

INDIAN RAILWAYS

Requirement of Land at Mumbai

Indian Railway Welfare Organisation (IRWO) requires about 3 to 4 Acres free/lease hold land duly approved by Competent local authority for setting up a Group Housing Scheme in Mumbai upto Virar, Navi Mumbai upto Panvel and Thane upto Kalyan. Offers are invited from land owners/agencies for transfer of land/FSI as above having approved land use for residential complex.

The owner/agency offering the land/FSI for sale shall be required to obtain approval for IRWO's building drawings for group housing scheme as well as obtain commencement certificate and other clearances from statutory authorities.

Interested parties may apply giving details of location, Khasra Numbers, land use information as per sanctioned plan, proof of ownership, dimensioned sketch showing size and area of the piece of land offered and price per acre or FSI per square foot, inclusive of all expenses to IRWO.

The land owner shall have to transfer the land corresponding to FSI proposed for sale to IRWO.

Indicative Payment terms:

<i>Item</i>	<i>% Payment</i>
Advance on signing of agreement against Irrevocable BG from a Scheduled Bank (validity shall be till fulfilling of all terms & conditions)	10
Upon registration and handing over physical possession of land approved for residential group housing corresponding to FSI proposed (10% advance shall be adjusted). Before handing over, land shall be duly demarcated and fenced with barbed wire fencing on MS-angle posts at 3 metre intervals, 1 metre above ground level.	65 (Cumulative)
On mutation of land in favour of IRWO	5
On obtaining environment clearance & all other clearances as per requirement of Maharashtra local sanctioning authority	10
On obtaining approval of IRWO's building drawings from local sanctioning authority for commencement of execution of work	20

The offer should reach Managing Director, Indian Railway Welfare Organisation (IRWO), Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110 001 by **28.10.2011** super-scribing "**Offer for Land at Mumbai**".