

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

TENDER DOCUMENT

PURCHASE OF RESIDENTIAL

BANGALOW (3 to 4 Bedroom)

AT PUNE

TENDER NOTICE

PURCHASE OF RESIDENTIAL BUNGALOW AT PUNE

1. Bank Of Maharashtra Corporate Services Department, Head Office Lokmangal 1501 Shivaji Nagar Pune 411005 invites sealed tenders in **two Bid System** i.e. Technical Bid and Financial/Price Bid from the eligible vendors/builders/owners for purchase of one 3 to 4 bedroom independent “Bungalow” within a radius of 15 k.m. from its Head Office at Lokmangal’1501, Shivaji nagar Pune 411005.
2. The interested parties may collect the tender from Bank of Maharashtra, Corporate Services Department, Head Office at Lokmangal 1501 Shivaji Nagar Pune 411005 during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays) from 01.04.2014 to 23.04.2014 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.100/- (non-refundable) at the time of submission of tender in the form of Demand Draft /PO favouring ‘Bank of Maharashtra” payable at Pune.

1	Date of Issue of tender	31.03.2014
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	23.04.2014 up to 3.00 p.m. at Bank of Maharashtra, Corporate Services Dept, Head Office, Lokmangal, 1501 Shivaji Nagar, Pune 411005
4	Date of opening of Technical Bid	23.04.2014 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	Security Deposit	Bank may collect Security Deposit from only those bidders whose technical bids are found suitable.

Signature of the Bidder

6	Cost of tender document	Rs.100/-[non refundable] by way of DD/PO in favor of Bank of Maharashtra payable at Pune.
7	Tender Forms	Available on our website & also available at Bank of Maharashtra Corporate Services Dept. Lokmangal 1501 Shivaji nagar Pune 411 005 between 11 a.m. to 2 p.m. from 01.04.2014 to 23.04.2014 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 superscribed as "Technical Bid for purchase of Bungalow". The name of bidder, address and contact number must be written on the envelope.
6. **Envelope No. II:** The DD/PO for Rs.100/- favouring Bank of Maharashtra payable at Pune being cost of tender document be placed into this envelope & it should be superscribed as "Cost Of Tender". Technical bid without this DD/PO of Rs.100/-is liable to be rejected.
7. **Envelope No. III:** Financial bid duly completed & signed be put into this envelope and sealed. This envelope should contain Financial/Price Bid (Part II) only & it should be super scribed as "Financial/Price Bid for purchase of Bungalow". 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 Bungalow' in Pune for Bank of Maharashtra**". The name of bidder, address and contact number must be written on the envelope.
9. The bids not submitted in separate covers as above shall be liable to be rejected.

Signature of the Bidder

10. **Offers from Brokers/Intermediaries will not be entertained as Bank does not pay brokerage / commission.** Canvassing in any form will disqualify the Bidder/tenderer.
11. For further information, please contact: Asst. General Managers Corporate Services Department Head Office Lokmangal 1501 Shivaji Nagar Pune 411005 Phone no. 020-25537215.
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 Bungalow at Pune:**

Residential Bungalow at Pune:

Sr.No.	Location	Carpet area	Preferred amenities of Bungalow
1	Erandwane	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	Magarpatta		
9	Model Colony		
10	Shivaji Nagar		

15. Above locations are indicative only. Bank reserves the right to alter any or all locations. Bank also reserves the right to add or to delete any /or all locations without assigning any reason there for. Bank reserves the right to accept a bid for a location other than mentioned herein above.
16. If no offers are received for ready possession bungalow, in that case, Bank may also consider an offer for a bungalow, in and around above locations or in an area which suits the bank, but requires repairs to make it suitable for Bank use.

Place : Pune
Date : 31.03.2014

Asst. General Manager
(Corporate Services)

Signature of the Bidder

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Tender Document:

PURCHASE OF RESIDENTIAL BUNGALOW AT PUNE

1. Bank Of Maharashtra, Head Office invites sealed tenders in **two Bid System** i.e. Technical Bid and Financial Bid from the eligible vendors/builders/owners for purchase of a 3 to 4 bedrooms independent “Bungalow” within a radius of 15 k.m from its Head Office at ‘Lokmangal’1501,Shivajinagar,Pune 411005
2. The interested bidders/parties may submit application for the Bungalow properties which are ready for possession.
3. Further to serial no.2 above, Bank would give first preference to Bungalow properties offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give preference to a three/four bedroom bungalow 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 Bungalow at Pune:

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9	Model Colony		
10	Shivaji Nagar		

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If no offers are received for ready possession bungalow, in that case, Bank may also consider an offer for a bungalow, in and around above locations or in an area which suits the bank, but requires repairs to make it suitable for Bank use.

Signature of the Bidder

4. GENERAL TERMS AND CONDITIONS:

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

4.2 Tender document received by the Bank after due date and time i.e. after **3.00 p.m. on 23.04.2014** 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, Corporate Services Department Lokmangal 1501 Shivaji Nagar Pune 411005 on or before 3.00 p.m. on 23.04.2014. 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.(As far as possible space provided for in the format must be used. Please do not write refer to Annexure etc.)

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

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

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

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

Signature of the Bidder

4.10 Bungalow 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 Bungalow property shall not be prone to water logging.

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

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

4.13. Payment Terms: Defect Liability:

For Ready Possession Bungalow.

Payment Terms:

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

Defect Liability:

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

4.14 The particulars of amenities provided / proposed to be provided inside the Bungalow 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 **10.04.2014 at 4.00 p.m. at** Bank of Maharashtra, Corporate Services Department Lokmangal 1501 Shivaji Nagar Pune 411005 where the intended Bidders can have detailed dialogue regarding the tender, procedure for

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filling-in the Technical Bid, Financial Bid or any other matter / clarifications concerning the tender.

4.17. Technical Bids will be opened on **23.04.2014 at 3.30 p.m. at** Bank of Maharashtra, Corporate Services Department Lokmangal 1501 Shivaji Nagar Pune 411005 in the presence of the bidders/tenderers/authorized representatives. All the bidders/tenderers are advised in their own interest to be present for the same on the date at the specified time.

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

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

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

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

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

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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 valuation of bungalow be got done by the bidder from a reputed valuer having qualifications as prescribed under Section 34AB (Rule 8A) of the Wealth Tax Act 1957. The said valuation report must be enclosed along with Financial Bid. In case valuation report is not enclosed along with Financial Bid, the bids stands disqualified.

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 Bungalow is ready for possession.
- d) Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.
- e) Site plan copy.
- f) NOC from the Society, in case offered Bungalow is in Bungalow Society.
- g) Fire NOC.

4.28. Valuation report be enclosed along with Financial bid.

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

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

4.31. **Page 1 to 30** including advertisement will form part of this tender document.

5.00

Procedure To Be Followed

- a) After opening the first part of the tenders i.e. the Technical bid, Bank of Maharashtra would carry out the evaluation of the tenders received in response to the advertisement for assessing suitability & short listing of sites.
- b) The technical & financial evaluation sheet is as per Annexure-1.
- c) The bungalows 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.

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- d) Bank of Maharashtra reserves the right to give preference in following order:
- e) Bank would give first preference to Bungalow properties offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give preference to a three/four bedroom bungalow 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.
- f) The financial bid envelopes (without opening) of the bidders, which have not been short listed as above, will be returned.
- g) Subject to (c) above, bungalow 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.
- h) Bank of Maharashtra would appoint an agency/ surveyor to measure the bungalow and the bungalow which does not conform to the tender requirements would be liable to be rejected and their Financial Bids would be returned.(unopened)
- i) After step (h) the Bank would independently ascertain the title to the property to ensure that the title of their bungalow is clear, marketable and free from any encumbrances, encroachments and the property can be transferred to Bank of Maharashtra.
- j) Bank of Maharashtra has the right to get these offers for bungalow re-examined through the solicitors appointed by Bank of Maharashtra if required and the decision of the Bank's solicitors in this matter would be final. If in the opinion of bank's solicitors, the bungalow property cannot be transferred or assigned or the title is defective/imperfect, then the offer will be liable to be rejected. The decision of solicitors in this matter would be final. If the bungalow is mortgaged to a Bank, in that case, solicitors/advocates/lawyers decision, to make part payment to the bank/agency with whom the bungalow is mortgaged ,subject to the condition that the bungalow is otherwise transferable / assignable and the bank/agency who has mortgaged the bungalow is willing to do so, would be final.
- k) 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.
- l) A list of those bungalow found suitable on all counts as above would be prepared.
- m) After the transferability of the short listed bungalow 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 bungalow. In case the successful bidder refuses or is reluctant or unable or refrains from transferring the said bungalow property or delays it beyond a period of six months then the **SD would be forfeited**. The

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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.

- n) The offer should remain valid for three months from the date of opening of financial bids. **This period of three months reckoned from the date of opening of the financial bid for effective transfer bungalow would be the essence of the contract.**
- o) The valuation of the bungalow for which the transferability is ascertained would be carried out by the Bank. The measurement of the bungalow will be carried out and the area computed.
- p) 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.
- q) The sealed corresponding valuation reports will be opened by the same committee, which opens the financial bids.
- r) 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.
- s) The SD of the unsuccessful bidders (if called for) will be returned as stated above.
- t) 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.
- u) Discretion of the Committee set up by Bank of Maharashtra for this purpose would be final.
- v) 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.
- w) The stamp duty and registration charges would be borne & paid by the Bank.
- x) 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.

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OFFER LETTER

Senders name & address:

To,

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

Sir,

Sub: Offer for purchase of Residential Bungalow at Pune for Bank of Maharashtra".

This offer is with reference to the advertisement released on 31.03.2014 in the press/ put up on the websites of Bank of Maharashtra, for purchasing for purchase of one 3 to 4 bedrooms independent "Bungalow" within a radius of 15 k.m. from its Head Office at Lokmangal'1501, Shivaji nagar Pune 411005.

I/We understand that:

- a) No brokerage is payable by Bank of Maharashtra to me/us or my/ our representative in this transaction.
- b) All payments for SD etc. would be made through banker's cheque / draft payable to Bank of Maharashtra at Pune.
Bank would give first preference to Bungalow properties offered by Govt./Quasi Govt./Semi Govt. Authorities. Bank would give preference to a three/four bedroom bungalow with hall, dining, kitchen, garage, parking, garden, bore well, outhouse, sufficient open space etc at desired location at competitive price. Bank may also consider an offer for a bungalow, 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 bungalow or completion of the transaction whichever is later. Any expenditure /expenses prior to the said

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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.

Technical Bid (BUNGALOW)

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

PART A: GENERAL INFORMATION		
Sr.No.	Particulars	to be filled by Bidder/Vendor
1	Offer for ----- BUNGALOW 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.	

Signature of the Bidder

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	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 bungalow	
	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)
4.4	Distance from (in k.m.)	
	Distance from Lokmangal-	
	a. Pune Railway Station	
	b. Seagate Bus Depot.	
	c. Nearest Market place	

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	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	Bungalow	
5.1	Type of bungalow: (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)	
5.4	Whether the proposal is for sale of residential bungalow in Bungalow Society.	
5.5	No. of Floors and height of each floor including Basement, if any	
5.6	Clear floor height from floor to ceiling	

Signature of the Bidder

5.7	No. of rooms on each floor	
5.8	No. of bed room in the bungalow	
5.9	Total Plot area of bungalow offered in sq.ft.	
5.10	Plinth Area of bungalow 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 bungalow 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	
6	CARPET AREA DETAILS	
6.1	Total Area of bungalow (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	

Signature of the Bidder

	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	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,	

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	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	
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	Whether structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)	
7.1.4	Likely date of handing over possession	
8	Details of Boundaries and adjacent buildings	
8.1	Boundary of the property a. North b. East c. South d. West	

Signature of the Bidder

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. 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.)	

Signature of the Bidder

	Proper sanitary / sewerage system (Whether sewerage is connected to PMC system?)	
	j. Any other	
9.2	DETAILS OF PLANS / BLUE PRINTS / SANCTIONED PLAN	
9.2.1	Whether the plan of the Bungalow 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?	
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 Bungalow)	
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	

Signature of the Bidder

11.3	Enclose a certified copy of the completion / occupation certificate	
	Taxes	
11.4	Amount of Municipal Taxes.	Rs.
11.5	Whether property tax for the year 2013-14 is paid. If so attach tax bill.	
11.6	Are there any arrears of Tax?	
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	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 bungalow	
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	

Signature of the Bidder

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 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	<table border="1"> <thead> <tr> <th>Year</th> <th>Turnover in Rs (Lac)</th> </tr> </thead> <tbody> <tr> <td>2011</td> <td></td> </tr> <tr> <td>2012</td> <td></td> </tr> <tr> <td>2013</td> <td></td> </tr> </tbody> </table>	Year	Turnover in Rs (Lac)	2011		2012		2013	
Year	Turnover in Rs (Lac)									
2011										
2012										
2013										
13.2.2	Details of last 5 projects completed - Date of commencement - Date of completion - Total value									
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.									

Signature of the Bidder

	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 bungalow 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 bungalow as described at

_____ (Address) and are in actual possession thereof & legally entitled to sell the Bungalow property offered.

I/We hereby, confirm that there is no litigation pending in any court of law or with any quasi judicial authority or any other authority in respect of the bungalow 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

Signature of the Bidder

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

Signature of Owner

I/We further declare, confirm and undertake :

- (a) To provide structural stability certificate from a qualified Architect/Chartered Engineer when called for.
- (b) That the bungalow has clear marketable title and the property is free from all court cases, litigation and is free from any kind of dispute of any nature.
- (c) That the bungalow if mortgaged, required NOC would be provided to the satisfaction of the Bank and their solicitors. The process and payment terms as suggested by the Bank and their solicitors will be followed to effectively transfer/assign the bungalow to the Bank.
- (d) That the bungalow 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 bungalow on conclusion of the sale transaction, whichever is later. Any expenditure/expenses prior to the said date will be borne by me/us.
- (g) To furnish the No Dues Certificate / NOC from the concerned Society, at my/our cost.
- (h) That the transfer expenses or any other charges or contributions or outgoings and all other expenses demanded by and / or payable for transfer of the offered bungalow 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

Signature of the Bidder

execution of the sale deed or a letter authorizing the said use will be provided by us.

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

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

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

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

- Sale deed or any other title documents through which the offered bungalow was purchased by me/us earlier.
- All original chain documents pertaining to the bungalow property.
- Receipt of payment of latest Society charges, Electricity Bill and any other charges.
- Non-encumbrance Certificate and any other document required for effective transfer of the bungalow 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 Shivaji Nagar Pune 411005. I am/We are aware that the offers will be opened at 3.30 p.m. on the said date (23.04.2014) and I am/We are invited to be present at the time of tender opening.

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

Place:

Date:

SIGNATURE OF VENDOR WITH SEAL

Name of the signatory :

Signature of the Bidder

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

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

Pursuant to your advertisement in _____ dated 31.03.2014 & up loaded on Bank's website for purchase of Bungalow property in Pune, I / we submit my / our offer, offering _____ Bungalow situated at _____ by name _____ strictly in terms of your advertisement. The offer is valid for minimum 90 days from the date of opening of Financial Bid. I/We, in consideration of your agreeing to process and consider our proposal, irrevocably undertake that during the currency of my / our offer, I / we will not withdraw or modify the offer in terms of price quoted or in terms of other terms and conditions on which the offer is made. As the Bank has invested good amount of money and time for processing my / our proposal, in the event of my / our committing default of this undertaking, for any reason whatsoever, I/We hereby further undertake to pay Bank of Maharashtra liquidated damages equivalent to 1% of my / our offer price subject to maximum of Rs.5 lac.

This undertaking is executed on this _____ day of _____ 2014.

Signature _____
Seal Name _____
Address _____

NOTARY SEAL & SIGN

Signature of the Bidder

Check List

Sr. No.	Enclosures/ Activities to be done by the tenderer	Please tick to ensure completion of the activity
1.	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.100/- favouring Bank of Maharashtra payable at Pune being tender cost& is enclosed in Envelope No. II duly super scribed	
8	Please note that only Bank format is to be used for submission of Technical & Financial Bid. No change in any manner is to be made in the tender document; Technical & Financial Bid otherwise bid is liable for rejection.	

Confirmation:

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

I / We, the undersigned am / are submitting this offer (in a sealed envelope No. IV duly super scribed and as per directions given in the instructions) for sale of our Bungalow at Pune by dropping the same in the Tender Box kept for the purpose at your above office address by 03.00 p.m. on 23.04.2014 . I am/we are aware that, the offers will be opened at 03.30 p.m. on the same day (23.04.2014) 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 BUNGALOW AT PUNE

FINANCIAL/PRICE BID

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

1. Issue of tender forms from 01.04.2014 to 23.04.2014 during 11.00 a.m. to 02.00 p.m. (except Holidays & Sundays)
2. Last date of submission of tender 23.04.2014 by 3.00 pm.
3. Date of opening of Technical Bid 23.04.2014 at 3.30 pm
4. Tenders to be collected from Bank of Maharashtra Corporate Services Dept. HO Lokmangal Pune 411005 or to be down loaded from bank's website.
5. Tenders to be submitted at : Bank of Maharashtra Corporate Services Dept. HO Lokmangal Pune 411005.
6. Offer is submitted for Bungalow at----- in Pune.
7. Valuation report of the bungalow is enclosed herewith

FINANCIAL/PRICE BID

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

(Excluding stamp duty and registration charges)

PURCHASE OF RESIDENTIAL BUNGALOW AT _____

Bungalow:

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

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

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

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 bungalow or any charges.

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

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

For Ready Possession Bungalow.

Payment Terms:

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

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

Defect Liability:

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

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

6. I/We understand that the defect liability period is one year from the date of possession or expiry of the first monsoon/submission of building completion certificate/Occupation certificate **whichever is later**. During defect liability period, the vendor has to undertake all structural repairs to the bungalow 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 vendor with seal

Date :

Signature of the Bidder

PURCHASE OF FLATs/Bungalow IN PUNE,

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

i) One independent Bungalow

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

Pre bid meeting is arranged on 10.04.2014. Last date for submission of tenders is 23.04.2014 up to 3.00 p.m. The Technical bids will be opened at 3.30 p.m. on 23.04.2014 & Bidders are requested to remain present for the same. No brokerage will be paid.

Date: 31.03.2014

Asstt. Gen Manager, corporate Services.

Phone: 020-25537215

Signature of the Bidder

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 bungalow			
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 bungalow 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 bungalow 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-3 etc.)
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-3 etc.)

Signature of the Bidder

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.

Signature of the Bidder