

Slum Rehabilitation Authority

Circular No. 188

Date : ~~28~~ SEP 2018

**Subject : Modification / Alteration to the Bank Guarantee
Circular No.176 & 182.**


Reference : 1. Circular No.86, dt.19.06.2008.
2. Circular No.96, dt.13.04.2009.
3. Circular No.97, dt.13.04.2009.
4. Circular No.101, dt.20.07.2009.
5. Circular No.146, dt.21.06.2014.
6. Circular No.160, dt.24.09.2015.
7. Circular No.176, dt.02.01.2017.
8. Circular No.182, dt.27.09.2017.

Considering all the suggestions, objections from the Developer & their Associations & present market scenario, the cost of construction for obtaining Annexure - III / Bank Guarantee or Deposit in lieu of Bank Guarantee prevailing all circulars are analysed. After the detail scrutiny of the subject matter following instructions are hereby issued regarding Bank Guarantee and cost of construction to be considered for the purpose of modification of the term as to Bank Guarantee in the circular as applicable as on today.

1. The Cost of Construction for the purpose of obtaining Annexure-III/Bank Guarantee shall be Rs.4,50,000/- per tenement for Mumbai City, its Suburban Districts & Thane.
2. The amount of Bank Guarantee shall be 2% of the construction cost of Rs.4,50,000/- per tenement of rehabilitation component and during defect liability period of 3 years bank guarantee shall be 1% of the construction cost per tenement of Slum Rehabilitation components on land owned by Government, Semi Government Undertakings and Local Bodies.
3. In case of Private Land, the Bank Guarantee shall be 5% of the Construction Cost of Rs.4,50,000/- per tenement of Rehab Component & during DLP Period of 3 years Bank Guarantee shall be 1% of the construction cost per tenement for Slum Rehabilitation Component.

4. The Bank Guarantee which are already on record of SRA and are valid shall be returned to the developer on submission of fresh Bank Guarantee at 2% to SRA.
5. Due to revision of Bank Guarantee, funds available to the developer shall be utilised for speedy implementation of the scheme for rehab component only. Further developer shall submit Undertaking Cum Affidavit to F.C Section for the same.
6. The other terms & conditions mentioned in Circular No.176 & 182 shall remain unchanged including penalty clause.

The Finance Controller/SRA may note the changes while assessing the financial capacity of the developer for issuance of Annexure-III. The circular will be applicable to all cases and may be followed scrupulously.


(Deepak Kapoor)
Chief Executive Officer
Slum Rehabilitation Authority

Copy to :

1. PA to CEO/SRA, Mumbai
2. Secretary, SRA, Mumbai
3. Finance Controller, SRA, Mumbai
4. Chief Legal Consultant, SRA, Mumbai
5. Dy. Chief Engineer I & II, SRA, Mumbai & Thane
6. Dy. Collector (All), SRA, Mumbai & Thane
7. Dy. Director Town Planning, SRA, Mumbai
8. Executive Engineer (All), SRA, Mumbai & Thane
9. Jt. Registrar, Co-op SRA, Mumbai
10. Asst. Registrar, Co-op SRA, Mumbai & Thane
11. Dist. Land Record Officer, SRA, Mumbai
12. Accounts Officer (All), SRA, Mumbai & Thane
13. I.T. Officer, SRA, Mumbai
14. P.R.O., SRA, Mumbai
15. Standing Order File.