

SAFEGUARDS TO BE ADOPTED BEFORE APPOINTING DEVELOPER, AS FOLLOWS

(1) EXPERIENCED DEVELOPER IN REDEVELOPMENT PROJECTS OF SIMILAR SIZE

(2) REPUTATION OF COMPLETING PROJECTS IN TIME

(3) BANK GUARANTEES AND SECURITY FOR MEMBERS NEW AREAS AND RENT etc

(4) LOADING OF MAXIMUM AMOUNT OF DEVELOPMENT POTENTIAL BEFORE VACATING & TIMELINES FOR "DA" "IOD"

(5) SHORTLISTED BIDDERS TO PRESENT THEIR CONCEPTUAL PLANNING BEFORE FINAL SELECTION OF A DEVELOPER

(6) TEAM OF ARCHITECTS & OTHER PROFESSIONALS OF THE DEVELOPER FOR TIMELY APPROVALS

(7) OVERALL OFFER CONSIDERING FREE CARPET AREAS, RENT, CORPUS , BROKERAGE ,PARKING etc

(8) TYPE OF SALE AREAS THAT BIDDERS ARE PROPOSING (COMMERCIAL &/OR RESIDENTIAL)