

Brief on the Redevelopment of Sumangal CHS Ltd:

Sumangal CHSL is strategically located Sector 3, in the heart of Vashi, Navi Mumbai. This prime redevelopment opportunity offers a rectangular plot spanning 3839.64 Sqm in a residential zone. The site boasts exceptional connectivity, with roads bordering all four sides, including a spacious 22m-wide road to the east, ensuring ease of access and visibility.

Title:

- a) THE CITY AND INDUSTRIAL, DEVELOPMENT CORPORATION OF MAHARASHTRA, a Company incorporated under the companies Act, 1956, hereinafter referred to as “CIDCO” is the New Town Development Authority declared for the area designed as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966, (hereinafter referred to as the MRTPA Act).
- b) The State Government has been acquiring lands pursuant to section 133A of the Maharashtra Regional Town Planning Act and vesting such lands with CIDCO for the purpose of Development of Navi Mumbai.
- c) The Collector of Thane vested all rights, interest, title and possession of free hold land being Condominium Plot No. 6; admeasuring 3839.64 Sq. Meters and thereabout situated at sector 3, Vashi, Navi Mumbai (the “said Plot”) in favour of CIDCO.
- d) Upon acquiring the Said plot, the CIDCO constructed 10 Buildings of B-3 Type from No. 1 to 10 on the Said Plot, each consisting of Ground + 3 Upper Floors, with an aggregate of 160 Flats (the said “Buildings”). The CIDCO has executed diverse Deed of Apartments and Agreements for Sale with individual allottees of units in the said Buildings on “Ownership Basis” and have leased their respective Flats to each of the allottee.
- e) CIDCO formed B3 phase II No.1 Type Apartment Association vide “Deed of Declaration”, which was registered with the Sub-Registrar of Assurance of Thane under the serial No P/76 dated 08th April 1982. Subsequently, the CIDCO demised the leasehold rights of the said Plot unto the B3 phase II No.1 Type Apartment Association; vide a Lease Deed registered with the Sub -Registrar of Assurance of Thane under the Serial No. P/274 dated 29 Sep. 1982.
- f) The B3 Phase II No.1 Type Apartment Association was dissolved vide Deed of Declaration dated 24 Mar 2022, and a Co-operative Housing Society known as “M/s. SUMANGAL CO-OPERATIVE HOUSING SOCIETY LTD” was constituted with the assets and rights of the members of the erstwhile Association being transferred to the Society, which was registered by the Registrar of Societies vide registration no. NBOM/CIDCO/HSR (TC)/9281/JIR/YEAR 2022-2023, dated 01st April 2022.
- g) Vide ‘Supplementary Lease Deed’ dated 05th October 2022 executed between CIDCO and the SOCIETY registered with the Sub-Registrar of Assurance –Vashi (THN-3) under



Project Management Consultant:

R. B. Chaudhari & Associates

Registration No. 18681/2022 on 21 Oct 2022, CIDCO leased the said plot to the Society on the terms and conditions mentioned in the supplementary Lease Deed.

- h) The Society being more than 30 years old is eligible for Redevelopment under Rule 10.10.2 of UDCPR 2020.

Key Features:

Strategic Location: Situated near prominent landmarks such as NMSA Club, Navratna Hotel, MGM Hospital, Abbot Hotel, Vashi Police Station, Father Agnel School, Sacred Heart School & College and Vashi Depot, Sumangal CHSL enjoys proximity to essential amenities and transportation hubs, enhancing its appeal to residents and investors alike.

Existing Society: The society comprises 10 buildings, each featuring ground plus three upper floors, housing a total of 160 flats. This existing infrastructure presents a solid foundation for redevelopment, offering scope for modernization and optimization.

Residential Zone: Positioned within a residential zone, the site aligns with the city's urban development objectives, making it conducive to creating contemporary living spaces tailored to the needs of modern residents with modern amenities.

Road Connectivity: With roads bordering all four sides, including a wide 22m road, the site offers excellent accessibility and visibility, facilitating seamless transportation and enhancing the project's prominence within the community.

Development Potential: Leveraging the existing infrastructure and the site's rectangular layout, developers have the flexibility to conceptualize and execute innovative redevelopment plans, catering to evolving market demands and maximizing returns on investment.

Community Impact: The successful redevelopment of Sumangal CHSL not only promises attractive returns for investors but also contributes to the enhancement of the local community, fostering sustainable urban growth and improving quality of life along with creating a Brand Identity for the Developer.

Society Name:	SUMANGAL CHS LTD.
Type:	B3-II Type
Plot Area:	3839.64 Sq.Mt
Total No of Buildings:	10 Nos of G + 3 Floors
No Of Members:	160 Residential members
Existing Carpet Area Including Balcony:	255.55 Sq. Ft Each
Road Abutting:	11m on North 11m on South 11m on West 22m on East

**** The Soft Copy of the Society's documents will be sent to the Purchasers of the Tender Document via Email.**



Project Management Consultant:
R. B. Chaudhari & Associates

Further for any queries, you can email at chiragchaudhari1991@gmail.com and mark a Copy to sumangalrd2019@gmail.com

Sealed Tender Offers are invited from Experienced & Resourceful Developers for Re-development of

SUMANGAL C.H.S. LTD.

Bldg. No 1 to 10, Plot No 6,

Sector – 3, Vashi,

Navi Mumbai – 400703

Having Plot Area of **3839.64 Sq.Mt** with 160 Flats of B3-II Type constructed by CIDCO at a Prime Location with Road on all 4 sides.

Blank Tender Forms are available for collection from the **Society's office** from **02/05/2024 to 25/05/2024** on payment of **Rs. 12,000/-** via **Demand Draft/Pay Order** (Non-Refundable), payable to:

R.B. Chaudhari & Associates

To obtain the Tender document, please coordinate with Jagdish Kharade - 9820680441, Prashant Dhavse - 9820226488, or Avinash Ranjan – 9892590556

Project Management Consultant:



R.B. CHAUDHARI & ASSOCIATES



Project Management Consultant:
R. B. Chaudhari & Associates

4/8, Sonal Apartments, J.P. Nagar,
Goregaon East, Mumbai 400063
9820271487
chiragchaudhari1991@gmail.com

Society reserves the right to accept
or reject any or all the Offers
without assigning any reason
whatsoever.



Project Management Consultant:
R. B. Chaudhari & Associates