



SAHAKAR JV

Plot No. 1 A, Orience Tower, Second Floor, Ganesh Co-operative Housing Society, TV
Center Road, Chatrapati Sambhajinagar (Aurangabad), Maharashtra.

Email : mak261171@gmail.com / sahkarinfra20@gmail.com, Cell No:-8007837007, 7066229498

Reff -

Date -

Date : 22/03/2025

Declaration

I, Saleem Ahmed Khan, Partner of **M/S Sahakar JV**, having its Registered Address Plot 4/5, Azad Chowk, Kiradpura Cidco Road, Chh.Sambhajinagar-431003 do hereby declare the following:

This declaration pertains to the agreement between the landowner, **Municipal Corporation Chh. Sambhajinagar (hereinafter referred to as "Landowner")**, and the Promoter, **M/S Sahakar JV (hereinafter referred to as "Developer")**.

It is acknowledged and agreed by all parties that the agreement between the Landowner and the Promoter is based on Model No. 5 of the Tender Document (an extract of which is attached herewith). **Model No. 5** refers to the **Direct Relationship Ownership Housing (DROH) model**, wherein the Landowner provides only the **land and subsidy**, and there will be a direct financial relationship between the Developer and the Beneficiaries (allottees).

The reference to Model No. 5 is also specifically mentioned in the **Work Order No. AMC/PMAY/259/2023** dated **15/12/2023**, which is attached in the Other Finance tab.

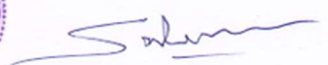
As per the terms of this agreement, the **Landowner does not have any share of the area or revenue. Therefore, the land value is considered Nil in Form 3.**

Furthermore, since there is no revenue share being transferred to the Landowner, it is not required for the Landowner to open a RERA Bank Account as per order 56/2024.

This declaration is made to clarify the nature of the agreement and the financial arrangement between the parties involved.



For M/S Sahakar JV


Saleem Ahmed Khan
(Partner)

14. PERFORMANCE BANK GUARANTEE

1. **Performance Security:** The Selected Bidder for and on behalf of the Contractor shall be required to furnish the performance security in the form of bank guarantee from Nationalize Bank of an amount of 1% of project cost within 15 days from the date of letter of acceptance given by bidder. This performance security shall be valid for a period of minimum 7 years up-till the defect Liability period.
2. The Performance Security in the form of Bank Guarantee will be released/ returned to the bidder by CSMC, Maharashtra after completion of the project including defect liability period.
3. The bidder shall have to arrange for the extension or renewal of the FDR or Bank Guarantee as and when necessary. If the bidder fails to do so, the amount available / dues equivalent to Bank Guarantee or FDR shall be encashed and amount shall be credited to the CSMC account.
4. In addition, the bidder shall have to produce on stamp paper of appropriate denomination, a surety bond / performance bank guarantee bond for an amount equivalent to the Performance Security Deposit. (Format as per **Annexure-D**)
5. In case the bidder fails to Deposit the necessary Performance Security within the stipulated time, CSMC, Maharashtra will forfeit his EMD and the bidder shall stand disqualified and CSMC may proceed for blacklisting the bidder for further participation in tender process.

15. INTRODUCTION/ OVERVIEW OF THE SCOPE

15.1. Introduction

Pradhan Mantri Awas Yojana (Urban), a flagship scheme of Government of India launched in June 2015 with an objective of Housing for All by 2022, when nation completes 75 years of its independence. CMSC has proposed development of a project under PMAY (U) in public Private Partnership (PPP) mode on public land based model no. 5 (DROH),

"Model no. 5 (DROH) as below"

"Model no. 5: Direct Relationship Ownership Housing (DROH)"

This model is identical to model no. 1, however; there will be direct financial relations between Private Developer and beneficiaries. Government will provide land and subsidy. Whereas cost of Affordable House will be paid by the beneficiary directly to the Private Developer”.

15.2. Overview of Affordable Housing Project:

15.2.1. CSMC ("the Authority") has embarked on a mission to construct Affordable Housing in Partnership (AHP) under Pradhan Mantri Awas Yojana (PMAY) in the city. For the benefit and convenience to the identified beneficiaries and believes that these initiatives will have intangible but long-lasting benefits.

15.2.2. As a part of this project the authority has decided to undertake the development of Affordable Housing in Partnership under PMAY (U) in Public Private Partnership (PPP) mode on public land based model number 5 (DROH), which includes preparation of Master Plan including infrastructure facilities, prepared detailed estimate and revised DPR of the project, obtaining sanction to revised DPR and all permissions/NOC's to execute the project works, design, finance, build affordable housing stock and transfer to beneficiary selected by CSMC/Bidder jointly and maintain it for the future defect liability period.

15.2.3. The Selected Bidder, (the "Developer") shall be responsible for preparation of DPR, getting sanction to DPR and develop the project accordingly, which may include designing, Constructing, financing, and maintaining AHP Project under and in accordance with the provisions of a contract agreement to be intend into between the selected bidder and authority in the form to be provided by the authority during the bidding process.

16. SCOPE OF PROJECT WORK

The project is open for all technologies for construction of multi storied / multi tenement buildings, however; it is subject to minimum requirement of RCC Frame Structure and as per PMAY AHP Norms.

16.1. Norms for Planning and Preparation of Revised Detailed Project Report (DPR)

On the basis of available area of land for development of AHP under PMAY (U).

The Bidder has to prepare the detailed layout plan, showing no. of dwelling units (DU's) and infrastructure facilities amenity space etc. as per the norms of PMAY (U) and as per prevailing norms, rules, UDCPR applicable to CSMC. These plans are to be submitted to CSMC. The authority may suggest modifications and suggestions which



Chhatrapati Sambhajanagar Municipal Corporation

PHONE NO: (0240)-2333536-40, 2348001-05 (PBX) FAX-(0240)-2331213



NO./AMC/PMAY/259/2023

DATE: 15/12/2023

WORK ORDER

To,

Sahakar JV

Ellora Construction Pvt. Ltd. & Sahakar JV.
Cidco Road, Maulana Azad Chowk,
Chhatrapati Sambhajanagar-431001.
Mo.No: 9823130380
email:khanmudassir79@gmail.com
(Lead Member- 51%)

Unity Developers,
Unity Multicons Pvt. Ltd.
1 Daddapure Galaxy,
Mohite Nagar, Holgi Road,
Solapur.
(Other Member- 47%)

Arc Associates,
7, Chetan Super Market,
Trimurti Chowk,
Jawahar Colony, Aurangabad.
(PMC-2%)

Name of work:- Development of a project under PMAY (U) in Public Private Partnership (PPP) mode on Public land based model no. 5 (DROH) @ Mauje **Tisgaon** Gut No 225/1 having Area 5.29 H.r. Approx. (**Green Zone**) under Affordable Housing in Partnership (AHP).

Reference:-

1. E-Tender Notice NO./CSMC/PMAY/66/2023 Dated. 05/06/2023.
2. Letter of Intent NO./AMC/PMAY/199/2023 Dated. 09/10/2023.
3. Standing Committee Resolution No.1003/2023 Dated. 09/10/2023
4. FDR No. 0051842 Dated. 26/10/2023
5. General Body resolution No. 736/2023 Dated. 10/03/2023

With reference to above mentioned subject it is informed that as per reference no.2 Letter of Intent (LoI) issued to your firm for development of a project under PMAY (U) in Public Private Partnership (PPP) mode on Public land based model no. 5 (DROH) @ Mauje **Tisgaon** Gut No 225/1 having Area 5.29 H.r. Approx. (**Green Zone**) under Affordable Housing in Partnership (AHP). (As per the scope of work mentioned in RFP, Tender ID: 2023_AMCA_912361_1) and you have submitted acceptance of the Letter of Intent (LoI) in acknowledgement thereof.

As you have furnished required performance security of Rs. 1,83,17,520.00/- therefore Chhatrapati Sambhajanagar Municipal Corporation is issuing this work order to your joint venture firm However, the permission for construction of buildings under AHP will be issued proportionate to the numbers of identified beneficiaries who are validated on PMAY, MIS Portal as per clause no 13.3 of the RFP.

You are entirely responsible to carry out & complete the said work within the given stipulated time limit as per clause no 2.5 of the tender documents. The scope of work and other terms of the contract will remain same as per the Bid/ tender document. Draft of contract agreement has been provided to your firm and your required to sign the contract agreement within 15 days from the date of issuance of work order as per clause no 13.2 of the RFP. CSMC reserves right to annual / rescind the award of contract in case there is delay of more than 15 days in signing the contract agreement.

Commissioner & Administrator
Chhatrapati Sambhajanagar
Municipal Corporation