SOCIETY REDEVELOPMENT GUIDE

DEVELOPER SELECTION

Model Developer Tender - Starter Framework

MODEL TEMPLATE: Adapt with your Society, PMC, Architect and Legal Advisor before issue or signature.

1. Issue Only After Feasibility

Before inviting developers, freeze the best available title / lease information, development potential assumptions, member area schedule, Society minimum requirements and the tender evaluation framework with professional review.

2. Developer Eligibility

• Constitution / registrations / PAN / GST

• MahaRERA details where applicable

• Comparable completed / ongoing redevelopment projects

• Financial capacity / funding plan

• Litigation / termination / default disclosures

• Proposed project team and consultants

3. Offer Schedule

• Existing member carpet and proposed rehab carpet

• Additional carpet / entitlement basis

• Transit rent, escalation, deposit / brokerage / shifting

• Corpus / hardship compensation

• Parking and amenities

• Project period and delay consequences

• Bank guarantee / performance security

• Taxes / duties / outgoings allocation

• Commercial premises / shop treatment

4. Technical Submission

• Planning / massing concept if requested

• Approval strategy

• Construction methodology and programme

• Quality specifications

• Site logistics and member coordination plan

5. Commercial / Benefit Comparison

Require every developer to fill the same offer schedule. Do not compare marketing brochures with different definitions.

6. Due Diligence

• Verify comparable society references

• Verify RERA / corporate / litigation / encumbrance information through appropriate professionals and official records

• Review financial capacity

• Record clarifications and negotiations in writing

7. Appointment Safeguard

Developer recommendation / selection and execution of binding documents should follow the applicable Society approval process and independent legal review.