

**BANK OF MAHARASHTRA  
LOKMANGAL  
1501, SHIVAJI NAGAR  
PUNE 411 005**

# **TENDER DOCUMENT**

**PURCHASE OF RESIDENTIAL**

**BANGALOW /PREMIUM  
FLAT /PENT HOUSE  
(3 to 4 Bedroom)**

**AT PUNE**

Signature of the Bidder

## TENDER NOTICE

### PURCHASE OF RESIDENTIAL BUNGALOW / PREMIUM FLAT/PENT HOUSE AT PUNE

1. Bank of Maharashtra Corporate Services Department, Head Office Lokmangal 1501 Shivaji Nagar Pune 411005 invites sealed tenders in **two Bid System** i.e. Technical Bid and Financial/Price Bid from the eligible vendors/builders/owners for purchase of one 3 to 4 bedroom independent "Bungalow" or Premium Flat / Pent House within a radius of 15 k.m. from its Head Office at Lokmangal'1501, Shivaji nagar Pune 411005.
2. The interested parties may collect the tender from Bank of Maharashtra, Corporate Services Department, Head Office at Lokmangal 1501 Shivaji Nagar Pune 411005 during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays) from 29.07.2014 to 19.08.2014 or the Tender forms can be downloaded from our website : [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) Details of tender documents are given on our Website-[www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) (under Tender Documents).
3. Tenders downloaded from the website will have to be submitted along with the tender cost of Rs.100/- (non-refundable) at the time of submission of tender in the form of Demand Draft /PO favouring 'Bank of Maharashtra" payable at Pune.

1	Date of Issue of tender	<b>29.07.2014</b>
2	Pre Bid Meeting on	<b>07.08.2014</b> at 4.00 p.m. at the above address.
3	Last date of submitting the Tender Form	<b>19.08.2014 up to 3.00 p.m.</b> at Bank of Maharashtra, Corporate Services Dept, Head Office, Lokmangal, 1501 Shivaji Nagar, Pune 411005
4	Date of opening of Technical Bid	<b>19.08.2014</b> at <b>3.30</b> p.m. at above address. The Bidders are requested to remain present at the time of opening of the Technical Bid.
5	Security Deposit	Bank may collect Security Deposit from only those bidders whose technical bids are found suitable.

Signature of the Bidder

6	Cost of tender document	Rs.100/-[non refundable] by way of DD/PO in favor of Bank of Maharashtra payable at Pune.
7	Tender Forms	Available on our website & also available at Bank of Maharashtra Corporate Services Dept. Lokmangal 1501 Shivaji nagar Pune 411 005 between 11 a.m. to 2 p.m. from 29.07.2014 to 19.08.2014 excluding Sundays & Holidays.

### INSTRUCTIONS TO BIDDERS/TENDERES

4. Sealed Tenders in two bid system i.e. Part I containing Technical Bid and Part II containing Financial/Price Bid should be submitted in separate covers.
5. **Envelope No. I:** Technical Bid, duly completed in all respects and signed, be put into this envelope and sealed. This envelope should contain Technical Bid (Part I) only & it should be superscribed as "Technical Bid for purchase of Bungalow/Premium Flat/Pent House". The name of bidder, address and contact number must be written on the envelope.
6. **Envelope No. II:** The DD/PO for Rs.100/- favouring Bank of Maharashtra payable at Pune being cost of tender document be placed into this envelope & it should be superscribed as "Cost of Tender". Technical bid without this DD/PO of Rs.100/-is liable to be rejected.
7. **Envelope No. III:** Financial bid duly completed & signed be put into this envelope and sealed. This envelope should contain Financial/Price Bid (Part II) only & it should be superscribed as "Financial/Price Bid for purchase of Bungalow/Premium Flat/Pent House". The name of bidder, address and contact number must be written on the envelope.
8. **Envelope No. IV:** The above three sealed envelopes No. I, II & No. III be placed into envelope No. IV and sealed (i.e. envelope marked as IV, will contain three envelopes marked as I,II & III). This envelope marked as No.IV would be superscribed as "**Offer for purchase of 'Residential Bungalow/Premium Flat/Pent House' in Pune for Bank of Maharashtra**". The name of bidder, address and contact number must be written on the envelope.
9. The bids not submitted in separate covers as above shall be liable to be rejected.

Signature of the Bidder

10. **Offers from Brokers/Intermediaries will not be entertained as Bank does not pay brokerage / commission.** Canvassing in any form will disqualify the Bidder/tenderer.
11. For further information, please contact: Asst. General Managers Corporate Services Department Head Office Lokmangal 1501 Shivaji Nagar Pune 411005 Phone no. 020-25537215, 020-25614239.
12. After opening the Technical Bid, Bank may call for security deposit (SD). The qualified bidders would be called for opening of Financial/Price Bid. Date & time of opening of "Financial/Price Bids" will be communicated to qualified Bidders separately.
13. Bank of Maharashtra reserves the right to reject any or all tenders without assigning any reason whatsoever.
14. **Indicative Locations for Residential Bungalow/Premium Premium Flat / Pent House at Pune:**

**Residential Bungalow/Premium Premium Flat / Pent House at Pune:**

Sr.No.	Location (In and around)	Carpet area	Preferred amenities of Bungalow/Premium Flat/Pent House
1	Erandwane	For Bungalow: Plinth area about 2500-3000 sq.ft. For Premium Flat/Pent House: 2000-2500 sq.ft carpet	<b>For Bungalow:</b> Hall Dining, Kitchen, 3 to 4 bedrooms. Preferred additional features: Porch, Out house, garage, garden, bore well, solar heating, compound etc. with all modern amenities More particularly given under Technical bid. <b>For Premium Flat/Pent House:</b> Hall, Dining, Kitchen, 3-4 bedrooms. Preferred additional features: Single Premium Flat / Pent House on a floor, Servant quarters, sit outs etc.
2	Kalyani Nagar		
3	Koregaon Park		
4	Camp		
5	Aundh		
6	Baner		
7	Pashan		
8	Magarpatta		
9	Model Colony		
10	Shivaji Nagar		

15. Above locations are indicative only. Bank reserves the right to alter any or all locations. Bank also reserves the right to add or to delete any /or all locations without assigning any reason there for. Bank reserves the right to accept a bid for a location other than mentioned herein above if found suitable.

Place : Pune  
Date : 29.07.2014

Asst. General Manager  
(Corporate Services)

Signature of the Bidder

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Signature of the Bidder

## Tender Document:

### **PURCHASE OF RESIDENTIAL BUNGALOW /Premium Flat/Pent House AT PUNE**

1. Bank Of Maharashtra, Head Office invites sealed tenders in **two Bid System** i.e. Technical Bid and Financial Bid from the eligible vendors/builders/owners for purchase of one 3 to 4 bedrooms independent “Bungalow”/ Premium Flat / Pent House within a radius of 15 k.m from its Head Office at ‘Lokmangal’ 1501, Shivajinagar, Pune 411005
2. The interested bidders/parties may submit application for the Bungalow/ Premium Flat/Pent House properties which are ready for possession.
3. Bank would give preference to a three/four bedroom bungalow/Premium Flat / Pent House with hall, dining, kitchen, garage, parking, garden, bore well, outhouse, sufficient open space etc at desired location at competitive price. Bank’s decision in this regard will be final and binding.

#### **Indicative Locations for Residential Bungalow/Premium Flat / Pent House at Pune:**

<b>Sr.No.</b>	<b>Location (In and around)</b>	<b>Area</b>	<b>Preferred amenities of Bungalow/Premium Flat/Pent House</b>
1	Erandwane	For Bungalow: Plinth area about 2500-3000 sq.ft.	<b>For Bungalow:</b> Hall Dining, Kitchen, 3 to 4 bedrooms. Preferred additional features: Porch, Out house, garage, garden, bore well, solar heating, compound etc. with all modern amenities More particularly given under Technical bid. <b>For Premium Flat/Pent House:</b> Hall, Dining, Kitchen, 3-4 bedrooms. Preferred additional features: Single Premium Flat / Pent House on a floor, Servant quarters, sit outs etc.
2	Kalyani Nagar		
3	Koregaon Park		
4	Camp	For Flat: 2000-2500 sq.ft carpet	
5	Aundh		
6	Baner		
7	Pashan		
8	Magarpatta		
9	Model Colony		
10	Shivaji Nagar		

**Above locations are indicative only.** Bank reserves the right to alter any or all locations. Bank also reserves the right to add or to delete any /or all locations without assigning any reason there for. Bank reserves the right to accept a bid for a location other than mentioned herein above if found suitable.

Signature of the Bidder

#### 4. GENERAL TERMS AND CONDITIONS:

4.1 The terms and conditions/tender notice/advertisement etc. shall form part of the tender document to be submitted by the vendor to Bank of Maharashtra hereinafter referred to as "Bank".

4.2 Tender document received by the Bank after due date and time i.e. after **3.00 p.m. on 19.08.2014** shall be rejected outright.

4.3 All vendors are requested to submit the tender documents (TECHNICAL BID AND FINANCIAL/PRICE BID) duly filled, signed & supported by relevant documents at Bank of Maharashtra, Corporate Services Department Lokmangal 1501 Shivaji Nagar Pune 411005 on or before 3.00 p.m. on 19.08.2014. The tenders are to be dropped in the Tender Box kept at the said department.

4.4 All columns in the tender document must be duly filled in and no column should be left blank. **"Nil" or "Not Applicable" should be marked** where there is nothing to report. All the pages of the tender documents should be signed by the bidder /authorized signatory of the bidder/tenderer. Any over-writing or use of white ink should be duly authenticated by the tenderer. The Bank reserves the right to reject incomplete tenders or in cases where information submitted is found incorrect.

4.5 In case the space in the tender document is found insufficient, the vendor may use separate sheets to provide full information.( As far as possible space provided for in the format must be used. Please do not write refer to Annexure etc.)

4.6 **The offer should remain valid for a period of 90 days from the date of opening of Financial Bids.** During the validity period of the offer, the vendor should not withdraw / modify the offer in terms of price and other terms and conditions quoted in the technical and price bids. In this regard, the undertaking be submitted along with the Technical Bid as per the prescribed format.

4.7 Purchase Preferences are as mentioned under serial no 2 & 3 above.

4.8 There should not be any deviations in the terms & conditions as stipulated in the tender document. However, in the event of imposition of any other condition, which may lead to deviation with respect to the terms & conditions as mentioned in the tender document, the vendor is required to attach a separate sheet marking "list of deviations". **Bank is not under obligation to accept the said deviation and his bid/tender is liable for rejection.**

4.9 Canvassing in any form will automatically disqualify the bidder/tenderer. Bank does not pay brokerage.

Signature of the Bidder

4.10 Bungalow/Premium Flat / Pent House offered should be situated in good area in specified locations with congenial surroundings and proximity to public amenities like railway station, bus stop, bank, market, hospitals, schools, post office, etc. The Bungalow/Premium Flat / Pent House property shall not be prone to water logging.

4.11 Offers of extended constructions over the existing buildings with external columns will not be considered.

4.12 Bank will not make any advance payment. All payment will be made through RTGS/NEFT mode only.

4.13. Payment Terms: Defect Liability:

**For Ready Possession Bungalow/Premium Flat/Pent House.**

Payment Terms:

- i) 95% of the cost will be payable at the time of execution of sale deed simultaneously with possession.
- ii) Balance 5% of the cost will be held as retention money and will be paid after execution of conveyance deed.

Defect Liability:

- i) The defect liability period is one year from the date of possession or expiry of the first monsoon/ submission of building completion certificate/Occupation certificate whichever is later.
- ii) During defect liability period, the vendor has to undertake all structural repairs to the building (internal / external) at his own cost.

4.14 The particulars of amenities provided / proposed to be provided inside the Bungalow/Premium Flat/Pent House should be furnished in the Technical Bid.

**4.15 Carpet area**

The carpet area would mean the usable carpet area at any floor level and include area occupied by all internal partitions, internal columns, internal door jams, internal balconies, internal bathrooms, internal lavatories and internal kitchen and pantry. Joint measurement will be taken in the presence of bank officials and Bidder/vendor /his authorized representative for computing/finalizing the exact carpet area. For computation of the carpet area, the definition adopted in this tender will be the covered areas excluding the outer walls, i.e. from plastered to plastered surface of the walls. Niches, flowerbeds, sit outs, etc. will not be taken into consideration for calculating the carpet area.

4.16. A pre-bid meeting of all the intending bidders/tenderers desirous of attending shall be held on **07.08.2014 at 4.00 p.m. at** Bank of Maharashtra, Corporate Services Department Lokmangal 1501 Shivaji Nagar Pune 411005 where the

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intended Bidders can have detailed dialogue regarding the tender, procedure for filling-in the Technical Bid, Financial Bid or any other matter / clarifications concerning the tender.

4.17. Technical Bids will be opened on **19.08.2014 at 3.30 p.m. at Bank of Maharashtra, Corporate Services Department Lokmangal 1501 Shivaji Nagar Pune 411005** in the presence of the bidders/tenderers/authorized representatives. All the bidders/tenderers are advised in their own interest to be present for the same on the date at the specified time.

4.18. The short-listed Bungalow/Premium Flat/Pent House properties will be visited by a committee of Bank Officials. Bank will appoint valuers & Architect who will visit the site for assessing the value of the property and to verify the quality of construction, materials used, etc. The bidders/vendors should provide the requisite information / documentary proof to the visiting officials / Bank's approved valuers for verification. The vendor should not have any objection in this regard.

4.19. The particulars of Bungalow/Premium flat/Pent House, floor-wise area, name, etc. should be furnished in the Technical Bid. Details of measurements of the bungalow/Premium Flat/Pent House offered should invariably be furnished in the Technical Bid.

4.20. The Bungalow/Premium Flat / Pent House property offered should be unencumbered and have clear and marketable title. Adequate documentary evidence to this effect should be furnished along with the Technical Bid.

4.21. While furnishing the information in Technical Bid, full details of the items / materials used including the brand name, size, quantity, quality, etc. should be furnished for each and every item in the respective columns. In case of flooring, windows, doors, door shutters, etc. full particulars of quality of material used, thickness, size, brand name, etc. should be furnished. These details are subject to verification.

4.22. Plans duly approved by municipal authorities/competent authority should be submitted along with the Technical Bid. Particulars of TDR (Transfer of Development Right) used, if any, and the eligible FSI and FSI used, etc. are to be furnished in the respective column along with the requisite certificates issued by the competent authorities. For old Bungalow/Premium flat/Pent House, NOC from the Society (if any) may be enclosed. However Bank would prefer new bungalow/Premium flat/Pent House.

4.23. All the legal documents required by the Bank for verification of the title clearance of the Bungalow/Premium Flat / Pent House property should be submitted. Title & search report should not be older than 6 months. The title certificate issued by Bank's Solicitor / Advocate only shall be considered.

Signature of the Bidder

4.24. It is the policy of the Bank to issue **Public Notice** in the leading newspapers inviting claims from the public, if any, before entering into sale deed/conveyance deed / MOU for the offered property. The vendor should not have any objection in this regard.

4.25. The bidders/vendors, at their own cost, shall obtain Income Tax and other statutory clearances as and when required.

4.26. The following documents should be enclosed with the Technical Bid/offer:

- a) Copy of sanctioned plan and layout & structural drawings.
- b) Copy of title investigation and Search & Title Report along with copy of Title Deed documents.
- c) Commencement Certificate from competent authority. Completion Certificate/Occupancy Certificate if Bungalow/Premium Flat / Pent House is ready for possession.
- d) Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.
- e) Site plan copy.
- f) NOC from the Society, in case offered Bungalow/Premium Flat / Pent House is in Society.
- g) Fire NOC.
- h) Structural stability report/Structural drawings.

4.27. Bank reserves the right to accept or reject any or all the tenders / offers without assigning any reason whatsoever.

4.28. The list of locations is indicative only. Bank reserves the right to alter any or all locations. Bank also reserves the right to add or to delete any /or all locations without assigning any reason there for. Bank reserves the right to accept a bid for a location other than mentioned herein above.

4.29 Page 1 to 37 including advertisement will form part of this tender document.

## **5.00**

### **Procedure To Be Followed**

- a) After opening the first part of the tenders i.e. the Technical bid, Bank of Maharashtra would carry out the evaluation of the tenders received in response to the advertisement for assessing suitability & short listing of sites.
- b) The technical & financial evaluation sheet is as per Annexure-1.
- c) The bungalows/Premium Flat / Pent House which are not as per the location indicated or unsuitable or do not meet the laid down criteria would be

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- summarily rejected even without inspection. The Bank's decision about suitability shall be final & binding.
- d) Bank would give preference to a three/four bedroom bungalow/Premium Flat / Pent House with hall, dining, kitchen, garage, parking, garden, bore well, outhouse, sufficient open space etc at desired location at competitive price. Bank's decision in this regard will be final and binding.
  - e) The financial bid envelopes (without opening) of the bidders, which have not been short listed as above, will be returned.
  - f) Subject to (c) above, bungalow/Premium Flat / Pent House for which offers are received will be visited by a Committee of Bank of Maharashtra for short listing and a preliminary list will be prepared.
  - g) Bank of Maharashtra would appoint an agency/ surveyor to measure the bungalow/Premium Flat / Pent House and the bungalow/Premium Flat / Pent House which does not conform to the tender requirements would be liable to be rejected and their Financial Bids would be returned.(unopened)
  - h) After that the Bank would independently ascertain the title to the property to ensure that the title of their bungalow/Premium Flat / Pent House is clear, marketable and free from any encumbrances, encroachments and the property can be transferred to Bank of Maharashtra.
  - i) Bank of Maharashtra has the right to get these offers for bungalow/Premium Flat / Pent House re-examined through the solicitors appointed by Bank of Maharashtra if required and the decision of the Bank's solicitors in this matter would be final. If in the opinion of bank's solicitors, the bungalow/Premium Flat / Pent House property cannot be transferred or assigned or the title is defective/imperfect, then the offer will be liable to be rejected. The decision of solicitors in this matter would be final. If the bungalow/Premium Flat / Pent House is mortgaged to a Bank, in that case, solicitors/advocates/lawyers decision, to make part payment to the bank/agency with whom the bungalow/Premium Flat / Pent House is mortgaged ,subject to the condition that the bungalow/Premium Flat/Pent House is otherwise transferable / assignable and the bank/agency who has mortgaged the bungalow/Premium Flat / Pent House is willing to do so, would be final.
  - j) The unopened financial bids for the short listed offers which do not qualify on legal grounds or for any reason for transfer or any other such ground would be returned.
  - k) A list of that bungalow/Premium Flat / Pent House found suitable on all counts as above would be prepared.
  - l) After the transferability of the short listed bungalow/Premium Flat / Pent House is ascertained, Bank of Maharashtra, the purchaser, reserves the right to call for Security Deposit (SD) of **Rs.1,00,000/- (Rs. One lac Only)** or any amount as decided, from such bidders which would qualify for opening their financial bids. The SD of unsuccessful bidders would be returned. However, in case of a successful bidder the SD would be retained and it would be returned at the time of registration of bungalow/Premium flat/Pent House. In case the successful bidder refuses or is reluctant or unable or refrains from

Signature of the Bidder

- transferring the said bungalow/Premium Flat / Pent House property or delays it beyond a period of six months then the **SD would be forfeited**. The SD would be non-interest bearing. If SD is called and not submitted/deposited in time, in that case Bank of Maharashtra reserves the right to reject the offer. Bank of Maharashtra may or may not call for SD from Public Sector Undertakings/ Government Departments and other Government bodies.
- m) The offer should remain valid for three months from the date of opening of financial bids. **This period of three months reckoned from the date of opening of the financial bid for effective transfer bungalow/Premium Flat/Pent House would be the essence of the contract.**
  - n) The valuation of the bungalow/Premium Flat / Pent House for which the transferability is ascertained would be carried out by the Bank. The measurement of the bungalow/Premium Flat / Pent House will be carried out and the area computed. The bidder has to submit structural stability report.
  - o) The financial bids for only those properties, which qualify for transfer, would be opened by a Committee constituted by Bank of Maharashtra in front of the bidders. The date for the financial bid opening will be intimated at the address given by the bidder through speed post or any other acceptable means of communication.
  - p) The sealed corresponding valuation reports will be opened by the same committee, which opens the financial bids.
  - q) After financial bids are opened, based on criteria of nature of property such as ready possession, free hold, nature of title, location, suitability & valuation in the particular area vis-à-vis rate quoted, suitable decision would be taken by the Bank which shall be final & binding.
  - r) The SD of the unsuccessful bidders (if called for) will be returned as stated above.
  - s) It is clarified that the verified area would be multiplied by the rate quoted and the amount arrived would be considered. If the bidder has quoted the lump sum amount, this lump sum amount and the amount obtained by multiplication of the rate quoted with the verified area would be compared and the lower of the two would be considered.
  - t) Discretion of the Committee set up by Bank of Maharashtra for this purpose would be final.
  - u) In all cases, wherever applicable, the quoted rate/ amount written in words will be considered wherever there is a difference between the quoted amount / rate mentioned in words and figures.
  - v) The stamp duty and registration charges would be borne & paid by the Bank.
  - w) The bidder/ owner/ seller would submit any other document & papers, NOCs, permissions & sign all the requisite documents as advised by the solicitors of the Bank.

Signature of the Bidder

## OFFER LETTER

Senders name & address:

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To,

The Asstt. General Manager  
Corporate Services,  
Bank of Maharashtra,  
'Lokmangal',  
1501, Shivaji nagar,  
Pune 411 005

Sir,

**Sub: Offer for purchase of Residential Bungalow/Premium Flat / Pent House at Pune for Bank of Maharashtra".**

This offer is with reference to the advertisement released on 29.08.2014 in the press/ put up on the websites of Bank of Maharashtra, for purchasing for purchase of one independent "Bungalow"/Premium Flat/Pent House (having 3 to 4 bedrooms) within a radius of 15 k.m. from its Head Office at Lokmangal'1501, Shivaji nagar Pune 411005.

I/We understand that:

- a) No brokerage is payable by Bank of Maharashtra to me/us or my/ our representative in this transaction.
- b) All payments for SD etc. would be made through banker's cheque / draft payable to Bank of Maharashtra at Pune.  
Bank would give preference to a three/four bedroom bungalow/Premium Flat / Pent House with hall, dining, kitchen, garage, parking, garden, bore well, outhouse, sufficient open space etc at desired location at competitive price. Bank may also consider an offer for a bungalow/Premium flat/Pent House, in and around above locations or in an area which suits the bank. We also understand that list of locations given in tender document is indicative and bank is at liberty to consider offer received for any other location which suits the bank. Bank's decision in this regard will be final and binding.
- c) The owner or the seller has to pay all the outgoing and all other expenses till the date of handing over of possession of the bungalow/Premium Flat / Pent House or completion of the transaction whichever is later. Any expenditure

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/expenses prior to the said date will be borne by the sellers. These charges also include consumable charges like electricity charges consumed by the owner / seller.

As indicated in this Para, the outgoing would mean all the charges applicable for the usage of the plots/premises like society charges, all applicable property taxes, NA charges, applicable ground lease rent/ other taxes, Cess, levies, applicable water tax, applicable electricity charges, applicable security charges etc These charges would include any arrears payable/become payable to any Statutory Authority or local bodies.

- d) The advertisement released in this context will form part of the contract.
- e) By submitting this offer the owner/ seller has permitted Bank of Maharashtra or their representatives, with prior appointment, to inspect the bungalow/Premium Flat / Pent House offered as well as the property documents and to carry out the measurements, valuations thereof.

### Technical Bid (BUNGALOW/Premium Flat/Pent House)

Name of Location for which offer is submitted: -----

PART A: GENERAL INFORMATION		
Sr. No.	Particulars	to be filled by Bidder/Vendor
1	Offer for ----- <b>BUNGALOW</b> at -----  Offer for ----- <b>PREMIUM FLAT / PENT HOUSE</b> at -----	
2	<b>Details of bidder/ firm / builder /owner:</b>	
2.1	Name of the Owner/Co./Firm, etc. :	
2.2	Address & Phone No.:  FAX No. & E-mail address:	
2.3	Name of the contact person & Phone No.:	
2.4	Constitution of vendor / firm: (Whether Proprietary / Partnership /Pvt. Ltd. / Public	

Signature of the Bidder

	Ltd. / PSU etc.): Name of Partners/ Directors & Phone Nos.	
2.5	(if applicable) Copy of registered Memorandum of Undertaking/ Development Agreement between Developers and the Owners in case the land does not belong to the bidder/builders:	
3	<b>Marketability of Title of the vendor:</b>	
3.1	Solicitors / Advocate's name and address, Phone / FAX Nos.	
3.2	Detailed report of the Solicitor / Advocate for marketability of titles is to be enclosed:	
3.3	Details of encumbrances, if any	
4	<b>Details of Property:</b>	
4.1	Name of the owner	
4.2	Location & Address of the bungalow/Premium Flat/Pent House	
	Name of the scheme	
	Street/Sector No	
	Nearest landmark	
4.3	Usage of property ( as approved by Competent Authority) a. Residential b. Commercial c. Residential/Commercial	a) b) c)
4.4	<b>Distance from (in k.m.)</b>	

Signature of the Bidder

	Distance from <b>Lokmangal-</b>	
	a. Pune Railway Station	
	b. Swargate Bus Depot.	
	c. Nearest Market place	
	d. Nearest Police Station	
	e. Nearest Educational Institution	
	f. Nearest Bank	
	g. Nearest Hospital	
	h. Nearest Post Office	
	i. Airport	
4.5	Details of locality – Type of locality a. Residential b. Commercial c. Shopping Complex d. Industrial e. Slum	a) b) c) d) e)
4.6	Whether the locality is free from special hazards like fire, flood, etc.	
4.7	Whether the locality has protection from adverse influence such as Encroachments, unauthorized hutments, Industrial nuisance, smoke, dust, noise, etc.	
<b>PART B: TECHNICAL INFORMATION</b>		
5	<b>Bungalow/FLAT/Pent House</b>	
5.1	Type of bungalow: (Residential) Independent  Flat: One Premium Flat / Pent House on a floor	
5.2	Type of Construction Load Bearing RCC Steel framed	
5.3	Type of Foundation (Structure should be designed to take care of earthquake intensity applicable for the area)	
5.4	Whether the proposal is for sale of residential bungalow/Premium Flat / Pent House in a Society.	

Signature of the Bidder



5.5	Bungalow: Is it a single story or double story structure. Premium Flat/Pent House: No. of Floors and height of each floor	
5.6	Clear floor height from floor to ceiling	
5.7	Bungalow: Premium Flat/Pent House No. of rooms on each floor	
5.8	No. of bed room in the bungalow/Premium Flat/Pent House	
5.9	Total Plot area of bungalow offered in sq.ft.	
5.10	Plinth Area of bungalow offered: Super Built-Up area _____ sq.ft. Built up area _____ sq.ft. Carpet area _____ sq.ft. (Tenderers are advised in their own interest not to leave any of the aforesaid columns blank under any circumstances. Tenderers are required to enclose layout plans of the bungalow on offer.)	
5.11	List of common areas included for the purpose of commuting super built up area and its percentage to : Carpet area : Built up area	
<b>6</b>	<b>CARPET AREA DETAILS</b>	
6.1	Total Area of bungalow/Premium Flat/Pent House (W x L= Area)	sq.ft.
6.2	Details of rooms	
	Dimension : W x L Area (Carpet) (in sq.ft.)	
	a. Hall /Dining room	
	b. Bedroom – 1	

Signature of the Bidder

	Bedroom – 2	
	Bedroom – 3	
	Bedroom – 4	
	c. Kitchen	
	d. Study	
	e. Toilet	
	f. No of Bath/Toilet (mention combined or separate ) & area	
	g. Passages.	
	h. Servants Quarters	
	i. Garage (covered/open)	
	j. Out house	
	k. Garden area	
	l. Open Terrace (open/covered)/Balconies	
	m. Porch	
<b>7</b>	<b>CONSTRUCTION SPECIFICATIONS / MATERIALS USED</b> (separate Annexure may be used)	
	a. Floor	
	b. Internal Walls	
	c. External Walls	
	d. Doors/Windows	
	e. Kitchen	
	f. Bathroom Please specify no. of WC/Bath.	

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	whether master bedroom is attached with WC/Bath.	
	g. Dado in Kitchen and wall tiles in bathroom (also mention height of dado)	
	h. Electrical Fittings,	
	i. Sanction of electricity load (3 phase/single phase)	
	j. Whether separate meter installed with capacity of meter.	
	k. No of balconies /Terrace with area	
	L. No of Terrace with area Whether the terrace is covered or open to sky.	
	M. No of Car Park & area Whether car park is covered or open./Garage	
<b>7.1</b>	<b>AGE / CONDITION OF THE CONSTRUCTION / BUILDING</b>	
7.1.1	Newly constructed (Completion and Occupation certificate with date to be enclosed)	
7.1.2	Old construction - Mention year of completion (OC / CC to be enclosed)	
7.1.3	Whether structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)	
<b>7.1.4</b>	<b>Likely date of handing over possession</b> Bungalow/Premium Flat/Pent House	

Signature of the Bidder

<b>8</b>	<b>Details of Boundaries and adjacent buildings</b>	
8.1	Boundary of the property a. North b. East c. South d. West	
<b>9</b>	<b>AMENITIES PROVIDED (IN THE Bungalow/Premium Flat/Pent House-Mention make &amp; Nos.</b>	
	a. Fans	Nos.          Make
	b. Geysers	Nos.          Make
	c. Wardrobes	No
	d. Exhaust Fans	Nos.          Make
	e. Electrical Fittings – Tube lights etc.	Nos.          Make
	f. Washbasins and mirrors	Nos
	g. Shower in bathroom / bathtubs	Nos.          Make
	h. Any other facility like intercom / telephone / dish antenna / internet, etc.	
	i. Details of internal furnishings	
	j. Details of security arrangements	
	Water supply Municipal Corporation Bore well	Provided / Not provided Yes / No Yes / No

Signature of the Bidder

	Overhead Tank	Give Capacity
	Lifts and their nos., if any	
	Generator back up for emergency	
	Anti lightning device	
	Security arrangements (fire-fighting/anti-burglary device etc.)	
	Proper sanitary / sewerage system (Whether sewerage is connected to PMC system?)	
	j. Any other	
<b>9.2</b>	<b>DETAILS OF PLANS / BLUE PRINTS / SANCTIONED PLAN</b>	
9.2.1	Whether the plan of the Bungalow/Premium Flat / Pent House property is sanctioned by Competent Authority (PMC) (Enclose approved plan)	
9.2.2	If sanctioned, please enclose copy of approved land / site plans	
9.2.3	Names & Address / Phone No. of Architect	
9.2.4	Is there any deviation from the sanctioned plan?	
9.2.5	Can these deviations be regularized?	
<b>10</b>	<b>PROVISION FOR PROPER ARRANGEMENT OF FIRE SAFETY</b>	
10.1	Are the safety measures taken?	
10.2	If yes, give details of arrangements.	
10.3	Is "No Objection Certificate" obtained /	

Signature of the Bidder

	Secured from the fire control authorities?(Fire NOC)	
10.4	If yes, produce proof/ copies of certificates	
<b>11</b>	<b>COMPLETION / OCCUPANCY CERTIFICATE</b> (for ready possession Bungalow/Flat/Pent House)	
11.1	Whether completion / occupancy certificate is issued by the competent authority	
11.2	Designation of the authority which has issued the completion / occupation certificate	
11.3	Enclose a certified copy of the completion / occupation certificate.	
	<b>Taxes</b>	
11.4	Amount of Municipal Taxes.	Rs.
11.5	Whether property tax for the year 2013-14 is paid. If so attach tax bill.	
11.6	Are there any arrears of Tax?	
<b>12</b>	<b>DETAILS OF LAND / SITE</b>	
12.1	<b>Tenure of the land</b>	
	a. Freehold	
	b. Leasehold	
	c. If leasehold, give residual period of lease and name of the title holders	
	d. Annual lease rent & amount	
12.2	<b>Size of the plot</b>	
	a. Frontage in Rft.	
	b. Depth in Rft.	
12.3	<b>Area of the plot</b>	sq.ft.
	a. Coverage area (ground coverage)	sq.ft.

Signature of the Bidder

	b. Open area	sq.ft.
12.4	<b>Topography of the land / site</b>	
	a. Level	
	b. Undulated	
	c. Slopping	
	d. Low laying or raised	
12.5	Source of water supply to the bungalow/Premium Flat/Pent House	
12.6	Any establishment easements regarding right of way / passing for mains of water / electricity.	
12.7	Does the site or portion fall within railway / National Highway and whether underground cable traverse the site	
12.8	Site Plan of the land / site to be enclosed	
12.9	Are High Tension cables passing through the plot?	
<b>13</b>	<b>OTHER INFORMATION</b>	
13.1	Whether readymade bungalows/Premium flat/Pent House have been constructed and sold by the builder to any Government / Semi-Government Institutions / Financial Institutions etc. in the past? If so names and addresses of such clients and total cost & date of such sales to each client to be given.	
13.2	No. of years in the construction line	
13.2.1	Last 3 years turnover	Year Turnover in Rs (Lac) 2011 2012 2013
13.2.2	Details of last 5 projects completed - Date of commencement  - Date of completion  - Total value	

Signature of the Bidder

13.3	Name and address of the bankers	
13.4	Name of the Structural Consultant with license number, Address & Phone No.	
13.5	Any other information not covered above/Other remarks, if any.	
<b>14</b>	<b>LIST OF ANNEXURES:</b> (attached separate sheet if space is found insufficient) Certified true copies of following:	
	a) Copy of sanctioned plan and layout.	
	b) Site plan copy.	
	c) Copy of title investigation and Search Report along with copy of Title Deed documents.	
	d) Commencement Certificate from competent authority. Completion Certificate/Occupancy Certificate if building is ready for possession.	
	e) Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.	
	f) NOC from the Society, in case offered Premium Flat / Pent House is in old building.	
	g) All original chain documents pertaining to the bungalow/Premium Flat/Pent House property	
	h) No Dues Certificate / NOC from the concerned Society	
	i) Registered MoU /Development agreement between bidder & the owner in case land is not owned by the bidder.	
	j) NOC from Fire Department.	

Signature of the Bidder



**Certificate from the Owner/s**

I/We \_\_\_\_\_ (Name) M/s. \_\_\_\_\_  
(Name/Company/ Body/Firm) hereby certify that I/we are the owners of the bungalow/Premium Flat / Pent House as described at

\_\_\_\_\_ (Address) and are in actual possession thereof & legally entitled to sell the Bungalow/Premium Flat / Pent House property offered.

I/We hereby, confirm that there is no litigation pending in any court of law or with any quasi judicial authority or any other authority in respect of the Bungalow/Premium Flat / Pent House offered.

\_\_\_\_\_  
Signature of the Owner

I/We confirm that I/we have gone through the procedure Bank is going to follow in this case and I/we are agreeable for the same and it is binding on me/us.

\_\_\_\_\_  
Signature of the Owner

I / We declare that the information furnished above is true and correct and conforms to the Bank's specifications.

\_\_\_\_\_  
Signature of Owner

**I/We further declare, confirm and undertake:**

- (a) To provide **structural stability** certificate from a qualified Architect/Chartered Engineer when called for.
- (b) That the bungalow/Premium Flat / Pent House has clear marketable title and the property is free from all court cases, litigation and is free from any kind of dispute of any nature.
- (c) That the bungalow/Premium Flat / Pent House if mortgaged, required NOC would be provided to the satisfaction of the Bank and their solicitors. The process and payment terms as suggested by the Bank and their solicitors will be followed to effectively transfer/assign the bungalow/Premium Flat/Pent House to the Bank.
- (d) That the bungalow/Premium Flat / Pent House will be delivered mortgage free, if mortgaged, at the time of registration.
- (e) That the drafts of all documentation which may be finalized by the Bank and its solicitors/lawyers shall be final and binding on me/us.

Signature of the Bidder

(f) That all the outgoing and other expenses will be borne by the Bank from the date of handing over of possession of the bungalow/Premium Flat / Pent House on conclusion of the sale transaction, whichever is later. Any expenditure/expenses prior to the said date will be borne by me/us.

(g) To furnish the No Dues Certificate / NOC from the concerned Society, at my/our cost.

(h) That the transfer expenses or any other charges or contributions or outgoings and all other expenses demanded by and / or payable for transfer of the offered bungalow/Flat/Pent House to the Society(if applicable) , or to any other entity/authorities etc. shall be borne and paid by me/us alone.

(i) I/We am/are aware that the Bank is not bound to accept the lowest /or any/ or all the Tenders and will not be required to give any reason for rejecting any Tender.

(j) That the car parking (whether covered or stilt or open or both) would be as per the measurement at site and would be incorporated in the sale deed before execution of the sale deed or a letter authorizing the said use will be provided by us.

(k) The tender form which is downloaded from the website has not been changed or corrected in any manner, and on the conditions as appearing in the original will be treated as valid.

(l) That all the terms and conditions specified in this Tender Form are acceptable to me/us and that all the required details have been furnished in the appropriate blank places.

(m) That there is no mention of any financial details in Technical Bid or anywhere else other than Financial Bid, and that there are no technical and commercial conditions in Financial Bid.

(n) That the following documents as per the requirement of the Bank or its solicitors will be provided :

- Sale deed or any other title documents through which the offered Bungalow/Premium Flat / Pent House was purchased by me/us earlier.
- All original chain documents pertaining to the bungalow/Premium Flat / Pent House property.
- Receipt of payment of latest Society charges, Electricity Bill and any other charges.
- Non-encumbrance Certificate and any other document required for effective transfer of the bungalow/Premium Flat / Pent House property to the Bank.

Signature of the Bidder

(o) My/our offer is open for acceptance for a period of 90 days months from the date of opening of financial bids.

(p) I/We, the undersigned am/are submitting this offer (in a sealed envelope No. IV duly super scribed and as per the directions given in the instructions/tender document) for offering the subject Premium Flat / Pent House by dropping the same in the Tender Box kept at Bank of Maharashtra, Corporate Services Dept. HO Lokmangal 1501 Shivaji Nagar Pune 411005. I am/We are aware that the offers will be opened at 3.30 p.m. on the said date (19.08.2014) and I am/We are invited to be present at the time of tender opening.

(q) I have signed on each page of Technical Bid, apart from Tender documents and financial bid.

**Place:**

**Date:**

**SIGNATURE OF VENDOR WITH SEAL**

Name of the signatory :

Signature of the Bidder

## IRREVOCABLE UNDERTAKING

To,  
General Manager,  
Bank of Maharashtra  
Corporate Services Department,  
Head Office  
Lokmangal  
1501 Shivaji Nagar,  
Pune 411005.

Pursuant to your advertisement in \_\_\_\_\_ dated 29.07.2014 & up loaded on Bank's website for purchase of Bungalow/Premium Flat / Pent House property in Pune, I / we submit my / our offer, offering \_\_\_\_\_ Bungalow/Premium Flat / Pent House situated at \_\_\_\_\_ by name \_\_\_\_\_ strictly in terms of your advertisement. The offer is valid for minimum 90 days from the date of opening of Financial Bid. I/We, in consideration of your agreeing to process and consider our proposal, irrevocably undertake that during the currency of my / our offer, I / we will not withdraw or modify the offer in terms of price quoted or in terms of other terms and conditions on which the offer is made. As the Bank has invested good amount of money and time for processing my / our proposal, in the event of my / our committing default of this undertaking, for any reason whatsoever, I/We hereby further undertake to pay Bank of Maharashtra liquidated damages equivalent to 1% of my / our offer price subject to maximum of Rs.5 lac.

This undertaking is executed on this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

Signature \_\_\_\_\_  
Seal Name \_\_\_\_\_  
Address \_\_\_\_\_

NOTARY SEAL & SIGN

Signature of the Bidder

### **Check List**

Sr. No.	Enclosures/ Activities to be done by the tenderer	Please tick to ensure completion of the activity
1.	Enter the sale price in the Financial bid of the Tender Documents and sealed it in Envelope No III duly super scribed.	
2.	The quoted rate/amount is written in figures & words also.	
3.	There is no mention of any financial details in the technical bid which is enclosed in Envelope No. I duly super scribed.	
4.	Signed on each page of the Tender Documents.	
5.	All the over writings have been duly authenticated by signing beside such over writings.	
6.	Any cutting made while filling in the forms have been authenticated by signing beside such cuttings.	
7	The tender is accompanied by DD/PO of Rs.100/- favouring Bank of Maharashtra payable at Pune being tender cost& is enclosed in Envelope No. II duly super scribed	
8	Please note that only Bank format is to be used for submission of Technical & Financial Bid. No change in any manner is to be made in the tender document; Technical & Financial Bid otherwise bid is liable for rejection.	

### **Confirmation:**

I/ We hereby confirm that, all the terms and conditions specified in this Tender Form are acceptable to me/us. I/We further confirm that all the required details have been furnished in the appropriate blank places and if this Tender form is incomplete in any respect on my/our part then the same is liable to be rejected at the discretion of Bank of Maharashtra.

I / We, the undersigned am / are submitting this offer (in a sealed envelope No. IV duly super scribed and as per directions given in the instructions) for sale of our Bungalow/Premium Flat / Pent House at Pune by dropping the same in the Tender Box kept for the purpose at your above office address by 03.00 p.m. on 19.08.2014 . I am/we are aware that, the offers will be opened at 03.30 p.m. on the same day (19.08.2014) and I am/we are invited to be present at the time of tender opening.

\_\_\_\_\_  
 Signature of owner  
 Name of the signatory : \_\_\_\_\_  
  
 Date : \_\_\_\_\_  
 Place : \_\_\_\_\_

Signature of the Bidder

## Bank of Maharashtra.

### PURCHASE OF RESIDENTIAL BUNGALOW/PREMIUM FLAT / PENT HOUSE AT PUNE

#### FINANCIAL/PRICE BID

(No Change whatsoever is to be made in this format)

1. Issue of tender forms from 29.07.2014 to 19.08.2014 during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays)
2. Last date of submission of tender 19.08.2014 by 3.00 pm.
3. Date of opening of Technical Bid 19.08.2014 at 3.30 pm
4. Tenders to be collected from Bank of Maharashtra Corporate Services Dept. HO Lokmangal Pune 411005 or to be down loaded from bank's website.
5. Tenders to be submitted at : Bank of Maharashtra Corporate Services Dept. HO Lokmangal Pune 411005.
6. Offer is submitted for Bungalow/Premium Flat / Pent House at----- in Pune.

#### FINANCIAL/PRICE BID

(No Change whatsoever is to be made in this format)

(Excluding stamp duty and registration charges)

### PURCHASE OF RESIDENTIAL BUNGALOW/PREMIUM FLAT / PENT HOUSE AT

#### BUNGALOW:

Sr. No	Location	Area of the plot Sq.ft.	Carpet Area of Bungalow Sq.ft.	Rate per sq.ft. carpet (Rs. in figures & words)	Amount Rs. (Rate x Area) in figures & words)	Lump Sum Amount inclusive of all (Rs. in figures & words)
			Plinth Area in sq.ft.	Rs. /- psf.	Rate x Carpet area= Rs.	Rs.
			Carpet area in sq.ft.			

#### PREMIUM FLAT/PENT HOUSE:

Sr. No	Location	Carpet Area of Flat Sq.ft.	Rate per sq. ft. carpet (Rs. in figures & words)	Amount Rs. (Rate x Area) in figures & words)	Lump Sum Amount inclusive of all (Rs. in figures & words)
			Rs. /- psf.	Rate x Carpet area= Rs.	Rs.

Signature of the Bidder

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(Above price is inclusive of all i.e. car parks, open terraces etc)

Note: i) Vendors shall quote rate and amount **excluding** registration and stamp duty charges.

1. The offer is valid for 3 months (90 days) from the date of opening of financial bids. During the validity period of the offer I/We, irrevocably undertake not to withdraw / modify the offer in terms of price and other terms and conditions.

2. The rates quoted per sq.ft. for carpet area are **inclusive of all charges Whatsoever (excluding registration and stamp duty charges)**.

I/We understand that after assessing the reasonability of the rates, bank will take a suitable decision in the matter. Bank will consider the best property at best available rates & not necessarily the property with lowest rates. Banks decision in this regard will be final and binding.

3. I/We understand that Bank will not make any upfront payment towards the cost of the bungalow/Premium Flat / Pent House or any charges.

4. I/We understand that the vendor whose offer is finalized should execute the sale deed /conveyance deed simultaneously with possession of the bungalow/Premium Flat / Pent House complete in all respects within the time frame informed by the Bank.

5. I/We am/are agreeable to Bank's Payment Terms:

**For Ready Possession Bungalow/Premium Flat/Pent House.**

Payment Terms:

i) 95% of the cost will be payable at the time of execution of sale deed simultaneously with possession.

ii) Balance 5% of the cost will be held as retention money and will be paid after execution of conveyance deed.

Defect Liability:

i) The defect liability period is one year from the date of possession or expiry of the first monsoon/ submission of building completion certificate/Occupation certificate whichever is later.

ii) During defect liability period, I/we undertake to carry all structural repairs to the bungalow/Flat/Pent House internal / external at my/our own cost.

6. I/We understand that the defect liability period is one year from the date of possession or expiry of the first monsoon/submission of building completion certificate/Occupation certificate **whichever is later**. During defect liability period, the vendor has to undertake all structural repairs to the bungalow/Premium Flat / Pent House internal / external at his own cost.

Signature of the Bidder

7. I/We understand that the carpet area would mean the usable carpet area at any floor level and includes area occupied by all internal partitions, internal columns, internal door jams, internal balconies, internal bathrooms, internal lavatories and internal kitchen and pantry. Joint measurement will be taken in the presence of bank officials & architect and vendor/ his authorized representative for finalizing the exact carpet area. The carpet area will be measured from the finished surface of the wall to another finished surface i.e. measurement will be taken from plastered to plastered surface of the walls.

7. I/We understand that Niches, flower beds, sit-outs, etc. will not be taken into consideration for calculating the carpet area.

**Place :**

**Signature of the vendor with seal**

**Date :**

Signature of the Bidder



**BANK OF MAHARASHTRA**

**H.O., "Lokmangal", 1501, Shivajinagar, Pune**

**PURCHASE OF Bungalow/Premium Flat / Pent House In PUNE,**

**Bank of Maharashtra** invites proposals in two bid system for purchase of

i) One independent Bungalow/ Premium Flat/Pent House (having 3/4 bedrooms)

within a radius of 15 k.m. from its H.O.at Lokmangal Shivaji Nagar Pune 411 005.The tender document is available at Corporate Services Department HO Lokmangal Pune 411005 or can be downloaded from Bank's website [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) .

Pre bid meeting is arranged on 07.08.2014. Last date for submission of tenders is 19.08.2014 up to 3.00 p.m. The Technical bids will be opened at 3.30 p.m. on 19.08.2014 & Bidders are requested to remain present for the same. No brokerage will be paid.

Date: 29.07.2014

Asstt. Gen Manager, corporate Services.

Phone: 020-25537215/25614239

Signature of the Bidder

### Annexure-1

#### Evaluation of Technical Bid:

1. The bank will adopt system of combined quality cum cost based system for evaluation of Technical Bids received. The salient features are as under:
2. All the offers/technical bids received will be screened and shortlisted by in house committee based on requirements specified and details submitted by the bidder.
3. Shortlisted bids will be further inspected/visited/examined by the in-house committee and will be further evaluated on the qualitative aspects on various parameters. The detail list and marks to each parameter is as under:

#### **For Bungalow:**

Sr. No	Parameter Marks indicated in ( )	Maximum marks	Marks given by the Committee
1	Location factor	30	
2	Distance from Lokmangal	20	
3	Quality of construction, specifications & finishing	30	
4	Age of the Bungalow	20	
5	Expected cost of Repairs & renovation.	20	
6	Internal layout	20	
7	Plot Area	20	
8	i. Open space on all four sides with garden	20	
9	Amenities. (Compound wall, porch, out house, 2 car parks, bore well etc)	20	
	Total	200	

Minimum overall qualifying marks for above are 100

#### **For Premium flat/Pent House:**

Sr No	Parameters -Marks indicated in ( )	Maximum Marks	Marks given by the Committee
1	Locational factor :good residential locality : developed area: in the vicinity of schools, hospitals, market place etc.	30	
2	Distance from Lokmangal	30	
3	Time required to deliver possession from date of acceptance	30	
4	Standing of the firm	10	
5	Quality of construction, specification of internal fixtures / finishing items etc.	30	
6	Age of the Flat	20	
7	Internal layout of flats and layout of building in complex	15	
8	Additional Amenities: Garden, Clubhouse, Gymnasium, Community hall etc	20	

Signature of the Bidder

9	Availability of two car park	15	
		200	

Minimum overall qualifying marks for above are 100

- (i) Preliminary evaluation of the Technical bids will be done to ensure that the bidders fulfil the basic selection criteria as per detailed terms and Conditions specified in the tender document.
- (ii) Thereafter, the technical bids will be subjected to detailed evaluation by allotting marks on various parameters/criteria prescribed in the bid document to arrive at the qualifying marks.
- (iii) Qualifying marks will be allotted a weightage of 70% while the financial bids will be allotted weightage of 30%.
- (iv) The Financial bids of only those bidders who qualify technically by obtaining a minimum qualifying mark of 50% ( i.e. 100 marks) in their technical evaluation will be opened.
- (v) Financial bid of the bidder with the lowest price will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted prices. Similarly technical bid of the bidder having obtained highest marks will be given technical score of 100 and other bids will be given technical score inversely proportional to the marks obtained by them.
- (vi) The total score, both technical and financial, shall be arrived at by weighting the quality and cost scores and adding them up.
- (vii) On the basis of the combined weightage score for quality and cost, the bidders shall be ranked in terms of the total score obtained.

The bidder obtaining the highest total combined score in evaluation of cost and quality will be ranked as H-1 followed by the bidders securing lesser marks as H-2, H-3 etc. The bidder securing the highest combined score and ranked as H-1 will be invited for discussions, if required. The formula for working out the combined score will be as under:

$$\text{Total scores} = T(w) \times T(s) + F(w) \times F(s)$$

T(w) stands for weightage for Technical score i.e. 0.7

T(s) stands for Technical score evaluated

F(w) stands for weightage for Financial score i.e. 0.3

F(s) stands for Financial score evaluated

An example, for reference and clarification purpose only, is given below:

Suppose there are three bidders (A, B & C) qualified based on the marks obtained /technical parameters and the marks obtained by them and rate quoted by them are as under:

Signature of the Bidder

Bidder	Marks obtained in Technical bid	Rate quoted ` Per Sq.ft carpet area
A	80%	15000
B	70%	13500
C	75%	14000

For the purpose of evaluation, three bidders will be given scores as under:

Bidder	Technical Score	Financial score
A	100	90
B	87.5	100
C	93.75	96.42

Total Score of the bidder will be as under:

$$A = 0.7 \times 100 + 0.3 \times 90 = 97 \text{ (H1)}$$

$$B = 0.7 \times 87.5 + 0.3 \times 100 = 91.25 \text{ (H3)}$$

$$C = 0.7 \times 93.75 + 0.3 \times 96.42 = 94.55 \text{ (H2)}$$

After assessing the reasonability of the rates, bank will take a suitable decision in the matter. Bank will consider the best property at best available rates & not necessarily the property with lowest rates. Banks decision in this regard will be final and binding.

Signature of the Bidder