number of labourers on site to maintain necessary progress to meet the approved work schedule.
- b. The developer shall not employ an adolescent who has not completed 18 years unless he / she is certified fit for work as an adult as prescribed under clause (b) of subsection (2) of Section 69 of the Factories Act, 1948.
- c. The developer shall maintain necessary register and records for payment of wages, overtime, etc. made to his workmen required by the Ministry of Labour or any such authorized person appointed by the Central or State Government.

**7. Quality Control**

- a. Developer shall furnish all facilities, labour and material necessary for safe and convenient inspection of material / work during the progress of work. All inspection by PMC/ Society shall be performed in such a manner as not to unnecessary delay the work.
- b. On completion of work and not later than the Defect Liability Period, PMC/ Oshiwara Riddhi Siddhi CHS Ltd. shall make examinations and tests of the works as may deem necessary or desirable; developer may facilitate the same and furnish the cost of material or labour which may be required in making such tests and examinations.

**8. Approvals**

- a. All necessary approvals / permissions for carrying out this redevelopment works including Lease Conveyance, shall be developer's responsibility. The developer shall apply for various permissions in the name of the Oshiwara Riddhi Siddhi CHS Ltd. The necessary payments required to be made from time to time to the various departments of various statutory authorities such as deposits, security fees, premiums, development charges, infrastructure charges, water charges and assessment tax shall be borne by the developer and will submit the original plan and other original receipt to society
- b. If any legal action is taken by any statutory body due to non-compliance / negligence / delay on the part of the developer to obtain such necessary approvals / permissions, Oshiwara Riddhi Siddhi CHS Ltd. / PMC will not be responsible in any manner whatsoever; and all risks, costs, penalties and any other consequences arising due to the such non-compliances on the

developer's part shall be the responsibility and liability of the developer solely and in totality; and the developer shall indemnify Oshiwara Riddhi Siddhi CHS Ltd. and PMC against any such claims, penalties and actions arising out of any statutory authority.

- 9.** The developer shall pay all necessary Income tax, **Goods & Service Tax** etc. and or any other duties on the material or service as applicable during and after the construction of the work related to the project. The security deposit shall be released only on submission of suitable documents / assessment order related to the same as well as an undertaking to the effect that it has paid all such taxes as applicable and it would indemnify Oshiwara Riddhi Siddhi CHS Ltd. against the same. (NOTE: If Oshiwara Riddhi Siddhi CHS Ltd. desires, the developer may have to furnish counter corporate guarantee of a reputed company towards the completion of the project in case income tax, sales tax, VAT or any such statutory payment is defaulted by the developer).
- 10.** Flat owners will vacate the flats only after the receipt of IOA/ CC and all other permission required to commence the work in the redevelopment agreement to their satisfaction. If any alteration needs to be carried out in the agreement, the same will be pointed out and the rectification shall be carried out duly. Those in possession of their flats will not lose their rights. Flats in the newly constructed buildings will not be occupied without Occupation Certificate. Also, the date by which Completion Certificate would be obtained has to be clarified.
- 11. Temporary Accommodation**
- a. Demolition of the buildings will be carried out as decided in consultation with Oshiwara Riddhi Siddhi CHS Ltd. and the PMC. The demolition will be carried out only after obtaining full IOA including loading the FSI on the cooperative housing society's / societies' name.
- b. Till completion and possession of the newly constructed flats the monthly rent, commission and expensed towards transport of household articles shall be paid by the developer to each affected individual member. The Developer will pay rent for first 36 months at the time of vacant the premises in one single stroke.
- 12.** Permanent Alternative Agreement has to be executed and Stamp Duty as per Bombay Stamp Act has to be paid and registration to be done at the cost of

developer. This agreement between developer and the cooperative housing society in which names of all members should reflect along with a separate individual agreement shall be drawn and registered with Registration Office by the developer at his cost.

**13.** Stamp Duty, GST applicable for development Agreement, Individual Agreement or Rehab Component shall be born by Selected Developer.

**14.** Upon intimation from Oshiwara Riddhi Siddhi CHS Ltd. / PMC in writing the developer shall suspend work or part thereof for such time and in such a manner as deemed fit by Oshiwara Riddhi Siddhi CHS Ltd. / PMC. Developer shall be eligible for extension of time from Oshiwara Riddhi Siddhi CHS Ltd. / PMC. Under no circumstances the developer shall suspend work for any other reasons whatsoever; and in case if the work is suspended by the developer for more than 30 days, Oshiwara Riddhi Siddhi CHS Ltd., after giving sufficient notice to the Developer shall terminate the contract without giving any reason and would have the right to award the contract to any other developer at the risk and cost of the original developer will be treated as deemed NOC if the existing developer don't give the NOC In such case, the security deposit will be forfeited and further Oshiwara Riddhi Siddhi CHS Ltd. upon further intimation shall have the right to invoke the Bank Guarantee for non-compliance. Also, in addition to the penalty as mentioned in the penalty clause an additional penalty of Rs. 20,00,000/- (INR Twenty Lakhs only) for each week's delay shall be levied upon the developer.

**15. Delay and Extension Time**

- a. The timeframe within which construction should be completed should be spelt out and the same shall be strictly followed and deemed to be the essence of the bid offer, failing which the developer would be subject to penalty clause.
- b. Developer agrees that the work shall be commenced and carried on in the order of precedence and the progress of work shall be checked at regular intervals and percentage progress shall be commensurate with the time elapsed.
- c. Developer shall not abandon or delay the redevelopment project due to paucity of inflow or diversion of funds from assigned project in order to acquire more and more venture beyond their financial means leaving the occupants to suffer.
- d. If the developer desires an extension of time for completion of work on the grounds of his having unavoidably hindered in its execution then it shall apply in writing to Oshiwara Riddhi Siddhi CHS Ltd. / PMC within 7 days of such hindrance. Oshiwara Riddhi Siddhi CHS Ltd. in consultation with PMC shall

authorize such extension of time as may in their opinion be necessary and proper, in this case if rent amount increased as per schedule.

**16. Liquidated Damages for Delay**

- a. If the developer fails to execute, complete and deliver the work within the specified time, the developer shall pay Oshiwara Riddhi Siddhi CHS Ltd. as and by way of penalty at the rate of 5% of the remaining construction of the 'Rehab Component' delay agreed beyond the date of completion specified in the contract, provided that the amount to be paid under this clause shall not exceed **5%** of the cost of remaining construction of the 'Rehab Component'.
- b. Oshiwara Riddhi Siddhi CHS Ltd. may without prejudice to any other method of recovery, deduct the amount of such damages from security deposit.

**17.** The developer shall have to bear the payment of fees to professionals involved in the redevelopment project such as Architect / Consulting Architect, PMC, Elevation consultant, Structural consultant, Firefighting consultant, Sanitary consultant, Geo-technical Consultant, Rainwater-harvesting consultant, Electrical consultant, Landscaping consultant, Legal consultant and Tax consultant. In addition to the professional fees, Goods & Service Tax etc. payable to the Government as per the prevailing rules by various professionals shall be borne by the developer.

**18.** There should be no discrepancies in the plan for Rehab Component approved by statutory authority in comparison to the layout approved by the cooperative housing society members. Violation of terms and conditions by unlawful planning and construction of additional area beyond that permitted would be subject to litigation and the buyers of such unlawful flats / properties land themselves in deals that would lead to litigation at a later date.

**19. Force Majeure**

Force Majeure means that neither party shall be responsible or liable for any delay nor failure in fulfilling the terms of this agreement, a cause or event, that is not reasonably foreseeable or otherwise caused by or not under the control of the party in the following matters:

- Such to war, strikes, explosions, riots, civil unrest, terrorists act/ actions

- Major power failures beyond its control, or by fire, flood or other natural disasters, epidemics, acts of third parties, sabotage terrorism, vandalism, accident
- Any injunctions or restraint orders from any court or other authorities-

Each party shall promptly inform the other the existence of a Force Majeure event and shall consult together to find a mutually acceptable solution. In any such event, performance shall take place as soon thereafter as reasonably feasible. However, if as a consequence of such clause, performance by a party under the agreement shall be prevented for a period longer than six (6) months, then the other party shall have the right to terminate this agreement with a month's notice. The terms of the termination under this condition will be with no liabilities and penalties.

#### **20. Termination of Contract**

- a. If the developer commits a breach of any terms of this contract or any act of insolvency or shall be adjudged as insolvent or shall make an assignment or composition for the benefit of the greater part in number or amount of his creditors or (being an incorporated company) shall have an order made against him or pass an effective resolution for winding up either compulsorily or subject to the supervision of the court or voluntarily or if the official assignee of the developer shall repudiate the contract or if the official assignee or liquidator in such acts of insolvency or winding up, shall be unable, within seven days after notice to him requiring him to do so, to show to the reasonable satisfaction of Oshiwara Riddhi Siddhi CHS Ltd., that it is able to carry out and fulfill the contract and if required by the Legal Advisor to give security thereof, if the PMC shall certify to Oshiwara Riddhi Siddhi CHS Ltd., that, in his opinion, the developer:
  - i. has abandoned the contract,
  - ii. has failed to commence the works, or has without any lawful excuse under these conditions suspended the progress of the works for 14 days after receiving from Oshiwara Riddhi Siddhi CHS Ltd. / PMC written notice to proceed,
  - iii. has failed to remove materials from the site or to pull down and replace the work within seven days after receiving from Oshiwara Riddhi Siddhi CHS Ltd. / PMC written notice that the said materials or work were condemned and rejected by Oshiwara Riddhi Siddhi CHS Ltd. / PMC under these conditions,

- iv. has neglected or failed persistently to observe and perform all or any of the acts, matters or things by this contract to be observed and performed by the developer for seven days after written notice shall have been given to the developer requiring the developer to observe or perform the same; or,
- v. has to the detriment of good workmanship or in defiance of instructions by Oshiwara Riddhi Siddhi CHS Ltd. / PMC to the contrary sublet any part of the contract,
- vi. then in any of the said cases Oshiwara Riddhi Siddhi CHS Ltd. in consultation with the PMC / Legal Advisor may, notwithstanding any previous waiver, after giving 7 days' notice in writing to the developer, determine the contract, but without hereby affecting the powers of the PMC or the obligations and liabilities of the developer the whole of which shall continue in force as fully as if the contract not been so determined and as if the works subsequently executed by or on behalf of the developer.
- vii. In such case the EMD of the developer shall stand forfeited and further the Oshiwara Riddhi Siddhi CHS Ltd. under advice of the PMC / Legal Advisor / their agents or servants may enter upon to take possession of the works of all plant, tools, scaffoldings, sheds, machinery, power operated tools and steel, cement and other materials lying upon the premises or the adjoining lands or roads, and use the same as its own property or may employ the same by means of its own servants and workman in carrying on and completing the works or by employing any other developer or other person or persons to complete the works and the developer shall not in any way interrupt or do any act, matter or thing to prevent or hinder such other developer or other persons employed for completing and finishing or using the materials and plant for the works.

**21. Arbitration**

- a. All disputes or differences whatsoever which shall at any time arise between the parties hereto touching or concerning the works of the execution or maintenance thereof of this contract or the rights touching or concerning the works or the execution or maintenance, thereof of this contract or the construction meaning operation or effect thereof or to the rights or liabilities of the parties or arising out of or in relation thereto whether during or after completion of the contract or whether before or after determination foreclosure or breach of the contract (other than those in respect of which the decision of any person is by the contract expressed to be final and binding) shall after written notice by either party to the contract to the other of them and to the PMC hereinafter mentioned but the decision of Oshiwara Riddhi Siddhi CHS Ltd. in all respect shall be final and binding on both the parties or may be referred for adjudication to a sole Arbitrator to be appointed as hereinafter provided.
- b. For the purpose of appointing the sole Arbitrator referred to above, the party evoking arbitration shall send within thirty days names of persons who shall be presently unconnected with any organization for which the work is executed contracted to the other party. The other party shall on receipt of the names as aforesaid select any one of the persons named to be appointed as a sole Arbitrator and communicate his name to the first party within thirty days of receipt of the names. Oshiwara Riddhi Siddhi CHS Ltd. shall thereupon without any delay appoint the said person as the Sole Arbitrator.
- c. If the other party fails to communicate such selection as provided above within the period specified, Oshiwara Riddhi Siddhi CHS Ltd. shall make the selection and appoint the selected person as the sole Arbitrator. In the event the other party within thirty days is not agreeable to a sole arbitrator, shall suggest name of person who shall be neutral and unconnected with any organization for which the work is executed / contracted as Arbitrator. The two Arbitrators so selected (by each party) shall appoint in consultation with each other neutral umpire as third Arbitrator to form panel of Arbitrators.
- d. The Arbitrator shall be deemed to have entered on the reference on the date he issued notice to both the parties fixing the date of the first hearing. The Arbitrator may, from time to time, with the consent of the parties, enlarge the time for making and publishing the award. The Arbitrator shall give a separate Award in respect of each dispute or difference referred to him.
- e. If the Arbitrator as appointed is unable or unwilling to act or resigns his appointment or vacates his office due to any reasons whatsoever another sole Arbitrator shall be appointed as aforesaid. It is expressly understood that the



work under the contract shall however continue during the arbitration proceedings as per the directions of Oshiwara Riddhi Siddhi CHS Ltd. / PMC.

- f. The venue of arbitration shall be such place as may be fixed by the Arbitrator at his sole discretion. The fees, if any, of the Arbitrator shall, if required to be paid before the Award is made and published, be paid by the developer. The costs of the reference and of the award including the fees, of any of the Arbitrator shall be at the discretion of the Arbitrator who may direct to and by whom and in what manner, such costs or any part thereof shall be paid and may fix or settle the amount of costs to be so paid. The award of the Arbitrator shall be final and binding on both the parties. Subject to aforesaid, the provisions of the Arbitration Act, 1996, or any statutory modification or re-enactment thereof and the rules made there under, and for the time being in force, shall apply to the arbitration proceeding under the clause.

## **22. Compensation in case of Non-Satisfactory Work**

If it shall appear to Oshiwara Riddhi Siddhi CHS Ltd. / PMC that any work has been executed with unsound, imperfect or unskilled workmanship, or that any materials or articles provided by him for execution of work are unsound, or of a quality inferior to that contracted for, developer shall, on demand in writing from Oshiwara Riddhi Siddhi CHS Ltd. / PMC notwithstanding that the same may have been inadvertently passed certified, forthwith rectify or remove and reconstruct such work in whole or in part as the case may require or as like case may remove such materials and articles at his own risk and cost. In the event of his failing to do so within a period to be specified by Oshiwara Riddhi Siddhi CHS Ltd. / PMC in his demand aforesaid, Oshiwara Riddhi Siddhi CHS Ltd. / PMC may rectify or remove and re-execute the work or remove and replace with the other materials and articles complained of, as the case may be at the risk and expense of the developer in all respects.

## **23. Defect and Liability Period**

Defect liability period for the 'Rehab Component' of the redevelopment project will be of **10 years** after completion of construction work or after issue of Occupation Certificate whichever is later. The developer shall make good any defects leakage, shrinkage, or other faults that may appear in the work within the said defect liability period. If any defect, leakage shrinkage or other faults are found or noted by reason of construction of the said flats, the developer shall at its own costs and expenses repair, rectify and make good the same and remove the said defects, leakages, shrinkages and other faults to the satisfaction of Oshiwara Riddhi Siddhi CHS Ltd. / PMC.

Developer shall assume all liability and fully indemnify and save harmless Oshiwara Riddhi Siddhi CHS Ltd. / member cooperative housing societies / PMC from and against all claims, suits, proceedings, damages, losses, expenses, royalties arising from any infringements real or claimed, of any patent embodied or used in the performance of this contract; provided that the developer shall not be liable to indemnify Oshiwara Riddhi Siddhi CHS Ltd. / PMC, if the infringement of patent is the direct result passed by Oshiwara Riddhi Siddhi CHS Ltd. / PMC.

**24. Jurisdiction of Courts**

In case of any dispute, only courts in Mumbai city shall have jurisdiction.

## **SAFETY CODE**

1. The Developer shall ensure that all the suggested provisions for safety are followed as required by Oshiwara Riddhi Siddhi CHS Ltd. / PMC. The Developer shall indemnify Oshiwara Riddhi Siddhi CHS Ltd. against the defects, accident liability during the period of the project.
2. First-aid appliances including adequate supply of sterilized dressings and cotton wool shall be maintained at a readily accessible place.
3. An injured person shall be taken to public hospital without loss of time, in case where injury necessitates hospitalization.
4. Suitable and strong scaffolds should be provided for workmen for all works that cannot safely be done from ground.
5. When ladders are used for carrying materials as well, suitable footholds and handholds shall be provided on the ladder and the ladder shall be given an inclination not steeper than  $\frac{1}{4}$  to 1 (1/4 horizontal and 1 vertical).
6. Staging more than 3.25 Mtr. above the ground or floor or suspended from an overhead support or erected with stationary support shall have a guard rail properly attached, belted, braced and otherwise secured at least 1 Mtr. high above the floor or platform of such staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such staging shall be so fastened as to prevent it from swaying from the building or structure.
7. All workers working on scaffolding shall have safety belts, helmets, gloves, gumboots, etc. and it shall be the responsibility of developer to enforce the use of safety belts, helmets, etc.
8. The developer shall take enough safety precautions for material handing scaffolding and ladder works, mechanical devices, electrical devices, cranes, machinery, labour, all heights and depth of works as per standard practice and applicable rules and regulations.
9. No portable single ladder shall be over 8 Mtr. in length. The width between the side rails shall not be less than 30 cm. (clear) and the distance between two adjacent

rungs shall not be more than 30 cm. When a ladder is used, an extra labour shall be engaged for holding the ladder.

10. The excavated material shall not be placed within 1.5 Mtr. of the edge of the trench or half of the depth of trench whichever is more. All trenches and excavations shall be provided with necessary fencing and lighting.
11. Working platform, gangways and stairways shall be so constructed that they do not sag unduly or unequally, and if height of a platform or gangway is more than 3.25 Mtr. above ground level or floor level, It shall be closely boarded, have adequate width and be suitably fenced.
12. Every opening in the floor of a building or in working platform should be provided with suitable means to prevent the fall of person or materials by providing suitable fencing or railing whose minimum height shall be 1 Mtr.
13. No floor, roof or other part of the structure shall be overloaded with debris or materials as to render it unsafe.
14. Workers employed on mixing and handling materials such as asphalt, cement mortar or concrete and lime mortar shall be provided with protective footwear and rubber hand-gloves.
15. Adequate precaution shall be taken to prevent danger from electrical equipments. No materials on any of the sites shall be exposed to public. The developer shall provide all necessary fencing and lights to protect members of public and works from accidents and shall be bound to bear expenses of defense of every suit action or other proceeding at law that may be brought by any person; damages and costs which may be awarded in any such legal action or proceedings to any such person or which may with or without the consent of the developer be paid to compromise any claim by any such person.
16. No electric cable or apparatus which is liable to be a source of danger or a cable or apparatus shall remain electrically charged. Proper earthing shall be provided to all electrical appliances.
17. All practical steps shall be taken to prevent danger to persons employed from risk of fire or explosion, or flooding. No floor, roof or other part of a building shall be so overloaded with debris or material as to render it unsafe.
18. Those engaged in welding works shall be provided with welder's protective eye shields and gloves.

19. No paint containing lead or lead products shall be used except in the form of paste or ready-made paint.
20. Suitable facemasks should be supplied for use by workers when the paint is applied in form of spray or surface having lead paint dry rubbed and scrapped.
21. Hoisting machines and tackle used in the works, including their attachments, anchorage and supports shall be in perfect condition.
22. The ropes used in hoisting or lowering material or as a means of suspension shall be of durable quality and adequate strength and free from defects.
23. Overall healthy cooperation shall be extended by the developer to any other agencies of work which may be appointed by Oshiwara Riddhi Siddhi CHS Ltd. / PMC for this project.
24. The developer shall take all the necessary precautions during the phase of construction regarding the life and property of the existing members of cooperative housing society.

**GENERAL SPECIFICATIONS**

**Structural & Civil:**

Structural System	<p>Framed structure designed to withstand seismic load as per Seismic Zone III with Reinforced Concrete Pile foundations or isolated footings depending on sub soil conditions. All structural elements of buildings such as columns, beams, slabs, lift shafts and staircases shall be in RCC.</p> <p>Floor to floor height shall be minimum 10 Feet.</p> <p>Design of structures shall be as per provisions of Indian standard specifications and will conform to highest norms and standards.</p>
Layout	<p>Layout of floors shall be designed so as to ensure optimum use of floor space. Room size shall be so selected and arranged to avoid cut tiles in flooring. Toilets shall be designed taking into account the size of tiles so as to avoid cut tiles in dado. All fixtures shall be at junctions of tiles. Size of structural elements and thickness of walls shall be suitably arranged to reduce projections inside the room to extend possible.</p>
Design Mix Concrete	<p>All concrete used for structure elements shall be design mixed Ready Mix Concrete in accordance with IS 10262 with specified characteristic strength in accordance with the values specified in IS 456-2000 edition. Durability criteria shall be given special consideration while designing concrete mixes. Mix design shall be frequently carried out to adjust the variation due to change in raw materials. Frequent statistical analysis also shall be conducted to judge the performance of designed mix.</p>
Formwork	<p>Rigid formwork manufactured with latest technology to provide proper shape to concrete, to carry dead loads and live loads during formwork/reinforcement/concreting activities and to prevent loss of grout from the concrete shall be provided. Adjustable spans and adjustable steel props shall be used to support formwork for speedy and accurate formwork.</p>
Cement	<p>For all RCC work – 53 Grade Other work – 43 Grade</p>
Reinforcement	<p>The steel reinforcement will be cold twisted steel bars conforming to IS 1786 and hot rolled mild steel deformed bars conforming to IS 1139 of Fe-415 or Fe 500. Cutting and bending of reinforcement shall conform to IS 2502.</p>

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Curing	As far as possible curing shall be done by keeping the concrete continuously wet with water for periods as recommended by IS 516 and IS 456. In case situation warrants, curing agents of reputed manufactures shall also be used.
Testing	Sampling and testing of concrete shall be done in accordance with IS 1199 and IS 456. Every batch of cement and reinforcement bars shall be tested as per the relevant IS standards. Every component of concrete shall be tested as per relevant IS codes. Concrete cube samples shall be drawn as suggested in IS 456 while concreting and tested for 7 days & 28 days compressive strength.
Anti-termite treatment	Pre-construction Anti-termite treatment shall be carried out with Chlorpyriphos or Lindane as per provisions of IS 6313 part II by reputed agencies like PCI, Godrej Hi-care or equivalent. Chemical treatment shall be carried out separately for footings, inside the plinth, inside and outside external periphery of buildings.
Masonry	Masonry for the building shall be with bricks or concrete blocks conforming to relevant IS standards. Bricks to be used for any masonry work to be First Class only. Internal Walls should be of 115 mm thick Brick wall in CM 1:4. External masonry shall of 230mm thick in case of brick masonry or 150 mm thick in case of concrete blocks/silicate bricks. Mortar in masonry should be of 1:4 cement sand ratio.
External plaster	External sand face cement plaster shall be of 25mm thick (only River Sand should be used) in two coats with water proofing & Polypropylene Fibre ingredients of reputed manufactures added to the mortar. 1 <sup>st</sup> coat of 15mm thick of 1:4 cement sand ration & 2 <sup>nd</sup> coat of 10mm thick of 1:3 mortar ratio. Galvanized wire mesh (chicken mesh) shall be provided at all junctions of RCC and masonry to avoid probable cracks at junctions. External walls to be properly cured before plastering.
Internal plaster	Internal plaster shall be of 12-15 mm thick in cement mortar 1:4 (only River Sand should be used) Galvanized wire mesh (chicken mesh) shall be provided at all junctions of RCC and masonry to avoid probable cracks at junctions. Ceiling plaster shall be 8mm thick cement plaster.
Water proofing of Terrace	Proprietary terrace waterproofing consisting of brickbat cement concrete of average thickness 110mm to terrace, chajjas etc. laid in required slope (minimum cement consumption 0.5 bag/Sq.Mtr.), outlet and rain water pipes grouted, rough to receive kotah/China mosaic flooring as directed.

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Water proofing of Toilets	Brick bat Coba waterproofing for floors as above and waterproof plaster in Cement mortar 1:3 upto a height of 600mm above floor level for walls.
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**Finishes:**

Flooring	Italian marble flooring design of approved shade and design (Premium quality) with bedding sand & white cement.
Dado, Skirting	A backing coat plaster shall be applied for dado in CM 1:4 and properly cured before commencing dado work. Dado of Tiles shall be fixed either with as float of cement mortar 1:2 or tile adhesives of reputed manufactures. Tile should be of reputed manufactures like Johnson, RAK and NITCO.
Doors	125mm x 65mm Doorframes shall be of seasoned C.P. Teak wood. All shutters except toilet shutter shall be a solid core flush door of reputed make. Main door shall have 40mm solid core flush door with veneer on both sides melamine polished or 1 mm laminate on both sides and other doors shall have flush door with ply finish and 1 mm laminate on both sides with French polish on sides. Fire rating of min. 30 minutes. Wooden Safety Door need to be provided as per Architect specification. Toilet shutters shall be water resistant shutters such as FRP sheet of 35mm thick. Door frame – Main door shall be provided with 150mm x 75 mm door frames with double rebate 1050 mm x 2150 mm. All internal doors shall be provided with TW frames 125 x 65mm. Toilets doors with granite frame with moulding.
Windows	All windows shall be made of Aluminium heavy-duty sections with 15 microns anodized and fixed with premium hardware. Aluminium sections of reputed manufacturers like Jindal and Indal only shall be used for window work. All windows shall be made with weather stripping and joints shall be sealed with silicon sealant to stop water infiltration. Glass used for windows shall be of clear glass of reputed manufacturers like Modi, float glass or equivalent. Windows will have sills made of granite moulding in two layers matching with finish of each room.  3 Track powder coated Aluminium framed windows with clear glass or UPVC system
Ironmongery	Ironmongery shall be heavy duty of reputed brand such as Dorma, Shalimar, and Vision etc. Locks shall be of Yale, Godrej, Vijayan or Sobeet.
Wall finish	All walls and ceiling shall be finished with Gypsum Plaster and



**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

	PVC chicken mesh.
Painting	All rooms and other area shall be painted with proper surface preparation (Primer + Putty + Primer).
Entrance lobby	Shall be provided with granite / Italian marble flooring in design pattern as approved and granite dado to the walls with approved designed murals.
Lift lobby	Shall be provided with granite flooring and granite dado including lift door jambs and architraves in granite.
Staircase	Staircase shall be provided with granite treads and risers with double moulding nosing antiskid grooves with 150mm thick granite skirting upto 1 <sup>st</sup> floor and 1 <sup>st</sup> floor onwards polished, Kotah tread and risers including 150mm thick skirting, nosing, antiskid grooves as per above.
Terrace waterproofing	Brick bat waterproofing laid to slope with Zypex or Nina or Vandex waterproofing or equivalent make and finishing with China Mosaic Tiles with 10 year guarantee.

**Services:**

Elevators	<p>No. of High-speed Elevators of minimum 10 person capacity in each wing of building will be as per MCGM regulation.</p> <p>Minimum 1 Stretcher lift</p> <p>Make: Mitsubishi / Schindler /ThyssenKrupp/KONE/OTIS/TKEI</p> <p>Cabin finish : Brush finish stainless steel cabins</p>
Plumbing	<p>All GI pipes shall be tested in accordance to relevant IS standards. All concealed piping shall be with C-class G.I. pipes of reputed make like TATA or Zenit:</p> <p>Internal piping – 20mm or 12mm diameter ‘C’ class G.I./ CPVC concealed piping including concealed elbows, tees, unions, etc. complete for hot and cold water piping necessary insulation shall be provided.</p> <p>Plumbing fittings – All toilets, bathroom, WC and kitchen shall be provided with Jaquar Florentine range concealed stop cock, angle cock, long and short body Offer cock, wall mixtures, wall diverters, bottle traps etc.</p> <p>Sanitary waters – Wall hung European / Indian style WC of Hindustan or Parryware make to be provided as approved.</p> <p>All stoneware pipes, bends, junctions, gully traps, intercepting traps shall be salt glazed inside and outside and shall conform to the specifications of IS 651. All external drainage pipes shall be of UPVC of reputed make.</p>

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Electrical	<p>All electrical works shall be carried out in accordance with relevant IS codes, Indian Electricity rule 1956, Regulations and Rules set-out by Fire Insurance Regulations.</p> <p>Entire electric system shall be earthed and the earth system shall conform to the Code of Practice as per IS 3043 of 1987.</p> <p>3 phase electric supply in each flat with concealed copper wirings in all rooms including D.B's MCB and ELEB, Min switches, meters as per Power Distribution Company's requirements to be provided. Emergency lights for staircase, Lobby, underground parking area etc. to be provided. Details of power circuits/power points, light points etc. to be got Approved in advance. Extraction fans to be provided in all toilets/Bathrooms.</p>
Rainwater Harvesting	Needs to be provided as per Governing Law and with proper survey & due diligence.

**External Development:**

Roads	All internal roads should be of Concrete Road as specified by MOST or IRC. No services will be provided under the Road. It can be provided through utility duct along the roads.
Storm Water drains	Storm water drains for the plots shall be designed as per the rainfall data and shall be constructed in brick masonry and plastered or in stone masonry pointed. Storm water drains shall be covered with pre-cast concrete slabs or MS Granting as per norms.
Sewer Lines	It needs to be connected to Municipal Sewer main outside the compound wall. All covers/manhole are to be designed for Truck load.
Hardscape	Pathways and hardscapes shall be made of natural stones such as Mandana, Agra red, Golden lime, kota, Shabaz and alternatively of chequered tiles according to the external development scheme prepared by Architect. Depending on the use, part of the pathways and hardscapes shall be prepared on hard concrete base and part of the area may be laid-on compacted earth.
Parking area	<p>Parking area shall be made of 65mm / 80mm thick inter-locking blocks / anti-skid tiles laid on a layer of 230mm thick rubble soling and sand cushioning.</p> <p>Minimum 01 no. of Four wheeler car park per tenement + sufficient provisions for Two wheeler parking to be made free of</p>

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

	cost to existing members of societies within compound wall, either in stilt and / or in podium.  Provisions to be made for ensuring water drainage for car wash.
Compound wall	Compound wall on the front side shall be constructed in 230mm thick brick/rubble masonry with suitable foundation with decorative cast iron grills in between.

- *Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC& Oshiwara Ridhhi Siddhi CHSL.*

**TECHNICAL SPECIFICATIONS OF COMMERCIAL SHOP UNIT –  
INTERNAL**

**COMMERCIAL SHOP UNIT:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Vitrified flooring 32”X 32” design of approved shade and design (Premium quality) with bedding sand & white cement.	RAK , NITCO , SOMANY,SHIMPOLO.
Skirting	4” the same tile as use for Flooring flushed with the wall	
GYP SUM punning on walls	GYP SUM on plastered surface of walls. All corners/sharp edges of Beam, Column or walls should be smooth rounded off with GYP SUM, Plastic (oil bound)	
Paint on walls	3 coats of Premium Luster Emulsion paint on the prepared surface of all sides of wall.	Asian paint/Nerolac
Ceiling	3 coats of Premium Plastic Emulsion paint White Colour on the prepared surface. 2 MS Hooks of appropriate size for Ceiling Fan & to be provided.	Asian paint/Nerolac
Rolling Shutter	Rolling shutter in M.S. Heavy Guage with redoxide and colour painting done with smooth operation .	
Electrical (Concealed)	Only ISI approved copper wires of appropriate size through PVC conduits. Separate conduits for TV Cable/Internet/Telephonewith adequate spacing to be provided at appropriate location.	Finolex , Anchor , Polycab, Panasonic
	Sufficient no. (as approved by Architect) Modular switches (White colour) & 20/15 Amp. Power points.	Panasonic Roma , Legrand , Gold Medal , GM .Indo-kopp
	AC window provision will be made by Developer.	

**Attached Toilet Individual Shop:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring (Concept Tiling)	2' X 2' Non Skid Ceramic Tile (Premium quality)	Somany/RAK / Nitco /Shimpolo /Johnson
Dado (Concept Tiling)	2' X 2' Ceramic Tile (Premium quality ) up to ceiling ht. with matching ceramic leaf moulding	Somany /RAK / Nitco /Shimpolo/Johnson, Jaquar
EWC	Wall mounted (Dark Colour) EWC pan with all matching fittings like flush tank , cover, brackets, PVC connector, angle cock, 2way with hot/ cold water jet Bib Cock, Nahnai trap with cockroach repellent S.S. Jail etc.	EWC- Hindware / Parryware  Water Taps- Jaquar / Plumber
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of GI "C" class /UPVC 12" MM	Tata / Zenith/ Aashirwad /Astral /Prince

**Note : Toilet Should be provided in commercial shops.**

- Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC.
- While planning of Commercial shop it should be columnless means no offset of column should be there of existing member consent and input to be taken of Existing society member& PMC .
- Commercial Meter to Provide for all the shop.

**TECHNICAL SPECIFICATIONS RESIDENTIAL – INTERNAL**

**Living Room:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Botticino Italian marble flooring design of approved shade and design (Premium quality) with bedding sand & white cement.	
Skirting	4” the same Italian Marble as use for Flooring flushed with the wall	
Gypsum punning on walls	GYPSUM on plastered surface of walls. All corners/sharp edges of Beam, Column or walls should be smooth rounded off with GYPSUM, Plastic (oil bound)	Gypro Saint Gobain
Paint on walls	3 coats of Premium Luster Emulsion paint on the prepared surface of all sides of wall.	Asian paint/Nerolac
Ceiling	3 coats of Premium Plastic Emulsion paint White Colour on the prepared surface. 2 MS Hooks of appropriate size for Ceiling Fan & 1 hook for Zoombar to be provided.	Asian paint/Nerolac
Main Door	40mm thick Solid core phenol bounded flush door of 7’ x 3’ size with both side Veneer (1mm) with both side melamine polish / 0.75 mm thick laminate, with heavy duty Brass hinges fitted with brass screws and all other necessary fittings such as Tower Bolt, Kundi, Safety Chain, Night latch, peep hole, Door Stopper & decorative handle all of Brass metal from both sides etc. Decorative Wooden Safety Door of same size with the above mentioned accessories to be provided.	Night Latch- Godrej/Europa
Doorframe	Doorframe should be of BTW with proper anti-termite treatment surface. Both, frame surface and wall	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

	should be properly treated for any future weather changes. Holdfast (4 nos.) should be put and has to be embedded with concrete.	
French Window with Mosquito Netlon provision throughout section	Five track heavy section of 1” and 16 gauge EPDM Gas cut Imported Wool File sliding windows, 20 Micron Colour Anodized, with 5 mm clear black/brown colour glass with interlocking arrangement resting on 18mm thick Granite frame on three sides, top should be Aluminium sub frame.	Aluminium – Jindal Glass-Asahi / Modi/Saint Goblin
Toughened glass with SS fitting/railing 12 MM	SS 304 Railing upto 3’ Height with Toughened Glass of 12 mm Thick with SS Brackets or Pipe Support	
Electrical (Concealed)	Only ISI approved copper wires of appropriate size through PVC conduits. Separate conduits for TV Cable/Internet/Telephone with adequate spacing to be provided at appropriate location.	
	Sufficient no. (as approved by Architect) Modular switches (White colour) & 20/15 Amp. Power points.	
	AC window provision will be made by Developer.	

**Kitchen:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Mirror Polished Tile of 6 mm thick	
Skirting	4” thick same tile as use for Flooring flushed with the wall	
GYPSUM punning on walls	Same as Living Room	
Wall Finish	Plastered and painted with Oil Bound Distemper upto beam bottom.	Asian paint/Nerolac

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Ceiling	Same as Living Room	Asian paint/Nerolac
Platform	2' 3" wide platform 30" ft. skeleton with 1" cuddupah and on top of it 18mm thick mirror polished Jet Black Granite. 4" front side patti of mirror polished Granite should be of half round moulding. Vertical patties of same mirror polished Granite frame work.	Godrej
	Wall with matt finish ceramic tile dado of 18" x 12" from platform upto beam bottom	Somany/RAK / Nitco /Shimpolo /Johnson
	6" x 6" white colour ceramic tiles below the kitchen platform on all the periphery of platform.  With Kitchen Chimney Hood, Modular Kitchen shutter below kitchen platform with steel basket such as Cutlery basket, Thali rack basket, Empty basket, Aqua guard water purifier.	Somany/RAK / Nitco /Shimpolo /Johnson
	S.S. sink of 22" x 18" with all the ancillary fittings such as bottle trap, Jali etc.	Nirali
	Addl. Water taps for water purification connection & Washing Machine to be provided	
	Sink water tap (swinging cast spout)	Jaquar
Flush Door	35mm thick Flush door with both side laminate, with heavy duty Brass hinges fitted with SS screws and all other necessary fittings such as Tower Bolt, kundi, handle from both sides etc.	Greenply/Global
Window	Heavy section Aluminium sliding Anodised windows with 5mm clear colour glass with interlocking arrangement resting on 18mm thick marble/Granite frame on all four sides. Service slab/utility space should be provided outside window.	Aluminium -Jindal Glass-Asahi / Modi/Saint Gobain



**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Plumbing	All internal plumbing work should be concealed.  Pipes and fittings used for plumbing should be of GI "C" class / UPVC pipes  Master Stop Cock to stop the water supply during any repairing work	TATA
Electrical (Concealed)	Same as Living Room ( Addl. Plug point for Small Devahara)	
	Exhaust Fan of appropriate size	
	Tube / Exhaust / Fridge / Microwave / Fan / Mixer / Aqua guard / Chimney (Min. 10 electrical points to be provided)	

**Master Bedroom:**

Item	Specification	Make
Flooring	Botticino Italian marble flooring design of approved shade and design (Premium quality) with bedding sand & white cement.	
Skirting	4" thick same Italian Marble as use for flooring flushed with the wall	
GYPSUM punning on walls	Same as living room	
Paint on walls	Same quality as Living Room with different colour	Asian Paint / Nerolac
Ceiling	Same as Living Room	Asian Paint / Nerolac
Flush Door	35 mm thick Flush door with both side laminate, with heavy duty Brass hinges fitted with SS screws and all other necessary fittings such as Tower Bolt, Kundi, Door Stopper & Bed Room Door lock etc.	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

French Window with Mosquito Netlon provision throughout section	Five track heavy section of 1” and 16 gauge EPDM Gas cut Imported Wool File sliding windows, 20 Micron Colour Anodized, with 5 mm clear black/brown colour glass with interlocking arrangement resting on 18 mm thick Granite frame on three sides, top should be Aluminium sub frame.	Aluminium – Jindal Glass-Asahi / Modi/Saint Goblin
Electrical (Concealed)	Power supply point provision for 1.5 ton AC. Tube / Fan / AC/ Light / TV /Computer (Min 12 points to be provided with 3 no. of 15 Amp plug point). Telephone / TV Cable conduit & switches to be provided.	

**Attached Toilet / Bathroom:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring (Concept Tiling)	2’ X 2’ Non Skid Ceramic Tile (Premium quality)	Somany/RAK / Nitco /Shimpolo /Johnson
Dado (Concept Tiling)	1’ X 2’ Ceramic Tile (Premium quality ) up to ceiling ht. with matching ceramic leaf moulding	K Somany/RAK / Nitco /Shimpolo /Johnson
EWC	Wall mounted (Dark Colour) EWC pan with all matching fittings like flush tank , cover, brackets, PVC connector, angle cock, 2way with hot/ cold water jet Bib Cock, Nahnai trap with cockroach repellent S.S. Jail etc.	EWC- Hindware / Parryware Water Taps- Jaquar / Plumber
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of GI “C” class /UPVC 12” MM	Tata / Zenith
Electrical (Concealed)	5 Points (15 Amp-2, 1 Exhaust, 1light) Exhaust Fan of appropriate size A.C. point near to Duct slab/loft in Bathroom	
Granite Counter	Counter W.B. with all accessories & light provision / cabinet of appropriate size & colour	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Plumbing Accessories	Hot and Cold mixer	Jaquar / Plumber
	Boiler (150 litres) Gas Geyser provision to be made available	Bajaj/ Ketco
	Water shower / Bib cocks / Angle cock / Stop Cock	Jaquar /Plumber
Toilet / Bathroom Door	Box type Ureca make panelled PVC door 25mm thick stepped Granite frame with moulding.	
Toilet / Bathroom Window	Al. frame and glass ventilators with mosquito repellent net (louvered windows with marble sills)	
M.S. Grill	Same as Living Room	
Accessories	Soap dish / Paper Holder / Towel Rod/ Napkin Ring/ Rope Hook / Belgium glass mirror/Geyser 20 Ltr	

**Bedroom No. 2:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Same as Master Bedroom No. 1	Somany/RAK / Nitco /Shimpolo /Johnson
Skirting	Same as Master Bedroom No. 1	Somany/RAK / Nitco /Shimpolo /Johnson
GYPSUM Punning on walls	Same as Living Room	
Paint on walls	Same as Living Room	Asian Paint / Nerolac
Ceiling	Same as Living Room	Asian Paint / Nerolac
Flush Door	Same as Living Room	
French Window with Mosquito Netlon provision throughout section	Five track heavy section of 1” and 16 gauge EPDM Gas cut Imported Wool File sliding windows, 20 Micron Colour Anodized, with 5 mm clear black/brown colour glass with interlocking arrangement resting on 18 mm thick Granite frame on three sides, top should be Aluminium sub frame.	Aluminium – Jindal Glass-Asahi / Modi/Saint Goblin

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Toughened glass with SS fitting/railing 12 MM	SS 304 Railing upto 3' Height with Toughened Glass of 12 mm Thick with SS Brackets or Pipe Support	
Electrical (Concealed)	Same as Living Room with Telephone / TV Cable conduits & Switches Concealed	
	1 ton AC window / electric point	

**Passage:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Same as Living Room	Somany/RAK / Nitco /Shimpolo /Johnson
Skirting	Same as Living Room	Somany/RAK / Nitco /Shimpolo /Johnson
GYPSUM Punning on walls	Same as Living Room	
Paint on walls	Same as Living Room	Asian Paint / Nerolac
Ceiling	Same as Living Room	Asian Paint / Nerolac
Wash Basin	18" X 12" 1 <sup>st</sup> quality dark colour wash Basin with all necessary fittings such as bottle trap , pillar cock , PVC connector , brackets etc.	Wash Basin - Hindware / Parryware Pillar Cock - Jaquar / Plumber

**Common Toilet / Bathroom:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	2' X 2' Non Skid Ceramic Tile (Premium quality)	Somany/RAK / Nitco / Shimpolo / Johnson
Dado	1' x 2' Ceramic Tile (Premium quality) up to ceiling height with matching ceramic leaf moulding	Somany/RAK / Nitco / Shimpolo / Johnson
Toilet Pan	Colour Indian / European WC pan with flush tank, bib cock angle cock etc.	EWC- Hindware / Parryware Water Taps - Jaquar / Plumber
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of GI 'C' class / U PVC	Tata
Door	Box type Ureca make panelled PVC door 25mm thick stepped Granite frame with moulding.	
Window	Al. frame and glass ventilators with mosquito repellent net	
M.S. Grill	Same as Living Room	
Electrical	Exhaust Fan of appropriate size	

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**TECHNICAL SPECIFICATIONS – EXTERNAL**

**General:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Door / Windows frames	All Marble / Granite frames should be half rounded and chamfered for all flats	
Flooring Tile / Wall Tile	Colour / design / Texture will be decided on later stage by individual member	
Paint	Internal wall paint colour will be decided by individual member at later stage & not the quality	

**Building:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Structure	Earthquake resistant design for Zone III	
Design Mix Concrete	Shall be in accordance with IS: 10262 & SP 23 with strength not less than as given in IS 456. The Design Mix will vary from M 25 to M 40 for various structural elements.	L & T/ACC /Godrej
Reinforcement	MS steel bars conforming to IS 432 (part1) and hot rolled mild steel deformed bars conforming to IS 1139 and cold twisted steel bars to IS 1786. Fe 415/Fe 500 Tor steel of Minimum dia. size of 8mm. Rolling margin should be is allowed.	
Masonry	As specified in IS 2185 and IS 2572. cement: sand ratio should be 1:4 in Mortar	
Internal Plaster	Plaster to the internal surface of walls and ceiling shall be of 12-15 mm thick. The junctions between the masonry and concrete members	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

	will be provided with galvanized chicken mesh/24 gauge of 12 mm size projecting 50mm on either side of junctions. Bond coat should be applied on RCC surface before plastering.	
External Plaster	Will be of 25mm thick applied in two coats (16mm + 9mm) with water proofing compound. Bond coat should be applied on RCC surface before plastering.	
Waterproofing	All wet areas like toilets, sunken portions, terraces and exposed roof surfaces will be waterproofed.  Performance warranty for a minimum of 10 years should be given.	
DPC	Damp Proof Concrete course in Foundation as per IS specification.	

**Lift Lobby:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	18mm thick Granite flooring of approved shade and design	
Skirting	4" thick same as use for Flooring flushed with the wall	
GYP SUM punning on walls	GYP SUM on plastered surface of walls. All corners/sharp edges of Beam, Column or walls should be smooth rounded off with GYP SUM.	
Paint on walls	3 coats of Texture paint on the prepared surface of all sides of wall.	Asian paint/Nerolac
Ceiling	3 coats of Texture paint on the prepared surface.	Asian paint/Nerolac
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab
	Sufficient no. (as approved by Architect) Modular switches (white colour) with light fittings	Anchor ROMA/Northwest luminaries-Phillips/Wipro

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

**Staircase:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Mirror Polished Kotah stone of 1” thick on trade and riser and also on mid landing with antiskid strips. Edges should be half round moulded.	
Skirting	4” thick same mirror polished kotah as use for Flooring flushed with the wall	
Railing	Brush finish Stainless Steel pipe hand rail as approved by Architect.	
GYP SUM punning on walls	GYP SUM on plastered surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with GYP SUM.	
Paint on walls	3 coats of Apex Ultima on the prepared surface of all sides of wall	Asian paint/Nerolac/ Damanis
Ceiling	3 coats of Apex Ultima paint on the prepared surface.	Asian paint/Nerolac/ Damanis
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab/ISI Luminaries-Phillips/ Wipro
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube light fittings.	Anchor ROMA/Northwest
Window	Louvered structure for fresh air ventilation	



**Entrance Lobby:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Botticino Italian Marble/pattern of approved shade and design	
Dado	Full ht. Italian Marble same as Flooring	
GYP SUM punning on walls	GYP SUM on plastered surface of walls. All corners/sharp edges, of Beam, Column or walls should be smooth rounded off with GYP SUM.	
Paint on walls	3 coats of Premium Textured on the prepared surface of all sides of wall	Asian paint/Nerolac/Damanis
Ceiling	3 coats of Premium Textured on the prepared surface.	Asian paint/Nerolac/Damanis
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab/ISI Luminaries-Phillips/Wipro
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube light fittings.	Anchor ROMA/Northwest
Notice Board	Notice Board of appropriate size with Glass cover & Locking system in each wing of the Bldg.	
Name Plates	Decorative name plates of uniform size with letters embossed on it will be placed on the walls of entrance lobby as approved by Architect.	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

**Society Room:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	2' x 2' vitrified floor tiles of approved shade and design	Johnson/Bell/NITCO /EURO
Skirting	4" thick same tile as use for flooring flushed with the wall	Johnson/Bell/NITCO /EURO
GYP SUM punning on walls	GYP SUM on plastered surface of walls. All corners/sharp edges, of Beam, Column or walls should be smooth rounded off with GYP SUM.	
Paint on walls	3 coats of Premium Textured on the prepared surface of all sides of wall	Asian paint/Nerolac/ Damanis
Ceiling	3 coats of Premium Textured on the prepared surface.	Asian paint/Nerolac/ Damanis
Window	Heavy section Aluminium sliding Anodized windows with 5 mm clear colour glass with interlocking arrangement resting on 18mm thick marble/Granite frame on all four sides. 1 Ton AC to be provided by Developer.	Aluminium – Jindal Glass-Asahi / Modi / Saint Gobain.
Flush Door	Flush door with both side laminate with heavy duty Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.	Greenply / Global / ISI
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits conceal	Finolex / Polycab / ISI Luminaries- Phillips/ Wipro
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube Light fittings & ceiling fan to be provided by Developer.	Anchor ROMA / Northwest
Fix Furniture	2" ht. Overhead storage units placed along the periphery of all sides of all wall, made of good quality 18mm thick commercial ply bounded with 1mm thick laminate. Internal sides of the unit and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, boltage, brush steel handle & locks	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Loose Furniture	1 New brand steel office table with lock & key arrangement. 2 dozen plastic chairs ( with resting arms) 12" X 8" size Letter Box outside the Society Office Room.1 No. of Wooden Stool & 1 no. of Aluminium Ladder (Ghoda) of 15" ht.	Table – Godrej Chairs –Neel Kamal / Prima
Attached Toilet	Same as Room Toilet specifications Wash Basin with mirror	

**Club House Cum Gym Room:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	2' X 2' vitrified floor tiles as approved shade and design by Architect	Johnson / Kajaria
Skirting	4" thick same tile as use for flooring flushed with the wall	
GYP SUM punning on walls	GYP SUM as plastered surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with GYP SUM	
Paint on walls	3 coats of Premium emulsion paint on the prepared surface of all sides of wall.	
Ceiling	3 coats of Premium emulsion paint on the prepared surface	
Window	Heavy section PVC Imported sliding windows with 5 mm clear colour glass with interlocking arrangement resting on 18mm thick Granite frame on all four sides. Provision for 1ton AC	Aluminum – Jindal Glass – Asahi / Modi / Saint Gobain
Flush Door	Flush door with both side laminate, with heavy duty Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.	
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

	Sufficient no. (as approved by Architect) Modular switches (White colour) with Light fittings.	
Fix Furniture	2" ht. Overhead storage units placed along the periphery of all sides of all wall, made of good quality 18mm thick commercial ply bounded with 1mm thick laminate. Internal sides of the unit and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, boltage, brush steel handle & locks. Wash basin with Mirror.	
Loose Furniture	1 Dozen Plastic Chairs & 1 No. of Wooden	Table – Godrej Chairs –Neel Kamal / Prima
Sports Item	2 nos. of Champion Carom Board with all accessories, Chess set & other Gym / Weighing equipments will be decided By Architect Gym / Indoor Game Room.	

**Security Room:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Flooring	Kotah tiles of Approved shade and design	
Skirting	4" thick same tile as use for Flooring flushed with the wall	
Paint on walls	External wall paint	
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits	Finolex / Polycab / ISI Luminaries- Phillips/ Wipro
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube Light fittings & ceiling fan to be provided by Developer.	Anchor ROMA / Northwest
Window	Heavy section Aluminium sliding anodized windows with 5 mm clear colour glass with interlocking arrangement resting on 18mm thick	Aluminium – Jindal Glass – Asahi / Modi / Saint Gobain

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

	marble / Granite frame on all four sides.	
Flush Door	Flush door with both side oil paint with heavy duty Brass hinges fitted with s. s screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.	Greenply / Global / ISI
Furniture	2" ht. storage units placed along the periphery of all sides of all wall, made of good quality 18mm thick commercial ply bounded with 1mm thick laminate. Internal sides of the unit and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, boltage, brush steel handle & locks.  One Wash basin with Mirror to be provided. 2 nos. of Plastic Chairs	

**Elevators:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Type	Adequate no. of high speed elevators of min. 10 passenger capacity with the latest technology (infra-red door curtain, Fireman's switch, 2 way communication system and Automatic rescue device with Airline finish SS body & VV F System. Minimum 1 no. of Stretcher Lift.	OTIS/Schindler/ Mitsubishi/Thysenkrupp
Interior	The interior finish of Lift should be as follows:  Car in scratch proof brush finished stainless steel of 304 grade. Flooring should be of Neoprene pad with approved adhesive. The Ceiling should be of S.S. with light fittings and exhaust fan. Small ceiling fan with auto on/off.	

**Water Supply / Storage & External Plumbing:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Water down-take line	Should be of GI with zinc chromite coating / UPVC of sufficient dia. as specified by the MCGM	GI Pipe-TATA, Supreme, Astral CPVC/ UPVC -
Drainage line	PVC pipes/cast iron pipes as per the MCGM provision	PVC pipe – Prince or ISI make
Overhead Tank	RCC / Water proof tank as per the MCGM law. Separate partition to store Bore Well Water for the Flushing.	
UG Tank	RCC / water proof tank as per the MCGM law.	
Pump Room	With approved capacity Pumps (one stand by)	Gruntos
Bore well	Bore well will be provided with the pump and necessary pipe arrangement to satisfy the additional requirement of flushing & cleaning water. One Tab of bore water will be provided at Gr. Level for gardening & car wash purpose.	

**Miscellaneous:**

<b>Item</b>	<b>Specification</b>	<b>Make</b>
Paint to Building Exterior	Apex Ultima/Damanis with 10 yrs. Warranty of shade fading. Water proofing coat should be applied before paint coat.	Asian Paint/ Nerolac/ Damanis
Fire-fighting System	As per the MCGM governing law/CFO requirement	Fire Doors- Signum/Kutty/Shakti
Stilt Area	The parking area and pathways shall be finished in heavy duty concrete interlocking paver block. Sub base with tri-mix concrete. Sufficient light & Ventilation to be maintain.	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

Podium Area	The parking area and pathways shall be finished in non – skid tile. Sufficient no. of light points with the fittings will be provided.	
Electric Meter Room	As per the MCGM/Power suppliers governing rules	
Letter Box	12” x 8” size decorative wooden polish letter box fixed from outside of the main door of each flat.	
EPABX Facility	EPABX system to be provided free of cost to all existing members connected with Security Cabin as per the requirement of Telecom company	
External Site Development	The landscape proposal will be of low maintenance plantation.	
	The internal roads shall be finished in Concrete pre-cast RCC kerbs, with RCC covered drains. The parking area and pathways shall be finished in non-skid tiles. The sufficient nos. of Lighting posts should be provided with necessary fittings.	Luminaries- Phillips / Wipro
Compound Wall	UCR masonry along the total periphery of the plot of 8’ ht. from the external road level and the top of it angular barbed wire fencing of additional 2’.	
Main Gate	2 nos. of designed Cast Iron decorative gates with paint finish with lighting mast on top of the gates pillar. ( one large for vehicular movement and one small for pedestrians)	
External Signage Board	Decorative Name plate publishing Society name should be put on the signage board with proper lighting.	

- *In case of Mivan construction, specifications are subject to change with the consent of PMC.*
- *Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC.*

**LIST OF APPROVED MATERIALS**

**Civil Work:**

<b>Sr. No.</b>	<b>Material</b>	<b>Make</b>
1	Cement (43/53 Grade)	Gujarat Ambuja, ACC, L & T, Birla Super, Rajashree
2	Structural Steel	SAIL, TISCO, JINDA, ZENITH, LLOYD
3	Mild & TOR Steel	SAIL, TISCO/VIZAG
4	Plasticiser	Fosroc, MC-Bauchemic, SIKA, Krishna Con-Chem, Sunanda Chemical
5	Waterproofing Compound	Accoproof, Impermo
6	Waterproofing Polymer	Roofex, Krishna Chemicals, Fosroc
7	Waterproof Cement Paint	Super Snowcem, Surfaced, Nitcocem
8	Hardware	Shalimar, Navbharat, AmarbhoyDossaji
9	Glazing	Hindustan Pilkinton, Triveni, Float Glass of Modi, Asahi
10	Red Oxide	Shalimar, Asian, Garware Paints
11	Paints & Distempers	Jenson & Nicholson, Berger, Asian, ICI, Goodloss, Nerolac
12	Hardness	Ironite, Ferrok, Hardnate
13	Aluminium doors, doors, windows, partitions etc.	Jindal, Indian Aluminium Sections of HINDAL Co. or equivalent
14	Rolling shutters & grills	Standard, Swastik, Shudwar
15	G.I. Pipe	Tata, Bharat, Prakash, Zenith with ISI mark



**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

16	Paver blocks	Conwood, Unifab, Super Tiles
17	Chequered Tiles	NITCO or equivalent
18	Block Masonry	Factory made
19	Polycarbonate Sheet	G.E. Plastic or equivalent
20	Fly Ash	Dirk make
21	Non shrinkage grout	ACC, Fosroc, MC-Bouchemie
22	Flush & Panel Doors-ISI mark	Sejpal, Kuty flush door, Anand wood crafts, Shreeje doors
23	F.R.P. Doors	Advance Marketing Mosonite (Dupont)
24	PVC Pipes	Finolex or equivalent with ISI Mark
25	SW Pipes	Durn or equivalent
26	Ceramic Tiles	First Quality tile of Bell Ceramic, Johnson, Kajaria, NITCO
27	White / Coloured Glazed Tiles	First Quality tiles of H & R Johnson, NITCO
28	Precast RCC Inspection Chamber Covers	Pratibha Industries, Neeraj, Cement Structural
29	LA Class Pipes:	
	With rubber gasket (Tyton Joints)	IISCI, Ekelectro Steel Casting, NECO
	With Lead Caulked Joints Steel	IISCO, Kesoram, Visveswarrayya, NECO
	With flanged joints	IISCO, Bhadravata, Baroda Rolling Mills BRM, Premier, Elctro Steel Casting, NECO
	With screwed on flanged joints	BRM, General Tubes (Hawa), NECO

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

30	Sanitary Fittings	Jaguar (Florentine series), Grohe ,
31	Glass Mosaic Tiles	Bissazza, Palladio
32	Water Meter	Captain or equivalent
33	Sanitary Wares	Cera, Hindustan, Parryware
34	GI Fittings	TATA, Zenith, R. Brand
35	GM Valve Ball (Float Valves)	Leader, G GHawa
36	Water, Sewage & Fire Pump	Kirloskar, BEST & Crompton, Jyoti
37	CINR Valves	Kirloskar, IVC
38	CPVC Pipes	Finolex, Prince, Aashirwad , Astral

**Electrical Work:**

<b>Sr. No.</b>	<b>Material</b>	<b>Make</b>
1.	Pump	BEST & Crompton, Crompton WASP, Kirloskar, Mather & Att. Beacon Weir, KSB, Jyoti, Fair Bankmorse, Wortington, Kishor, Flow More.
2.	Motor	KEC, Bharat Bijlee, Jyoti, NGEF, Crompton, BHEL, GEC, Brown Broveri
3.	Ring Main Unit/HT Switches & Fuse Unit	MEI, Andrew Yule Souther, CG, Lucy
4.	C.T. /P.T.	Pactil, Crompton
5.	Auto Transformer Starter	MEI, Kilburn, JMP, Siemens, Andrew Yule, GEC, KEC
6.	Tri-vector Meter	IMP, AE, Havell, Jaipur, ME
7.	Measuring Instruments	AMP, AE, UE, MECO, RISHLINE (L & T)

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

8.	Current Transformer	AE, Gilbert & Maxwell, IMP, Siemens, SEGC (C.S.)
9.	PVC Conduits, PVC Pipes	Garware, Pricision, Shakti, Circlearc, Gypsumular, Prince, Shaktiman, Sangir, EL-Mech.
10.	HDPE Pipes	Finolex, Prince
11.	Ceiling / Table Fans / Air Circulators	Usha, Crompton, Bajaj, Cinni, Ralies, Orient, Polar, Almonard, Alfa
12.	G.O.D. Switches & Dropout Fuse Outfit	Kiran, Pactil, Atlas
13.	Sluice Valve	Kirloskar, IVC
14.	Butterfly Valve	Forbes, IVC, Kirloskar
15.	Lugs	Dowels, Lotus
16.	C.I. Pipes	Tisco, Zenith
17.	Chlorinator	Penwalt, Shree Mitra Purification
18.	Motor Protection Relay	Universal, L & T, Minilac, Siemens, C.S. Telemachanque, Indo Asian
19.	11 K.V. Cable/22 KV Cable	CCI (Tropodur), Asian, NICCO, ICL, Gloster, Torrent, Polycab with nitrogen curing facility
20.	Feeder Piller/Mini Piller	Gypsumular Brass Metal works, Anil Elect. Ind. Manisha, ABAK, Success Engineers
21.	Transformer	Kirloskar, Crompton, Bharat Bijlee, NGCF, Delta, KEL Sharun, TC Elect. Argus
22.	L.T. Cable	Tropodur (CCI), Gloster, Asian (S+M), NICCO, ICL, Space Cab, Indo Cab, Poly Cab, INCAB
23.	MCB & MCB DB	MDS, Schindler

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

24.	ELCB	MDS, Havells, Siemens, Schindler
25.	PVC Wires, Copper Aluminium Conductor, Flexible Cables	Finolex/PR/Havells, Pagoda
26.	HRC Fuse	L & T, Indo Asian, Siemens, Havells, EE
27.	Fuse Switches/SW Fuse	L & T, Siemens, Crompton, Telemechanique, Indo Aisan, Havell, EE, HH-ELCON, Standard, KEW, Kalki, Sentinel, Stenly, Samarat
28.	Switches/Sockets	Clipsal/MDS
29.	Cable Glands	HME, EEW
30.	HC Fuse Distribution Board	CPL, EE, Essen, Stenly, KEW
31.	Air/Oil Circuit Breakers (HT/LT)	Kiburn, Easun, MEI, Jyoti, Andrew Yule, Siemens, L & T, GEC, Southern, BHEL, Telemechanique
32.	Energy Meters	Havells, Jaipur, ME
33.	Capacitor	Crompton, L & T, Siemens
34.	Steel Tubular Poles	Indian Electric Poles, Bombay Tubes, Nityanand, Rajan Tubes
35.	GI Pipes/Poles	Zenith, Tata, Bharat, Jindal
36.	Terminal Box, Bracket, Junction Box, Control Pillar	ELM, United, DVK, MEW
37.	Street Light Luminaires	Bajaj, Crompton, Phillips, Wipro, GE Apar
38.	Chokes/Igniters	Bajaj, Crompton, Phillips, Wipro, GE Apar
39.	Power Contractors	L & T, Siemens, Bharticulter, Hammer, Telemechanique, Schindler

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

40.	Lamps	Bajaj, Crompton, Phillips, Cema, HMT, Electro, Surya, Mysore, Sylvania, Laxman
41.	Rotary/Select or Switches	L & T, Siemens, Kaycee, EE
42.	Post Top Lantern	Phillips, Crompton, Glolite, Bajaj, Parimal, Tulip, Wipro
43.	Street Light Controller/Timer	L & T (TSQ 100) 24 Hours Dial, ELM Indo Asian
44.	Alternators	Kirloskar, Greaves Cotton, Cummins, Ashok Layland, Cater Pillar, Stanford, CG, Newage Elect. Ltd.
45.	Diesel Engines	Kirloskar, Greaves, Cotton, Cummins, Ashok Leyland, Cater Pillar
46.	Flow Meters	Signet, Monetec, voryex
47	Cable Joint Kit	Raychem, Xicon, Benson, Mahindra (Push on), M Seal.

***Brands and specifications given above are for reference purposes only;  
any change to another reputed brand may be allowed with the consent of  
PMC / Society.***

**DRAFT LETTER FOR SUBMISSION OF BID OFFER**

Date : \_\_\_ / \_\_\_ / \_\_\_\_\_

To,  
The Hon. Secretary,  
Oshiwara Riddhi Siddhi CHS Ltd.,  
976, Adarsh Nagar, Oshiwara,  
Jogeshwari (W), Mumbai 400 102.

Sir,

***Sub : Offer for redevelopment of Oshiwara Riddhi Siddhi cooperative  
housing society.***

1. With reference to the bid offer invited by you for redevelopment of buildings of Oshiwara Riddhi Siddhi CHS Ltd. at Adarsh Nagar, Oshiwara, Jogeshwari (W), Mumbai 400 102, I / We do hereby offer to redevelop your property under offer mentioned in our Bid. I / We have inspected the site, read instructions, general conditions of contract, safety code, general specifications, technical specifications, list of approved materials and various annexures. I / We do hereby declare that the information furnished in our Offer Documents document and in the supplementary sheets are correct to the best of my / our knowledge and belief.

2. I / we have submitted the Cheque of Rs. 25,00,000/- (INR Twenty Five Lakhs only) as a EMD & once I/we am/are shortlisted, will replace the same Cheque with Rs. 25,00,000/- (INR Twenty Five Lakhs only) Demand Draft in the prescribed manner which, I/ we will submitted to the office of Oshiwara Riddhi Siddhi CHS Ltd. with Bank Confirmation Letter in original as advance deposit out of aggregate Rs.1,00,00,000/- (INR One Crore only). I / We do hereby agree that this amount of earnest money shall be forfeited by you in the event of my / our failing to execute the agreement when called upon to do so within the prescribed time.

3. I / we undertake to keep our offer for acceptance upto 180 days from the date of opening the bid offer. I / We am / are enclosing herewith the detailed bidder profile as required. I / We hereby further agree that until a formal agreement is prepared and executed in accordance with articles of the agreement, this bid offer by itself will not constitute valid contract between us.

4. I / we hereby agree and confirm that I /we have read and understood the contents of the Offer Documents document completely and I /we undertake that I /we shall not make/raise any claim/objection of whatsoever nature contrary thereto.

Yours faithfully,  
DEVELOPER

**DEMANDS OF OSHIWARA RIDDHI SIDDHI CHS LTD.,  
JOGESHWARI (W), MUMBAI**

Earnest Money Deposit with Offer Documents Rs. 25 Lakhs. (Out of 1 Crore)

The remaining **Rs.75,00,000/- (INR Seventy Five Lakhs only)** shall be deposited to societies account within 48 hours from the selection of Developer in Special General Body meeting of 79A clause.

Society Corpus will be minimum Rs.51 Lakhs release at the time of signing & Registration of Development Agreement.

Bank Guarantee (if RERA Act.) Applicable for Existing tenants Rs. 1CR, if RERA Act is not applicable then Rs. 10 CR.

<b>Sr. No.</b>	<b>Item</b>	<b>Location of the Structure</b>		
		<b>Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use)</b>	<b>Internal D P Road Facing 29 Rooms (Commercial Use)</b>	<b>Internal Gally Facing 58 Rooms (Residential Use)</b>
1	Minimum Corpus Fund	Rs. 10 Lakhs	Rs. 10 Lakhs	Rs. 10 Lakhs
2	Cost of Compensation (as per original MHADA Plan)	Rs. 3 Lakhs	Rs. 3 Lakhs	Rs. 3 Lakhs
3	MOFA Carpet Area After Redevelopment	<b>(650 Sq. Ft.)</b>	<b>(650 Sq. Ft.)</b>	<b>650 Sq. Ft. (Minimum)</b>

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

<b>Sr. No.</b>	<b>Item</b>	<b>Location of the Structure</b>		
		<b>Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use)</b>	<b>Internal D P Road Facing 29 Rooms (Commercial Use)</b>	<b>Internal Gally Facing 58 Rooms (Residential Use)</b>
4	Monthly Rent	Rs. 1 Lakh p/m for First Room & Rs. 40,000/p/m per Adjacent Room (Minimum)	Rs. 50,000 p/m (Minimum)	Rs. 35,000 p/m (Minimum)
5	Increase In Rent after 36 months	10%	10%	10%
6	Shifting Charges To / Fro	Rs. 15,000/- + Rs. 15,000/- = Rs. 30,000/-	Rs. 15,000/- + Rs. 15,000/- = Rs. 30,000/-	Rs. 15,000/- + Rs. 15,000/- = Rs. 30,000/-
7	Brokerage Charges	Equal to 2 Months Rent Amount For 36 Months.	Equal to 2 Months Rent Amount For 36 Months.	Equal to 2 Months Rent Amount For 36 Months.

Note : Total Rent amount of 36 months (Construction Period) + Corpus Amount + Construction Compensation Amount + Shifting Charges (To/Fro) + Brokerage Amount = This total Amount to be given at the time of Individual Agreement to be sign.

Note :

as per the demand of the General body Out of the total 98 members of the society, the 58 flat holders are the members of the Internal Pathway Facing Houses have a demand of Minimum 650 Sq ft and the remaining 40 Units Commercial shall get the appropriate carpet area.



**ANNEXURE I**

<b>Sr. No.</b>	<b>Description</b>	<b>Remarks</b>
1	Name in which the bid is submitted <i>(Name of Developer/ Consortium/ SPV)</i>	
2	Nature of bidder	Proprietorship / Partnership / Pvt Ltd / Public Ltd / Consortium / SPV / Other If Others, please specify.
3	Registered address / Tel. no. of the bidder  <i>(In case of Consortium, SPV or any other joint venture, please specify registered address and tel. no. of each of the members / partners with documentary evidence)</i>	
4	Name & contact details of authorised representative with evidence	
5	Duly certified documentary evidence for nature of bidder  <i>(In case of Consortium, SPV or any other joint venture, also give details and documentary evidence for each of the members / partners)</i>	Provide the list of documents attached
6	Duly certified Audited Annual Reports / Balance Sheets / P & L Accounts of the bidder for the last 3 years.  <i>(In case of Consortium, SPV or any other joint venture, give details of each of the members/partners)</i>	
7	Net worth of bidder (duly certified)  <i>(In case of Consortium, SPV or any other joint venture, specify net worth of each of the members/partners)</i>	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

8	Bankers Certificate regarding solvency of the bidder.	
9	Experience with details of completed / ongoing projects by the bidder.  <i>(In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners)</i>	
10	Total constructed area under redevelopment projects till date.	
11	Experience with details of completed / ongoing projects involving redevelopment on <b>MHADA plot in Mumbai</b> with total plot area & no. of tenements. (If any)  <i>(In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners)</i>	
12	Arbitration & Litigation Record, if any	

**OSHIWARA RIDDHI SIDDHI CHS LTD., ADARSH NAGAR, OSHIWARA,  
JOGESHWARI (W), MUMBAI 400 102**

**ANNEXURE II**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Remarks</b>
1	Maximum Carpet Area for residential tenement including Fungible per member as per DCR 33 (5) 2034 entitlement <i>(Existing Carpet Area considered as 179.97 Sq Ft, for the sake of brevity)</i>	_____ Sq. Ft.
2	Maximum % increase in Carpet Area including Fungible for commercial / per member as per DCR 33 (5) entitlement	Existing Carpet Area + _____ % of existing Carpet Area
3	Corpus fund / member (in INR)	Residential: Rs. _____
		<u>Commercial (DP Road)</u> Rs. _____
		<u>Commercial (Main Road)</u> Rs. _____
4	Society Corpus Fund (Minimum Rs.51 Lakhs)	
5	Temporary Society Office or Rent (Till Possession of New Society office)	
6	Society office Monthly Expenditure (Till Possession of New Society office) Minimum Rs.20,000/-	
4	Monthly rent for temporary alternate accommodation per member (in INR)	<b>(As format given by society)</b>
5	Schedule of payment of rent	
6	Brokerage	
7	Shifting charges (to and fro)	
8	Bank Guarantee from a nationalised bank	
9	Parking (Minimum One Parking per Member)	
10	Specify lead period for submission of proposal / approval's timelines	
11	Occupation period of the rehab buildings after Commencement Certificate	
12	Tentative period of completion of the entire project including Rehab component, MHADA component and Sale component with infrastructure and amenities	
13	Offer validity period	

**ANNEXURE III**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Remarks</b>
1	Total Built-Up Area considered for redevelopment of Oshiwara Riddhi Siddhi CHS Ltd. in Sq. Mtr (for calculation)	
2	Built-Up Area consumption of Rehab buildings in Sq. Mtr.	
3	Built-Up Area consumption of MHADA buildings in Sq. Mtr.	
4	Built-Up Area consumption of Sale buildings in Sq. Mtr.	
5	Height of proposed Rehab buildings in Metres	
6	Height of proposed MHADA buildings in Metres	
7	Height of proposed Sale buildings in Metres	
8	Tentative unit plan ( A4 size )	
9	No. of flats per floor ( for Rehab buildings )	
10	No. of elevator per building including stretcher lift ( for Rehab buildings )	
11	Hoardings	

**ANNEXURE IV**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Remarks</b>
1	Clear height for residential flat (minimum <b>9'6"</b> Feet clear height is solicited )	
2	Height for commercial unit / shop (minimum <b>13'9"</b> including Slab as per MCGM norms height is solicited )	
3	Community hall of capacity of minimum 500 persons	
4	Recreation / health club with all modern facilities for Rehab component	
5	Recreation ground/Playground with jogging track	
6	LPG pipe gas line	
7	Provision for 24 hours water supply	
8	Fully furnished society office (with area in Sq.Ft.)	
9	Generator for elevators and common areas	
10	Firefighting system and equipment according to international standards	
11	Solar system for compound and street lighting	
13	Security / surveillance System	
14	Rainwater harvesting	
15	Common Area with Toilet Block	

**Note:** Additional amenities offered to be annexed separately along with Annexure IV.

**Note:** *The offer given under 33 (5) in DCPR 2034 above is a provisional offer and will not be considered for selection of developer. If the proposed amendments to Regulation 33 (5) come into effect during the redevelopment process and if the same are beneficial to the members of the Oshiwara Riddhi Siddhi CHS Ltd., the said provisional offer may be taken into consideration for negotiations with the selected developer if feasible & accepted by members of Oshiwara Riddhi Siddhi CHS Ltd.*

**LIST OF DOCUMENTS ARE AVAILABLE WITH SOCIETY RECORDS.**

- 1. Copy of Society Registration Certificate**
- 2. Plot Marked on Google Map.**
- 3. D P Remark**
- 4. D P MAP**
- 5. D P Road Line Map**
- 6. Survey (AutoCAD File)**
- 7. Soft Copy of Annexure I, II, III & IV (Word File)**