

5. Technical Bid (In Typed Format only)

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

PART A: GENERAL INFORMATION		
Sr. No	Particulars	to be filled by Bidder
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 bidder / 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 bidder:	
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:	

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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 & RERA registration No.	
	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. -----Railway Station	
	b. ----- Bus Depot.	
	c. Nearest Market place	
	d. Nearest Police Station	
	e. Nearest Educational Institutions	
	f. Nearest Nationalized Bank	
	g. Nearest Hospital	
	h. Nearest Post Office	
	i. Airport	
4.5	Details of locality – Type of locality	
	a. Residential	a)
	b. Commercial	b)
	c. Shopping Complex	c)
	d. Industrial	d)
	e. Slum	e)
4.6	Whether the locality is free from special hazards like fire, flood, Chemical industry etc.	
4.7	Whether the locality has protection from adverse influence such as	

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	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)	No. of flats offered:----- 1) Flat No. Floor No. Bldg No. 2) Flat No. Floor No. Bldg No. 3) Flat No. Floor No. Bldg No. 4) Flat No. Floor No. Bldg No. 5) Flat No. Floor No. Bldg No. 6) Flat No. Floor No. Bldg No. 7) Flat No. Floor No. Bldg No. 8) Flat No. Floor No. Bldg No. 9) Flat No. Floor No. Bldg No. 10) Flat No. Floor No. Bldg No. 11) Flat No. Floor No. Bldg No. 12) Flat No. Floor No. Bldg No. 13) Flat No. Floor No. Bldg No. 14) Flat No. Floor No. Bldg No. 15) Flat No. Floor No. Bldg No.

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		16) Flat No.	Floor No.	Bldg No
6	TOTAL AREA OF FLAT AS PER RERA GUIDELINES & AS UPLOADED ON RERA SITE (Intending bidder/tenderers are requested to attach the copy of area calculation of each flat uploaded on RERA site)			
6.1	Flat No.			
6.2	Room wise detailed area calculation as per RERA guidelines			
	Hall /Living room			
	Dining room			
	Bed Room – 1			
	Bed Room – 2			
	Bed Room - 3			
	Balcony 1			
	Balcony 2			
	Terrace			
	Kitchen			
	Dry Balcony			
	Passages			
	Bath/Toilet area			
	Any other -specify			
	Any other -specify			
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)			

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	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)	
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	

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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 WC/EWC	Nos
	mirrors	Nos.
	g. Shower in bathroom / bathtubs	Nos. Make
	h. Any other facility like intercom / telephone /dish antenna / internet / digital lock etc.	
	i. Details of internal furnishings	
	j. Details of security arrangements	
	h. Air conditioner	
	j. Kitchen trolley	
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 :	Provided / Not provided
	Municipal Corporation	Yes / No
	Bore well	Yes / No
	Overhead Tank	Give Capacity
	e. Lifts and their nos., if any	Nos. Make Capacity Battery Back up
	f. Generator back up for lift & for emergency	Yes/No
	g. Anti lightening device	

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	h. Security arrangements Fire- fighting(Smoke Detector, Fire hydrant with sprinkler) Anti-burglary device Camera Video Intercom 24x7 guards	
	i. Proper sanitary / sewerage system (Whether sewerage is connected to Local Municipality system?)	Yes/No Yes/No
	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	
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 Name of Authority for Sanction	
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 ?	Yes/No
10.2	If yes, give details of arrangements	

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10.3	Is "No Objection Certificate" obtained / Secured from the fire control authorities?(Fire NOC)	Yes/No
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	Yes/No
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 local authority. If yes enclose copy thereof.	Yes/No
12	DETAILS OF LAND / SITE	
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	
	a. Coverage area (ground coverage)	sq.ft.
	b. Open area	sq.ft.

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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 (Please don't write refer Annexure).	Year Turnover in Rs (Lac) 2019-20 2020-21 2021-22
13.2.2	Details of last 5 projects completed (Please don't write refer Annexure). - Date of commencement - Date of completion	

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	- Total value	
13.3	Name and address of the bankers Phone No.	
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.	
	e) Completion Certificate/Occupancy Certificate if building is ready for possession	
	f) Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.	
	g) NOC from the Society, in case offered flat is in old building.	
	h) All original chain documents pertaining to the flats/property	
	i) No Dues Certificate / NOC from the concerned Society	
	j) Registered MoU /Development agreement between bidder & the	

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	owner in case land is not owned by the bidder.	
	k) NOC from Fire Department.	

Certificate from the Bidder (Owner/s / Builder)

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 legally entitled to sell the subject flats/Bungalow/property.

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 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.

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- (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.
- I/We am/are aware that in all disputes and/or differences arising out of or relating to or concerning this offer and the contract, if any, between myself/ ourselves and the Bank of Maharashtra concerning and/or relating thereto and/or relating to the above mentioned flats, Civil Courts in Chandigarh shall have exclusive jurisdiction.
- (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 flats was purchased by me/us earlier.

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- All original chain documents pertaining to the flats/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 flats/property to the Bank.

(o) My/our offer is open for acceptance for a period of 90 days 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/s by dropping the same in the Tender Box kept at Bank of Maharashtra, Chandigarh Zonal office, ((SCO 120-122, 1st floor Sector 17 C Chandigarh, 160017).

I am/We are aware that the offers will be opened at 4.30 p.m. the said date on 21.03.2022 and I am/We are invited to be present at the time of tender opening.

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

Place:

Date:

SIGNATURE OF BIDDER WITH SEAL Name of the signatory

