



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

Amra Marg, Uran Road, Sector-24, C.B.D. Belapur, Navi Mumbai - 400 614. Mob: 7045045980,
Website:- www.nilgirigardenschs.com / E-mail : nilgirigarden97@gmail.com

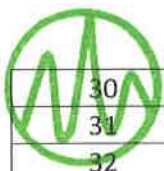
Minutes of the joint meeting of the Managing Committee Members, Redevelopment Members, and Technical Committee Members held on 18th January 2026 at 12:00 Noon at the G Building Terrace.

A joint meeting of the Managing Committee Members, Redevelopment Committee members, comprising two representatives from each Building and Technical Committee Members was scheduled to be held at 12:00 Noon on Sunday, the 18th of January 2026. The Venue was fixed as the Terrace of "G" Building.

Following Members were present:

SR NO	FLAT NO	NAME	DESIGNATION
1	A-005	Mr. Manik Nalawade	Chairman
2	B1-403	Mr. Janardhan Deshmukh	Secretary
3	C11-203	Mr . Raghunandan Nair (Treasurer)	Treasurer
4	E2-201	Mr. Rajagopal T (Joint Secretary)	Joint Secretary
5	C1-306	Mr. Rohan Nandwadekar	Joint Treasurer
6	B2-201	Mr .Roshan Bharadwaj	Managing Committee Member
7	C8-102	Mr Deepak Walsepatil	Managing Committee Member
8	C2-101	Mr .Darshan Bharadwaj	Managing Committee Member
9	C2-303	Mr.Sharad Bodke	Managing Committee Member
10	C6-305	Mr . Mahadeo P Gujar	Managing Committee Member
11	D2-303	Mr Siddheshwar Kalel	Managing Committee Member
12	C8-301	Mr. Shanakar Salunke	Managing Committee Member
13	C10-205	Mr. Prabhakar Jadhav	Managing Committee Member
14	B1-203	Mr. Hasan Ali	Technical Committee Member
15	C7-001	Mr. R.N. Chaturvedi	Technical Committee Member
16	F-003	Mr. Damodar Salve	Technical Committee Member
17	Bun-03	Mr.Narayan Nair	Technical Committee Member/ Representative of Bungalows
18	Bun-01	Mr.Jigar Purohit	Representative of Bungalows
19	A-206	Mr.V.S.Gopakumar	Representative of A Building
20	A-406	Mr.Sham Wadegaonkar	Representative of A Building
21	B1-002	Mr. Dipesh Shroff	Representative of B1 Building
22	B1-401	Mr.Punit Sonthalia	Representative of B1 Building
23	B2-203	Mr.Arun Devadiga	Representative of B2 Building
24	C1-206	Mr. Murugan Pillai	Representative of C1 Building
25	C2-005	Mr.Anand Tickoo	Representative of C2 Building
26	C3-203	Mr. M Sukumaran	Representative of C3 Building
27	C3-004	Mr.K.G.Rajan	Representative of C3 Building
28	C4-101	Mr. Monsur Borbhuiya	Representative of C4 Building
29	C4-001	Mr.Prashant Patil	Representative of C4 Building

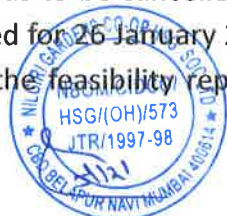




30	C5-101	Mr.Krishana Kadam	Representative of C5 Building
31	C5-302	Mr.Veerendra Mathada	Representative of C5 Building
32	C6-204	Mr.A.K.Chakraborty	Representative of C6 Building
33	C7-304	Mr. Mahendra Gore	Representative of C7 Building
34	C8-203	Mr.Vikas Chikne	Representative of C8 Building
35	C9-406	Mr.Jaoquim Fernandez	Representative of C9 Building
36	C10-105	Mr.Bibekanand Ray	Technical Committee Member/ Representative of C10 Building.
37	C10-201	Mr. Subhash Chandran	Representative of C10 Building
38	C11-202	Mr.JayaKumar Nair	Representative of C11 Building
39	D1-002	Mrs. Ujwala Bodke	Representative of D1 Building
40	D2-002	Mr. Biswanath Sahoo	Representative of D2 Building
41	D2-004	Mr. Bipin Surve	Technical Committee Member/ Representative of D2 Building
42	E1-101	Mr. Hariprasad Upadyay	Representative of E1 Building
43	E1-203	Mr. Abhishek Mishra	Representative of E1 Building
44	E1-304	Mr.Purushothaman	Representative of E1 Building
45	E2-102	Mr. Subhash Malan	Representative of E2 Building
46	E2-401	Mr. Kiran Shinde	Representative of E2 Building
47	E3-202	Mr. Thangaraju	Representative of E3 Building
48	E3-203	Mr.Sanjay Dubey	Representative of E3 Building
49	E3-404	Mr.Deepak Duggal	Representative of E3 Building
50	F-004	Mr. Vinod Nair	Representative of F Building
51	F-403	Mr. Umesh Kerkar	Representative of F Building
52	F-204	Mr. C.A Kadu Patil	Representative of F Building
53	G-205	Mr. ChandraShekhar Bagwe	Representative of G Building
54	G-403	Mr. Avinash Kale	Representative of G Building
55	G-406	Mr. Yogesh Padte	Representative of G Building
56	SHOP-01	Mr. Dhanraj Jain	Representative of Shops

The meeting started at 12:00 Noon. The Honorary Secretary Mr. Janardhan Deshmukh welcomed the gathering and requested the Honorary Chairman Mr. Manik Damodar Nalawade to start the proceedings. The Honorary Chairman Mr. Manik Damodar Nalawade welcomed the gathering and stated the meeting.

At the outset, Mr. Janardhan Deshmukh, Secretary, briefed the members on the status of the redevelopment process and the need for scrutiny of the tender documents. It was informed that the Technical Committee Members are of the opinion that instead of floating composite Tender Documents for Technical and Commercial, the Society will have to first invite Applications from the Developers /Builders for pre-qualification based on the eligibility criteria set out by the Society. The Secretary, Mr. Janardhan Deshmukh, further informed that the Technical Committee is of opinion that the commercial bid for redevelopment of the Society is required extensive modification with specifications of materials with name of brand, photograph of material to be used in construction of building, fittings etc. and that will take time of more than 15 to 20 days more therefore, there no point in conducting the Special General Body Meeting on 26th January 2026 for discussing on the draft Tender Document and the same has to be conveyed only when the draft of commercial tender document is finalised by the Technical Committee of the Society. Therefore, the Special General Body Meeting scheduled to be held on 26th January 2026 needs to be cancelled and accordingly Mr. Deshmukh proposed that the Special General Meeting scheduled for 26 January 2026 be postponed. The Secretary, Mr. Deshmukh, further expressed his opinion that the feasibility report submitted by the Project Management Consultant needs to be





discussed in the Special General Body after considering the suggestions given by the Members of the Society as the feasibility report is an indicative document prepared for understanding purposes, and that the society would frame its own detailed tender, after taking appropriate inputs from the Technical Committee Members as well as Redevelopment Committee members and members of the society. Therefore, requested all to concentrate on draft pre-qualification tender documents only and the agenda to discuss and decide about the draft tender documents will be taken up.

The Secretary, Mr. Janardhan Deshmukh, further shared hard copy and soft copy of the draft Pre-qualification Tender Document to all the Members and asked Mr. Bibek Ray, the Technical Committee Member to read over the clauses of draft pre-qualification documents for discussion. Details of draft pre-qualification documents are as under:

NILGIRI GARDENS CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered Under Govt. of Maharashtra Co-operative Act 1960)

Amra Marg, Sector 24, CBD Belapur, Navi Mumbai, Maharashtra- 400614.

Mobile No.7045045980 –

email: nilgirigarden97@gmail.com website: www.nilgirigardenschs.com

DOCUMENT FOR PREQUALIFICATION OF DEVELOPERS/ BUILDERS

FOR

Proposed Redevelopment/Reconstruction of Buildings of "Nilgiri Gardens Co-operative Housing Society Limited" constructed on the plot of land admeasuring 27,090.29 square meters, situated at Sector 24, Amra Marg (Uran Road), Near Ekta Vihar, CBD Belapur, Navi Mumbai 400614.

SERIAL NO.-----

ISSUED TO-----

DATE-----





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TENDER NOTICE

Technical/Pre-qualification applications are invited from experienced and resourceful Builder or Developer for the Redevelopment/Reconstruction of the existing buildings of Nilgiri Gardens Co-Op Housing Society Limited, Plot No. NA 1, Sector 24 , CBD Belapur, Navi Mumbai, Maharashtra- 400614.

1. Basic information

Date of Prequalification invitation Notice	20.01.2026
Cost of Prequalification (PQ) Document	Rs.5,000/= (Rupees Five thousand Only)
Date of Issue of PQ Documents	20.01.2026 to 04.02.2026 (during office hours between 10.30 A.M to 5.30 P.M. in the Society Office on working days (Friday is weekly Holiday)
Last date of submission of PQ document	The applications will be received up to 05:30 P.M on 05.02.2026.
Opening of Prequalification (PQ) Document	05.02.2026 at 8:00 P.M. at G building Terrace of our society.
Estimated Project cost of total redevelopment/reconstruction	Rs. 3675 Crores inclusive of GST (Three Thousand Six Hundred





including rehabilitation and sale component of the project	Seventy Five Crores Only)
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2. Developers/Builders who fulfill the following requirements shall be eligible to apply. Joint Ventures are not accepted. Foreign firms are not permitted to participate.

(a) Should have satisfactorily completed similar works/projects of built up areas as below for Redevelopment of Housing Societies / Development of residential project in last 7 years.

- At least one project having Built up area of 40 Lakhs Sq. ft. (built up area inclusive of podium/basement parking area and other free FSI construction of the same project);
or
- At least two projects having Built up area of 30 Lakhs Sq. ft. (built up area inclusive of podium/basement parking area and other free FSI construction of the same project);
or
- At least three projects having Built up area of 20 Lakhs Sq. ft. (built up area inclusive of podium/basement parking area and other free FSI construction of the same project).

Notes:

(a) Similar works means Development of open land for residential-cum-commercial buildings/ Redevelopment of Housing Societies in Mumbai or Mumbai Metropolitan Region. To bring the project cost at present level, a yearly enhancement of 5% shall be applied.

(b) Should have had average annual real estate business turnover of value Rs. 700 Crores on Development/ Redevelopment works during last three years ending 31st March 2025.

(c) Should be a profit-making firm and should not have made losses during last three years ending 31st March, 2025.





(d) Experience and turn over of 100% subsidiaries companies and 100% sister concern entities or Special Purpose Vehicle entities established for particularly project of the Applicant company shall be considered. The Directors of Parental Company and the Directors and/or Partners of sister company shall be same.

The Society reserves the right to revise or reject all or any Prequalification Application without assigning any reason thereof, and also the right to change the scope of work as deemed necessary.

Date: - 19.01.2026

For Nilgiri Gardens CHS Ltd.,

(Janardhan Deshmukh)

Honorary Secretary

Section – I - Introduction / Brief Particulars of the Work

1.1.1) "Nilgiri Gardens Co-operative Housing Society Limited" (NGCHS) was founded by Unit Holders/Owners of 546 comprising of 519 Flats, 10 Bungalows and 17 Shops, who purchased their respective units from Kailash Nath and Associates ("Builder"). NGCHS is the oldest co-operative housing Society in Belapur of Navi Mumbai. Members of NGCHS are belonging from various communities, who migrated from various parts of India such as North, South, East and West Parts of India. Buildings of NGCHS spread over the land admeasuring 27,090.29 square meters lying being and situate at Amra Marg (Uran Road), Near Ekta Vihar, Sector 24, CBD Belapur, Navi Mumbai 400614. NGCHS consists of 21 buildings (having total 519 number of flats), 10 Bungalows and 17 shops. Initially 19 Buildings (consisting of 457 number of flats) and 10 Bungalows were constructed and obtained Occupancy Certificates in the year 1990 and subsequently, 2 buildings (consisting of 62 flats) and 17 shops constructed and obtained Occupancy Certificates in the year 1997. Almost buildings have completed more than 30 years from the date of construction.

1.2 NGCHS intends to redevelop its buildings by utilizing potential FSI as applicable to the plot of land.





1.3) SOCIETY-DATA: -

Following are some of the facts / data, which would be useful for the intending developers/builders.

- 1.3.1) "Nilgiri Gardens Co-operative Housing Society Limited" is a registered co-operative housing society duly registered under the Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder bearing Registration no. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 dtd. 15/12/97.
- 1.3.2) As per the Agreement to Lease executed between the City and Industrial Development Corporation of Maharashtra Limited the land area is 27,090.29 square meters and as per the latest sanctioned building plan the land area is 27,090.29 square meters. The bidder is required to find out itself, the correct area to be adopted for the Redevelopment.

Section – II - Pre-qualification Criteria

- 1 The Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.
- 2 The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.
- 3 The Bidder shall have its office at Mumbai or MMR.
- 4 The Developer/ Builders shall have ISO certification
- 5 The applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.
 - i. At least one project having Built up area of 40 Lakhs Sq ft. or
 - ii. At least two projects having Built up area of 30 Lakhs Sq ft. or
 - iii. At least three projects having Built up area of 20 Lakhs Sq ft.

The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.

Note :- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of





similar work shall be attached.

6. The Applicant shall have Real Estate construction works/projects in hand of more than ____ built up area as on 31st December 2025.
7. The applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant. Year in which no turnover is shown will also be considered for working out the average.
8. The applicant should be a profit-making firm and should not have made losses during last three years ending 31st March 2025.
9. Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 300 crores (Bidder shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN).
10. The Bidder shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years
11. The Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under :-

Assessed Available Bid Capacity = $A \times N \times 2 - B$

Where

A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress.

N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.

B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.

12. The applicant should have sufficient number of Technical hands and Administrative employees for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work.
13. Even though an applicant may satisfy the above requirements, he would be liable to disqualification if he has :-
 - (a) Made misleading or false representation or deliberately suppressed information in the forms, statements and enclosures required in the prequalification document.





- (b) Record of negative performance such as abandoning work, not properly completing the contract, financial failures / weaknesses or litigations etc.
14. Applicant is required to submit only one set of information on required format given in subsequent para.

Section - III - Information and instructions for Applicants

1.0 GENERAL

- 1.1 Letter of transmittal and forms for pre-qualification are appended in document.
- 1.2 All information called for in the enclosed forms shall be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant columns. Even if no information is to be provided in a column, a "NIL" or "no such case" entry should be made in that column. If any particulars / query are not applicable in case of the applicant, it should be stated as "not applicable". The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the applicant being summarily disqualified. Applications made online and those received late will not be entertained.
- 1.3 The application should be typewritten. The applicant shall sign each page of the application.
- 1.4 Overwriting shall be avoided. Correction, if any, shall be made by neatly crossing out, initialing, dating and rewriting. Pages of the pre-qualification document are numbered. Additional sheets, if any added by the Contractor, shall also be numbered by him. They should be submitted as a package with signed letter of transmittal.
- 1.5 References, information and certificates from the respective clients certifying suitability, technical know how or capability of the applicant should be signed by an authorized officer not below the rank of Secretary/ Owner of the Project/ Project Manager or equivalent.
- 1.6 The applicant may furnish any additional information which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information. No information shall be entertained after submission of pre-qualification document unless it is called for by the Accepting Officer.
- 1.7 Any information furnished by the applicant found to be misleading or false representation or a deliberately suppressed information either immediately or at a later date, would render him liable rejection of the application or termination.
- 1.8 The pre-qualification document in prescribed form duly completed and signed shall





be submitted in a sealed cover. The sealed cover superscribed Pre-qualification document for **"Proposed Redevelopment/Reconstruction of Buildings of "Nilgiri Gardens Co-operative Housing Society Limited".**" and the date of opening shall be received by the Accepting Officer or his representative by the date and time mentioned in the Notice. Documents submitted in connection with prequalification will be treated confidential and will not be returned.

2.0 In this document the following words and expressions have the meaning hereby assigned to them :

2.1 **NAME OF WORK:** Redevelopment of buildings (21 buildings consisting 219 flats and 17 shops, 10 bungalows) and surrounding areas in possession of the Society by utilizing potential FSI of entire plot plus additional FSI on payment of premium and other permissible FSI as per provisions of Unified Development Control and Promotion Regulations for Maharashtra (UDCPR).

2.2 **ACCEPTING OFFICER :** Means the Honorary Secretary, Nilgiri Gardens Co-operative Housing Society Ltd, (Registered Under Govt. of Maharashtra Co-operative Act 1960), Amra Marg, Sector 24, CBD Belapur, Navi Mumbai, Maharashtra- 400614.

2.3 **APPLICANT :** Means the individual proprietary firm, firm in partnership, limited company private or public or corporation.

3.0 METHOD OF APPLICATION

3.1 If the applicant is an individual, the application shall be signed by him above his full typewritten name and current address.

3.2 If the applicant is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address.

3.3 If the applicant is a firm in partnership, the application shall be signed by all the partners of the firm above with their full typewritten names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.

3.4 If the applicant is a limited company or a corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The applicant should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.





Section - IV - Prequalification information

LETTER OF TRANSMITTAL

From:..... (Name and address of the Developer/ Builder

.....

.....

To

The Accepting Officer

Nilgiri Gardens Co-operative Housing Society Ltd.

Amra Marg, Sector 24, CBD Belapur,

Navi Mumbai, Maharashtra- 400614.

email: nilgirigarden97@gmail.com website: www.nilgirigardenschs.com

Subject: **Proposed Redevelopment/Reconstruction of Buildings of "Nilgiri Gardens Co-operative Housing Society Limited".**

Sir,

Having examined the details given in **Pre-Qualification Press Notice & Pre-Qualification Document** for the above work, I / We hereby submit the pre-qualification document and Other relevant information.

1. I / We hereby certify that all the statements made and information supplied in the enclosed Forms A to F and accompanying statement are true and correct and no pertinent information has been suppressed by us.
2. I / We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.
3. I / We submit the requisite certified annual turnover, balance work in hand, balance sheet, profit & loss account and authorize the Accepting Office to approach





organizations, Employers, firms and corporation to verify our competence and general reputation.

4. I / We hereby affirm and declare that above details / information are correct to the best of my knowledge and records available. In case of any fake/wrong details, my/our application may be treated as nonbonafide.

Seal of Applicant

Date of Submission

SIGNATURE(S) OF APPLICANT(S)

Enclosures: List of enclosures

FORM - "A"

FORMAT FOR PROVIDING FINANCIAL INFORMATION

- I. Financial Analysis – Details to be furnished duly supported by figures in balance sheet / profit & loss account for the last Three years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (**Copies to be attached**).

Turn Over

Financial Year	Rupees in Crores	Remarks
2024-2025		
2023-2024		
2022-2023		
Total Turnover in 3 years		
Average Turnover		

- (i) Gross Annual Turn Over on Construction Works
(ii) Profit / Loss.
(iii) Average Net worth





II. Financial arrangement for carrying out the proposed work.

SIGNATURE OF APPLICANT(S)

Signature of Chartered Accountant with Seal.



FORM A - FORMAT FOR PROVIDING FINANCIAL INFORMATION



- I. Financial Analysis – Details to be furnished duly supported by figures in balance sheet / profit & loss account for the last Three years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (**Copies to be attached**).

Turn Over

Financial Year	Rupees in Crores	Remarks
2024-2025		
2023-2024		
2022-2023		
Total Turnover in 3 years		
Average Turnover		

- (i) Gross Annual Turn Over on Construction Works
(ii) Profit / Loss.
(iii) Average Net worth

- II. Financial arrangement for carrying out the proposed work.

SIGNATURE OF APPLICANT(S)

Signature of Chartered Accountant with Seal.





FORM – “B”

FORMAT FOR PROVIDING DETAILS OF SIMILAR WORKS COMPLETED DURING THE LAST SEVEN YEARS

Sl. No.	Name of work/project & location	Owner or sponsoring organisation	Cost of work in Crore	Configuration / No. of Storey/ Area	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ arbitration cases #	Name & address/ telephone no. of officer of Owner for reference
1	2	3	4	5	6	7	8	9	10

Note: The applicant shall submit the copy of commencement / work order and completion certificate from owner / employer giving detail of commencement, completion and amount of work for verification.



SIGNATURE OF APPLICANT(S)

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FORMAT FOR PROVIDING DETAILS OF PROJECTS UNDER EXECUTION OR AWARDED

Sl. No	Name of work/project & location	Owner or sponsoring organisation	Cost of work in Crore	Date of commencement as per contract	Stipulated/projected date of completion	Upto date percentage progress of work	Cost of Balance Work	Name & address/ telephone no. of officer of Owner for reference
1	2	3	4	5	6	7	8	9

Indicate reasons for slow progress whether it was due to financial problems, labor problems, material procurement problems, shortage of materials, non workable quoted rates, / any other reasons to be stated.

SIGNATURE OF APPLICANT(S)





STRUCTURE & ORGANIZATION

1. Name & Address of the Applicant
2. Telephone No. / Telex No. / Fax No.
3. Legal status of the applicant (attach copies of original document defining the legal status)
 - (a) An individual
 - (b) A proprietary firm
 - (c) A firm in partnership
 - (d) A limited company or Corporation.
4. Particulars of Registration with various Government bodies (Attach attested copies) Legal Organization / Place of registration
 - i.
 - ii.
 - iii.
5. Names & Titles of Directors & Officers with designation to be concerned with this work.
6. Designation of individuals authorized to act for the organization with this work.
7. Has the applicant or any constituent partner in case of partnership firm, ever abandoned the awarded work before its completion? If so, give name of the project and reasons for abandonment.
8. Has the applicant, or any constituent partner in case of partnership firm, ever been debarred / black listed for tendering in any organization at any time? If so, give details.
9. Has the applicant, or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details.
10. Any other information considered necessary but not included above.

SIGNATURE OF APPLICANT(S)





FORM – “D-1”

**FORMAT FOR PROVIDING DETAILS OF TECHNICAL & ADMINISTRATIVE PERSONNEL
TO BE EMPLOYED FOR THE WORK**

Sl.No.	Designation	Total Number	Number available for this work	Name	Qualifications	Professional experience and details of work carried out.	How these would be involved in this work	Remarks
1	2	3	4	5	6	7	8	9

SIGNATURE OF APPLICANT(S)



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FORM – “E”

**FOR MAT FOR PROVIDING DETAILS OF CONSTRUCTION PLANT AND EQUIPMENT
LIKELY TO BE USED IN CARRYING OUT THE WORK**

Sl.No	Name of equipment	No.	Capacity or Type	Current location	Remarks
1	2	3	4	9	10

Equipment for civil work

1. JCB/ EXCAVATOR
2. MOBILE CRANE
3. TOWER CRANE
4. WELDING GENERATORS/ TRANSFORMER
5. DIESEL GENERATOR
6. TIPPERS
7. TRUCKS
8. RMC PLANT
9. ANY OTHER MAJOR EQUIPMENT

SIGNATURE OF APPLICANT (S)



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Before starting the discussion on the pre-qualification, Mr. Sanjay Dubey emphasized the importance of appointing a professional legal team to independently verify all Legal technical and financial reports. Supporting this view, the Secretary, Mr Janardhan Daeshmukh assured that an independent legal professional will be appointed after following due process of law and further assured that the Society will appoint independent Chartered Accountant for the purpose of verifying the financial documents of Bidder. In this regard Mr. Gopakumar expressed his opinion that the Society should have internal legal committee of the society considering the fact that the society have members, who are Advocates. Taking these suggestions forward, Mr. Janardhan Deshmukh proposed the formation of an internal legal committee amongst the members of the society. It was further informed the Society will take all necessary measures to adequately safeguard the interest of the Society throughout the redevelopment process.

While deliberating on feasibility and benefits, Mr. Pillai pointed out that all decisions should factor in long-term advantages and future benefits to members if any. In response, Mr. Janardhan Deshmukh categorically stated that the society would not accept any proposal offering less than 100% area. Mr. Chaturvedi further suggested that the feasibility report may be shared with the prospective Developers/Builders for quoting their offer on redevelopment. Mr Janardhan Deshmukh objected to this suggestion and informed that the feasibility report is for understanding the feasibility of the project and this is for information of the Society and the same shall not be shared with the Applicants and/or Bidders for the purpose of giving their offer. Mr. Deshmukh expressed that the Applicants/Bidders should carry out their own independent study and assessment before submitting bids. Mr. Sanjay Dubey raised query about the status of endorsement of the deemed conveyance in favour of the Society and further expressed his concern whether the Society can proceed further with the redevelopment process without endorsement on deemed conveyance from the CIDCO. The Secretary, Mr. Janardhan Deshmukh, replied that the Society is following up with the CIDCO Authority for endorsement of the Deemed Conveyance and expecting that the CIDCO will do the endorsement soon. Mr. Deshmukh further replied that the unilateral Deemed Conveyance in favour of the Society registered and the same is valid, lawful and enforceable in law and on the basis of the unilateral deemed conveyance being executed by the Joint Registrar, Co-operative Societies (CIDCO) on behalf of the Kailash Nath & Associates and CIDCO and registered with the Joint Sub-Registrar, Thane, The Society can proceed with the redevelopment process and ultimately the Developer/Builder will have to take NOC from CIDCO for redevelopment of the society's land and at that time CIDCO will give NOC after following due process of law.

The discussion then moved to the tender process and timelines. Mr. Ray read out the pre-qualification criteria for bidders, following which Mr. Sanjay Dubey suggested that builders should be given more than 15 days for submission of tenders. The Secretary informed that 15





days time is already provided in the draft tender documents i.e. from 20th January 2026 till 4th February 2026. Mr. Sanjay Dubey expressed his concern that if somebody purchased the pre-qualification documents on 4th February 2026 then is it possible for that applicant to submit the pre-qualification documents on 5th February 2026. The Secretary informed that instead of 5th February 2026 the Society can keep last date for submitting pre-qualification documents on 7th February 2026 till 5.30 pm.

Mr. Janardhan Deshmukh informed the members that the tender notice would be published on 20th January 2026 in six newspapers namely Times of India (English), Maharashtra Times (Marathi), Free Press Journal (English), Navshakti (Marathi), Vashi Times/Newsband (English) and Punyanagari to ensure wide circulation of tender notice and more participation of Applicants. Responding to a query raised by Mr. Kerkar regarding the expected number of bids, the Secretary stated that several builders had already visited the society office and that healthy participation was anticipated. Mr. Bibek Ray expressed his opinion that he is expecting more than 10 Applicants will participate in the pre-qualification process.

Further, Mr. Hasan suggested that the period for purchase of tender documents may be restricted to 10 days, while allowing 15 clear days for submission, which was supported by the Chairman. It was reiterated that, as per Government GR, a minimum of three valid bids is mandatory. Members agreed that if sufficient bids are not received, the submission date may be extended. After taking all the members suggestions, it was decided that the last date for submission pre-qualification documents will be 7th February 2026. It was further decided that a joint meeting of Managing Committee, Technical Committee and Redevelopment Committee will be scheduled on 8th February 2026 to discuss and decide about opening of pre-qualification applications, if sufficient applications are received.

While discussing builder eligibility, Mr. Gore highlighted the increase in project size and stressed that the financial strength of the builder must be evident in the books of accounts. Accordingly, the members agreed to enhance the minimum net worth criterion to ₹500 crores, as against ₹300 crores earlier. Mr. Janardhan Deshmukh further clarified that only registered companies would be considered as eligibility criteria for the Applicants of pre-qualification bid. Mr. Siddheshwar Kalel expressed his objections to this issue and opined that proprietary concern, partnership firm and LLP shall be allowed to participate in pre-qualification process. However, majority of members are of the opinion that only the Company registered under the Companies Act shall be allowed to make applications for pre-qualification process.

Mr. Sanjay Dubey, Mr. Chandrashekhar Bagwe and Mr. Ramakant Salve expressed their concern about the issue of rear plot of Parsik Paradise Co-operative Housing Society Limited. Mr. R N Chaturvedi has expressed his opinion that the Society has three options either to merge the members of Parsik Paradise Co-operative Housing Society Limited in our Society or give easementary rights to have access through our land by providing separate road with compensation for providing access to them or the Society can make such arrangement of separate access to the Parsik Paradise Society without any loss to the Society (this option shall





be explored when the society has no other option). The Secretary expressed his opinion that the Society is opened with all proposals from the Parsik Paradise Co-operative Housing Society Limited or the Builder of behind plot but the proposal from them should be in written and the said proposal will be placed before the General Body of the Society for decision thereon and all the decisions regarding this issue will be taken in the General Body Meeting. Mr. Gore advised that the matter relating to Parsik Paradise Co-operative Housing Society Limited should not be taken lightly, to which Mr. Janardhan Deshmukh clarified that Parsik Paradise Co-operative Housing Society Limited is deregistered, and that the society can proceed with redevelopment independently, irrespective of the same.

After due discussion, the draft of pre-qualification tender documents was finalised, which is enclosed herewith.

In view of above discussions, following resolutions are passed:

RESOLUTIONS:

“Resolved that the Society shall not float consolidated Tender Documents for Technical Qualifications and Commercial Bid for selection of the Developers/Builders for the purpose of Redevelopment of the Society premises.”

“Further resolved to invite applications from the experience and resourceful Builders/Developers for pre-qualification of Developers/Builders as per the schedule mentioned in the enclosed draft Tender Notice and to that effect pre-qualification tender notice shall be published in Newspapers namely Times of India (English), Maharashtra Times (Marathi), Free Press Journal (English), Navshakti (Marathi), Vashi Times/Newsband (English) and Punyanagari on 20th January 2026 to ensure wide circulation of tender notice and more participation of Applicants.”

“Further resolved to permit the Companies only to participate in the pre-qualification application and further not to allow the Proprietary concern, Partnership Firm, LLP, Joint Venture and Overseas Companies to participate in the pre-qualification application.”

“Further resolved to cancel the Special General Body Meeting scheduled to be held on 26th January 2026 at 6.00 pm and reschedule the Special General Body Meeting by giving advance notice to the Members when the commercial tender documents are finalised by the Technical Committee Members and the same has been approved in the joint meeting of the Managing Committee Members, Technical Committee Members and Redevelopment Committee Members.”

“Further resolved to appoint independent Legal Advisor and Financial Adviser for analysing the feasibility of report of the Society as well as the tender documents for redevelopment of the Society.”

“Further resolved to appoint Internal Legal Committee amongst the Members of the Society, who are Advocates, for the purpose of advising the Society on legal aspects of the redevelopment process.”

“Further resolved to schedule a joint meeting of Managing Committee Members, Technical Committee Members and Redevelopment Committee Members on 8th February 2026 at 11.00 am to discuss and decide about opening of pre-qualification applications received”





With the voter of thanks, the meeting was concluded at 2.00 pm.

For Nilgiri Gardens CHS Ltd

(Janardhan Deshmukh)

Honorary Secretary

(Manik Damodar Nalawade)

Honorary Chairman



ANNEXURE

NILGIRI GARDENS CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered Under the Maharashtra Co-operative Societies Act 1960)

Amra Marg, Sector 24, CBD Belapur, Navi Mumbai, Maharashtra- 400614.

Mobile No.7045045980 –

email: nilgirigarden97@gmail.com website: www.nilgirigardenschs.com

DOCUMENT FOR PREQUALIFICATION OF DEVELOPERS/ BUILDERS

FOR

Proposed Redevelopment/Reconstruction of Buildings of "Nilgiri Gardens Co-operative Housing Society Limited" constructed on the plot of land admeasuring 27,090.29 square meters, situated at Sector 24, Amra Marg (Uran Road), Near Ekta Vihar, CBD Belapur, Navi Mumbai 400614.

SERIAL NO.-----

ISSUED TO

DATE-----

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Mobile No.7045045980 –

email: nilgirigarden97@gmail.com website: www.nilgirigardenschs.com

TENDER NOTICE

Technical/Pre-qualification applications are invited from experienced and resourceful Builder or Developer for the Redevelopment/Reconstruction of the existing buildings of Nilgiri Gardens Co-Op Housing Society Limited, Plot No. NA 1, Sector 24 , CBD Belapur, Navi Mumbai, Maharashtra- 400614.

1. Basic information

Date of Prequalification invitation Notice	20.01.2026
Cost of Prequalification (PQ) Document	Rs.5,000/= (Rupees Five thousand Only) (Non Refundable) by way of Demand Draft/Pay Order/Banker's Cheque in favour of "Nilgiri Gardens CHS Ltd.,"
Date of Issue of PQ Documents	From 20.01.2026 to 04.02.2026 (during office hours between 10.30 A.M to 5.30 P.M. in the Society Office.
Last date of submission of PQ document	The applications will be received up to 05:30 P.M. on 07.02.2026.
Opening of Prequalification (PQ) Document	08.02.2026 at 11:30 A.M. at G Building Terrace of our society.
Estimated Project cost of total redevelopment/reconstruction including rehabilitation and sale component of the project	Rs. 3675 Crores inclusive of GST (Three Thousand Six Hundred Seventy-Five Crores Only)

2. Developers/Builders who fulfill the following requirements shall be eligible to apply. Joint Ventures are not accepted. LLP or Partnership firms or Proprietary Firms or Foreign Companies are not permitted to participate.

(a) Should have satisfactorily completed similar works/projects of built-up areas as below for Redevelopment of Housing Societies / Development of residential project in last 7 years.

- At least one project having Built up area of 35 Lakhs Sq. ft.

OR

- At least two projects having Built up area of 25 Lakhs Sq. ft.

OR

- At least three projects having Built up area of 20 Lakhs Sq. ft.

Notes:

- (a) Built up area inclusive of podium/basement parking area and other free FSI construction of the same project.
- (b) Similar works means Development of open land for residential-cum-commercial buildings/ Redevelopment of Housing Societies in Mumbai or Mumbai Metropolitan Region. To bring the project cost at present level, a yearly enhancement of 5% shall be applied.
- (c) Should have had average annual real estate business turnover of value Rs. 1450 Crores on Development of open land for residential-cum-commercial/ Redevelopment of housing societies works during last three years ending 31st March 2025.
- (d) Should be a profit-making company and should not have made losses during last three years ending 31st March, 2025.
- (e) Experience and turnover of 100% subsidiaries companies and 100% sister concern entities or Special Purpose Vehicle entities established for particularly project of the Applicant company shall be considered. The Directors of Parental Company and the Directors and/or Partners of sister company shall be same.

The Society reserves the right to revise or reject all or any Prequalification Application without assigning any reason thereof, and also the right to change the scope of work as deemed necessary.

Date: - 19.01.2026

For Nilgiri Gardens CHS Ltd.,

(Janardhan Deshmukh)
Honorary Secretary

Section – I - Introduction / Brief Particulars of the Work

- 1.1.1) "Nilgiri Gardens Co-operative Housing Society Limited" (NGCHS) was founded by Unit Holders/Owners of 546 comprising of 519 Flats, 10 Bungalows and 17 Shops, who purchased their respective units from Kailash Nath and Associates ("Builder"). NGCHS is the oldest co-operative housing Society in Belapur of Navi Mumbai. Members of NGCHS are belonging from various communities, who migrated from various parts of India such as North, South, East and West Parts of India. Buildings of NGCHS spread over the land admeasuring 27,090.29 square meters lying being and situate at Amra Marg (Uran Road), Near Ekta Vihar, Sector 24, CBD Belapur, Navi Mumbai 400614. NGCHS consists of 21 buildings (having total 519 number of flats), 10 Bungalows and 17 shops. Initially 19 Buildings (consisting of 457 number of flats) and 10 Bungalows were constructed and obtained Occupancy Certificates in the year 1990 and subsequently, 2 buildings (consisting of 62 flats) and 17 shops constructed and obtained Occupancy Certificates in the year 1997. Almost buildings have completed more than 30 years from the date of construction.
- 1.1.2) Whilst there is no pending litigation relating to the title of the Society to the Society's Plot, except the following disposed of cases are filed by the Society and/or against the Society as mentioned herein below:
 - 1.1.3.1) By Agreement to Lease dated 3rd February 1984 for 12500 square meters, 22nd January 1987 for 14049.01 Square meters and 2nd September 1992 for 541.28 Square meters made and executed between the CIDCO as Lessor and M/s Kailash Nath & Associates (hereinafter referred to as 'Builder') as Lessee, the CIDCO had agreed to grant to the Builder lease of three different plots of land totally admeasuring 27,090.29 square meters situated at Sector-23/24, C.B.D. Belapur, Navi Mumbai for a period of 60 years in consideration of proper premium and at the lease rent of Rs.100/- per annum and on the terms and conditions mentioned therein. Pursuant to the aforesaid Agreement to Lease, the Builder has paid to CIDCO the premium for obtaining the lease of the aforesaid plots of land and the CIDCO had put the Builder into possession of the aforesaid plots of land for the purpose of constructing thereon the buildings, bungalows and shops as per the plans and designs approved by the CIDCO as Planning Authority.
 - 1.1.3.2) Pursuant to the approved plans and designs, the Builder had commenced the construction work of 21 buildings, 10 bungalows and 17 shops i.e. total 546 units on three different plots of land totally admeasuring 27,090.29 square meters situated at Sector-23/24, C.B.D. Belapur, Navi Mumbai and publicly expressed its intention of selling the flats, bungalows and shops to the individual or partnership firm or corporate bodies. The CIDCO while granting permission for developing the aforesaid three plots of land, the CIDCO, who was Planning Authority at the time of development of three plots, had approved amalgamation of three plots of land.

- 1.1.3.3)The purchasers of 546 units had formed the co-operative housing society in the name and style “Nilgiri Gardens Co-operative Housing Society Limited” (hereinafter referred to as ‘Society’) under the relevant provisions of Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder vide Registration No.NBOM/ CIDCO/ HSG(OH)573/JTR/Year 1997-98 for looking into the day-to-day affairs of the aforesaid buildings and getting the conveyance of the land from the CIDCO and Builder.
- 1.1.3.4)Thereafter, the Society requested the Builder to convey the aforesaid three plots of land totally admeasuring 27,090.29 square meters situated at Sector-23/24, C.B.D. Belapur, Navi Mumbai in favour of Society.
- 1.1.3.5)The Builder wrote letter to the CIDCO and informed that a co-operative housing society under the name and style “Nilgiri Gardens Co-operative Housing Society Limited” is registered on 15th December 1997 and expressed its desire and intention of conveying the aforesaid three plots of land in favour of the Society in which the Builder would be confirming party.
- 1.1.3.6)On 20th/18th September 2008, the CIDCO wrote letter to the Builder, copy of which was also forwarded to the Society, in response to the letter of Builder dated 9th April 2008, thereby informing that the request to grant a lease of land admeasuring 27090.29 square meters in Sector-24, CBD Belapur, Navi Mumbai to M/s Nilgiri Gardens Co-operative Housing Society Limited consisting of 546 members can be granted on the conditions mentioned therein.
- 1.1.3.7)In compliance with the letter dated 20th/18th September 2008 of CIDCO, the Society paid a sum of Rs.1,32,56,000/- (Rupees One Crore Thirty Two Lacs Fifty Six Thousand only) to the CIDCO by Demand Draft No.156963 dated 10th October 2008 towards transfer charges; obtained Nil Balance Service Charges Clearance Certificate from the CIDCO; carried out necessary amendments in its bye-laws as per requirement of CIDCO. In spite of repeated requests of the Society in writing and orally, the CIDCO have not executed and registered the Lease Deed in favour of Society for three plots of land admeasuring 27,090.29 square meters, though the Society had complied with all the conditions of letter dated 20th/18th September 2008 issued by CIDCO.
- 1.1.3.8)Therefore, the Society approached the Competent Authority under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as ‘MOFA Act’) and Joint Registrar, Co-operative Societies (CIDCO), Belapur for unilateral deemed conveyance from the CIDCO and Builder. The Competent Authority under the MOFA Act and Joint Registrar, Co-operative Societies (CIDCO), Belapur, after hearing both the sides, was pleased to pass an order dated 12th April 2013, certifying that it is a fit case for enforcing unilateral execution of conveyance deed conveying the right, title and interest of the Builder in the demised land and buildings in favour of Society in respect of land admeasuring 27,090.29 square meters situated at Sector 24, CBD Belapur, Navi Mumbai-400614. The Competent Authority under the MOFA

Act and Joint Registrar, Co-operative Societies (CIDCO), Belapur also signed the unilateral Deemed Conveyance between City and Industrial Development Corporation of Maharashtra Limited as Lessor, M/s Kailash Nath & Associates, as Confirming Party and M/s Nilgiri Gardens Co-operative Housing Society Limited as Lessee and also issued certificate to that effect.

- 1.1.3.9) Thereafter, the Society made an Application with the Collector of Stamps, Thane (City) for adjudication of stamp duty on the unilateral Deemed Conveyance between City and Industrial Development Corporation of Maharashtra Limited as Lessor, M/s Kailash Nath & Associates, as Confirming Party and M/s Nilgiri Gardens Co-operative Housing Society Limited as Lessee. The Collector of Stamps, Thane (City) determined the total stamp duty of Rs.27,68,950/- to be paid on the aforesaid deed vide its Order dated 2nd August 2013. Accordingly, the Society has made payment of stamp duty and got the certificate thereof on unilateral Deemed Conveyance.
- 1.1.3.10) Thereafter, the aforesaid unilateral Deemed Conveyance between City and Industrial Development Corporation of Maharashtra Limited as Lessor, M/s Kailash Nath & Associates, as Confirming Party and M/s Nilgiri Gardens Co-operative Housing Society Limited as Lessee was executed and registered with the office of Joint Sub-Registrar, Thane-9 at Sr. No.TNN-9/5779/2013 on 8th August 2013.
- 1.1.3.11) By the aforesaid unilateral Deemed Conveyance the CIDCO, in confirmation with Builder, granted, demised and leased unto the Society all that piece of land by measurement 27,090.29 square meters situated at Sector 24, CBD Belapur, Navi Mumbai-400614 or thereabout and more particularly delineated on the plan annexed thereto and shown thereon by the red colour boundary line together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging TO HOLD the land for the terms of sixty years computed from 31st day of March 1997.
- 1.1.3.12) In the meanwhile, the Society filed had Consumer Complaint bearing No.CC/12/3 before the Hon'ble Maharashtra State Consumer Dispute Redressal Commission, Mumbai for direction to M/s Kailashnath & Associates and CIDCO to execute conveyance in favour of Nilgiri Gardens CHS Ltd., and for the loss and damages caused to the Society.
- 1.1.3.13) The Hon'ble State Consumer Dispute Redressal Commission at Mumbai by order dated 15th January 2014 directed the CIDCO to execute Lease Deed of the land admeasuring 27,090.29 square meters situated at Sector 23/24, CBD Belapur in favour of the Society and further directed to pay compensation of Rs.3,00,000/- to Society.
- 1.1.3.14) Thereafter, the Society forwarded the Order of the Consumer Commission to the CIDCO for implementation of the Order and executing the conveyance. However, the CIDCO has neither executed the conveyance in favour of Society nor made endorsement of Deemed Conveyance.

- 1.1.3.15) CIDCO preferred First Appeal No.373 of 2014 before the National Consumer Disputes Redressal Commission at New Delhi challenging the Judgment and Order of Maharashtra State Consumer Disputes Redressal Commission.
- 1.1.3.16) On 15th June 2017, First Appeal No.373 of 2014 filed by the CIDCO in the Hon'ble National Consumer Dispute Redressal Commission at New Delhi was disposed of with modification to the extent of compensation of Rs.3,00,000/-. The Hon'ble National Commission was pleased to confirm the remaining part of the Judgment and Order of Maharashtra State Consumer Disputes Redressal Commission at Mumbai that means that the Hon'ble National Commission confirmed the Oder of State Consumer Commission directing CIDCO to execute Lease Deed of the land admeasuring 27,090.29 square meters situated at Sector 23/24, C.B.D. Belapur, Navi Mumbai in favour of Society. It is to be noted that the Advocate appearing for CIDCO in National Commission further informed the National Consumer Disputes Redressal Commission that after the order of the State Commission, the CIDCO has already complied with the order of the State Commission and lease deed has been registered in favour of the Society.
- 1.1.3.17) In the meanwhile, the Parsik Paradise Co-operative Housing Society Limited (a society formed by unit holders of buildings constructed on adjoining plot of land) a suit bearing Regular Civil Suit No.103 of 2010 in the Court of Civil Judge, Junior Division, Vashi at Belapur against Nilgiri Gardens CHS Ltd., and its officer bearers for easementary rights to access through the Nilgiri Garden Society.
- 1.1.3.18) On 11th June 2014, the Hon'ble Civil Judge, Junior Division, Vashi at Belapur dismissed the aforesaid suit of Parsik Paradise Co-operative Housing Society Limited with costs.
- 1.1.3.19) Parsik Paradise Co-operative Housing Society Limited filed Regular Civil Appeal No.195 of 2014 in the Court of District Court at Thane challenging the Judgment and Order dated 11th June 2014 passed by the Civil Judge, Junior Division, Vashi at Belapur in Regular Civil Suit No.103 of 2010. The District Court at Thane dismissed the Appeal filed by the Parsik Paradise Co-operative Housing Society Limited with costs vide its Judgment and Order dated 13th October 2022. Till date the Parsik Paradise Co-operative Housing Society Limited has not filed Second Appeal in the High Court.
- 1.1.3.20) The Society has time and again addressed various letters and reminders to the CIDCO, Chief Minister of the Maharashtra, Urban Development Minister of the Maharashtra and other competent authorities requesting them to look into the matter and enter the name of "Nilgiri Gardens Co-operative Housing Society Limited" as New Lessee in place of "M/s Kailash Nath & Associates" in respect of plot of lands admeasuring 27,090.29 square meters alongwith buildings standing thereon situated at Sector-24, Amara Marg, CBD Belapur, Navi Mumbai-400614 in compliance of the Judgment and Order dated 15th January 2014 passed by the Hon'ble Maharashtra State Consumer Disputes Redressal Commission at Mumbai in Consumer Complaint No.CC/12/3, Judgment and Order dated 15th June 2017 passed

by the Hon'ble National Consumer Disputes Redressal Commission at New Delhi in First Appeal No.373/2014 and the Unilateral Deemed Conveyance dated 8th August 2013 registered with the office of Joint Sub-Registrar, Thane-9 at Sr. No.TNN-9/5779/2013. However, still the CIDCO has not entered the name of "Nilgiri Gardens Co-operative Housing Society Limited" as New Lessee in place of "M/s Kailash Nath & Associates" in respect of plot of lands admeasuring 27,090.29 square meters alongwith buildings standing thereon situated at Sector-24, Amara Marg, CBD Belapur, Navi Mumbai-400614.

1.1.3.21. NGCHS intends to redevelop its buildings by utilizing potential FSI as applicable to the plot of land.

1.2) **SOCIETY-DATA:**

Following are some of the facts / data, which would be useful for the intending developers/builders.

1.2.1) "Nilgiri Gardens Co-operative Housing Society Limited" is a registered co-operative housing society duly registered under the Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder bearing Registration no. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 dtd. 15/12/97.

1.2.2)As per the Agreement to Lease executed between the City and Industrial Development Corporation of Maharashtra Limited the land area is 27,090.29 square meters and as per the latest sanctioned building plan the land area is 27,090.29 square meters. The bidder is required to find out itself, the correct area to be adopted for the Redevelopment.

Section – II - Pre-qualification Criteria

- 1 The Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.
- 2 The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.
- 3 The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region.
- 4 The Developer/ Builders shall have ISO certification.
- 5 The applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, “cost of work” shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.
 - i. At least one project having Built up area of 35 Lakhs Sq ft.
or
 - ii. At least two projects having Built up area of 25 Lakhs Sq ft.
or
 - iii. At least three projects having Built up area of 20 Lakhs Sq ft.

The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.

Note :- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached.

6. The applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average.
7. The applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025.
8. Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN).
9. The Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet

built up area in last 10 years

10. The Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under :-

$$\text{Assessed Available Bid Capacity} = A \times N \times 2 - B$$

Where

A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress.

N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.

B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.

The calculation shall be certified by Chartered Accountant with UDIN.

12. The applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work.
13. Even though an applicant may satisfy the above requirements, they would be liable to disqualification if they have :-
 - (a) Made misleading or false representation or deliberately suppressed information in the forms, statements and enclosures required in the prequalification document.
 - (b) Record of negative performance such as abandoning work, not properly completing the contract, financial failures / weaknesses or litigations etc.
14. Applicant is required to submit only one set of information on required format given in subsequent para.

Section - III - Information and instructions for Applicants

- 1.0 GENERAL
- 1.1 Letter of transmittal and forms for pre-qualification are appended in document.
- 1.2 All information called for in the enclosed forms shall be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant columns. Even if no information is to be provided in a column, a "NIL" or "no such case" entry should be made in that column. If any particulars / query are not applicable in case of the applicant, it should be stated as "not applicable". The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the applicant being summarily disqualified. Applications made online and those received late will not be entertained.
- 1.3 The application should be typewritten. The applicant shall sign each page of the application.
- 1.4 Overwriting shall be avoided. Correction, if any, shall be made by neatly crossing out, initialing, dating and rewriting. Pages of the pre-qualification document are numbered. Additional sheets, if any added by the Contractor, shall also be numbered by him. They should be submitted as a package with signed letter of transmittal.
- 1.5 References, information and certificates from the respective clients certifying suitability, technical knowhow or capability of the applicant should be signed by an authorized officer not below the rank of Secretary/ Owner of the Project/ Project Manager or equivalent.
- 1.6 The applicant may furnish any additional information which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information. No information shall be entertained after submission of pre-qualification document unless it is called for by the Accepting Officer.
- 1.7 Any information furnished by the applicant found to be misleading or false representation or a deliberately suppressed information either immediately or at a later date, would render him liable rejection of the application or termination.
- 1.8 The pre-qualification document in prescribed form duly completed and signed shall be submitted in a sealed cover. The sealed cover superscribed Pre-qualification document for "**Proposed Redevelopment/Reconstruction of Buildings of "Nilgiri Gardens Co-operative Housing Society Limited".**" and the date of opening shall be received by the Accepting Officer or his representative by the date and time

mentioned in the Notice. Documents submitted in connection with prequalification will be treated confidential and will not be returned.

2.0 In this document the following words and expressions have the meaning hereby assigned to them :

2.1 NAME OF WORK: Redevelopment of buildings (21 buildings consisting 519 flats and 17 shops, 10 bungalows) and surrounding areas in possession of the Society by utilizing potential FSI of entire plot plus additional FSI on payment of premium and other permissible FSI as per provisions of Unified Development Control and Promotion Regulations for Maharashtra (UDCPR).

2.2 ACCEPTING OFFICER : Means the Honorary Secretary, Nilgiri Gardens Co-operative Housing Society Ltd, (Registered Under Govt. of Maharashtra Co-operative Act 1960), Amra Marg, Sector 24, CBD Belapur, Navi Mumbai, Maharashtra- 400614.

2.3 APPLICANT : Means a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration

3.0 METHOD OF APPLICATION

3.1 The application shall be signed by a person duly authorized by the Board of Directors by its resolution above his full typewritten name and current address. The applicant shall provide certified true copy of board resolution authorizing a person to sign the application.

Section - IV - Prequalification information

LETTER OF TRANSMITTAL

From:..... (Name and address of the Developer/ Builder

.....

.....

To

The Secretary,

Nilgiri Gardens Co-operative Housing Society Ltd.

Amra Marg, Sector 24, CBD Belapur,

Navi Mumbai, Maharashtra- 400614.

email: nilgirigarden97@gmail.com website: www.nilgirigardenschs.com

Subject: **Proposed Redevelopment/Reconstruction of Buildings of "Nilgiri Gardens Co-operative Housing Society Limited"**.

Sir,

Having examined the details given in **Pre-Qualification Press Notice & Pre-Qualification Document** for the above work, We hereby submit the pre-qualification document and Other relevant information.

1. We hereby certify that all the statements made and information supplied in the enclosed Forms A to E and accompanying statement are true and correct and no pertinent information has been suppressed by us.
2. We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.
3. We submit the requisite certified annual turnover, balance work in hand, balance sheet, profit & loss account and authorize the Accepting Office to approach organizations, Employers, firms and corporation to verify our competence and general reputation.
4. We hereby affirm and declare that above details / information are correct to the best of my knowledge and records available. In case of any fake/wrong details, our application may be treated as not Bonafide.

Seal of Applicant

Date of Submission

Enclosures: List of enclosures

SIGNATURE(S) OF APPLICANT(S)

FORM – “A”

FORMAT FOR PROVIDING FINANCIAL INFORMATION

- I. Financial Analysis – Details to be furnished duly supported by figures in balance sheet / profit & loss account for the last Three years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department **(Copies to be attached)**.

Turn Over

Financial Year	Rupees in Crores	Remarks
2024-2025		
2023-2024		
2022-2023		
Total Turnover in 3 years		
Average Turnover		

- (i) Gross Annual Turn Over on Construction Works
 - (ii) Profit / Loss.
 - (iii) Average Net worth
- II. Financial arrangement for carrying out the proposed work.

SIGNATURE OF APPLICANT(S)

Signature of Chartered Account with Seal.

FORM – “B”

FORMAT FOR PROVIDING DETAILS OF SIMILAR WORKS COMPLETED DURING THE LAST SEVEN YEARS

Sl. No.	Name of work/ project & location	Owner or sponsoring organisation	Built up area of the project	Configuration / No. of Storey/ Area	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ arbitration cases	Name & address/ telephone no. of officer of Owner for reference
1	2	3	4	5	6	7	8	9	10

- Note: 1) The applicant shall specify the Project whether it is Redevelopment of Housing Societies or Development new Housing Units.
- 2)The applicant shall submit the copy of commencement / completion certificate/ Occupation Certificate issued by the planning authority giving detail of commencement, completion and amount of work for verification.

SIGNATURE OF APPLICANT(S)

FORM – “C”

FORMAT FOR PROVIDING DETAILS OF PROJECTS UNDER EXECUTION OR AWARDED

Sl. No .	Name of work/ project & location	Owner or sponsoring organisation	Cost of work in Crore	Date of commencement as per contract	Stipulated/ projected date of completion	Upto date percentage progress of work	Cost of Balance Work	Name & address/ telephone no. of officer of Owner for reference
1	2	3	4	5	6	7	8	9

SIGNATURE OF APPLICANT(S)

FORM – “D”
STRUCTURE & ORGANIZATION

1. Name & Address of the Applicant
2. Telephone No. / Telex No. / Fax No.
3. Legal status of the applicant (attach copies of original document defining the legal status)
4. Particulars of Registration with various Government bodies (Attach attested copies)/Legal Organization / Place of registration
 - i.
 - ii.
 - iii.
5. Names & Titles of Directors & Officers with designation to be concerned with this work.
6. Designation of individuals authorized to act for the organization with this work.
7. Any other information considered necessary but not included above.

SIGNATURE OF APPLICANT(S)

FORM – “D-1”

FORMAT FOR PROVIDING DETAILS OF TECHNICAL & ADMINISTRATIVE PERSONNEL TO BE EMPLOYED FOR THE WORK

Sl.No.	Designation	Total Number	Number available for this work	Name	Qualifications	Professional experience and details of work carried out.	How these would be involved in this work	Remarks
1	2	3	4	5	6	7	8	9

SIGNATURE OF APPLICANT(S)

FORM – “E”

FORMAT FOR PROVIDING DETAILS OF CONSTRUCTION PLANT AND EQUIPMENT LIKELY TO BE USED IN CARRYING OUT THE WORK

Sl.No.	Name of equipment	No.	Capacity or Type	Current location	Remarks (Owned/to be hired/ to be purchased)
1	2	3	4	5	6

SIGNATURE OF APPLICANT (S)