



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY
(excluding the Brihan- Mumbai Municipal Corporation Area)

No.MMR,SRA/Circular /09 /2021

Date :- 28 MAY 2021

CIRCULAR NO.- 07

Sub : Revision of Bank Guarantee Rates for S.R.Scheme situated on Private & Public Land.

Ref : 1.Mumbai, SRA's Circular No.176 dtd.02/01/2017.
2.Mumbai, SRA's Circular No.182 dtd.27/11/2017.
3.Mumbai, SRA's Circular No.188 dtd.28/09/2018.
4.Mumbai, SRA's Circular No.188C dtd.07/08/2021.

Considering reference above Mumbai, SRA's circulars & present market scenario, the Chief Executive Officer, MMR,SRA has decided the revised Bank Guarantee Rates on Private & Public Land as follows;

1. The Cost of Construction for the purpose of obtaining Annexure-III shall be Rs.4,50,000/- per tenement for Municipal Corporations in MMR.
2. All S.R. schemes both on Government as well as Private Land, the amount of Bank Guarantee shall be applicable at the rate of 2% of the construction cost of Rs.4,50,000/- per tenement of Rehabilitation Component.
3. The Bank Guarantee during 3 years Defect Liability Period shall be 1%.
4. The Bank Guarantee which are already on record of SRA and revalid shall be returned to the developer on submission of fresh Bank Guarantee.
5. The developer shall submit Bank Guarantee valid for a period of five years or deposit equivalent amount in lieu of Bank Guarantee by pay order/demand draft in the Finance Control Department of MMR,SRA.
6. The sole responsibility of revalidating the Bank Guarantee will be of the developer. A month before expiry of Bank Guarantee, the developer shall submit revalidated Bank Guarantee valid for five years equivalent to the 2% of cost of construction of rehabilitation component as mentioned at para 1.
7. In the event of LOI being revised for construction of additional tenements, the Bank Guarantee which is already given, shall continue till completion of its period of validity and it shall be renewed thereafter. In respect of additional tenements, separate

Bank Guarantee should be given on the basis of the construction cost referred to in this circular and the same shall continue for a period of 5 years and shall be renewed thereafter.

8. The developer may deposit Fixed Deposit Receipt of equivalent amount of Bank Guarantee having auto renewal facility jointly held in the name of the developer and Accounts Officer, MMR, SRA in any Nationalized Bank empanelled by MMR, SRA for a term of five years. The developer will get the principal amount of such FDR along with interest accrued thereon after completion of scheme and NOC from Engineering Department.
9. For some rehabilitation schemes Engineering Department issues part occupation certificate. Such developers may submit four Bank Guarantees of 25% amount each instead of submitting one single Bank Guarantee. As a result of which one Bank Guarantee of 25% can be released after completion of the building for that part of the scheme for which part occupation certificate has been issued. Other Bank Guarantees can be released in similar manner.
10. If the developer fails to renew the Bank Guarantee one month in advance of its expiry, MMR,SRA will invoke it and the amount will be credited to MMR,SRA's account.
11. If the developer fails to renew the Bank Guarantee on the date of expiry, fine at the rate of 12% p.a. for first three months from the date of expiry and at the rate of 18% p.a. thereafter will be charged for the default period to be levied per day of default.
12. The 1% Bank Guarantee/Fixed Deposit Receipt in lieu of Bank Guarantee will be released on completion of rehab component at the level of Finance Controller after obtaining NOC from Engineering Department.
13. The LOI's which are issued before the date of this Circular shall not be any way affected except for the purpose of submission and renewal of Bank Guarantee for revised LOI on the basis of additional tenement.

The Finance Controller, MMR,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.



Chief Executive Officer
MMR Slum Rehabilitation Authority

Copy to :-

1. P.A. to Hon'ble CEO, MMR, SRA.
2. Secretary, MMR, SRA.
3. Finance Controller, MMR, SRA.
4. Dy. Chief Engineer, MMR, SRA.

5. Deputy Collector & Competent Authority (1,2,3), MMR,SRA.
6. DDTP, ADTP, MMR,SRA.
7. DSLR, MMR,SRA.
8. Chief Legal Consultant, MMR,SRA.
9. Executive Engineer, MMR,SRA.
10. Assistant Registrar, MMR,SRA.
11. Estate Manager, MMR,SRA.
12. I.T., MMR,SRA.
13. PRO, MMR,SRA.