

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

TENDER DOCUMENT

**PURCHASE OF 2 BHK - 3 BHK
RESIDENTIAL FLATS**

AT BHOPAL

TENDER NOTICE
PURCHASE OF 2 BHK & 3 BHK
RESIDENTIAL FLATS
AT BHOPAL

1. Bank Of Maharashtra Zonal Office, Bhopal 462011 invites sealed tenders in **two Bid System** i.e. Technical Bid and Financial/Price Bid from the eligible vendors/builders/owners for purchase of 10 flats having area up to 800 sq ft & 4 flats area up to 1000 sq ft within a radius of 07 k.m. from its Zonal Office at '1/14, Jail Road, Administrative Zone, Bhopal, 462011.
2. The interested parties may collect the tender from Bank of Maharashtra, Zonal Office, Bhopal, 462011 during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays) from 02.04.2014 to 21.04. 2014 or the Tender forms can be downloaded from our website : www.bankofmaharashtra.in Details of tender documents are given on our Website-www.bankofmaharashtra.in (under Tender Documents).
3. Tenders downloaded from the website will have to be submitted along with the tender cost of Rs.1000/- (non-refundable) at the time of submission of tender in the form of Demand Draft /PO favoring 'Bank of Maharashtra" payable at Bhopal.

1	Date of Issue of tender	02.04.2014
2	Pre Bid Meeting on	10.04.2014 at 4.00 p.m. at the above address.
3	Last date of submitting the Tender Form	21.04. 2014 up to 3.00 p.m. at Bank of Maharashtra, Zonal Office, Administrative Zone, Bhopal, 462011.
4	Date of opening of Technical Bid	21.04. 2014 at 3.30 p.m. at above address. The Bidders are requested to remain present at the time of opening of the Technical Bid.
5	EMD	Bank may collect EMD from only those bidders whose technical bids are found suitable.

6	Cost of tender document	Rs. 1000/-[non refundable] by way of DD/PO in favour of Bank of Maharashtra payable at Bhopal.
7	Tender Forms	Available on our website & also available at Bank of Maharashtra Zonal Office, Bhopal, 462011 between 11 a.m. to 2 p.m. from from 02.04.2014 to 21.04. 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 super scribed as "Technical Bid for purchase of Flats. The name of bidder, address and contact number must be written on the envelope.
6. **Envelope No. II:** The DD/PO for Rs.1000/- favoring Bank of Maharashtra payable at Bhopal being cost of tender document be placed into this envelope & it should be supers scribed as "Cost Of Tender". Technical bid without this DD/PO of Rs.1000/-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 super scribed as "Financial/Price Bid for purchase of Flats. 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 super scribed as "**Offer for purchase of 'RESIDENTIAL FLATS in Bhopal 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.

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: Chief Manager In-Charge, Bank of Maharashtra, Zonal Office, 1/14, Jail Road, Administrative Zone, Bhopal, 462011
Phone no. 0755-2550808, 2551003.

12.After opening the Technical Bid, Bank may call for RMD. 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 reasons whatsoever.

14. Preferred Locations for Residential Flats at Bhopal:

Sr. No.	Location
1	Hoshangabad Road
2	Arera Colony (E-8 Extension)
3	Awadhapuri
4	Ayodhya Bypass
5	Airport Road (VIP Road)
6	Kolar Road

15. Requirement of flats at above locations is indicative only. Bank reserves the right to alter number of flats at any or all locations. Bank also reserves the right to add or to delete number of flats at any or all locations without assigning any reason there for.

Place : Bhopal.

Date :

Zonal Manager,
Bhopal Zone.

INDEX

Serial No	Particulars	Page No.
1	Tender Notice	2
2	Instructions to Bidders	3 to 4
3	Preferred Locations of Flats	4
4	Index	5
5	Tender Document	1 to 32
6	Terms & Conditions	7 to 10
7	Procedure	11 to 13
8	Offer Letter	14 to 26
9	Technical bid	15 to 26
10	Certificate from Owners	24
11	Declaration/Confirmation	24 to 26
12	Irrevocable Undertaking	27
13	Check list/Confirmation	28
14	Financial Price bid	29 to 31
15	Advertisement	32

Tender Document:

PURCHASE OF RESIDENTIAL FLATS AT BHOPAL

1. Bank Of Maharashtra, Zonal Office invites sealed tenders in **two Bid System** i.e. Technical Bid and Financial Bid from the eligible vendors/builders/owners for purchase of purchase of 10 flats area up to 800 sq ft & 4 flats area up to 1000 sq ft within a radius of 07 k.m. from its Zonal Office at '1/14, Jail Road, Administrative Zone, Bhopal, 462011.
2. The interested bidders/parties may submit application for the properties which are ready for possession/under construction (**for which guaranteed possession will be available within 12 months from the date of approval from the Bank**). However, Bank will prefer the Flats/properties which are ready for possession or likely to be available within 03 months from the date of approval.
3. Further to serial no.2 above, Bank would give first preference to properties/flats offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give second preference to those reputed bidders who offer a **separate building containing 07-14 flats at one location**. Bank would give third preference to those reputed bidders who offer at least 04 flats at one location. Bank's decision in this regard will be final and binding.

Preferred Locations for Residential Flats at Bhopal:

Sr. No.	Location
1	Hoshangabad Road
2	Arera Colony (E-8 Extension)
3	Awadhपुरी
4	Ayodhya Bypass
5	Airport Road (VIP Road)
6	Kolar Road

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 21/04/2014** 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, Zonal Office, at '1/14, Jail Road, Administrative Zone, Bhopal, 462011 on or before 3.00 p.m. on 21/04/2014. 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.

4.6 **The offer should remain valid for a period of 180 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 have been 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.

4.10 Flats/Property 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 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 Flats.

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/after formation of apex body (if applicable) / 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.

For under construction flats.

Payment Terms:

i) 10% of the cost is payable at the time of execution of Agreement to Sale.

ii) Balance 70% of cost is payable as per progress of the construction as decided by the Bank & the vendor.

iii) Balance 15% of the cost is payable at the time of execution of sale deed simultaneously with possession.

iv) 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/after formation of apex body (if applicable) / 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 flat, building, complex 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 / 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 **10/04/2014 at 4.00 p.m. at** Bank of Maharashtra, Zonal Office, 1/14, Jail Road, Administrative Zone, Bhopal, 462011 where the 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 **21/04/2014 at 3.30 p.m. at** Bank of Maharashtra, Zonal Office, 1/14, Jail Road, Administrative Zone, Bhopal, 462011 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 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 flats/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 flat numbers floor-wise, wing, building name, etc. should be furnished in the Technical Bid. Details of measurements of the proposed flat offered should invariably be furnished in the Technical Bid.

4.20. The 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 buildings, NOC from the Society may be enclosed. However Bank would prefer new buildings.

4.23. All the legal documents required by the Bank for verification of the title clearance of the 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.

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 flats/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.
- 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 building 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 flat is in old building.
- g) Fire NOC.

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

4.28. The requirement of flats mentioned in the tender document is indicative. Depending on the availability/exigencies, Bank may enhance/reduce requirement in a particular location. Bank's decision in the matter is final and binding.

4.29. Page 1 to 32 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 flats which are not as per the location indicated or unsuitable or do not meet the laid down criteria would be summarily rejected even without inspection. The Bank's decision about suitability shall be final & binding.
- c) Bank of Maharashtra reserves the right to give preference in following order: Bank would give first preference to flats offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give second preference to those reputed bidders who offer a **separate building containing 07-14 flats at one location**. Bank would give third preference to those reputed bidders who offer at least 04 flats at one location. Bank's decision will be final and binding.
- d) The financial bid envelopes (without opening) of the bidders, which have not been short listed as above, will be returned.
- e) Subject to (b) above, flats 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.
- f) Bank of Maharashtra would appoint an agency/ surveyor to measure the flats and the flats which does not conform to the tender requirements would be liable to be rejected and their Financial Bids would be returned.(unopened)
- g) After step (f) the Bank would independently ascertain the title to the property to ensure that the title of their flats is clear, marketable and free from any encumbrances, encroachments and the property can be transferred to Bank of Maharashtra.
- h) Bank of Maharashtra has the right to get these offers for flats 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 flats 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 including the decision of the solicitors/advocates/lawyers to make part payment to the agency with whom the flats is mortgaged subject to the condition that the flats is otherwise transferable / assignable and the agency who has mortgaged the flats is willing to do so. Their decision will override all the decisions in title, legal and documentation matters.
- i) 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.
- j) A list of those flats found suitable on all counts as above would be prepared.
- k) After the transferability of the short listed flats is ascertained, Bank of Maharashtra, the purchaser, reserves the right to call for an Earnest Money

Deposit (EMD) 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 EMD of unsuccessful bidders would be returned within a period of 10 days from the date of opening of financial bids to the owners. However, in case of a successful bidder the EMD would be retained and it would be returned at the time of registration of flats. In case the successful bidder refuses or is reluctant or unable or refrains from transferring the said flats or delays it beyond a period of six months then the **EMD would be forfeited**. The EMD would be non-interest bearing. If EMD 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 EMD from Public Sector Undertakings/ Government Departments and other Government bodies.

- l) The offer should remain valid for six months from the date of opening of financial bids. **This period of six months reckoned from the date of opening of the financial bid for effective transfer flats would be the essence of the contract.**
- m) The valuation of the flats for which the transferability is ascertained would be carried out. The measurement of the flats will be carried out and the area computed.
- n) 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 only.
- o) The sealed corresponding valuation reports will be opened by the same committee, which opens the financial bids.
- p) After financial bids are opened, based on criteria of nature of flats/property such as ready possession/under construction, free hold, nature of title, location, suitability & valuation in the particular area vis-a-vis rate quoted, suitable decision would be taken by the Bank which shall be final & binding.
- q) The EMD of the unsuccessful bidders (if called for) will be returned as stated above.
- r) It is clarified that the verified area (as in step (f)) 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.
- s) Discretion of the Committee set up by Bank of Maharashtra for this purpose would be final.
- t) 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.
- u) The stamp duty and registration charges would be borne & paid by the Bank.

- v) **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.**

OFFER LETTER

Senders name & address:

To,

The Zonal Manager
Bank of Maharashtra,
Zonal Office,
1/14, Jail Road,
Administrative Zone,

Bhopal, 462011

Sir,

Sub: Offer for purchase of Residential Flats at Bhopal for Bank of Maharashtra.

This offer is with reference to the advertisement released on _____ in the press/ put up on the websites of Bank of Maharashtra, for purchase of 10 flats area up to 800 sq ft & 4 flats area up to 1000 sq ft within a radius of 07 k.m. from its Zonal Office at '1/14, Jail Road, Administrative Zone, Bhopal, 462011.

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 EMD etc. would be made through banker's cheque / draft payable to Bank of Maharashtra at Pune.
- c) Bank would give first preference to flats offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give second preference to those reputed bidders who offer a **separate building containing 07-14 flats at one location**. Bank would give third preference to those reputed bidders who offer at least 04 flats at one location. Bank's decision will be final and binding.
- d) 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 flats or completion of the transaction whichever is later. Any expenditure /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 or 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.

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

Technical Bid (Flats)

Name of Location for which offer is submitted:_____

PART A: GENERAL INFORMATION		
Sr.No.	Particulars	to be filled by Bidder/Vendor
1	Offer for ----- No of Flats at	
2	Details of bidder/ firm / builder /owner:	
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 Ltd. / PSU etc.): Name of Partners/ Directors & Phone Nos.	

2.5	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	Marketability of Title of the vendor:	
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	Details of Property:	
4.1	Name of the owner	
4.2	Location & Address of the Flats	
	Name of the scheme	
	Street/Sector No	
	Nearest landmark	
4.3	Usage of property (as approved by Competent Authority)	
	a. Residential	a)
	b. Commercial	b)
	c. Residential/Commercial	c)
	d. Shopping Complex	d)
4.4	Distance from (in k.m.)	
	a. Bhopal Railway and Habibganj Railway Station	
	b. Bus Depot / Stand.	
	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.	
PART B: TECHNICAL INFORMATION		
5	BUILDING	
5.1	Type of Building: (Residential/Commercial)	
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 flats in multi-storied building.	
5.5	No. of Floors and height of each floor including Basement, if any	
5.6	Clear floor height from floor to ceiling	
5.7	No. of Flats on each floor	
5.8	No. of Flats in the building	
5.9	Total No. of Flats offered (floor-wise & flat numbers)	
5.10	Area of premises offered per flat :	
	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 flats 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	
6	CARPET AREA DETAILS	
6.1	Total Area of flat	sq.ft.
6.2	Details of rooms	
	Dimension : Area (Carpet) (in sq.ft.)	
	a. Hall Dining room	
	b. Bedroom — 1	
	Bedroom — 2	
	c. Kitchen	
	d. Study	
	e. Toilet	
	f. No of Bath/Toilet (mention combined or separate) & area	
	g. Passages.	
7	CONSTRUCTION SPECIFICATIONS / MATERIALS USED (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. 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 per flat (3 phase/single phase)	
	j. Separate meter installed per flat	
	k. No of balconies 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.	
7.1	AGE / CONDITION OF THE CONSTRUCTION / BUILDING	
7.1.1	Newly constructed within 2 years (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	Under construction (Mention stage of construction)	
7.1.4	Time period required to complete the construction, in case it is under construction (state No of months to complete)	
7.1 .5	Whether structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)	
7.1.6	Likely date of possession	
8	Details of Boundaries and adjacent buildings	
8.1	Boundary of the property a. North b. East c. South d. West	

9	AMENITIES PROVIDED (IN THE FLAT-Mention make & Nos.	
	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	
	j. Details of security arrangements	
9.1	COMMON FACILITIES PROVIDED (Give details)	
	a. No of Car Parking	Nos Reserved / Open
	b. Scooter parking	Nos Reserved / Open
	c. Power / Electricity	Adequate and available / Not available
	d. Water supply Municipal Corporation Bore well Overhead Tank	Provided / Not provided Yes / No Yes / No Give Capacity
	e. Lifts and their nos., if any	
	f. Generator back up for lift & for emergency	
	g. Anti lightning device	
	h. Security arrangements (fire- fighting/anti-burglary device etc.)	

	i. Proper sanitary / sewerage system (Whether sewerage is connected to NMC system?)	
	j. Any other	
9.2	DETAILS OF PLANS / BLUE PRINTS / SANCTIONED PLAN	
9.2.1	Whether the plan of the property is sanctioned by Competent Authority (NMC)	
9.2.2	If sanctioned, please enclose copy of approved land / site plans	
9.2.3	Names & Address / Phone No. of Architect	
9.3	IF THE PLANS ARE NOT SANCTIONED	
9.3.1	Give reasons	
9.3.2	How much time will be taken to obtain sanction	
9.3.3	Is there any deviation from the sanctioned plan	
9.3.4	Can these deviations be regularized?	
10	PROVISION FOR PROPER ARRANGEMENT OF FIRE SAFETY	
10.1	Are the safety measures taken?	
10.2	If yes, give details of arrangements	
10.3	Is "No Objection Certificate" obtained / Secured from the fire control authorities?(Fire NOC)	
10.4	If yes, produce proof/ copies of certificates	
11	COMPLETION / OCCUPANCY CERTIFICATE (for ready possession flats)	
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	

11.4	For flats under construction, state whether "Commencement certificate" is obtained from PMC. If yes enclose copy thereof.	
	Taxes	
11.5	Amount of Municipal Taxes <small>(assessed)</small>	
11.6	Whether property tax for the year 2013-14 is paid. If so attach tax bill.	
11.7	Are there any arrears of Tax?	
12		
12.1	Tenure of the land	
	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	Size of the plot	
	a. Frontage in rft.	
	b. Depth in rft.	
12.3	Area of the plot	sq.ft.
	a. Coverage area (ground coverage)	sq.ft.
	b. Open area	sq.ft.
12.4	Topography of the land / site	
	a. Level	
	b. Undulated	
	c. Slopping	
	d. Low laying or raised	
12.5	Source of water supply to the building	
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?	

13	OTHER INFORMATION	
13.1	Whether readymade flats 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 2011 2012 2013 Turnover in Rs (Lac)
13.2.2	Details of last 5 projects completed - Date of commencement - Date of completion - Total value	
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.	
14	LIST OF ANNEXURES: (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 flat is in old building.	
	g) All original chain documents pertaining to the flats/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.	

Certificate from the Owner/s

I/We _____ (Name) M/s. _____
 (Name/Company/ Body/Firm) hereby certify that I/we are the owners of the ----- flats
 as described at

(Address)

and are in actual possession thereof & legally entitled to sell the flats 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 flats offered by me/us

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

Signature of the Bidder

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 flats have 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 flats 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 flats to the Bank.

(d) That the flats 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.

(f) That all the outgoing and other expenses will be borne by the Bank from the date of handing over of possession of the flats 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 flats to the Society, 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 :

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

(o) My/our offer is open for acceptance for a period of 180 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 flat by dropping the same in the Tender Box kept at Bank of Maharashtra, Zonal Office. I am/We are aware that the offers will be opened at 3.30 p.m. on the said date (21/04/2014) and I am/We are invited to be present at the time of tender opening.

(q) There are 13 pages in Technical Bid and I have signed on each page, apart from Tender documents and financial bid.

Place:

Date:

**SIGNATURE OF OWNER/ VENDOR WITH
SEAL** Name of the signatory:

(on stamp paper of Rs.100/- and duly notarized)
IRREVOCABLE UNDERTAKING

To,

The Zonal Manager
Bank of Maharashtra,
Zonal Office,
1/14, Jail Road,
Administrative Zone,

Bhopal, 462011 Pursuant to your advertisement in _____ dated _____ & up loaded on Bank's Website for purchase of flats in Bhopal, I / we submit my / our offer, offering _____ Flats situated at _____ in the building by name _____ strictly in terms of your advertisement. The offer is valid for minimum 180 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

Check List

Sr. No.	Enclosures/ Activities to be done by the tenderer	Please tick to ensure completion of the activity
1 .	Entered 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.1000/- favoring Bank of Maharashtra payable at Bhopal being tender cost & is enclosed in Envelope No. II duly super scribed	

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 Flats at Bhopal by dropping the same in the Tender Box kept for the purpose at your above office address by 03.00 p.m. on 21.04.2014. I am/we are aware that, the offers will be opened at 03.30 p.m. on the same day (21.04.2014) 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 FLATS AT BHOPAL

FINANCIAL/PRICE BID

1. Issue of tender forms from 02.04.2014 to 21/04/2014 during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays)
2. Last date of submission of tender 21/04/2014 up to 3.00 pm.
3. Date of opening of Technical Bid 21/04/2014 at 3.30 pm.
4. Tenders to be collected from Bank of Maharashtra, Zonal Office at 1/14, Jail Road, Administrative Zone, Bhopal or to be down loaded from bank's website.
5. Tenders to be submitted at: Bank of Maharashtra, Zonal Office at 1/14, Jail Road, Administrative Zone, Bhopal.
6. Offer is submitted for _____ Flat at _____ in Bhopal.

FINANCIAL/PRICE BID

(Excluding stamp duty and registration charges)

PURCHASE OF RESIDENTIAL FLATS AT _____

Number of flats ----- in building named _____ at
(place).

Flats:

Sr. No	Location	No. of flats offered	Flat No/Flo or No.	Carpet Area of each flat	covered car park carpet area	Terrace carpet area	Total area of the flat	Rate per sq.ft. carpet (Rs. in figures & words)	Amount Rs. (Rate x Area)	Lump Sum Amount inclusive of all (Rs. in figures & words)
1										
2										
3										
4										

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

1. The offer is valid for 6 months (180 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.

Signature of the Bidder

2. The rates quoted per sq.ft. for carpet area are **inclusive of all charges whatsoever.**

3. I/We understand that Bank will not make any upfront payment towards the cost of the flats 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 flats 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 Flats.** 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/after formation of apex body (if applicable) / 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 building internal / external at my/our own cost.

For under construction flats. Payment Terms:

- i) 10% of the cost is payable at the time of execution of Agreement to Sale.
- ii) Balance 70% of cost is payable as per progress of the construction as decided by the Bank & the vendor.
- iii) Balance 15% of the cost is payable at the time of execution of sale deed simultaneously with possession.
- iv) 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/after formation of apex body (if applicable) / 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 building 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/after formation of apex body (if applicable) / submission of building completion certificate/Occupation certificate **whichever is**

later. During defect liability period, the vendor has to undertake all structural repairs to the building internal / external at his own cost.

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 Owner/ vendor with seal

Date :

PURCHASE OF FLAT IN BHOPAL

BHOPAL ZONAL OFFICE, Bank of Maharashtra invites proposals in two bid system for purchase of

- i) 10 nos Two BHK flats (up to 800 sq ft)
- ii) 04 nos. Three BHK flats (up to 1000 sq ft)

in Bhopal. The tender document is available at **Bank of Maharashtra, Zonal Office, Bhopal, 462011** during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays) from 02.04.2014 to 21.04.2014 or can be downloaded from Bank's website www.bankofmaharashtra.in .

Pre bid meeting is arranged on 10.04.2014 at Bank of Maharashtra, Zonal Office, Bhopal. Last date for submission of tenders is **21.04.2014** up to 3.00 p.m. The Technical bids will be opened at 3.30 p.m. on 21.04.2014 & Bidders are requested to remain present for the same. No brokerage will be paid. **Date: 30.03.2014**

Asstt. Gen Manager, Corporate Services, HO
Phone: 020-25537215
Zonal Manager Bhopal Zone
Phone:0755-2573623/2551003