



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
भारत सरकार का उद्यम  
*एक परिवार एक बैंक*

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

**TENDER DOCUMENT FOR  
PURCHASE OF RESIDENTIAL BUNGALOWS-2 NOS (3 to 4  
Bedroom) AT PUNE**

Date of Issue of tender	<b>18.03.2020</b>
Pre Bid Meeting on	<b>03.04.2020</b> at 4.00 p.m. at the above address.
Last date of submitting the Tender Form	<b>09.04.2020 up to 3.00 p.m.</b>
Date of opening of Technical Bid	<b>13.04.2020</b> at 3.30 p.m.



## TENDER NOTICE

### PURCHASE OF RESIDENTIAL BUNGALOWS-2 NOS AT PUNE

1. Bank of Maharashtra, Corporate Services Department, Head Office Lokmangal 1501 Shivajinagar Pune 411005 invites sealed tenders in **two Bid System** i.e. Technical Bid and Financial/Price Bid from the eligible builders/owners/owners having valid Power of Attorney(PoA), for purchase of two numbers of 3 to 4 bedroom independent “Bungalows” within a radius of 10-12 K.M. from its Head Office at Lokmangal”1501, Shivajinagar Pune 411005. Real estate Agent/broker are strictly barred for participation of bid process.
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 18.03.2020 to 08.04.2020 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.500/- (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>18.04.2020</b>
2	Pre Bid Meeting on	<b>03.04.2020</b> at 4.00 p.m. at the above address.
3	Last date of submitting the Tender Form	<b>09.04.2020 up to 3.00 p.m.</b> at Bank of Maharashtra, Corporate Services Dept, Head Office, Lokmangal, 1501 Shivajinagar, Pune 411005
4	Date of opening of Technical Bid	<b>13.04.2020</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.



6	Cost of tender document	Rs.500/-[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 <b>18.03.2020</b> to <b>08.04.2020</b> 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 and to be inserted in tender box kept at Reception, ground floor, Lokmanagal, 1501, Shivajinagar, Pune.
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 Bungalows". The name of bidder, address and contact number must be written on the envelope.
6. **Envelope No. II:** The DD/PO for Rs.500/- 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.500/- 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 Bungalows". 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 Bungalows 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.



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: Deputy General Managers Corporate Services Department Head Office Lokmangal 1501 Shivaji Nagar Pune 411005 Phone no.020-25537314/239.
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 reasons whatsoever.

**14. Preferred Locations for Residential Bungalows at Pune:**

**Residential Bungalows– 02 Nos at Pune:**

Sr. No	Preferred Locations	Carpet area	Preferred minimum amenities of Bungalows
1	Erandwane/Prabhat road	Plinth area about 2500-3000 sq.ft.	3 to 4 bedrooms -Hall Dining, Kitchen Guest room. Porch, out-house, garage, garden, bore well, solar heating, compound etc. with all modern amenities. More particularly given under Technical bid.
2	Kalyani Nagar		
3	Koregaon Park		
4	Camp		
5	Aundh		
6	Baner		
7	Pashan		
8	Bavdhan		
9	Model Colony		
10	Kothrud		
11	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 hereinabove.
16. If no offers are received for ready possession Bungalows, in that case, Bank may also consider an offer for a Bungalows, in and around above locations or in an area which suits the bank, but requires repairs to make it suitable for Bankuse.

Place :Pune  
Date :18.03.2020

Deputy General Manager  
(Corporate Services)



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## Tender Document:

### **PURCHASE OF RESIDENTIAL BUNGALOWS 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/owners having valid Power of Attorney(PoA), for purchase of two number of 3 to 4 bedrooms independent “Bungalows” within a radius of 10 - 12 KM from its Head Office at Lokmangal” ,1501,Shivajinagar,Pune411005. Real estate Agent/broker are strictly barred for participation of bid process.
2. The interested bidders/parties may submit application for the Bungalows properties which are ready for possession.
3. Further to serial no.2 above, Bank would give first preference to Bungalows( 02 Nos) properties offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give preference to a three/four bedroom Bungalows 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.

#### **Preferred Locations for Residential Bungalows at Pune:**

##### **Residential Bungalows-2 Nos at Pune:**

Sr.No.	Location	Carpet area	Preferred minimum amenities of Bungalows
1	Erandwane	Plinth area	3 to 4 bedrooms -Hall Dining, Kitchen Guest room. Porch, Out - house, garage, garden, bore well, solar heating, compound etc. with all modern amenities. More particularly given under Technical bid.
2	Kalyani Nagar		
3	Koregaon Park		
4	Camp		
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 no offers are received for ready possession Bungalows, in that case, Bank may also consider an offer for a Bungalows, in and around above locations or in an area which suits the bank, but requires repairs to make it suitable for Bank use.



#### 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 09.04.2020** shall be rejected outright.

4.3 All vendors are requested to drop the tender documents (TECHNICAL BID AND FINANCIAL/PRICE BID) duly filled, signed & supported by relevant documents in tender box kept at reception, ground floor, Lokmangal, 1501 Shivajinagar, Pune 411005 on or before 3.00 p.m. on **09.04.2020**.

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.



4.10 Bungalows 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 Bungalows 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 Bungalows.**

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/waterproofing to the building (internal / external) at his own cost.

4.14 The particulars of amenities provided / proposed to be provided inside the Bungalows 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 **03.04.2020 at 4.00 p.m. at** Bank of Maharashtra, Corporate Services Department Lokmangal 1501 Shivajinagar Pune 411005 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 **13.04.2020 at 3.30 p.m. at** Bank of Maharashtra, Corporate Services Department Lokmangal 1501 Shivajinagar 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 Bungalows 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 Bungalows, floor-wise area, name, etc. should be furnished in the Technical Bid. Details of measurements of the Bungalows offered should invariably be furnished in the Technical Bid.

4.20. The Bungalows 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 Bungalows, NOC from the Society (if any) may be enclosed. However, Bank may prefer new buildings.

4.23. All the legal documents required by the Bank for verification of the title clearance of the Bungalows 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 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 bidder may submit a valuation of Bungalows from a reputed valuer as additional document while submitting their bid. The said valuation report shall be enclosed along with Financial Bid.

4.27. 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 Bungalows 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 Bungalows is in Bungalows Society.
- g) Fire NOC.

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

4.29. 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 hereinabove.

4.30. **Page 1 to 35** 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 perAnnxure-1.
- c) The Bungalows 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.
- d) Bank of Maharashtra reserves the right to give preference in following order: Bank would give first preference to Bungalows properties offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give preference to a three/four bedroom Bungalows 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, Bungalows 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 Bungalows and the Bungalows which does not conform to the tender requirements would be liable to be rejected and their Financial Bids would be returned.(unopened)
  - h) After step (g) the Bank would independently ascertain the title to the property to ensure that the title of their Bungalows 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 Bungalows 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 Bungalows 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 Bungalows is mortgaged to a Bank, in that case, solicitors/advocates/lawyer's decision, to make part payment to the bank/agency with whom the Bungalows is mortgaged, subject to the condition that the Bungalows is otherwise transferable / assignable and the bank/agency who has mortgaged the Bungalows 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 those Bungalows found suitable on all counts as above would be prepared.
  - l) After the transferability of the short listed Bungalows 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 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 SD would be retained and it would be returned at the time of registration of Bungalows. In case the successful bidder refuses or is reluctant or unable or refrains from transferring the said Bungalows 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 Bungalows would be the essence of the contract.**
- n) The valuation of the Bungalows for which the transferability is ascertained would be carried out by the Bank. The measurement of the Bungalows will be carried out and the area computed.
  - 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.

Stamp & Signature of Bidder



## OFFER LETTER

Senders name & address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To,

The Deputy General  
Manager Corporate Services,  
Bank of Maharashtra,  
"Lokmangal",  
1501, Shivajinagar,  
Pune 411 005

Sir,

**Sub: Offer for purchase of Residential Bungalows-2 Nos at Pune for Bank of Maharashtra".**

This offer is with reference to the advertisement released on \_\_\_\_\_.\_\_\_\_\_.2020 in the press/ put up on the websites of Bank of Maharashtra, for purchasing of two numbers of 3 to 4 bedrooms independent "Bungalows" within a radius of 10-12 k.m. from its Head Office at Lokmangal"1501, Shivajinagar 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 first preference to Bungalows properties offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give preference to a three/four bedroom Bungalows 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 Bungalows, in and around above locations or in an area which suits the bank, but requires repairs to make it suitable for Bank use. 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 Bungalows 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 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 plot of land offered as well as the property documents and to carry out the measurements, valuations thereof.

Stamp & Signature of Bidder



## TECHNICAL BID (BUNGALOWS)

Name of Location for which offer is submitted: \_\_\_\_\_

(Note: If bidder is interested to submit offer for 02 Nos of Bungalows, then they shall attach duly filled two separate Technical bids)

PART A: GENERAL INFORMATION		
Sr.No	Particulars	to be filled by Bidder/Vendor
1	Offer for ----- <b>BUNGALOWS</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-mailaddress:	
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	(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 / FAXNos.	
	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 Bungalows	
		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>	
		Distance from Lokmangal-	
		a. Pune Railway Station	
		b. Nearest Bus stop/ 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. ShoppingComplex 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:</b>	
	5.1	Type of Bungalows: (Residential) Independent:  Row House :	
	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)	
		Whether the proposal is for sale of residential Bungalows in Bungalows Society.	
	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 rooms on each floor	
	5.8	No. of bed room in the Bungalows	
	5.9	Total Plot area of Bungalows offered in sq.ft.	
	5.10	Plinth Area of Bungalows offered: Super Built-Up area Built up area Carpet area (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 Bungalows on offer.)	_____sq.ft. _____sq.ft. _____sq.ft.
	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	Sqft Sqft
<b>6</b>		<b>CARPET AREA DETAILS</b>	
	6.1	Total Area of Bungalows (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	
		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	
7		<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. 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 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	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>	
	<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	



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 furnishings	
	J. AC's(Window/Split)	Nos Make
	k. Details of security arrangements	
	Water supply Municipal Corporation Bore well Overhead Tank	Provided / Not provided Yes /No Yes /No Give Capacity
	Lifts and their nos., if any	
	Generator back up for emergency	
	Anti-lightening 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 Bungalows 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 / Secured from the fire control authorities?(Fire NOC)	
	10.4	If yes, produce proof/ copies of certificates	
<b>11</b>		<b>COMPLETION / OCCUPANCY CERTIFICATE (for ready possession Bungalows)</b>	
	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 2018-19 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.
		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 Bungalows	
	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/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 Turnover in Rs (Lac) 2017  2018  2019
	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.	
<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, incase offered flat is in old building.	
	g) All original chain documents pertaining to the Bungalows 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 Bungalows  
as \_\_\_\_\_ described \_\_\_\_\_ at

\_\_\_\_\_ (Address) and are in actual possession thereof & legally entitled to sell the  
Bungalows 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 Bungalows 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



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Signature of the Owner

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

**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 Bungalows 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 Bungalows 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 Bungalows to the Bank.
- (d) That the Bungalows 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 Bungalows 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 Bungalows 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 Bungalows was purchased by me/us earlier.
- All original chain documents pertaining to the Bungalows 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 Bungalows property to the Bank.

(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 flat by dropping the same in the Tender Box kept at Bank of Maharashtra, Corporate Services Dept., HO, Lokmangal ,1501, ShivajinagarPune411005.Iam/We are aware that the offers will be opened at 3.30 p.m. on the said date (13.04.2020) 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:**

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**SIGNATURE OF VENDOR WITH SEAL**

Name of the signatory:



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

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

Pursuant to your advertisement in \_\_\_\_\_ dated \_\_\_\_.\_\_\_\_.2020 & up loaded on Bank's website for purchase of Bungalows property in Pune, I / we submit my/ our offer, offering \_\_\_\_\_ Bungalow/s situated at \_\_\_\_\_ byname \_\_\_\_\_ 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 \_\_\_\_\_ 2020.

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.	Enclosed valuation report along with Financial Bid. 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.500/- 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 Bungalows at Pune by dropping the same in the Tender Box kept for the purpose at your above office addressed as Lokmangal,1501,Shivajinagar,Pune by 03.00 p.m. on 09.04.2020 . I am/we are aware that, the offers will be opened at 03.30 p.m. on (13.04.2020) and I am/we are invited to be present at the time of tender opening.

\_\_\_\_\_  
Signature of owner

Name of the signatory : \_\_\_\_\_

Date : \_\_\_\_\_

Place : \_\_\_\_\_



### Annexure-1

The parameters on which technical /Financial evaluation is done are as under:

Sr. No	Parameter		Maximum marks	Marks given by the Committee
1	Marketability of Title of the vendor/bidder			
2	Building Plans approved by the Competent Authority			
3	Commencement Certificate / Occupation-Completion certificate			
4	Details of locality			
5	Distance			
6	Internal layout of Bungalows			
7	Ready Possession / Under construction-likely date of possession			
8	Carpet area			
9	Quality of Construction			
10	Amenities provided inside (Vitrified flooring/full height dado in kitchen & WC-bath/Fans/ Geysers / Wardrobes/ Exhaust Fans/ Electrical Fittings Tube lights/ Washbasins and mirrors/ Shower in bathroom / intercom / telephone / dish antenna / internet/ bathtubs)			
11	Common Amenities applicable only if Bungalows is in a big complex.			
12	Municipal Water			
13	Car Park			
14	Security Arrangements (24x7 guards, CC TV, Video cameras, Intercom on arrival etc) applicable only if Bungalows is in a big complex.			

1. Minimum 60% marks are required to be obtained for qualifying for opening of financial bid.
2. The qualifying marks obtained by each bidder will be allotted a weightage of 70% for Technical bid and Financial bid will be allotted weightage of 30%
3. Technical bid of the bidder having obtained highest marks will be assigned technical score of 100 (T-1) and other bids will be given technical score



inversely proportional to the marks obtained by them. (T-2, T-3etc.)

4. Financial bid of the bidder with lowest cost will be given financial score of 100 (C-1) and other bids will be given financial score that are inversely proportional to their quoted price. ( C-2, C-3etc.)
5. Total score, both technical and financial, shall be obtained by weighing the quality & cost scores and adding them up.(T-1 +C-1)
6. On the basis of combined weightage score for quality & cost, the bidders shall be ranked in terms of total score obtained.
7. The bidder obtaining the highest total combined score will be ranked as H-1 followed by the bidders in descending order of marks & ranked as H-2,H-3 etc. The H-1 will be treated as lowest offer.



## FINANCIAL/PRICE BID

### PURCHASE OF RESIDENTIAL BUNGALOWS AT PUNE

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

1. Issue of tender forms from 18.03.2020 to 09.04.2020 during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays)
2. Last date of submission of tender 09.04.2020 by 3.00pm.
3. Date of opening of Technical Bid 13.04.2020 at 3.30pm
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 Pune411005.
6. Offer/offers is/are submitted for Bungalows at \_\_\_\_\_ in Pune.
7. Valuation report of the Bungalows is enclosed herewith





**FINANCIAL/PRICE BID**  
**(No Change whatsoever is to be made in this format)**

(Excluding stamp duty and registration charges)

**1.PURCHASE OF RESIDENTIAL BUNGALOWSAT. \_\_\_\_\_**

Sr. No	Location	Area of the plot Sq.ft.	Carpet Area of Bungalows 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
1.			Plinth Area in sq.ft.	Rs. /- psf.	Rate x Carpet area= Rs.	Rs.
			Carpet area in sq.ft.			

**2.PURCHASE OF RESIDENTIAL BUNGALOWSAT. \_\_\_\_\_**

Sr. No	Location	Area of the plot Sq.ft.	Carpet Area of Bungalows 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)
1.			Plinth Area in sq.ft.	Rs. /- psf.	Rate x Carpet area= Rs.	Rs.
			Carpet area in sq.ft.			

Note:

i) Bidders shall quote rate and amount **excluding** registration and stamp duty charges.

ii) If bidder/owner is in possession of 02 bungalows and intends to sell 02 nos then they shall quote separately as above for each bungalow and if bidder/owner is in possession of single bungalow then they shall quote accordingly.

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.**

3. I/We understand that Bank will not make any upfront payment towards the cost of the Bungalows 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 Bungalows 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 Bungalows.**

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 Bungalows 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 Bungalows 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.

8. 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 :**



### **PURCHASE OF BUNGALOWS IN PUNE,**

**Bank of Maharashtra** invites sealed tenders in two bid system for purchase of two independent Bungalows within a radius of 10-12 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 03.04.2020. Last date for submission of tenders is 09.04.2020 up to 3.00 p.m. The Technical bids will be opened at 3.30 p.m. on 13.04.2020 & Bidders are requested to remain present for the same. No offers will accepted from broker & no brokerage will be paid.

Date:18.03.2020

Deputy Gen Manager, Corporate Services.  
Phone: 020-25537314