

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

(A REGIONAL UNIT OF MHADA)

INVITATION OF APPLICATIONS THROUGH FCFS FOR LEASE OF AMENITY PLOT

As per provision of Maharashtra Housing and Area Development Act, 1976 along with Maharashtra Housing and Area Development (Estate Management, Sale, Transfer And Exchange of Tenements) Regulation, 1981 and Maharashtra Housing and Area Development (Disposal of Land) Rule, 1981, The Mumbai Housing & Area Development Board Invite Applications for allotment of amenity plot on Lease.

The Chief Officer, Mumbai Housing And Area Development Board (MHADB) Mumbai invites Applications through FCFS for lease of amenity plot.

1. INTRODUCTION

The Mumbai Housing and Area Development Board (A Regional Board of Maharashtra Housing and Area Development Authority) has developed residential colonies at various location in Mumbai. The Chief Officer, Mumbai Housing and Area Development Board (MHADB), Mumbai invites Application through FCFS for allotment of plots to be developed as per the provision of D.C.P.R. 2034 and sanctioned layout of MHADA and as per standard terms and conditions to be mentioned in lease deed for Commercial, Amenity Schools/Colleges, Hospitals etc., within MHADB's colonies from any individual, companies, Public Charitable trust, co-operative Housing Societies registered under Maharashtra co-operative Societies Act 1960, Educational Institutions and others etc. The allotment of these plots shall be made according to the provision of Maharashtra Housing and Area Development (Disposal of Land) Rules and Regulation as in force and amended from time to time.

❖ TERMS & CONDITIONS

2) ELIGIBILITY

- 1 Any person, Company, Public Charitable Trust or a society registered under Maharashtra Co-operative Societies Act 1960, Education Institutions, Health Institutions etc. Competent to contract under the Indian Contract Act are eligible to submit the application under the scheme.
- 2 When a Company desired to apply, it shall do so under the signature of the Managing Director authorised by its Board of Directors. He/She has to submit attested copy of authorisation by the Company along with

attested copy of registration certificate issued by Registrar of companies

- 3 When a Partnership firm desires to apply, the application shall be signed by all the partners and accompanied by a certified true copy of registration certificate issued by Registrar of firm to be submitted.
- 4 When a Trust desires to apply, the application shall be signed by one of the Trustees under the authority of the Trustees (Attested copy to be Submitted)
- 5 When a Co-operative Housing Society desires to apply, the application shall be signed by the Chairman and the Secretary of the society or Chief Promoter and two other promoters along with the resolution of the society (Attested copy to be submitted)
- 6 Those applying for School/College plots are required to submit valid certificate issued by Education Department and those applying for Hospital plot are required to submit a certificate issued by Health Department.

The additional qualification of applicant for School Plots & Hospital Plots are as below-

For School Plots-

Mandatory Eligibility Criteria for Allotment Of School /College Plots

Criteria	Documents and Evaluation process
1.Trust should be registered under Bombay public Trust Act,1950/ and or Society Registration Act,1860 or under any other Statutory Charitable Act, in India	Certified Copies of Registration Certificate, Trust Deed, Constitution By laws, Articles & MOA etc, with all amendments, if any.
2. Trust / or Society Should have minimum 7 years of experience of running recognised School with a good track record after the date of registration	Document of recognition / affiliation order issued by Competent Authority in Education Dept.
3.Minimum Students strength should be 500 in 1 or Maximum 5 recognised schools.(Excluding students of pre primary section)	Student strength documents of recognised schools duly certified by Competent Authority in Education Dept. (Student strength from 1 st std to 10 th std)

4. Average 10 th class result during past preceeding 3 years should be more than 60% for English&/ Marathi &/Hindi Medium	1.School wise/year wise 10 th class results issued by competent Authority 2.Minimum number of students appearing for 10 th class exam should be 20 annually during last preceeding 3 academic years of the one school.
5. Financially sound to take up the plot and construct the building in stipulated time limit along with the required furniture & fixture.	Applicant Trust/society should have 25% of cost of the plot advertised prior to the submission of application as per the applicant Trust's/society's latest Bank Balance Certificate, copies of FDR/TD/Investment if any,etc.(Financial soundness documents only in the name of applicant Trust shall be taken into consideration for validity. Financial availability documents in the name of school/college/Trustee/any other Trust shall not be taken into consideration for validity of financial soundness.)
6. Should be capable to appoint qualified teaching staff on permanent scale as approved by state govt/Municipal corporation	Past record of teaching and non teaching staff appointed in the existing recognised schools duly certified by Competent Authority in Education Dept.
7. The trustees and office bearers should have good educational background and credentials	50% of the total present trustees should be at least graduate in any discipline.

**Evaluation Sheet for Allotment Of School / College Plots
Ranking/Grading Criteria**

Criteria	Documents and Evaluation process	Marks
1. Trusts who are already running recognized schools in MMR Region	Recognition order of existing schools in MMR Region.	15
2. Trust/society Having experience of running recognised school/s with a good track record a. 7 -10 years b. Above 10 years	Record of recognised schools run by the trust/society	5 10
3. Average pass% of 3 years of 10 th	Copies of year wise	

class result for schools run by the Trusts English&/Marathi&/Hindi Medium with minimum 60% pass percentage. 3a. 60%-85% 3b.85.01%-95% 3c. Above 95%	10 th class result, classified for English/Marathi/Hindi Medium School run by the Trust.	5 10 15
4. Trust should have previous experience of running recognised schools having student strength as below 4a. 501-1000 4b. 1001-5000 4c. Above 5000	Record of maximum 5 recognised School run by the Trust / Society.	15 20 25
5. Society / Trusts having facility for Girls Education. (Whether Education for Girls is available?)	Certified record of such students	10
6. Students of schools who have won awards at (Last 3 Academic Years) a. District level Sports activities b. State level sports activities c. National International level sports activities	Certified record of such students	5 10 15
7. Trusts having school in Rural/Tribal Area	Certified record of such students	5
8. With academics School/trusts must also have Playgrounds for physical activities and should be using it.	Approved plan by Competent Authority	5
Total		100

Record of schools certified by competent authorities (Education Officer for SSC Board/Secretary CBSE/council secretary of ICSE/Commissioner KVS/ Deputy Commissioner of concerned Regional Office for NVS/Director General School Education DPI schools)

By the above marking criteria, Schools/Societies/Trusts obtaining marks of 75% and above will be eligible.

Schools/Trusts should Provide information regarding Standard wise fees charged by them for Primary, Secondary and Higher education (Last 3 Academic years).

For Hospital Plots-

Mandatory Eligibility Criteria for Hospital Plots

Criteria	Documents and Evaluation process
A firm, Society, Trust, or limited Company which has owned and managed at least 100 hospital beds in the last 3 years including a Super-speciality or Multi-speciality Hospital of minimum 50 beds.	Sanction Certificate of Health Department, Government of Maharashtra/ Competent Authority.
Total annual revenue from hospital business should be more than 50 crores for the last two financial years ending 31 st March.	Balance sheet for the mentioned period or certificate certified by a Chartered Accountant or Financial Auditor.

- 7 The bidder should submit valid documents issued by institution / organisation/ department of Government or Government authority as per the eligibility criteria.

8 How To Apply For FCFS

STEPS TO FOLLOWED BY APPLICANTS

Step 1: Applicant Registration

1. The applicant shall register on the MHADA FCFS Plot Portal by providing the required personal details.
2. Upon successful registration, the applicant will receive login credentials/confirmation to access the portal.

Step 2: Document Upload

1. After logging in, the applicant shall upload all mandatory documents as per the applicable registration category.

Step 3: Save Terms & Conditions PDF

1. The applicant shall review the Terms & Conditions of the scheme.
2. The applicant must save/download the Terms & Conditions PDF.

3. Acceptance of the Terms & Conditions is mandatory before proceeding.

Step 4: Earnest Money Deposit (EMD) Payment

1. After accepting the Terms & Conditions, the applicant may proceed with the online EMD payment.
2. On successful payment, the system will generate a payment acknowledgement/receipt.
3. The applicant's application will be considered complete only after successful EMD payment.

STEPS TO FOLLOWED BY OFFICE

Step 5: EMD Payment Report and Priority Generation

1. The registration, document upload, and EMD payment window will remain open for **10 days**.
2. After the closure of the 10-day period, the system will reconcile all successful EMD payments received by MHADA.
3. Based on the reconciled payments, an EMD Payment Report will be generated.
4. The system will generate the applicant priority for each plot based on the payment received to the MHADA.

Step 6: Document Verification

1. MHADA officials will verify the documents submitted by applicants.
2. Applicants whose documents are found to be valid will be considered eligible for further processing.
3. In case of discrepancies, applicants will be processed as per MHADA's verification guidelines.

Step 7: Issue of Provisional Offer Letter (POL)

1. Upon successful document verification, MHADA will issue the **Provisional Offer Letter (POL)** to the eligible applicants according to the generated priority.
2. The POL will be issued only to applicants who satisfy all eligibility criteria and whose documents are successfully verified.

Step 8: Next FCFS Cycle

1. After completion of the allocation process for the current cycle, the remaining available plots will be offered in the next FCFS cycle.
2. A fresh **10-day application window** will be opened for:
 - New Applicant Registration
 - Document Upload
 - EMD Payment
3. After the closure of the application window, the system will again:
 - Reconcile EMD payments
 - Generate the priority list
 - Conduct document verification
 - Issue POLs to eligible applicants
4. This process will continue in repeated cycles until all available plots are allotted.

Process Flow

1. Applicant Registration
2. Document Upload
3. Accept & Save Terms & Conditions PDF
4. EMD Payment
5. 15-Day Application Window Closes (for first cycle only)
6. EMD Reconciliation
7. Priority Generation
8. Document Verification
9. POL Issuance to Eligible Applicants
10. Remaining Plots Open for Next 10-Day FCFS Cycle (For second & Third Cycles)
11. Repeat the Process Until All Plots Are Allotted.

The Applicant should submit information for e-registration as mention below.

- Applicant's Aadhar card

- Applicant's Pan Card
 - Bank account details
 - Authorization letter from Company / Registered Society/Trust/ Partnership firm etc. to Applicant.
 - Mobile Number linked with Aadhar Card.
 - E-Mail ID.
 - For Company/Society/Trust/ Partnership firm etc. registration certificate & resolution
- 9 Applicant should give details of own savings / current / joint account like bank name, branch and number, IFSC number of the bank. Another person's bank account details to the applicant can't be done. Doing so will invalidate the application. Also NRI Account itself won't work.
- 10 While filling the application form during the FCFS, if the company or co-operative society is the applicant, then the company or co-operative society Provide the details of Savings / Current / Joint Account of the company or Co-operative Societies. (Bank account details of individual members will not be accepted.)
- 11 The EMD will be refunded to all those ineligible / unsuccessful applicants without any interest after the Final list publication of eligible/ successful applicants is done. i.e. within maximum 07 working days. In case of cancellation of the FCFS, the EMDs of the applicants shall be refunded within 15 days of the date of cancellation of the FCFS.
- a. Online application fee for participation in FCFS process shall be Rs.5900/- non refundable (application cost Rs.5000/- + GST @ 18% Rs.900/-)
- b. FCFS processing fee for participation in FCFS process shall be Rs.1180/- non refundable (Processing Fee Rs.1000/- + GST @ 18% Rs.180/-)

3. Application Submission Instructions

a. Online Application Submission

- 1 The Applicant shall submit his Application online through <https://eauction.mhada.gov.in/MumbaiBoardFcfsPlot> Portal.
- 2 To view- Advertising Notice, Detailed Time Schedule, Booklet and its supporting documents, kindly visit following MHADA website <https://mhada.gov.in>
- 3 The Application submitted, shall comprise of the following two sections:

a. Online Application Fee, Processing Fee, EMD, Eligibility Criteria.

b. The Applicant shall include the following documents:

Table: Documents Required			
Sr. No.	Document Type	Document Format	Online Submission
1.	Online Application Fee & Processing Fee	Online Payment	Yes
2.	Earnest Money Deposit (EMD)	Online Payment.	Yes
3.	Eligibility Criteria	The documents as per eligibility criteria shall be prepared in accordance with the requirements specified in Section 2 of this booklet.	Yes

c. The Applicant should ensure that all the required documents, as mentioned in this Booklet, are submitted along with the application and in the prescribed format only.

d. Non-submission of the required documents or submission of the documents in a different format/ contents may lead to the rejections of the application submitted by the Applicant.

e. It shall be the sole responsibility of the Applicant to ensure that all the documents required for the eligibility of the Application are uploaded on the portal well within time and MHADB shall not entertain any representation from any Applicant, who fails to upload the requisite documents within the stipulated time and date on account of any technical issues related to low internet connectivity, size of the files to be uploaded etc. Therefore, the Applicants are notified that they must read the instructions / information given on the homepage of the FCFS portal and must understand all the nuances of technology well in advance.

4. MHADB will not accept delivery of the Application and any other supporting documents, in any manner other than that specified in this Booklet. Applications delivered in any other manner shall be

treated as defective, invalid and rejected. Under no circumstances any physical documents will be accepted after submission of Application unless requested for in writing by MHADB.

5. It is required that all the Applications submitted in response to this Booklet should be unconditional in all respects, failing which MHADB reserves the right to reject the Application.
- 6 It shall be the responsibility of the Applicant to re-check that each page of the requisite document uploaded as a part of the Application is stamped and duly signed by an authorized signatory.

b. Eligibility Criteria

The Applicant shall fulfil all of the eligibility criteria mentioned in this booklet independently, as on date of submission of Application.

4. ALLOTMENT

- 1 The Plots will be allotted on lease as per the provision of Maharashtra Housing and Area Development Act, 1976 read with Maharashtra Housing and area Development (Disposal of Land) Rules 1981 and the Maharashtra Housing & Area Development (Disposal of Land) Regulation 1982, as in force and time to time amendment.
- 2 The Plots shall be offered on long Lease of 90 years. The first Lease agreement shall be executed with the successful Applicant for 30 years and shall be renewed by two renewals of 30 years each thereafter. However, the MHADA reserves the right to enhance the additional yearly lease rent as may be determined by the Authority after expiry of 30 years and it will be binding on leasee to pay the revised lease rent
 - a) Any Conditional Application shall not be considered.
 - b) If the allotment made in favour of successful Applicant is for any reason cancelled under the provision of this regulation, then the next eligible Applicant, in the priority list will be offered and allotted the plot on payment of offset price.
- 3 The allottee of the plot will have to develop the plot for the reserved intended purpose only.

Online FCFS Schedule

1st Cycle

SN	Information	Details
1.	FCFS Advertisement date	20.08.2026
2.	Date for downloading the Booklet	20.08.2026 by 11.00 AM
3.	Registration of FCFS start and continue	20.08.2026 by 11.00 AM
4.	Start date of Plot Booking (with online application, upload of relevant documents and EMD Payment) through FCFS	25.08.2026 by 11.00 AM
5.	Last date of Plot Booking (with online application, upload of relevant documents and EMD Payment) through FCFS	05.09.2026 by 05.30 PM
6.	Downloading the submitted documents and scrutiny and publication of eligible/ not eligible applicants list with the sequence of booking in FCFS (This process will be done by this office)	15.09.2026 by 05.00 PM

2nd Cycle (For Remaining Plots & Newly Added Plots)

SN	Information	Details
1.	Start date of Plot Booking (with online application, upload of relevant documents and EMD Payment) through FCFS	20.09.2026 by 11.00 AM
2.	Last date of Plot Booking (with online application, upload of relevant documents and EMD Payment) through FCFS	30.09.2026 by 05.30 PM
3.	Downloading the submitted documents and scrutiny and publication of eligible/ not eligible applicants list with the sequence of booking in FCFS (This process will be done by this office)	10.10.2026 by 05.00 PM

3rd Cycle (For Remaining Plots & Newly Added Plots)

SN	Information	Details
1.	Start date of Plot Booking (with online application, upload of relevant documents and EMD Payment) through FCFS	15.10.2026 by 11.00 AM
2.	Last date of Plot Booking (with online application, upload of relevant documents and EMD Payment) through FCFS	25.10.2026 by 05.30 PM
3.	Downloading the submitted documents and scrutiny and publication of eligible/ not eligible applicants list with the sequence of booking in FCFS (This process will be done by this office)	05.11.2026 by 05.00 PM

5. EARNEST MONEY:

Each application must be accompanied by an Earnest Money Deposit, as mention in the list Annexed -1. The EMD (Earnest Money Deposit) can be paid through net banking form. If the successful Applicant refuses or otherwise fails to accept the allotment of amenity plots so decided finally, an amount of EMD will be forfeited. In respect of all other ineligible Applicants, the full amount of EMD will be refunded without any interest.

6. LEASE RENT:

Annual Lease Rent and terms and conditions of Lease shall be applicable as per the prevailing policy and MHADA Authority resolutions as and when.

- 7.** It is necessary for the applicant to go through carefully the relevant provision of the Maharashtra Housing and area Development (Disposal of Land) Rules 1981 and Maharashtra Housing and Area Development (Disposal Of Land) Regulations 1982 as in force and time to time amendment. The term and condition of the same including the term and condition of lease deed will be binding on the allottee.

8. The applicant are advised to visit the site and see the plot before apply for the same. The MHADA will not carry out any development work on the plot. The plot will allotted on “as is where is basis”.
9. Successful Applicant have to take necessary permission license approval etc. for the intended use of the plot. The board cannot be held responsible for any kind of financial or other liabilities arising out of failure to obtain necessary licenses, approvals or permits.
10. For any variation in the area as per actual measurement on the site, the premium value will be adjusted with such a derived rate.
11. Contemplated Manner of Development of Plot and Mode of Payment of Offset Amount etc.

As per contention of MHADA, the various plot reserved /earmarked for amenities in its residential complex can be developed under relevant DCPR 2034 for concerned amenity plot.

1) The successful Applicant will have to deposit 25% of his Application amount with MHADA within 45 days from the date of offer letter. If 45th day happens to be the holiday, then last day for depositing 25% amount shall be the next working day.

2) Then he will have to deposit remaining 75% of the Application amount within 60 days from the date end of 25% amounts date of offer letter from MHADA. The extension of 90 days can be consider, provided the Applicant is ready to pay interest at the rate of interest (as per the prevailing policy of MHADA) on balance 75% amount. In case of failure of the Applicant to pay balance 75% amount within original/extended time limit, allotment will be cancelled and EMD will be forfeited.

3) The successful Applicant shall be entitled to obtain regular building proposal approval (C.C.) only after executing lease deed, taking possession of plot etc. NOC for this purpose will be issued only after receipt of 100% premium/Application amount and other dues.

4). There are chances in case of some plots, there is a discrepancy between the area in the geodesy and the area of the actual site. Hence, the base selling price may also change. In such cases the successful Applicants will be issued Provisional Offer Letter after making changes. That is, for the reduced/ increased area, as per the Application amount mentioned in booklet/ FCFS portal per sq.m. The successful Applicants will be issued by adjusting the selling price in proportion to the price.

5) The successful Applicant shall be responsible for payment of all government taxes admissible on the Application amount of the successful Applicant.

6) In addition to the sale price of the plot taken out for sale by the board as per government policy/ notification, if Goods & Service Tax is applicable, the said tax shall be paid to the concern office, must be done. Please note that possession of the said plot will be given only after that.

7) According to the revised policy of the government, the successful Applicants will have to pay GST on the Application amount of plot or other taxes applicable in future.

8) Successful Applicant are liable to pay 1% TDS on the sale price as per Income Tax rules.

9) Successful Applicant will have to pay all municipal taxes, water charges, sewage charges, electricity charges etc.

12. EXECUTION OF LEASE DEED AND POSSESSION OF THE PLOT:

After payment of the whole amount of lease premium, lease rent and other due by the allottee/Applicant, as demanded by the Mumbai Housing and Area development Board, Mumbai, the document of lease deed executed in respect of said plot, between MHADB and Applicant. The possession of the plot shall be handed over only after execution of such lease deed, payment of stamp duty and registering lease deed. The charges to be borne by the prospective lease.

Note: - 1) The area of plot mention in the table on Annexure no. 1 are tentative and will be subject to variation as per actual site condition and issued of P.R. card by the concerned revenue authority.

2) Final area of plot will be informed to the successful Applicant as per joint measurement on site and after issued of PR card by the revenue authority.

3) After the issue of Allotment Letter & Possession Letter of the plot from this office (Deputy Chief Officer (Marketing)/ Mumbai Board) the whole process of actual possession of the said plot and registration of the lease agreement shall be done by the office of the concerned Executive Engineer/ Mumbai Housing & Area Development Board within 15 days. Thereafter, it shall be mandatory to submit a copy of the registered Lease Agreement to the office of the Deputy Chief Officer

(Marketing)/ Mumbai Board along with all the terms and conditions in respect thereof as applicable to you.

4) Before taking physical possession of the plot, the successful Applicant has to pay stamp duty to the Deputy Registrar (Stamps) or similar stamp authority as per the rules and prevailing rates of the concerned department of the government. In case of non-payment and delay in payment of stamp duty, you will have to pay late fee / penalty. Please note that MHADA/ Mumbai Board will not be responsible for that.

13. PERMISSIBILITY OF TDR/ADDITIONAL FSI:

There is 1 F.S.I. is permissible on all FCFS plots. As per the provision of DCPR 2034 and if SPA, MHADA/MCGM permit to utilise TDR/Additional FSI permission on the plot beyond 1.00 FSI then the beneficiary will take NOC from MHADA/MCGM , as per prevailing policy of MHADA on additional payment to MHADA.

14. PERMISSIBLE USE OF WITHIN THE AMENITY PLOT:

Where, the use of amenity to be provided is not mentioned, it has to be decided from the MHADA/MCGM by the Applicant. Similarly the total FSI of the plot to be use after providing for the prescribed amenity as stipulated by the MHADA/MCGM, either residential or commercial or any other use, as may be permitted by the MHADA/MCGM as per DCPR 2034 is to be got decided by MHADA by the Applicant.

15. ILLUSTRATIVE SALIENT CLAUSES LIKELY TO BE INCLUDED IN THE LEASE DEED ARE AS UNDER

a) To pay lease rent:

IF the lease rent or other due to be paid by the lease are not paid on due date whether formally demanded or no, the lease shall have to pay the interest, on such amount of lease rent or any part thereof as shall remain unpaid, at the rate of 18% p.a. or any higher rate as may be decided by MHADA until the whole of such amount has been paid and can be recovered as arrears of land revenue.

b) TO BUILT ONLY AS PER AGREEMENT /APPROVE PLANS:

That no building or construction to be erected or addition to be made, shall be commenced, unless and until, specification, plans and details, thereof shall have been previously submitted by the leasee in the triplicate for scrutiny thereof and be approved in writing by the Chief Officer, MHADB, Mumbai.

c) To Enter and inspect:

To permit the representative of MHADA and the officers, surveyor, work men or other person employed, from time to time and at all reasonable time for the day during the term granted after weeks previous notice to enter into and upon the demise premises and to inspect the state of construction thereof and if, upon such inspection it shall appear that any repairs are necessary, they or any of them may be notice to leasee call upon the leasee to execute the repairs and upon failure to do so by lease within a reasonable time, action will be taken as per law.

d) Indemnity :

To indemnify and keep indemnified the lessor against any all claim for damages which may be caused to building on leased plot or any adjoining building or other premises by such building or in consequence of the execution of building work completion of building during life time of building and also against all payment what so ever which may become payable or as may be demanded by the Municipal Corporation of Greater Mumbai or any other local authorities in respect of said work. Similarly the leasee shall indemnify the lessor against any damaged, loss of property loss of life due to unauthorized work or improper construction including natural calamities.

e) Not to Assign:

Not to assign mortgage, underlet, sublet, or part with possession of the demised premises or part thereof or of any manner part with assign or transfer the leasee's interest therein, without the prior consent in writing of MHADA. The Chief Officer, MHADB will be at liberty to refuse such consent and grant it subject to such condition including condition requiring payment of premium or other charges as the MHADA may in it absolute discretion think fit.

f) Changes of Status of the lease:

No change in proprietorship or ownership of leasee or constitution of partnership firm or limited company to whom the plot if lease shall be recognized without the previous written consent of the Chief Officer, MHADB, Mumbai.

g) For School Plots :

h) To take on representative of MHADA on the Managing Committee of the Society.

ii) Seats are to be reserved for the children of MHADA employees. A particular number of seats has not been defined and it can differ from 5 to 25 for MHADA employees as per the decision of the Mumbai Board, MHADA.

iii) To have Marathi as a compulsory medium of instruction in addition to Hindi/ English Medium.

iv) To ensure that the trust shall have a Marathi as medium of instruction in addition to whatever medium of instructions, trust have to run the school.

The Chief Officer, Mumbai Housing and Area Development Board, Mumbai reserves all right to reject any or all applications/Applications without assigning any reason thereof.

- 16.** The Application document downloads from the site of <https://eauction.mhada.gov.in/MumbaiBoardFcfsPlot> and read carefully before the submission of the Application. The manner of submission of Application is elaborated in the booklet. The Applicant is requested to visit the site and apprised of the site condition before the submitting the Application. No complain in this regard will be entertained. The Application shall be accepted only online.

Annexure A:- Checklist for Eligibility Criterias

S n	Eligibility Criteria	Supporting Documents	Submitted (Y/N)	Page No.
1	Any Person	1)Aadhar Card, Pan Card, bank details, residential proof 2) Any other required document as per term and condition of eligibility of booklet.		
2	Company	1)Competent to contract Under the Indian Contract Act 2)Document signature of the Managing Director Authorised by its Board or Director. He/She has to Submit attested Copy of authorisation by the Company along with attested copy of certificate of Register of Companies 3) Any other required document as per term and condition of eligibility of booklet.		
3	Partners hip Firm	1)Application be signed by all the Partners and accompanied by a certified true copy of registration		

		certificate issued by Registrar of Firm to be submitted. 2) Registration Certificate 3) Competent to contract Under the Indian Contract Act 4) Any other required document as per term and condition of eligibility of booklet.		
4	Trust	1)The application shall be signed by one of the Trustees under the Authority of the Trustees 2) Registration Certificate 3) Competent to contract Under the Indian Contract Act 4) Any other required document as per term and condition of eligibility of booklet.		
5	Co-operative Housing Society	1)The application shall be signed by the Chairman and the Secretary of the Society or Chief Promoters and two other promoters along with the resolution of the society in Society letter head. 2) Registration Certificate 3) Competent to contract Under the Indian Contract Act 4) Any other required document as per term and condition of eligibility of booklet.		
6	Eligibility criteria for School, college, Municipal Primary School & Hospital	All the Documents mentioned in Section 2 of this booklet.		

Note : It is mandatory to submit the specified document in support of the above eligibility criteria any person/company /trust /co-operative society is likely to be disqualified should it fail to provide any of the specified document.

Annexure-I

AMENITY PLOTS FCFS-2026 MUMBAI HOUSING AND AREA DEVELOPMENT BOARD (A REGIONAL UNIT OF MHADA) AMENITY PLOT DETAILS

Sr. No.	Layout / Location on Details of Plot	Nature of Reservation (Layout)	DCPR.2034 Reservation	Latitude	Longitude	Plot area in Sq.Mt. As Per Layout	Offset Price per Sq.mt. (Ready Reckoner)	Total Offset Price (Rs)	Basic FSI for Plot	EMD (Rs.)
1	2	3	4	5	6	7	8	9	10	11
1	Malvani, Malad (W), S.No. 263 (Pt) CTS No.3525 (Pt) (WBP)	Hospital Maternity RSC-6	Hospital Maternity RSC-6	19.181376N	72.812841E	7160.96	46430	332483372.80	1	3324834
2	Malvani, Malad (W), S.No. 263 (Pt) CTS No.3525 (Pt) (WBP)	Composite School RSC-10	Composite School RSC-10 & Play Ground	19.178013N	72.817275E	3552.10(SCH)	46430	164924003	1	1649240
		Play Ground				4341.45(PG)			0	
3	Malvani, Malad (W), S.No. 263 (Pt) CTS No.3525 (Pt) (WBP)	Composite School RSC-14,	Composite School RSC-14, & Play Ground	19.178497N	72.813763 E	3080.32(SCH)	46430	143019257.60	1	1430193
		Play Ground				3764.83(PG)			0	
4	Malvani, Malad (W), S.No. 263 (Pt) CTS No.3525 (Pt) (WBP)	College RSC-14	College RSC-14	19.178267N	72.814844E	4760.28	46430	221019800.40	1	2210198
5	Gorai-2, RSC 48	Amenity Plot RSC-48	R Zone	19.229874N	72.823601E	32.48	44890	2916055	1	29161
6	Akurli RSC-2	Amenity Plot RSC-2	R Zone	19.1955555 6N	72.87416667 E	207.3	64080	26567568	1	265676

7	CTS NO.129, Mauje Hariyali, Tagore Nagar, Vikhroli	RSA 2.1 Multipurpose Community Center	RSA 2.1 Multipurpo se Community Center	19.123116N	72.930283E	Approx 1700 Sq.mtr. Vacant Plot available	61420	104414000	1	1044140
8	CTS No.150 (Pt), Mauje Hariyali, Tagore Nagar, Vikhroli	EE 1.2 (Primary & Secondary School)	EE 1.2 (Primary & Secondary School)	19.121939N	72.931005E	Approx 3036.88 Sq.mtr. Vacant Plot available	61420	186525170	1	1865252

Technical Application Response Letter
(To be submitted on the letterhead of the Applicant)

{Location, Date}

To
Chief Officer
Mumbai Housing & Area Development Board (MHADB),
Grihnirman Bhavan, Kala nagar,
Bandra (E), Mumbai-400 051

Subject: Application through FCFS for lease of amenity plot

Dear Sir/Madam,

Having examined the booklet, I/we, the undersigned, herewith submit our Application in response to your FCFS plot Sr. No.....for Invitation of application for lease of amenity plot collectively called as the lease of amenity plot.

I/We have read the provisions of the booklet and confirm that I/we accept these. I/We further declare that additional conditions, variations, deviations, if any, found in our Application shall not be given effect to.

1. I/We agree to Application by this Application, consisting of this letter, the detailed response to the booklet and all attachments.
2. I/We would like to declare that I/we are not involved in any litigation that may have an impact of affecting as required under this assignment, and I/we are not under a declaration of ineligibility for corrupt or black listed.
3. I/We hereby declare that all the information and statements made in this Application are true and accept that any misrepresentation contained in it may lead to our disqualification.
4. I/We understand you are not bound to shortlist/accept any or all the Application you receive.

Yours faithfully,

Signature of Authorized Signatory of Applicant

Name:

Mobile No.:

Address:

E-Mail id:

Seal:

APPLICATION FORM

Mumbai Housing and Area development Board, Mumbai

(A Regional Unit of Maharashtra Housing and Development Authority)

- a. Strike out Whichever is not applicable
- b. All addition and alteration in this form should be initiated by the applicant.
- c. Where necessary information may be furnished on separate sheet which should be signed
- d. The applicant should read the brochures produced along with the application form (and) carefully, fill in correct information in the columns of the application form

AN APPLICATION FROM OF THE OFFER FOR PLOT RESERVE FOR
_____ AT _____ AT Sr.

No. _____ of the annexure in the advertisement

1) Applicant's Full Name _____

2) Applicant's full address for correspondence and Telephone
NO/M.N. _____

3) Name and Address of the Trustees/Partner/Director/Chairman/Secretary/Chief
Promoters _____

4) Name Address and Tel No/

5) I/We Authorised Representative Trustees/Partner/Director/Chairman/Secretary/Chief
Promoters constituted Authority of M/s. _____

desires and hereby makes and offer for allotment of plot mentioned at Sr. No. _____ in
the at Sr. NO. the annexure to the advertisement dated _____ adms. _____
Sq.Mts ____ approximately .

6) I/We agree to application by the decision of the Chief Officer, Mumbai Housing and Area
Development Board, regarding allotment.

7) I/We hereby declare that, the information stated herein above is complete and absolutely
correct and any error or omission therein accidental or otherwise will be sufficient
justification for the Chief Officer, Mumbai Housing and Area Development Board, Mumbai
to revoke at any time acceptance of My/Our offer for concerned plot.

8) I/We hereby declare that I /We have read and understand the Rules Regulation Governing
the allotment of the concerned plot. I/We on behalf of Myself/Society/Trust/Company
Firm agree to application by the provision of the Maharashtra Housing and Area
Development Act 1976 , DCPR 2034 for Greater Mumbai, the Maharashtra Housing and
Area Development (Disposal of Land) Rules 1981 and the Maharashtra Housing and Area
Development (Disposal of Land) Regulation 1982, as amended from time to time and shall
execute all such agreements and instrument in relation to the allotment of the said plot
which the Authority may required me/us to do so. If any contents of my/our application
are found to be incorrect or default is committed by me, the Chief Officer, Mumbai Housing
and Area Development Board, Mumbai shall be fully at liberty to cancel the allotment and
to resume the possession of plot along with construction made and development without
any compensation.

Applicant's Full name

Date

Places

Signature

