

Bid Documents

For

**Allotment of Permanent Transit Tenements on
Leave & Licence Basis.**

To

Private Developer/s

For

**Temporary Transit Accommodation to Slum
Dwellers of approved Slum Rehabilitation Scheme/s
in Mumbai**

Last Date for Submission of Tender

14.11.2014 up to 4:00 P.M



Shivshahi Punarwasan Prakash Ltd.

(A Company fully owned by Government of Maharashtra)

CIN: 70200MH1998SGC116664

5th Floor, Grihnirman Bhavan,

Bandra (E), Mumbai-400 051.

Tel No:26591087/0588, Fax:26590586

Email: sppl_mumbai@rediffmail.com



Shivshahi Punarvasan Prakaalp Limited

(A Company fully owned by Government of Maharashtra)

CIN: 70200MH1998SGC11664

**Griha Nirman Bhavan,, 5th Floor, Bandra (EAST),
Mumbai - 400 051.**

BID DOCUMENT FOR ALLOTMENT OF PERMANENT TRANSIT TENEMENTS ON LEAVE & LICENCE BASIS TO PRIVATE DEVELOPERS FOR TEMPORARY TRANSIT ACCOMODATION TO SLUM DWELLERS OF APPROVED SLUM REHABILITATION SCHEME/S

- (i) Last Date for Download of blank bid documents - 13.11.2014*
(ii) Last Date for Submission of duly filled-up bids - 14.11.2014 upto 4.00 P.M.

**General Manager(Marketing)
Shivshahi Punarvasan Prakaalp Limited**

Shivshahi Punarvasan Prakalp Ltd.

Name of work : Allotment of Permanent Transit Tenements on leave and licence basis to Private Developers for temporary transit accommodation to eligible slum dwellers of approved S. R. Scheme in Mumbai.

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General Manager (Mktg.)
Shivshahi Punarvasan Prakalp Ltd.

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

Chapter - I

Tender Notice

(English, Marathi & Hindi)

Published in News Papers



Shivshahi Punarvasan Prkalp Ltd.

(A Company fully owned by Government of Maharashtra)

CIN: 70200MH1998SGC116664

No.SPPL/GM(Mktg)/CDO/PTC/ 1390 /2014, Date: 27/10/2014

Tender Notice

252 Permanent Transit Tenements alongwith 13 Amenity tenements under S.R. Schemes at various places in Mumbai City & Suburban are available with Shivshahi Punarvasan Prkalp Ltd. on Leave and Licence basis for temporary transit accommodation to slumdwellers of approved Slum Rehabilitation Schemes. The tender and detailed terms & conditions are available on SPPL's website, www.sppl.biz. The developer may download the same from this website. The developer may submit sealed bids as under.

1. **Availability of Tenders** : 29/10/2014 to 13/11/2014
2. **Submission of sealed Tenders** : 30/10/2014 to 14/11/2014
(with Registration fees of Rs. 250) Upto 4.00 p.m.
3. **Last date of receipt of sealed tenders** : 14/11/2014 upto 4.00 p.m.
4. **Opening of Tenders** : 14/11/2014 at 5.00 pm
5. **The detailed tender notice is available on sppl's website www.sppl.biz and SPPL's Notice Board.**

Willing Developers/ Co.op Housing Societies may contact **Community Development Officer, 5th floor, Girhanirman Bhavan, Bandra (E), Mumbai 400051**, for further details and printed bid document if required would be at a cost of Rs. 1,000/- per bid document.

Mumbai

Date:

Sd/-

General Manager (Mktg)

Shivshahi Punarvasan Prkalp Ltd., Mumbai.

5th Floor, Grihanirman Bhavan, Bandra (E), Mumbai-400 051.

☎ 26590588/26591087 E-mail: SPPL_mumbai@rediffmail.com



आजचे घरकुल, करील भविष्य उज्वल!

शिवशाही पुनर्वसन प्रकल्प मर्यादित

(महाराष्ट्र शासनाच्या संपूर्ण मालकीची कंपनी)

CIN: 70200MH1998SGC116664

जा.क्र.शिपुप्रलि/म.व्य.(पणन)/सविवि/सं.गा./ १३९०/२०१४, दिनांक २७/१०/२०१४

निविदा सूचना

शिवशाही पुनर्वसन प्रकल्प मर्यादित या शासकीय कंपनीकडे झोपडपट्टी पुनर्वसन योजनांतून उपलब्ध झालेल्या, मुंबई शहर व उपनगरात विविध ठिकाणी बहुमजली इमारतीत १३ सुविधा गाळयांसह २५२ कायमस्वरूपी संक्रमण सदनिका मंजूर झोपडपट्टी पुनर्वसन योजनांतील झोपडीधारकांना तात्पुरत्या कालावधीकरिता स्थलांतरीत करण्यासाठी, लिन्ड अॅन्ड लायसन्स (Leave and Licence) पध्दतीने वितरणासाठी उपलब्ध आहेत. इन्चुक विकासक/सहकारी गृहनिर्माण संस्था, यांनी निविदा पुस्तिका शिपुप्रलिच्या www.sppl.biz या संकेतस्थलावरून उदधृत (Download) करून घेऊन, मोहोरबंद निविदा खालीलप्रमाणे सादर कराव्यात.

१. कोऱ्या निविदांची उपलब्धता : २९/१०/२०१४ ते १३/११/२०१४
२. मोहोरबंद निविदाची स्विकृती (नोंदणी शुल्क रु. २५० सहित) : ३०/१०/२०१४ ते १४/११/२०१४ रोजी दुपारी ४.०० वाजेपर्यंत
३. मोहोरबंद निविदा स्विकृतीचा अंतिम दिनांक : १४/११/२०१४, दुपारी ४.०० वा. पर्यंत
४. मोहोरबंद निविदा उघडण्याची दिनांक : १४/११/२०१४ रोजी सायं. ५.०० वा व वेळ :
५. निविदा सूचनेसंदर्भातला तपशील एसपीपीएलच्या www.sppl.biz या संकेत स्थळावर आणि एसपीपीएलच्या सूचना फलकावर उपलब्ध आहे.

अधिक माहितीसाठी समाज विकास अधिकारी, ५ वा मजला, गृहनिर्माण भवन, वाद्रे (पूर्व), मुंबई ४०० ०५१ यांचेकडे संपर्क साधावा. मुद्रीत निविदा पुस्तिका पाहिजे असल्यास प्रति निविदा पुस्तिका किंमत रु. १,०००/- आकारून उपलब्ध करून देण्यात येतील.

मुंबई,
दिनांक :

सही/-

महाव्यवस्थापक (पणन)

शिवशाही पुनर्वसन प्रकल्प मर्या., मुंबई

५ वा मजला, गृहनिर्माण भवन, वाद्रे (पूर्व), मुंबई ४०० ०५१.

☎ २६५९०५८८/२६५९१०८७ ई मेल: SPPL_mumbai@rediffmail.com



आजसे घरकुल, करील भविष्य उज्वल!

शिवशाही पुनर्वसन प्रकल्प मर्यादित

(महाराष्ट्र सरकार के पूर्ण स्वामित्व वाली कंपनी)

CIN: 70200MH1998SGC116664

जा.क्र.शिपुप्रलि/म.व्य.(पणन)/सविवि/सं.गा./ १३९०/२०१४, दिनांक २७/१०/२०१४

निविदा सूचना

शिवशाही पुनर्वसन प्रकल्प लिमिटेड इस शासकीय कंपनी के पास मुंबई शहर एवम् उपनगरमे विभिन्न स्थानोपर अनुमोदित झोपडपट्टी पुनर्वास योजनाओके झोपडपट्टीवासियोको मर्यादित समय के लिये स्थलांतरण करणे स्वरुप १३ सुविधा सदनिका के साथ २५२ ट्रांजिट मकान (Permanent Transit Tenements) लिक्ड अँड लायसंस (Leave and Licence) आधार पर आबंटन के लिए उपलब्ध है। इच्छुक विकासक/सहकारी गृहनिर्माण संस्था, निविदा अर्जी शिपुप्रलि के संकेतस्थळ www.sppl.biz से प्राप्त (Download) करके, मुहरबंद निविदा निचे दिये हूये समयसारणीके अनुसार सादर कर सकते है।

१. निविदा अर्जी की उपलब्धी : २९/१०/२०१४ से १३/११/२०१४
२. मुहरबंद निविदा स्विक्ती : ३०/१०/२०१४ से १४/११/२०१४
(अर्जी नोंदणी फी रु. २५० सहित) दोपहर ४.०० बजे तक
३. मुहरबंद निविदा स्विक्ती की : १४/११/२०१४, दोपहर ४.०० बजे तक,

अंतिम दिनांक

४. मुहरबंद निविदा खुलनेका दिनांक : १४/११/२०१४ रोजी शाम ५.०० बजे व समय
५. विस्तृत निविदा सूचना एसपीपीएल की वेबसाइट www.sppl.biz पर और एसपीपीएल के नोटीस बोर्ड पर उपलब्ध है.

अधिक जानकारी के लिए समाज विकास अधिकारी, ५ वा मजला, गृहनिर्माण भवन, बांद्रा (पूर्व), मुंबई ४०००५१ इन्हे संपर्क करे। मुद्रीत निविदा पुस्तिका रु. १,०००/- नगद अदा करनेपर उपलब्ध की जाएगी

मुंबई
दिनांक :

सही/—

महाव्यवस्थापक (पणन)

शिवशाही पुनर्वसन प्रकल्प लि., मुंबई.

५वीं मंजिल, गृहनिर्माण भवन, बांद्रा (पूर्व), मुंबई ४० ००५१.

☎ २६५९०५८८/२६५९१०८७ ई मेल: SPPL_mumbai@rediffmail.com

Chapter - II

Detailed Tender Notice

Shivshahi Punarvasan Prakalp Ltd.

DETAILED TENDER NOTICE

NOTICE FOR INVITING TENDERS FOR ALLOTMENT OF TRANSIT TENEMENTS ON LEASE AND LICENCE BASIS TO PRIVATE DEVELOPERS FOR TEMPORARY TRANSIT ACCOMODATION TO SLUM DWELLERS OF APPROVED SLUM REHABILITATION SCHEMES IN MUMBAI

1. Sealed tenders are invited by the General Manager(Mktg.), Shivshahi Punarvasan Prakalp Ltd., 5th Floor, Griha Nirman Bhawan, Bandra(E), Mumbai 400 051 from the Private Developers (who are implementing Slum Rehabilitation Schemes in Mumbai) for the following Permanent Transit Tenements (PTC) generated from Slum Rehabilitation Schemes under D. C. Rule 33(14)(D). These Permanent Transit Tenements will be allotted on lease and licence basis to Private Developers for temporary transit accommodation to slum dwellers of their S. R. Schemes in Mumbai.

Sr. No.	Name of the Scheme/ site	Place	No. of Transit Tenements + Amenity Tenements	EMD to be paid 10% of security deposit of Rs.40,000/- per tenement
1	Royal Apartments CTS No.338, Village Malad, Rajan Pada, Mittal College Road, Malad(W), Mumbai - 64	Malad (W)	23 + 3	92,000/-
2	Zeenath Cottage, CTS No.472, 472/1 - 3, 1st Galli, Gaothan Lane, Andheri Village, Andheri(West), Mumbai - 58	Andheri (W)	7 + 0	28,000/-
3	Manohar CHS. Ltd. CTS No.747, 747/1 & 2, Manohar Apartment, M.V. Pandloskar Marg, Vile Parle(E), Mumbai - 57	Vile Parle(E)	8 + 3	32,000/-
4	Ashirwad Santacruz SRA CHS CTS No. 4093, 4093/1 to 4, Village Kolkalyan, Shantinagar, Pipeline Road, Santacruz(E), Mumbai - 55	Santacruz(E)	5 + 0	20,000/-

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

II - 02

5	CTS No.164 of Village Kandivali, Mahavir Nagar Extension Link Rd., New Blue Empire Complex, Kandivali(W), Mumbai - 67	Kandivali(W)	27 + 1	1,08,000/-
6	Sarvodaya Nagar SRA CHS Ltd. CTS No.268, 268/1 to 22, 266, 266/1 to 4 & 265(pt) of Village Oshiwara, Andheri (W), Mumbai - 102	Oshiwara	14 + 0	56,000/-
7	CTS No.138(pt) village Mankhurd, R-3 (SRD-S-4), Near Bldg. No.89, Mankhurd, Mumbai - 43	Mankhurd	81 + 3	3,24,000/-
8	Building No. SH-5 at C.S. No. 181(pt), 189(pt), 191 (pt), Shramik Vidyapith, SHED Complex, Dharavi, Mumbai.	Dharavi	87 + 3	3,48,000
Total Transit Tenements :			252 + 13	

- The intending bidders i.e. Private Developers are required to bid for all transit tenements in a site/scheme from Sr.No. (1) to (8) on or before 14.11.2014. The blank bid documents are available on SPPL's website www.sppl.biz from 29.10.2014 to 13.11.2014. The intending developer may download the same from the above website. The developer has to pay non-refundable bid registration charges of Rs. 250/- at the time of submission of sealed tender documents in cash. Bank acknowledge pay-in-slip for Rs. 250/- of Bank of Maharashtra, Bandra (E), Mumbai 400 051. Readily printed Bid Documents would be available at a cost of Rs. 1,000/- per Bid Document.
- The bidders (Private Developers) will have to enclose a copy of valid LOI of Slum Rehabilitation Scheme issued by Slum Rehabilitation Authority along with the bid to be submitted. In any case, the bid document shall not be accepted without a copy of valid LOI.
- The intending bidder shall have to submit alongwith the bid an Earnest Money Deposit (EMD) in the form of Demand Draft or Pay-Order @ Rs.4,000/- per transit tenement for sites at (1) to (8) as mentioned above at Page No. II- 01 & II-02 of this bid. DD/ PO should be drawn on any Nationalized Bank/Scheduled Bank in favour of Shivshahi Punarvasan Prakalp Ltd. payable at Bank of Maharashtra, Bandra(E), Mumbai - 51.

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

5. The EMD paid will be adjusted at the time of making final payment of security Deposit and the compensation amount. For unsuccessful Bidder/s, the EMD will be refunded on demand after finalization of the bidder. The EMD will not carry any interest.
6. The bidder shall quote the compensation amount of not less than Rs.7,000/- per tenement per month for sites at sr.no. 1 to 8 in the bid documents.
7. The transit tenements at each of the sites shall be allotted to the highest bidder who has quoted above the monthly base compensation as stated at 6 above, only for temporary accommodation to slum dwellers whose names appeared in Annexure-II of the approved Slum Rehabilitation Scheme. The successful bidder shall have to pay Security Deposit @ Rs.40,000/- per tenement for sites at Sr.No. 1 to 8 and advance compensation amount for the first term of 11 months for the entire bid tenements with no rights whatsoever of tenancy/ ownership for the same. **The preference will be given to Developer(s) whose schemes are within a radius of 5 km. of these Permanent Transit Camp bldgs. sites. However, the concerned private developer/s will have to match the offer of the highest bidder for that site.**
8. **In addition to compensation amount, the developer shall bear the expenditure on maintenance and upkeep of the tenements.** The Developer shall be liable to pay applicable Service Tax and any other charges/ cess at applicable rates that may be levied after the commencement and during the currency of Leave & Licence Agreement in relation to compensation amount.
9. In respect of site at Sr. No. 8 the tenements at Dharavi are primarily meant to be used for Dharavi Redevelopment Project (DRP). However, pending commencement of work on DRP, these tenements are being offered on Leave & Licence basis at present, subject to the condition **that as and when these tenements are to be used for DRP, SPPL will give a notice of 3 months for vacating these premises to give peaceful and vacant possession back to SPPL.** The Developer has to give duly Notarized Affidavit on Rs. 100/- Stamp Paper to this effect, as per Format given on Page No. IV-12.

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

10. The bidder may visit and examine the sites of Permanent Transit Tenements and their surrounding and ascertain the local site conditions to quote the bid accordingly and bids submitted will be implied to have been so visited by the bidder the concerned sites. The intending bidders can visit the sites between 12.00 noon to 4.30 p.m. before the submission of sealed tender document.
11. The intending bidder/Developer will have to download and submit the separate bid document for each site and will have to bid for all the available transit tenements for sites at Sr.No. 1 to 8 mentioned in the detailed tender notice hereabove. Bidder has to submit the copy of valid LOI and separate DD/Pay order toward Earnest Money Deposit alongwith the Bid and Seperate set of these documents, if Bid is submitted for more than one site.
12. **The bidder shall sign each page of the bid below appropriate space shown in the tender/ bid paper before putting the bid papers inside the envelop** that is to be sealed before submission. The unsigned bid shall be considered invalid.
13. **The intending bidder/ Developer must submit the financial offer in the Price Bid Proforma given on page V- 01 of this bid document only in a sealed envelope No. 2.** Any variation in this prescribed form will disqualify the bid & the tender shall stand rejected.
14. Manner and methodology of Tender submission is given in the following Chapter – III.
15. Any information required by the bidder regarding the tender, the same can be obtained from the Community Development wing of Shivshahi Punarvasan Prakalp Ltd.
16. The last date of submission of sealed bids is 14.11.2014 up to 4.00 p.m. in the office of General Manager (Mktg.) /SPPL. Tender drop-box will be sealed immediately thereafter in the presence of tenderers then present. The sealed bids will be opened as far as possible on the same day at 05.00 p.m. in the presence of intending bidders

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

(Private Developers)/ their authorized representatives OR on any other suitable subsequent date & time under intimation to bidders.

17. SPPL reserves the right to reject any or all the offers without assigning any reason thereof and the decision of SPPL shall be final and binding on all concerned.

**General Manager (Mktg.)
Shivshahi Punarvasan Prakalp Ltd.**

Chapter - III

Manner & Methodology of Tender Submission

MANNER AND METHODOLOGY OF TENDER SUBMISSION.

Two envelopes system is to be adopted.

Envelope No. 1 Shall contain the following documents.

- 1) Duly signed Forwarding letter alongwith list of all documents, forms etc.
- 2) Attested copy of valid LOI issued by SRA.
- 3) Earnest Money Deposit (EMD) in the form of Demand Draft/ Pay Order.
- 4) Attested copy of partnership deed/ memorandum and articles of association as the case may be, if the developer is a partnership firm or joint stock company.
- 5) Attested copy of development agreement.
- 6) The Developer/ Bidder should submit the affidavit duly notarized that they have not been blacklisted/ defaulter in for Govt. or Semi Govt. organization. (As given on page IV-11) and
- 7) In case of bidders for site at 8 the affidavit duly notarized that on receipt of Notice from SPPL that the tenements are to be used for Dharavi Redevelopment Project, the same will be vacated within 3 months of Notice as per the Format given at IV-12.

Each page of the documents shall be signed by the Bidder/ Developer under their stamp in addition to full signature given wherever required.

The Envelope No.1 shall then be sealed and superscribed with the name and address of the Bidder/ Developer with " Envelop No.1 - Bid for Allotment of _____ no. of Permanent Transit Tenements at _____ (Name of PTC Scheme) on leave & license basis for temporary transit accommodation to slum dwellers from approved S. R. Scheme in Mumbai.

Envelope No.2 shall contain bid document issued to the bidder with price bid duly filled in on page No. V-01. Each page of the documents shall be initialed by the bidder /developer under stamp. Full signature shall be given wherever required. No page of the bid document shall be torn away or defaced. If any page of the bid document is seen to be torn away or defaced, such bid may be rejected.

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

III- 02

The envelope No. 2 shall then be sealed and superscribed with the name and address of the bidder/ developer and also "Envelope No. 2 - Bid for Allotment of _____ no. of Permanent Transit Tenements at _____ (Name of PTC site in Table on Page II-01 & 02) on leave & license basis for temporary transit accommodation to slum dwellers from approved S. R. Scheme in Mumbai.

Both the sealed Envelopes i.e. Envelope No.1 & 2 shall be put together in a sealed Envelope. This Envelope shall then be sealed and super scribed with the name and address of the bidder/ developer and also " Envelopes No.1 & 2 - bid for Allotment of Temporary Transit Tenement on Leave & Licence Basis at _____ (Name of PTC Scheme) and drop the same in a locked Tender Box.

The sealed envelope containing bid envelopes '1' & '2' should be addressed to the General Manager (Mktg.)/SPPL and the name and full address of the bidder / developer should be written on the left side bottom of the said envelope

The bidder has to pay Rs. 250/- towards registration charges of bid document in cash to the Accounts Officer/SPPL at the time of submission of sealed tender document in tender box. Bidder may submit pay-in-slip of Bank of Maharashtra, Kalanagar Branch, Bandra (East), if amount of Rs. 250/- is paid in that Bank.

The Envelope No. 1 Containing all the documents and the statements as required will be opened first in the presence of all the bidders or their authorized representatives, who choose to remain present. Envelope No.2 of only those bidders will be opened whose documents submitted in Envelope No.1 are found to be in order.

In the event of, there is any discrepancy in the offer quoted between figures and in words, in the Envelop-2 the higher of the two will be treated as the acceptable bid offer.

Signature of Developer/s

**General Manager (Mktg.)
Shivshahi Punarvasan Prkalp Ltd.**

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

Chapter - IV

General Terms & Conditions of the Bid

GENERAL TERMS AND CONDITIONS OF BID

PREAMBLE :

SPPL, a fully owned Govt. of Maharashtra Company, has received some Permanent Transit Tenements (PTC) from Slum Rehabilitation Authority (SRA) constructed by private Developers in their Slum Rehabilitation Schemes under clause 33(14)(D) of Development Control Regulation 1991 of Greater Mumbai.

SPPL is intending to allot these Permanent Transit Tenements (PTC) on Leave and Licence Basis initially for a period upto 33 months and further extendable upto 22 months subject to renewable on expiry of every 11 months with 10% increase in compensation amount of immediately preceding year to Private Developer who desires to temporarily shift the slum dwellers from their approved Slum Rehabilitation Schemes sites under construction. All PTC tenements are self contained having carpet area of 225 sq.ft. with requisite water and electric supply with due O.C. obtained thereof.

Terms and Conditions:

1. The Private Developer shall temporarily accommodate only the slum dwellers listed in Annexure-II of the Slum Rehabilitation Scheme approved by Slum Rehabilitation Authority. Initially, these Permanent Transit Tenements will be given on Leave & License basis only with no rights whatsoever for Tenancy/ Ownership to Private Developer/s or occupants for a period of 11 months from the date of handing over of possession on receipt in full of the compensation amount and Security Deposit for the initial tenure of 11 months. The said initial period of 11 months can be extended further maximum for 2 terms of 11 months each with 10% increase in compensation amount of preceding period of 11 months on full payment of compensation for the extended term with prior intimation 3 months before expiry of the current Terms of 11 months. The extension can be considered by the SPPL after ascertaining the status report of S. R. Scheme given by SRA. Extensions of 11 months tenure will be considered for all the tenements together when initially allotted, with no surrender of any of the tenements therein subsequently while giving extension(s).

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

IV- 2

2. Developers intending to apply tenements at Sr.No. 8 at Dharavi need to note that these tenements are primarily meant for Dharavi Redevelopment Project. The work for which when commences, these tenements will have to be vacated on receipt of Notice of three months from SPPL for the same and Developers is required to furnish the duly notarized Affidavit as per the Format at IV-12 on a Rs. 100/- Stamp Paper alongwith other documents to be furnished for getting allotment on successful bid therefor.
3. For enabling successful bidder to comply with all the terms and conditions prior to handing over possession, the offer letter given to the successful bidder shall remain valid for a period of 30 days from the date of issue of offer letter by SPPL.
4. The successful bidder/ Developer shall pay in advance the offered compensation amount together with applicable Service Tax and related charges/ cess if any levied thereon at current applicable rate of eleven months for all the bid tenements of the place and interest free Security Deposit of Rs.40,000/- (Rupees Forty Thousand Only) per tenement as the case may be in terms of last column of table of PTC sites appearing herein above at Pg II-01 & II-02. The entire payment shall be made within 30 days of intimation offer by Demand Draft / Pay Order drawn on any Nationalized Bank/ Scheduled Bank payable at Mumbai in favour of SPPL. If the levy of (additional) Service Tax and related charges/ cess to compensation amount become applicable during the currency of Leave & Licence Agreement the Developer shall pay the same within 30 days of intimation of levy of such Service Tax and for charges/ cess.
5. In case, the successful bidder/ Developer is unable to make the entire payment within the period of 30 days, he may apply for grant of further time for the payment. Maximum extension of time of 30 days only can be considered from the date of expiry of initial offer of 30 days stated above with the payment of interest @16% per annum for the outstanding payment and delayed period.

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

6. However, If the successful bidder/ Developer fails to pay consideration in full towards the offered tenement upto the extended date, the offer shall be considered as withdrawn/ cancelled and SPPL will forfeit the 10% of the total amount if any paid against the compensation amount and deposit amount and full amount of EMD paid with the Bid. SPPL shall have right to offer these PTC tenements to the next higher bidder(s) who offers to match the compensation amount quoted by the defaulted bidder who was initially the highest bidder and applicability of period for acceptance and payments shall be as per (4) above. In the event of such next bidder(s) opt out, the said Permanent Transit Tenements will be readvertised for fresh bidding.
7. The refund of interest free Security Deposit will be considered on handing over back the vacant and peaceful possession of the transit tenements in good and habitable condition to SPPL upon expiry of agreed occupancy time. However, in case, the Developer fails to handover vacant and peaceful possession of tenements upon expiry of agreed occupancy time, the per day amount of Rs. 750/- per tenements in respect sites at Sr.No. 1 to 8 will be liable to be recovered from out of the deposit amount of Rs.40,000/- per tenement in respect of sites at Sr.No. 1 to 8 and proceed further to take back the immediate possession of the tenements by deploying Police force on the ground of illegal occupation /trespass, as per Public Premises (Eviction of Unauthorised Occupants) Act 1971.
8. The Developer/s have to furnish the list of allottee slum-dwellers as mentioned in the Annexure-II of S.R. Scheme submitted to SRA, which shall form part and parcel of Leave and Licence Agreement, who will be allotted PTC tenements for the purpose of residing only, along with their family. The Developer shall furnish their photo and notarized Ration Card and/ or Adhar card and affidavit duly notarized and confirmed by the concerned local police station for each allottee, stating that he/she will not in any manner misuse and will indemnify the loss occurred to the transit tenements and he/she will not sublet it/ transfer/ sell it or give it on leave & license basis nor lease it to any third party & also shall not create any third party rights of any nature whatsoever in respect of the said allotted

tenements. Only the Annexure-II listed slum dwellers and their family members will be residing in the allotted Permanent Transit Tenements. If it is found that, the tenement is used by a person(s) other than original allottee or for any other purpose than residential use or sublet or given on leave & license basis or leased out to third party, & or create a third party rights, possession of such tenement shall be immediately taken back by SPPL by evicting the occupant thereof as per the provision of Public Premises (Eviction of Unauthorised Occupants) Act 1971 which shall be at the cost of the Developer.

9. The Developer shall submit the Indemnity Bond cum Undertaking duly notarized to SPPL, to the effect that the allotted transit tenements will be used by the allottees as annexed to Leave & Licence Agreement for the residential purpose only and that the members/occupants shall have no other rights whatsoever for the said tenements. If it is found that tenements are being misused or sublet or used on any score including using for commercial or industrial use by member/ allottee, SPPL shall be at liberty to evict the occupant/s and take back the possession of such tenements immediately as per the provisions of the Public Premises (Eviction of Unauthorised Occupants) Act 1971 at Developer's cost and consequences. During the subsistence of this agreement, if the rehab component of the concerned S.R. Scheme is completed, the Developer shall immediately shift the users/occupiers of the transit tenements to the newly constructed Rehab Buildings of the S.R. Schemes for which these tenements are provided and further undertake to indemnify and keep indemnified the SPPL against any loss, damage, destruction, caused/sustained during their occupancy to make good all losses / damages if any, suffered or sustained by SPPL during the currency of the occupation by the said occupant.
10. The above mentioned formalities as mentioned at Clause No. 8 & 9 above shall be completed within two months from the date of offer letter and failure to comply the same; the offer letter shall be deemed to have been withdrawn/ cancelled. The Developer shall follow the procedure mentioned at above Clause No. 8 & 9 whenever there are changes in the allotment under approval of SRA and SPPL.

11. During the currency of the Leave & Licence Agreement, the developer can utilize the transit tenements for his another approved S.R. Scheme with prior due written permission of SPPL after the subject S.R. Scheme of Agreement is completed or after the expiry of first/ second term of 11 months. However, tenure of occupancy of these transit tenements shall not exceed the agreed total length of tenure.
12. The Leave & Licence Agreement for the period beyond the initial period of 3 terms (33 months) can be extended upto two terms of 11 months each, be at the discretion of SPPL having regard to overall experience of Developer in observance/ compliance of initial Leave & Licence Agreement(s) with revised terms and conditions for Compensation and Deposit amounts.
13. The Developer further shall bear and pay during the currency of Leave & Licence Agreement, all Electricity Charges, Water Supply Charges, Sewerage Charges, Property Taxes and other charges and taxes if any pertaining to any other local authority as levied in respect of transit tenements accommodation offered to him as being the direct users/ consumers of the Reliance Energy/BEST/Mahavitaran, Municipal Corporation of Greater Mumbai and other such authorities including monthly outgoing when raised by the concerned authorities/CHS of the Building in which these transit camp tenements are situated. In case, it is found that the Developer is in arrears of such dues at the time of expiry of period, the SPPL shall be entitled to deduct the said amount from the deposit of Rs.40,000/- per tenement and if any deficit in Security Deposit for recovery of these amounts, the same will be made good by Developer by paying the said amount forthwith lest SRA will be advised to withhold all approvals/ sanctions to all S.R. Schemes of Developer and/ or blacklisting him for an further benefit of Govt. contracts.
14. In compliance of clause '13' above, the Developer shall furnish to SPPL a quarterly statement along with copies of payment of monthly outgoings made to various local authorities and/or CHS of Transit Tenement buildings.

15. In the event of failure of Developer, if the aforesaid amounts are paid by SPPL to meet statutory time limit compliance to obviate hardships to residents in PTC, it is agreed that the same shall be recovered (upto 2 months of default) from the Security Deposit given by the Developer with SPPL and thereafter adopting the procedure stated in clause 13 above. For such expenditure incurred by SPPL, service charge @ 10% for such expenditure with applicable Service Tax thereon if any will be levied to the Developer which also shall be recovered as total dues recoverable for the purpose of Clause 13 above. For continuing the Leave & Licence Agreement Developer have to recoup the amount of Security Deposit so deducted within 30 days from the intimation to them by SPPL and on expiry of 30 days SPPL may cancel the Agreement and will levy penalty equivalent to treble the compensation amount per tenement per month under this Agreement till the Developer vacates and hands over the possession of tenements to SPPL. After 7 days of cancellation of Agreement, the possession of transit tenements will be taken back with the use of Police force at cost and consequences to Developer.
16. If there are amenity tenements (Balwadi, Welfare Centre, Society Office) alongwith Transit Tenements to be allotted in the PTC Bldg., the said amenity tenements are allotted to successful bidder/ developers free of compensation amount/ licensee amount for utilization for the purpose for which these amenity tenements are built. However, all outgoing against these amenity tenements shall be borne by the Developer of the concerned wing where they are located.
17. The Developer has to keep the transit tenements in good and habitable condition along with uninterrupted infrastructure services of water supply, drainage, electricity, lift etc. given to him, at his own cost. The Developer shall also carry out necessary repairs to Permanent Transit Tenements as a result of improper usage of premises and precincts of Permanent Transit Tenements, to maintain them in habitable condition at his own costs till the handing over the tenements back to the SPPL. In case, Developer fails to repair the said premises and precincts of Permanent Transit Tenements, SPPL shall carry out the repairs at Developer's cost and the amount so incurred towards such repairs shall be recovered from the

Security Deposit, if he fails to reimburse the same to the SPPL within a week of intimation to Developer. Developer shall recoup the Security Deposit within 30 days thereafter. Thereafter interest @16% p.a. thereon shall be levied till clearance thereof.

18. The Developer shall pay compensation for any damage/losses caused to the said PTC accommodation or any part thereof by any reason whatsoever or any act of commission or omission on the part of the occupants of the Permanent Transit Tenements and shall indemnify the SPPL on all such accounts. Failing to do so, the SPPL shall have the rights to inform the Planning Authority/Slum Rehabilitation Authority to stop further approvals/ consents to his ongoing S.R.Scheme(s) and that of other ongoing S.R. Schemes if any, including to remove the said Developer of subject Slum Rehabilitation Scheme and appoint a New developer for the said Slum Rehabilitation Scheme as per Section 13(2) of Maharashtra Slum Areas (I. C. & R.) Act, 1971.
19. The Developer & the Co-op. Hsg. Society of the slum dwellers shall not carry out or allow its members to carryout any alterations/ additions in the transit tenements so allotted and it is the joint responsibility of Developer and the slumdwellers' Co-op. Hsg. Society to protect and safeguard the PTC tenements under use till they officially hand over them back to the SPPL.
20. The Developer shall be responsible for vacating and handing over possession back to SPPL all the PTC tenements and Amenity tenements if any on expiry of agreed period or on completion of Slum Rehabilitation Building of subject S.R. Scheme. The Developer has to hand over the vacant and peaceful possession of all Permanent Transit Tenements and Amenity tenements if any, in good and habitable condition as they were at the time of allotment. In case of any damage to property/ transit tenements if found while handing over back to SPPL, the same shall be repaired, rectified and made good and habitable condition by the Developer at his own cost. Failure to comply this condition by the developer, the SPPL shall recover the cost of such repairs and rectification and penal compensation amount for the

period of repairs and rectification beyond the Tenure of Agreement from the Developer out of the amount of Security Deposit with SPPL. The balance amount exceeding Deposit amount shall be paid by the Developer, failing which, the same shall be treated as arrears of land revenue and shall be recovered as per the provisions under Land Revenue Act from the said Developer and Slum Rehabilitation Authority will be requested by SPPL to keep in abeyance the consents/ approvals to all his ongoing S.R. Schemes and for continued default beyond one month shall entail the similar action for Developer/s other SRA schemes and blacklisting him if default continues beyond 2 months.

21. The successful bidder/ Developer & the Co-operative Housing Society of the slum dwellers shall have to enter into the Tripartite Leave & Licence agreement with the SPPL after the payment of entire amount due as per the offer letter, and get the same stamped and registered at their own cost as per Bombay Stamp Act, 1958. The prescribed Leave & Licence Agreement proforma is enclosed in this tender in Chapter – VI. The Developer in possession of tenements site at Sr.No. 8, would get extension only after NOC from DRP for every such extension.
22. In case, the Developer desires to extend the period of usage of Permanent Transit Tenements beyond the current Agreement period, he shall seek prior permission from the SPPL 3 months before the expiry of the current tenure along with a pay order for the revised compensation amount in advance for the following entire period of 11 months to be extended and in case, Developer fails to do so, he shall have to pay the interest @ 16% per annum for the deficit in amount from the due date of seeking permission for extension as stated above. After making the necessary payment for the extended period, the Developer shall have to enter into new (Leave and Licence) Agreement with SPPL.
23. The SPPL reserves its right to modify terms and conditions of the (Leave and Licence) Agreement; the said modified terms & conditions appended to Agreement shall form part & parcel of Agreement enforceable mutatis mutandis.

Bidder/s

No. of corrections

General Manager (Mktg.)
SPPL

24. The Developer shall bear and pay the revised and modified compensation amount and Security Deposit, if required to be revised by SPPL during the currency of the Agreement with 30 days notice given thereof to the Developer.
25. The SPPL reserves its right to grant the extension of time limit with or without modification of the terms & conditions or revoke terminate the Agreement by giving 30 days notice to the Developer. Developer can, if he so desires, with a notice of 30 days in writing, terminate this Agreement and after clearing all dues payable under the Agreement hand over vacant and peaceful possession of all PTC tenements covered under this Agreement within that period of 30 days.
26. The Developer/Co-op. Hsg. Society of slumdweller shall seek NOC from SPPL before getting C.C., O.C. through SRA, in case of defaults committed by the Developer subsisting with SPPL and if it is transpired later that Developer avoided/ failed in obtaining NOC from SPPL, SRA will be forthwith intimated of keeping in abeyance the validity of such further approval/ consent of C.C./O.C. for the subject S.R. Scheme(s).
27. In case of failure on the part of Developer in payment of any dues of the SPPL on time, interest @ 16% per annum shall be recovered from the Developer on such dues and for the delayed period.
28. In the event of any dispute or difference arising between the parties hereto in respect of the terms & conditions of Bid Document and Leave & License Agreement, the same shall be referred to the Joint Managing Director/SPPL who is also CEO/SRA. The order passed by Jt. Managing Director/SPPL and CEO/SRA shall be final and binding to the Developer and SPPL.
29. Conditional Tender/ bid will not be entertained and shall be rejected by SPPL outright.
30. Defaulter(s) and or blacklisted Developer/s with any Government organizations is/are disqualified for participating /filling in bid/ tender. The Developer shall give

an affidavit duly notarized on Rs.100/- stamp paper to the effect that he has not been blacklisted / disqualified and that he has not defaulted in the payment to any Government organizations; Pro-forma given on Page IV-11.

31. The entire set of Bid documents forming part of the offer including tender notice, offer letter etc. shall form part and parcel of the contract under Leave & Licence Agreement.

Signature of Developer/s

**General Manager (Mktg)
SPPL**

AFFIDAVIT

(Rs.100/- stamp paper duly notarized)

I/ We M/s. _____ hereby declare that, I/ We, am/ are not defaulter(s) and not black listed person(s) / organization (s) with any Government agencies, I / We, am/ are not disqualified for participating / filling in bid / tender. Further I/ We have not defaulted in the payment to any Government organization.

Signature of the Bidder

AFFIDAVIT

(Rs.100/- stamp paper duly notarized)

I/ We M/s. _____ do hereby undertake to handover peaceful and vacant possession of tenements allotted to me/us at _____ (description of appropriate tenements at Sr.No. 8) maximum within 3 months of Notice given to me/us by SPPL for requirement thereof for Dharavi Redevelopment Project to that effect.

Signature of the Bidder

Chapter – V

Price Bid *(Pro-forma)*

Price-Bid (Proforma)

To,
The General Manager (Mktg.)
Shivshahi Punarvasan Prakaalp Limited,
5th Floor, Griha Nirman Bhavan,
Bandra (East),
Mumbai - 400 051.

Sir,

I/We have read the bid document carefully and thoroughly and agree to abide by all the terms and conditions and other details mentioned therein.

I/We make my /our bid offer as follows:

I/We bid for Allotment of Temporary Transit Tenements on Leave & Licence Basis at _____ (Name of Scheme) for _____ (No. of) tenements at Rs. _____ /- (In words Rs. _____) only per tenement per month.

Seal of the firm
(If applicable)

Yours faithfully,

(Signature of the Authorised Person)

Name of Signatory:
(In Block Letters)

Date:

Place:

Chapter - VI

Leave & License Agreement Form

Leave And License Agreement

This Agreement made and entered into at Mumbai on this ____ day of _____, 20____ BETWEEN, **Shivshahi Punarvasan Prkalp Limited**, a Company incorporated under Companies Act 1956 having its Registered office at Griha Nirman Bhavan, 5th Floor, Bandra (East), Mumbai-400051, hereinafter called the "**LICENSOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the ONE PART

And

Smt./ Shri./ M/s. _____, an adult Indian Inhabitant, having permanent _____ address _____ at _____

_____ and working for M/s _____ for redeveloping and rehabilitating the slumdwellers situated at _____

_____ as Developer for construction of Building under the Slum Rehabilitation Scheme as per the plans approved by Slum Rehabilitation Authority (for brevity SRA being planning & regulating authority) set up under Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act 1971 vide its LOI bearing No. _____ dated _____ as may be revised from time to time to rehabilitate eligible slumdwellers/ members of aforesaid _____ CHS Ltd. hereinafter called the "**LICENSEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the OTHER PART;

And

_____ SRA Co-operative Housing Society (Ltd./ Proposed), a society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah XXIV of 1961) situated at _____ Mumbai 400 0__ and bearing registration no. _____ dated _____, hereinafter called the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the THIRD PART;

WHEREAS

The said 'LICENSOR' is in possession _____ Permanent Transit Tenements (at _____, Mumbai) made available to it by SRA vide its letter No. _____ dated _____ in terms of the provisions under Rule 33(14)(D) of Development Control Rules, hereinafter referred to as the "Said Premises".

- a) The Licensee has approached the Licensor for the use of the said _____ PTC Tenements for a term of 11 months on Leave and License basis for accommodating the slumdweller on plot No. _____ where he is implementing the S.R. Schemes for _____ CHS Ltd.
- b) The Licensor has agreed to allow the Licensee to use the said premises on Leave and License basis, for the residential use of slumdweller referred to as above for a period of 11 months and on certain terms and conditions which have been agreed between the parties and which are recorded hereinafter. Subject to the condition that as and when tenements for Sr.No. 8 are required to be used for Dharavi Redevelopment Project (DRP) the same will have to be vacated within 3 months of receipt of Notice from SPPL for usage of the tenements for DRP.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1) The Licensor hereby grants in favour of the Licensee and the Licensee hereby accept from the Licensor that the License to use the said premises, for a period of eleven months commencing from _____ and ending on _____ on Leave and Licence basis for the bonafied residential purposes of the slumdweller listed in Annexure to this Agreement of S.R. Scheme for _____ CHS .
- 2) In consideration of the Licensor granting the Licensee the permission to use the said premises on leave and license basis, the Licensee shall pay in advance for the entire period of 11 months, the Licensor a monthly compensation of Rs. _____/- (Rupees _____ Only) amounting to Rs. _____/- in aggregate plus applicable Service Tax and charges/cess levied by Authorities linked with compensation at the applicable rates if any levied after entering into this Agreement.

- 3) The Licensee has deposited as Security with the Licensor a sum of Rs. _____/- (Rupees _____ Only) @ Rs. _____/- per tenement on the execution hereof. The said Security Deposit shall be held as interest free security deposit for the due observance and performance of the terms of this Agreement and also as security against the defaults for payment of electricity bills, damages for any loss of any fixtures/fittings or any damage to the said premises for two months or any compensation for delay in vacating the said premises. The Licensor is entitled to utilize the deposit or part thereof for the purpose of payment and discharge of the amounts/bills payable by the Licensee or towards any damage caused to the said premises, fixtures and fittings therein and after deducting and/or adjusting such amounts, the balance thereof shall be paid by the Licensor to the Licensee simultaneously against the Licensee vacating the said premises.
- 4) The Licensee shall pay the electricity bills, water bills, property tax bills, Parking, cable charges, etc. in respect of the said premises to the concerned authority and/ or Co.Op. Hsg. Society within seven days from the receipt of the bills in respect thereof without any demur or objection and shall keep the Licensor indemnified in that respect.
- 5) The Licensee shall bear all expenses for upkeep and maintenance of Lifts, Water Pumps, D.G. Sets, Sewerage Treatment Plants (S.T.P.), Fire Fighting Installations, Infrastructural works, etc.
- 6) The Licensee shall bear and pay all the maintenance bills and all other outgoings of the said premises as decided by CHS of said premises.
- 7) The Licensee shall make proper use and take proper care of the said premises, fixtures and fittings therein and shall keep the same in good working condition during the subsistence of this agreement at their own expense. In case, any damage is caused by any reason whatsoever to the said premises and/ or to any fittings or fixtures provided by the Licensor, the Licensee shall make good such damage that may be caused or else the Licensor has the right to deduct the charges for the damage from the Security Deposit given by the Licensee.
- 8) The Licensee shall not make any additions, variations or alterations in the said premises without prior written consent of the Licensor.
- 9) It is hereby clearly understood and agreed by and between the parties hereto as follows:-
- a) The transaction envisaged under this agreement is within the purview of section 24 of the Maharashtra Rent Control Act 1999 governing leave and license agreement and the Licensee is 'LICENSEE' as defined under section 24 of the said act.

- b) The Licensor is and shall always be in judicial possession and full charge and control of the said premises.
 - c) The Licensee's status under this agreement is and shall be that of mere 'LICENSEE' for use of Licenced premises and nothing more. This agreement does not create, is not intended to create and shall not be deemed or construed as creating any right, title or interest or sub-tenancy or otherwise, howsoever in respect of the said premises of any part thereof save and except that of a bare licence for permissive user as granted herein.
 - d) The Licence hereby granted is purely personal to the slumdweller as per the list furnished by Licensee and annexed to this Agreement . The Licensee is not entitled to and shall not assign or transfer the licence granted herein to any person or persons or induct any other person other than the annexed list into the said premises under any circumstances whatsoever.
- 10) The Licensee if desires extension of tenure beyond the tenure of current Leave & Licence Agreement, he must seek extension 3 months before expiry of current Agreement and pay the compensation for the extended period in advance. Any delay in the payment shall attract interest @16% p.a. from the due date.
- 11) In the event either party desires to terminate the agreement prior to its expiry, they shall be required to give the other party one month advance notice of such termination and on or before expiry of such notice period, the Licensee shall give entire peaceful and vacant possession of said premises to the Licensor.
- 12) On expiry of this agreement either by efflux of time or sooner determination thereof, the Licensee and slumdweller listed in annexure shall remove themselves as also their articles and things from the said premises, and shall handover the keys of the said premises and the charge of the said premises to the Licensor. Moreover on the expiry/ termination of the licence, the Licensee shall be considered as illegal occupants and on their failure to vacate the said premises, the licensor shall be entitled to remove them and also prevent them from entering into the said premises and also remove the articles and things of the slumdweller of Licensee that may be lying in the said premises under the provisions of Public Premises (eviction of unauthorised occupants) Act, 1971 at the risk and costs of the Licensee and without the Licensor being liable for any loss or damage whatsoever.
- 13) It is further agreed that at the time of handing over possession of the said premises back to the Licensor on expiry or on earlier determination of this agreement, the Licensee

shall ensure that the said premises & tenements are restored at their cost, to the similar condition as obtained at the time of initial occupation by the Licensee with reasonable wear and tear.

- 14) The Licensor or his duly authorized agent or representative shall, at all times have absolute right and full liberty to enter upon the said premises after giving suitable notice to the Licensee and inspect the same in order to exercise control for intended use under the Agreement in respect of the said premises in accordance with the terms and conditions of this agreement.
- 15) Notwithstanding anything contained herein, if the Licensee commits any breach of the terms and conditions contained herein, the Licensor shall give the Licensee fifteen days written notice to remedy the breach and on the failure of the Licensee to do so, the Licensor shall be entitled to cancel/terminate this agreement and revoke the licence hereby granted to the Licensee.
- 16) This agreement is drawn up and executed in duplicate with the first copy given to the Licensor and the other copy to the Licensee.
- 17) The Licensee cannot register on the address of the Licensed Premises for applying for / cannot take any business, profession License / Licenses, permit authorization, registration etc. and with or any other government and BMC Authority and any other authority.
- 18) The Licensee has inspected the said premises and hereby confirms that he/she has received the said premises and the fixtures and fittings therein in good order and condition.
- 19) The Licensor will refund the security deposit after adjusting any dues toward electricity charges, property tax, water charges & monthly maintenance charges etc. simultaneously while the vacant possession of the said premises is offered by the Licensee and the Licensee will be entitled to hold possession of the said premises after expiry of the notice period till the security deposit is refunded. After the expiry of the notice period and licensee having complied with all requirements if the deposit is not refunded by the licensor to the Licensee, an interest at the rate of 16% per annum will be applicable on the deposit amount.
- 20) In the event of the Licensee failing to deliver vacant and peaceful possession of the said premises to the licensor on the expiry or on earlier determination of the license then in such an event, the licensor shall strictly without prejudice to their rights and remedies as available in the law for eviction etc. be entitled to charge and recover and the Licensee

shall be bound to pay a sum of Rs. 750/- per day per tenement for the site at Sr.No. 1 to 6 as liquidated damages/penalty for each of the day of the default in handing over such possession. It is clarified that this will not affect the right of the licensor to proceed against the Licensee under section 13 of the Mumbai Rent Act or otherwise for eviction.

- 21) Stamp Duty and Registration charges shall be borne by the Licensee.
- 22) The entire set of Bid documents, Tender Notice and Offer letter issued by SPPL will form the part of this Agreement and the terms and conditions shall be enforceable mutatis mutandis.

Schedule of Property

_____ No. of PTC tenements in Building at

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED & DELIVERED by the)
Within named "LICENSOR")

_____)

In the presence of)
_____)

SIGNED & DELIVERED by the)
Within named "LICENSEE")

_____)

In the presence of)
_____)

SIGNED & DELIVERED by the)
Within named "Co.Op. Hsg. Society")

_____)

In the presence of)
_____)

RECEIPT

Received from the Licensee M/s. _____ a sum of
 Rs. _____/- (Rupees _____ Only)
 by Cheque/ Pay order No. _____, date _____ as an Interest Free Security
 Deposit net of EMD of Rs. _____/- (Rupees _____
 _____ Only) for _____ PTC Tenements @ of Rs. 40,000 per
 Tenement and a sum of Rs. _____/- (Rupees _____
 _____ Only) by Cheque/ Pay order No. _____, date
 _____ as advance compensation for No. _____ of PTC Tenements @
 of Rs. _____/- per Tenement per month at C.T.S. No. _____
 _____, Mumbai, given on Leave And License basis for 11 months
 as per Agreement dated _____ for the period from _____ to
 _____.

I SAY RECEIVED

LICENSOR

WITNESSES:

1. _____
2. _____

PLACE: MUMBAI

DATE: