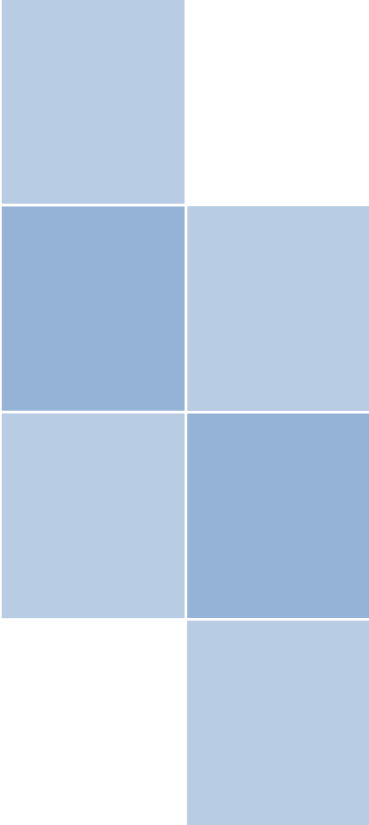


EXPRESSION OF BID DOCUMENTS

For Proposed Redevelopment of Society



Tilak Nagar Tribhuvan C.H.S. LTD
Building No. 128, 129 & 130
New Tilak Nagar, Chembur, MUMBAI-400089.

PROJECT MANAGEMENT CONSULTANTS

M/S. ELLORA PROJECT CONSULTANTS PVT. LTD

Ninad CHS LTD., Building No. 7, 317 to 321, Ground Floor, Kher
Nagar, Western Express Highway, Near PF Office, Bandra (E),
Mumbai - 400 051



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**1. DEFINITIONS OF VARIOUS PHRASES, TERMS AND ABBREVIATIONS AND
GENERAL CONDITIONS OF THE CONTRACT**

1	SINGULAR PLURAL	AND	Where the context so requires, words imparting the singular shall also mean the plural and vice versa, throughout the BID.
2	HEADINGS MARGINAL NOTES	AND	Headings and marginal notes to the various conditions shall not be deemed to form part thereof or be taken into consideration in the interpretation or construction thereof the contract.
3	GENDER		Word's imparting the masculine gender shall also include the feminine gender.
4	ARCHITECT		The "Architect" shall mean the Person appointed by the Society/Successful Bidder for redevelopment at its Architect engaged by the Society/Developer to advise it on architectural matters of the project.
5	APPROVAL APPROVED	AND/OR	"APPROVAL AND/OR APPROVED" shall mean approved in writing including subsequently written confirmation of previous verbal approval and approval, means Approval in writing including as aforesaid.
6	BID		"BID" shall mean the Bidder's price offer submitted in the prescribed form. The terms mentioned here in this Document shall be treated as synonymous with each other wherever and whenever used in the entire Document i.e. Bid / Bid Document / Contract / Tender / Agreement would mean the same for all practical purposes.
7	BIDDER		"BIDDER" is a Company, Corporation, Consortium, participating in the Bid.
8	SUCCESSFUL BIDDER		"SUCCESSFUL BIDDER" is the Bidder to whom the Re-development of the project is awarded.
9	CONTRACT		"CONTRACT" shall mean the Agreement papers, details of the Company/Firm, all the Proforma as, BID document together with the Letter of Intent (L01) and any other documents specifically indicated herein and the formal agreement executed between the Successful Bidder and Society. All these documents taken together shall be deemed to form one contract and to be part of each other.
10	CARPET AREA		Carpet Area shall be MOFA Carpet measured inner wall to inner wall areas within the Apartment (i.e.) the inner measurements of the Flat or Space at Floor Level .
11	COMPETENT AUTHORITY		The competent authority shall mean all the sanctioning authorities formed and authorized by virtue of provisions of Constitution / Act / Notification / Regulatory Body / Resolution in respect of obtaining various sanctions / approvals / NOCs / permissions required for the execution of project work such as Local Municipal Authority, MSEB authority, Reliance Energy/Tata Power Supply Co. or any

		other Power companies, Electrical Inspector, Lift Inspector, Revenue Authorities, Tree Authority, Fire, Civil Aviation Department, Environmental Ministry, Defense Authorities, Regional Development Authority, MMRDA/MRTS I MHADA or Govt. of Maharashtra, Govt. of India etc.
12	D.C RULES/DCR	D.C. Rules/DCR shall mean Development Control Rules and Regulations of Local Municipal Authority, or any other Authority designated by Government under M.R.T.P. Act as amended from time to time inclusive of circulation, GRs etc.
13	DAY	“DAY” means a calendar day of 24 (Twenty-Four) hours from midnight to midnight, beginning and ending at 00 hours and 24 hours, irrespective of the number of hours worked in that day, holidays, weekdays, weekends, Sundays.
14	“DEFECT”	“DEFECT” means any part or whole of the particular item, service, amenities or performance, which is not executed in accordance with the specification of the contract.
15	DRAWINGS	“DRAWINGS” shall mean maps, plans, drawings, tracings, prints and sketches thereof prepared by the Bidder and submitted to Society during the Bid Process along with Bid Document. Supplementary Drawings furnished by the Successful Bidder to clarify and to define the Project in greater detail, Drawings submitted by the Successful Bidder’s Architect, Successful Bidder’s Consultants with the due approval in writing by the Society and their PMCs from from time to time.
16	GOVERNMENT	The Government shall mean the civic body, Government of State of Maharashtra and or Central Government and all subsidiaries and delegated authorities.
17	LETTER OF INTENT	“LETTER OF INTENT” shall mean an initial official communication and intimation by a Letter of Managing Committee to the Successful Bidder accepting the Bid or Tender or Offer in accordance with the provisions contained in the Letter to undertake/carry out the development work for the said Project subject to fulfilling various conditions laid down in tender documents, special conditions (if any) are incorporated in offer letters (if any).
18	LEGAL ADVISOR/ ADVOCATE/ COUNSEL/SOLICITOR	Mean the legal expert engaged by the Society to advise it on legal matters of the project, and so informed to the Successful Bidder by the Managing Committee
19	LOCAL MUNICIPAL AUTHORITY	Local Municipal Authority shall mean any authority designated by Government under M.R.T.P. Act in whose jurisdiction the work/project is taken up.
20	MONTH	“MONTH” means British calendar month.

21	NOTICE IN WRITING' OR WRITTEN NOTICE	NOTICE IN WRITING' OR WRITTEN NOTICE: shall mean a mail or Fax, notice in written, typed or printed characters sent, (unless delivered personally or otherwise proved to have been received) by registered post or speed post or courier or through electronic media like Fax and Email to the last known personal or business address or registered office of the addressee and shall be deemed to have been received when in the ordinary course of post it would have been delivered.,
22	PROJECT	The "Project" shall mean the works to be executed in accordance with this bidding document/agreement and shall include extra or additional, altered or substituted, ancillary works as required for the performance of the agreement. The same shall include development of sites, buildings, infrastructure, amenities etc. on the Society's land both for the Society's component as well as saleable component up to procurement of full Occupation Certificate and "Building Completion Certificate".
23	PMC'S INSTRUCTIONS:	PMC'S INSTRUCTIONS: Shall any instruction in writing, details, directions and explanations given from time to time by the Architect at the instance of Society or on behalf of the Society during the contract period.
24	BANK GUARANTEE	"BANK GUARANTEE" for due performance issued by a Scheduled or Nationalized Bank is to be submitted by the Successful Bidder at the time of receipt of IOD's (Intimation of Disapproval) and prior to the demolition of building.
25	"PROJECT CONSULTANT (PC) or PROJECT MANAGEMENT CONSULTANT (PMC) or SOCIETY CONSULTANT	"PROJECT CONSULTANT (PC) or PROJECT MANAGEMENT CONSULTANT (PMC) or SOCIETY CONSULTANT" shall mean the origination appointed by the Society to act as Project Management Consultant for the purpose of the Project. The role of the Project Management Consultant will continue till completion of Project by the Successful Bidder. Society Consultant and Engineer Consultant shall also mean PMC.
26	SCOPE OF WORK AND "PROJECT WORK"	SCOPE OF WORK AND "PROJECT WORK" Means and includes the entire re-development work to be executed by the Successful Bidder entirely at its costs, in accordance with the terms of the Tender documents and the contract to be executed by and between the parties and includes all the construction materials, apparatus, equipment, machinery, fittings, and things of all kinds and also employing of all the requisite skilled/unskilled labors, supervisors, engineers, other professionals by the Successful Bidder etc., which shall be done by the Successful Bidder along with all other incidental and ancillary work to be done by the Successful Bidder under

		the tender terms and conditions and contract.
27	FORCE MAJEURE	If at any time during the execution of the project, the Successful Bidder is not able to proceed with construction/completion of the project beyond a period of one month due to any reason beyond its control as mentioned below, the Successful Bidder shall get extension of time to proceed with the project work in case of occurrence of such events; the period of extension being assessed by the Society as reasonable and necessary. No other claim shall be considered. "Force Majeure means as defined under the RERA Act"

1.1 ABBREVIATIONS AND SHORT FORMS

PRC or PR Card	Property Registered Card
CTS Plan	City Survey Plan
DP	Development Plan
DP Remarks	Development Planning Remarks
TP	Town Planning
TP Remarks	Town Planning Remarks
DC Rules/DCR	Development Control Regulations
MCGM / M. C. G. M.	Municipal Corporation of Mumbai
BMC / B. M. C.	Brihan Mumbai Corporation
FSI/ F. S. I.	Floor Space Index
IOA/I. O. A.	Intimation of Approval
CC / C. C.	Commencement Certificate
OC / O.C.	OC / O.C. Occupation Certificate
BCC / B.C.C.	Building Completion Certificate
EMD	Earnest Money Deposit
SD	Security Deposit
BG	Bank Guarantee
NIT / N.I.T.	Notice Inviting Tender
MC	Managing Committee
PMC	Project Management Consultant
LOI	Letter of Intent
MOU	Memorandum Of Understanding
DA	Development Agreement
POA	Power of Attorney
MHADA	Mumbai Housing & Area Development Authority

1.2 BIDDING INFORMATION OF THE PROJECT

1	Invitation of Bid	Tenders are invited only from Builders & Developers, who will have collected information booklet.
2	Non-Refundable Expression of bid Fees	As informed to the Bidders prior to their purchasing of this Bid Form from the Society, Expression of Bid Fees paid is non-refundable and refund cannot be claimed for whatsoever reason.
3	Decision to select or reject Expression of Bid	Tender of any or all Bidders and its processing is the absolute right of the Society through General Body. Society does not bind itself to accept the highest Bid and reserves the right to accept any bid or reject any or all Bids or postpone the bidding process, without assigning any reasons for the same and no claim shall be tenable in any Court of Law on those grounds including other grounds as mentioned below. Bidders accept the same without reservation, prior to bidding. No reason or explanation shall be rendered by the Society for rejection of Expression of interest. Society also reserves the right to re-negotiate the terms and conditions as well as bids made by the short-listed Bidders.
4	Project Completion Period	36 Months plus 06 months Grace Period.
5	Expression of Bid Fees	Rs. 15,000/- Rs. Fifteen Thousand Only (Non- Refundable) Payable in favor of the "TILAK NAGAR TRIBHUVAN C.H.S. LTD" by Pay order/ Demand Draft.
6	Interest in Free Earnest Money Deposit	Rs. 5,00,000/- Rs. Five Lakh Only by Way of Pay order / Demand Draft in favor of "TILAK NAGAR TRIBHUVAN C.H.S. LTD" to be submitted by the Bidder along with the bid.

2. SOCIETY INFORMATION

1	Name & nature of Project	Re-Development of “ TILAK NAGAR TRIBHUVAN C.H.S. LTD ”
2	Address	BUILDING NO. 128, 129 & 130 NEW TILAK NAGAR, CHEMBUR, MUMBAI-400089.
3	Society Registration No	BOM/W-M/HSG. (OH) 4547 OF 1989-90.
4	Plot Area	Total Plot Area 2,701.20 sq.mt. as per MHADA Layout
5	Existing Members	84 Members
6	Total Existing Carpet Area	4,292.08 sq.mt. as per data provided by society
7	Site Address :	Village Chembur, New Tilak Nagar MHADA Colony, Chembur, Mumbai. as per MHADA Layout.
8	Existing Road as per D. P. 2034	6.50 Mtrs. Wide Road
9	Existing Reservation	Retail Market with Vending Zone, Multi-Purpose Community Center, Municipal School. As per D.P.2034
10	Permissible Height	45.59 Mtrs AMSL (Site elevation – 4.32 mtrs)as per NOC issued By AAI U/NO. SNCR/West/B/042519/390168 Dated 29/05/2019, valid upto 28/05/2027
11	Additional Information	NEW TILAK NAGAR MHADA Layout.

3. SCHEDULE OF PROPERTY AS PER LEASE DEED

THE FIRST SCHEDULE REFERRED HERE TO ABOVE:

All that piece or parcel of land or ground or plot situate and lying underneath and appurtenant to CTS No. 47, Village Chembur, New Tilak Nagar MHADA Colony, Chembur, Mumbai. in the registration sub-district and district of Bombay city and suburban admeasuring **29,075.72 Square feet i.e. 2,701.20sq. Mtrs.** Or thereabouts and bounded as follows.

That is to say:

Land underneath and appurtenant to CTS No. 47

To the Northeast - 6.50 Mtrs. Wide Road.,
To the Northwest - Nala.,
To the Southeast - Access to Railway station,
To the Southwest - DP RG

4. INSTRUCTIONS TO BIDDER

1	Disqualification of Bidder.	Bid will be submitted in the prescribed format only. All amounts should be written both in figures and words. In case of conflict between a figure and a word in amount, the latter shall prevail. Yet the Society reserves the right to reject the Bid. Any Bid not conforming to any of the following terms is liable to be disqualified/ rejected. a) It is made explicitly clear that our registered society is a Co-operative Body. If any Successful Bidder attempts to coerce the society for his selection for Redevelopment Project. b) If the Bidder conducts unethical activities in collusion with any member or agent for his selection as Successful Bidder for the Redevelopment of the Society. c) If the Bidder tries to manipulate the existing members for his selection as Successful Bidder of the Redevelopment of the Society. d) If Bidder provides false and/or inadequate information in the bid. e) If the Bidder proposes any alteration in the work specified in the expression of Bid, in the form allowed for the execution and any other conditions. f) If any of the pages of the expression of Bid are removed/ replaced. g) If all corrections and additions or pasted slips are not initialed by the Bidder. h) If the expression of Bid is not complete in all respects. i) Further, if it is found that two or more people who are concerned with one another either financially or as principal and agent or master and servant have Bid under different names for the same contract, without disclosing their connections, then such Bid will be rejected, and Earnest Money Deposit will be forfeited. Any contract entered into under such conditions is also liable to be rejected. The respective pages of the bid document should bear the seal of the entity and the signature of the authorized partner or director. j) Failure to provide information which is essential to evaluate the Bidder's qualification or to provide timely clarification or substantiate the information supplied may result in disqualification of the Bid. k) Society can reject a bid for any other reason.
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2	Bid without Earnest Money Deposit (EMD)	Any offer received without Earnest Money Deposit in the form as specified in Bid Document shall not be considered & the Society shall reject the Bid.
3	Transfer of Bid Document	The transfer of Bid Document purchased by one intending Bidder to another Bidder is not admissible and will be considered invalid and void ab initio.
4	Validity of Bid	Expression of Bids shall be valid for acceptance by society for a period of 06 months and/or the extended period by the Society from the date of its submission as may be notified publicly.
5	Return of the Bid	Any Bid submitted beyond the time & date given in this tender and/or Bid documents and/or the extended time period by Society, shall be rejected & returned to the Bidder, unopened. Society, however in its sole discretion reserves the right to accept any Bid for an extended time period of 3 days for any special reasons or to consider any other factors in its discretion. No bidder may assume right to acceptance of bid.
6	Reschedule of Bidding	The Society reserves the right to cancel the offer before submission/opening of Bids/postpone the Bid submission/opening date & to accept/reject any or all offers without assigning any reason thereof. The Society's assessment of suitability as per eligibility criteria shall be final & binding on all Bidders. The Decision of the Society on this is final and conclusive. No Bidder shall have right to challenge the same in the Court of law.
7	Forfeiture of EMD	a. The Earnest Money Deposit of the Bidder shall be forfeited if it withdraws its offer during the period of Bid validity specified in the bid document or extended validity period as agreed to, in writing by the Bidder or does not respond/comply with the instructions and requisitions raised by the Society to clarify, supplement the information etc. as asked for by society. b. EMD of Successful Bidder will be forfeited if the bidder fails to: ● Arrange for and obtain necessary permission (including incurring the required expenses if any for the same) under section 79-A of Maharashtra Co-operative Societies Act, 1960. ● Sign the Development Agreement with the timeline specified herein this document. ● Furnish Performance Guarantee in accordance with the terms of Bid Document. ● Procure necessary permission within the stipulated time period mentioned in the offer. ● Commence the work within the stipulated time period

		mentioned in the offer. ● In the event any of the information provided by the Bidder is false or fabricated.
8	Debarred from Bidding	In case of forfeiture of EMD, the Bidder shall be debarred from Bidding in case of re-invitation of the Bid Documents.
9	Return/Refund of EMD	The Society shall return the EMD of all the unsuccessful Bidders who have not been shortlisted for the further process of Redevelopment within a period of 30 days from shortlisting of the Bidders by the Society, however, the EMD of the Successful Bidder shall be converted into the Security Deposit.
10	Sign & Seal on Bid documents	All tender pages should be authentically signed & Sealed by the Successful Bidder as a token of acceptance of tender terms & conditions.
11	Submission of Bid	The completed offers shall be submitted in three sealed packets i.e. Packet — I, Packet — II & Packet — III sealed separately in envelopes super-scribing as: ● <u>Packet – I (The Technical Bid):</u> 1. Original Bid Documents. 2. Last three-Year Audited Balance Sheet of the Company, Directors & Partners. 3. Last Three years Turnover Certificate from the Chartered Accountant of the Company. 4. Solvency Certificate from Chartered Accountant which should not be more than 3 months old. 5. Schedule A-I on Company Letter Head with complete details. 6. Proof in support of the point no. 5 of the “Criteria for Pre-Qualification”. 7. Copy of Registration Certificate of Company. 8. Copy of the Memorandum and Article of Association/Partnership Deed. 9. Original Extract of Resolution/ Notarized True copy of the Power of Attorney of the authorized Signatory. 10. List of completed MHADA/Private redevelopment projects in the last 3 years and list of projects hand and status. 11. Declaration of ongoing legal and arbitration proceedings, if any. ● <u>Packet – II (Compensation/ Commercial Bid)</u> 1. Commercial Compensation offer to the Society and its members as per format attached to this Bid document.

		● <u>Packet – III (Earnest Money Deposit)</u> 1. Pay order / DD of Earnest Money Deposit “EMD” These three sealed envelopes shall further be sealed in larger envelope super scribing the name of work as stated above along with this original tender booklet. The Sealed Envelops are to be addressed & brought to Society by Bidders/authorized representative of Bidders on or before Bid submission date.
12	Opening of Bid	The Bids will be opened in the Managing Committee Meeting and the other interested members of the society at a time and date to the discretion of the Society. First the technical bid shall be opened which shall be submitted to the PMC for evaluation and after evaluation commercial bid of eligible bidders shall be opened.
13	Project Management Consultants (PMC)	<u>“M/s. Ellora Project Consultants Pvt. Ltd.”</u> 317-321,Ninad CHS Ltd., Bldg. No. 7, Kher Nagar, Service Road, Bandra East, Mumbai- 400 051. Phone No.:- +91 8657005635 Email ID:- pmc@ellorapc.com

5. SCHEDULE OF BIDDING

Sr. No.	Activity	Date & Time	Venue
1	Issue of Bid Document	____ th _____ 2025 to ____ th _____ 2025 from ____pm to ____pm	From the Office of Society
2	Submission of Bid Document	____ th _____ 2025 to ____ th _____ 2025 from ____pm to ____pm	At the Office of Society
3	Opening of Bid Document	____ th _____ 2025 at ____am/pm	At the Office of Society

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6. CRITERIA FOR PRE-QUALIFICATION

1	The constitution of the Bidders should be either Private Limited , Public Limited Company , Partnership Firm or Limited Liability Partnership Firm registered under the Indian Companies Act 1956/2013.
2	The Company/Group company/consortium should have completed minimum 1 redevelopment project for the plot area minimum 2,000 Sq.mt. each or construction area 10,000 Sq. mt. each or 2 redevelopment projects of the plot area minimum 1000 Sq.mt or construction area 5,000 Sq.mt. Preferable MHADA projects in the Mumbai and Mumbai Suburban Area.
3	The Company/Group company/consortium should have financial capacity to carry out the project of this magnitude. The total average annual turnover of the bidder for the last Three Years should be of Rs. 50 Cr. To Rs.75 Cr.
4	The Company should have minimum Net worth of Rs.75 Cr. As per the last financial year.
5	The interested Bidder has to submit Interest Free deposit by way of Demand Draft/ pay order in favour of Society as Earnest Money Deposit to the Society along with the Bid. Failure to submit EMD will automatically imply disqualification and the society shall not be obliged to even consider the bid.
6	Joint Venture/Consortium for this project of two or more firms and companies and or assignment of rights and the benefits of the project are not allowed without the prior consent of the Society in writing. The Partners/Directors at the time of submitting the Bids shall continue to be the partners of the organization with their existing share ratio/equity holding and they are debarred from diluting the same without any prior consent from the Society.

- Merely fulfillment of minimum eligibility criteria will not be entitled for Pre-qualification as pre-qualification will be done after considering various parameters including receipt of satisfactory reports by the Society and to the discretion of the society.
- Decision of the Society in regard to pre-qualification of Successful Bidder shall be final. The Society reserves the right to reject any or all applications without assigning any reason thereto.

7. DEVELOPMENT POLICY

- The Government of Maharashtra has published the DCR and DP-2034 and the same is applicable for all new proposals where IOA and CC has been issued by the authority.
- Society is the lessee of the land and MHADA is the Owner of the land.
- The said property can be developed under the DCPR-2034 under Regulation 33(5) which is specially formulated for the redevelopment of MHADA Plot.
- In addition to the above, the said property is also eligible for benefits under Regulation 31(3) of DCPR-2034 as fungible FSI.
- The Bidder has to follow the DCPR — 2034 and DP-2034 while submitting the Bid to the Society.

8. PROJECT COMPLETION PERIOD

Project commencement will have time limit frame as indicated below, which should be strictly adhered to, failing which non-compliance will attract automatic cancellation/revocation/termination of LOI and all other legal agreements such as MOU/Power of Attorney/Development Agreement etc. and the Earnest Money Deposit will be forfeited and, in that event, the Successful Bidder cannot and will not claim any sort of damages nor enter into litigation against society.

1.	Execution and Registration of Development Agreement.	Within 60 Days from 79-A NOC issued by Deputy Registrar MHADA society.
2.	Submission of proposal to MHADA.	Within 30 days of Development Agreement.
3.	MHADA Offer Letter for additional BUA	Within 60 days of Development Agreement.
4.	MHADA NOC for additional BUA	Within 30 days of MHADA offer letter
5.	To obtain Concession from MHADA.	Within 60 days from Development Agreement.
6.	Intimation of Approval "IOA".	Within 45 days from Concessions.
7.	Commencement Certificate "C.C".	Within 2 Months from IOA.
8.	Occupation Certificate "O.C" and completion of Project.	Within 36 months plus 06 grace months from the first Commencement Certificate.

9. PERFORMANCE GUARANTEE

The Successful Bidder shall have to provide the performance guarantee to the Society by providing the Bank Guarantee, Security Deposit and Lien on the saleable flats as provided herein below:

A.	BANK GUARANTEE FOR CONSTRUCTION OF BUILDING (FOR THE EXISTING 84 MEMBERS OF THE SOCIETY INCLUDING AMENITIES)
1	The Bank Guarantee should be procured and furnished amounting to 20% of the project cost or maximum as per the prevailing government rules from any nationalized bank whichever is higher. The Bank Guarantee shall be furnished before the Society hands over vacant possession of the property to the Successful Bidder after receipt and loading of the IOD. The Bank Guarantee shall be of reducing nature which will be released as per the progress of work in following installment: a. 15% on plinth completion. b. 25% on completion of RCC work brick work plaster. c. 30% on completion of finishing items. d. 30% on possession of the new flat on completion of the building and receipt of the occupation certificate from the MHADA.
2	The Bank Guarantee shall be provided from Nationalize Bank only and at no point of time the Successful Bidder shall ask for waiver of the said condition.
3	The claim period should be 3 months beyond the expiry date of the said Bank Guarantee.
B.	BANK GUARANTEE FOR RENT/COMPENSATION FOR TEMPORARY ALTERNATE ACCOMMODATION.
	The Successful Bidder shall have to provide Bank Guarantee of the amount equivalent to 6 months' rent from any nationalized bank which shall be valid up to the handing over possession of the new flat to the existing members of the society.
C.	INTEREST FREE SECURITY DEPOSIT
1	In addition to the Earnest Money Deposit, Rs. 15,00,000/- (Rs. Fifteen Lakhs Only) to be deposited as Security Deposit within 15 days of selection of the Successful Bidder along with the acceptance Letter. The said Security Deposit shall be released by the society to the Successful Bidder upon receipt of the full occupation certificate.
D.	LIEN ON SALEABLE FLATS
	The Successful Bidder shall provide lien on the saleable flat equivalent to the minimum 2,000 Sq. ft. Carpet Area of the sale premises (1500 Sq. Ft. residential and 500 Sq. Ft. carpet area for commercial) and no third party right of whatsoever nature shall be created by the Successful Bidder till the Successful Bidder obtains the full Occupation Certificate. The Successful Bidder shall enter into necessary legal document for such lien of flats upon receipt of the IOA for the project. Upon obtaining the full Occupation Certificate, the Successful Bidder shall be allowed to sale such flats/premises within approval of the society.

10. PROPOSAL DETAILS

1	The Society is proposing redevelopment by demolishing the Society's existing structure on the plots. It is proposed to construct new buildings by way of acquiring permitted additional F.S.I. from MHADA in the name of society as per the rules and regulations of DCPR-2034.
2	The plot belongs to the MHADA, and the society is the Lessee of the plots as per the lease Deed.
3	The Successful Bidder has to perform and execute the redevelopment project according to the scope of work as defined in the Bid Document and further in the Development Agreement with the technical specifications and amenities detailed in this Bid Document. The work will have to be carried out as per specifications, design criteria and other stipulations in this Bid Document and as would be indicated in the Development Agreement. The entire cost of construction of the said building as also of the amenities, Fittings and fixtures in the flats and infrastructure shall be borne by the Successful Bidder.
4	The Successful Bidder shall have to offer and provide constructed new flat with additional carpet areas to each member of the society free of cost over and above the existing carpet area of the respective members (including registration, stamp duty, GST and other taxes as applicable for additional offered area free of cost) as mentioned under this tender document. The successful Bidder shall state the cost of additional area beyond the offer at the outset.
5	The Successful Bidder shall have to offer compensation for the members in its offer to provide Temporary Alternate Accommodation to the members of the Society till the completion and repossession of the newly constructed flats with OC. Till such time, the monthly rents and deposits shall be borne by the Successful Bidder. The amount/rent offered for Temporary Alternate Accommodation as rent to the residential will be as per the prevailing rates at the time of vacation within the area of 1 KM from the Society.
6	The Successful Bidder has to bear Brokerage, Transfer Charges, Stamp Duty, Registration Charges (for Temporary Alternate Accommodation Agreement) and Shifting and Transport charges anywhere in Mumbai for transport of the members' belongings. The Successful Bidder has to provide upfront Leave & License Fees and Rent in advance. The Successful Bidder shall also pay one month's rent for Brokerage in advance along with the Advance Rent till completion of the project and obtaining O.C. The rent for Temporary Alternate Accommodation will have to be provided by the Successful Bidder in case of delay of the project with the escalation of minimum 10% plus agreed brokerage. All the charges have to be provided before vacating the premises.
7	The Successful Bidder shall pay to the Society Members "Hardship Compensation"/Corpus Fund in lieu of hardship suffered by the Society and its Members on the basis of the scheme for re-development.
8	The Successful Bidder shall also construct and give covered car parking space to each member. The Successful Bidder shall also provide visitors with car parking as per the rules and regulations. The Successful Bidder shall not be allowed to construct a separate tower for car parking. Podium parking along with 2 lifts/Ramp may be considered for car parking. Successful Bidder shall not be allowed to construct basements in project (Services may be allowed in basement)

9	The successful Bidder will be responsible for submitting proposals to MHADA to approve the redevelopment scheme and for additional FSI and to get the Development permissions from MHADA for redevelopment and utilization of the entire existing plus additional FSI as may be approved by MHADA including Fungible FSI.
10	The successful Bidders shall get the project registered under the RERA before publishing and advertising and/or start of sale of Successful Bidders free sell flats.
11	The Successful Bidder shall have to prepare the plans as per the prevailing DCPR & DP- 2034 of the proposed building and submit to the Society and after approval of the Society, submit the same to the concerned authorities for further approval. Any amendments/additions/alterations to the said plans as per the requirements of Development Control Regulations or any other statutory body, shall also be approved by the Society first. The Successful Bidder will submit the plan for demolition and reconstruction to the Society/PMC prior to the submission to concerned authorities and the Successful Bidder shall seek prior written approval of the Society. Neither the plans nor the alterations shall be binding on the Society unless approved in writing by the Society.
12	The Successful Bidder shall have to make provision of firefighting to avoid fire accidents in the new building of the Society as per the norm of the CFO.
13	The Successful Bidder shall demolish the existing building only after obtaining IOA and plans approved for the entire project. Before any Demolition work is commenced, all practical steps shall be taken by the Successful Bidder to prevent danger to persons employed, from risk of fire or explosion, or flooring. No floor, roof or other part of a building shall be as over-loaded with debris or materials as to render it unsafe.
14	The Successful Bidder undertakes to complete the construction of the entire project along with Occupation Certificate within 36 months plus 06 months grace period from the date of obtaining the first Commencement Certificate from MHADA.
15	The Successful Bidder shall have to provide Amenities and Technical Specifications as mentioned in this document. The Successful bidder shall provide similar Amenities and Technical Specifications to its sale flats and if any additional Amenities and Technical Specifications offered to the sale flats in addition to what is mentioned in this tender, the same shall also be provided to all the existing members of the society free of cost and shall not discriminate between the existing members flat and sale flats.
16	Society Office, Club House, Yoga & Fitness Centre, Rooftop Amenities, EV Charging point, Solar panels etc. will have to be provided as per the norms with good amenities and Sports Equipment including a toilet block.
17	The successful bidder shall have to get the demarcation of the plot done from the MHADA prior to the development agreement at its own cost and expenses.
18	In the event of an accident while constructing the building on site, the Successful Bidder should make Workman's compensation & Third-Party Insurance Cover to all workers working on site. The Successful Bidder will be solely responsible, and the Society will not be held responsible for any accident/risk/damage whatsoever to nature.
19	All existing members of Society shall have the right to sell their respective flats at any time throughout the redevelopment period and the Successful Bidder shall have no right to charge any type of charge for transfer of the flat. It will be the sole discretion of the Society to do the business and administration of the society as per the Bye-laws.

20	The Successful Bidders shall have to bear shifting cost, hardship compensation, security deposit and pay rent to the existing members from the date of each member handing over vacant possession of his/her existing premises till the date of repossession of the new flat/permanent accommodation after receipt of the Occupation Certificate of new building. The Successful Bidder shall not stop payment of rent in any case till the receipt of the Occupation Certificate of new building.
21	The Successful Bidder agrees that the buyers of the sale flat shall have no rights of whatsoever nature on Society property and shall not claim any right against society till the time project has been completed in all respects with Occupation Certificate and such buyers are being admitted as members of the society.
22	The Successful Bidder shall have to share the benefits if any arising either by way of reduction in the premium in the FSI or the additional FSI due to change or modification in the existing policy of the MHADA and DCPR-2034, with the society and existing members in the mutually agreed ratio.
23	The Successful Bidder shall not be entitled and allowed to reduce the commercial compensation proposal offered to the Society and existing members, in any case after selection of the Successful Bidder
24	The Bidders shall have to note that the tit-bit plot area (if any) mentioned in the bid has to be verified by the bidders from documents tentatively layout of MHADA, which the bidders have to verify from the MHADA authority.
25	The Successful Bidder shall have to get the name of the Society recorded in all the revenue records including the Property Card at its own cost and efforts.
26	Any MHADA dues, pending lease rent and renewal of lease shall be responsibility of the successful bidder.

11. LEGAL DOCUMENTATION WITH THE SUCCESSFUL BIDDER

The Society and the Successful Bidder shall enter into legal documents for defining the role, responsibilities and obligations of the Society, Successful Bidder and Members of the Society and the same shall be admitted and registered before the local sub- registrar.

1	Society shall issue Letter of Intent to the selected Successful Bidder within 15 days from the date of society select a Successful Bidder in their Special General Body Meeting .
2	Society shall make available consent letters of members in favour of the Successful Bidder as per the requirement under 79-A guidelines.
3	Development Agreement will be carried out and registered between Society, Members of society and the Successful Bidder within a period of 2 months from Letter of Intent. The same will be at the entire costs and expenses of Successful Bidder alone.
4	The Successful Bidder shall execute and register agreement for Permanent Alternate Accommodation Agreement with each member of the society before the society handover vacant possession of the property. The Successful Bidder has to pay stamp duty and registration fees on the additional area given free of cost, however, in case any pending stamp duty in respect of the existing area of the members the same shall be borne by respective members only.

12. PROJECT CONSULTANTS

1. Society has appointed **M/s. Ellora Project Consultants Pvt. Ltd.** As Project Management Consultants for guiding and assisting the society during tender process, selection of Successful Bidder, draft the LOI and technical assistance in drafting the Development Agreement, assistance in architectural planning and designing, construction supervision etc. as per the documents entered and/or to be entered with M/s. Ellora Project Consultants Pvt. Ltd for their services till the appointment of Developer. Thereafter, Society may continue the services of appointed PMC till the completion of project, subject to approval from the AGM/SGM. The professional fees of the PMC as incurred and to be incurred by the Society shall have to be reimbursed by the Successful Bidder to the Society.
2. The Society has appointed Advocate law firm.....as a legal consultant of the society for assisting the Society during the Redevelopment and also drafting all the legal documents to be executed between the Successful Bidder and the Society and the professional fees of the legal consultant as incurred and to be incurred by the Society shall have to be reimbursed by the Successful Bidder to the Society.

13. TERMS AND CONDITIONS

1	Successful Bidder agrees that time is of the essence of this contract and further agrees that delay in execution date and completion date beyond stipulated time (except delay due to Force Majeure), is a serious violation of contract, which if committed the Successful Bidder shall be liable and obliged to pay liquidated damages per day per instance basis Rs. 50,000/- (Rs. Fifty Thousand Only) for the same. This amount of liquidated damages shall be above the commercial terms, i.e. rental, brokerage, etc. to be paid to the existing members of society, liquidated damages that may be levied by the Maha RERA Authority. Society may but is not obliged to waive off any such penalty if it is satisfied that the delay was due to factors or policies or administrative delays or part of the Govt. agencies and which was not within the control of the Successful Bidder and that he submitted his proposal within the prescribed time frame or in a reasonable time period.
2	The Successful Bidder expressly understands and agrees that if in the event of maximum limit granted for obtaining IOD/IOA expires and/or also if the work is stopped at any stage due to negligence, failure or any other factor attributable to the incapacity of the Successful Bidder to complete the work, irrespective of the stage of the project and total expenses incurred by the Successful Bidder on the project, all other legal agreements viz. MOU/Power of Attorney/Development Agreement etc. shall stand cancelled/revoked/ terminated/forfeited without further extension by the society and the Successful Bidder shall have to willingly agree to waive his right towards demand of such compensation and litigation. The Society will be free to either complete the remaining work by appointing one or more agencies directly under its control or may appoint a new Builder. The Society before terminating the original Successful Bidder or taking over the project for such incapacity or failure of the original Successful Bidder will accord an opportunity to the Successful Bidder to present his views or reasons and after duly considering such views and reasons decide upon his termination but the decision of the Society shall be final and conclusive.
3	Successful Bidder shall not discriminate in Quality/Standard of construction of flats for existing members and for Saleable Flats. All buildings to be identical and there are no separate entrances for the existing members & new members. Terrace is common property of society unless stated otherwise.
4	Successful Bidder shall practice strict discipline in adhering to rules, regulation, and requirements of authorities concerned in this project e.g., MHADA, MMRDA, and Fire Brigade, Civil Aviation etc. Any consequences/liability occurring for breaking rules & regulations of statutory authority will be borne by the Successful Bidder. The Successful Bidder will give all the cooperation in this context to Society's engaged consulting architect/structural engineer.
5	It is to be understood that as per law, open space up to compound wall, stilt/ Podium and open parking, staircase and terrace are the property of society only and therefore cannot be sold to anyone. However, the Successful Bidder shall have rights to allot its share of parking places in the Stilt/Podium etc. after first allotting parking spaces to the Existing members and the visitors parking spaces more particularly mentioned herein to the purchasers of the Successful Bidder's free sale flat only. No stack parking shall be allotted to the existing members. Terrace will be under the lock and key of society and the Successful Bidder shall have no right to put Mobile Signal Receiving Tower,

	Hoarding or Commercial use on the same.
6	The Successful Bidder shall not be allowed to substitute any other Bidder or bring any other Bidder or developer or party or associate for extension of the Development Agreement with society without prior written consent of the Society. Further the Successful Bidder shall not change the constitution of the company including shareholding pattern without written permission of the society. This includes joint venture, partnership, collaboration etc.
7	Water proofing guarantee will be provided for ten years on Rs. 500/- Stamp paper for entire building including terrace, toilet, outer walls and bathroom etc. by the Successful Bidder.
8	Successful Bidder is required to verify from the authorities about future setbacks and height restrictions if any.
9	Successful Bidder shall give due prominence for VASTU requirements as best as possible.
10	New underground and overhead water tanks shall be constructed as per the capacity requirement of the existing members and the new members as per MHADA Rules and regulations. The Successful Bidder shall obtain additional water connections from MHADA at its cost and expenses. RCC overhead tank Shall be provided at sufficient height from flooring, with proper ladder and handrail on ladder and tank to avoid accidents. Submerging Water motors are fitted in the Pump-Room at ground level for lifting water to overhead tanks. The successful bidders shall make arrangement of automatic sensors provided in overhead tanks and in underground tank on his cost.
11	Entire compound/open space will have to be resurfaced and to be finished with paver blocks/interlocking tiles by the Successful Bidder.
12	Adequate number of MITSUBISHI/SCHINDLERS/KONE or equivalent make lifts shall be provided by the Successful Bidder, carrying minimum 10-13 persons, at its cost. Lift box should be of stainless steel from inside. In case of Power failure, it should stop at nearest floor & the door should open automatically.
13	The Successful Bidder shall be liable and responsible to pay Stamp duty and registration charges levied on the Development Agreement, Power of Attorney, Indemnity Bond, various Undertakings and Declarations, Agreement for Member's Permanent Alternate Accommodation or any other document or agreement required to execute for the implementation of the project except the Stamp Duty and Registration charge on the agreement for the additional area purchase by the members over and above the additional area offered by the Successful Bidder free of Cost and stamp duty on existing area of member. The society or its members shall not be responsible for paying such charges.
14	All Defective work as and when communicated/highlighted out by the society and its Project Management Consultant, the same is liable to be and shall be demolished, rebuilt and defective material should be replaced by the Successful Bidder at his own cost. In case the work is accepted as per the instructions of the consultants with repairs to the same, then the cost of repairs shall be borne by the Successful Bidder.
15	The Successful Bidder shall have to specify a time bound program/project schedule for the total completion of the project and shall keep apprised the Society from time to time in achieving the milestone as per the said schedule.
16	The Area of the member's flats shall be mentioned in clear carpet area e.g. Inner Wall to wall as per the approved plan.

17	Calculations / utilization of FSI potentials of plot are as per applicable laws.
18	Bank guarantee will be acted upon by the Society for the reason of failure of the Successful Bidder for successful implementation of the subject project within time as provided in the Development Agreement as per the bar chart / project schedule to be provided by the Successful Bidder or for serious violation of terms of Development Agreement which will be decided by the General Body of the Society.
19	If in between Publication of Bid Document and date of Occupation Certificate, Concerned authorities rules regarding FSI, etc. improves; and such improvements are feasible to be implemented subject to the General Body of the Society decide to utilize the such increased FSI; such benefits will be shared between the Society and the selected Successful Bidder at mutually agreed ratio, however, in case improved/increased FSI is not feasible to be implemented, the said unutilized additional FSI shall be sole property of the Society only.
20	Successful Bidder shall have to provide BAR CHARTS to the Society and also on site giving the details of work execution on site in stipulated time. Monthly DPR is mandatory.
21	Successful Bidder shall apply for all permission in Society's name and in this context. Society would be assisted/ guided by its consulting architects/ structural engineer.
22	It is the sole responsibility of the Successful Bidder to obtain the necessary approval of the plans and the project from the concerned authorities. The necessary charges, fees, premiums, penalties if any and all the charges for obtaining the approval of the plans shall be paid and borne by the Successful Bidder. The necessary assistance will be given by the Society by signing the necessary and valid documents as required for approval of the plans.
23	The Successful Bidder himself is required to deal directly with all matters of expenditure and income pertaining to this entire project and the society/Managing Committee would not get involved in money handling or accounting. Society shall not reimburse or bear any expenses incurred by Successful Bidder or liability of the Successful Bidder.
24	The Successful Bidder shall open a fresh Bank Account in the Nationalized Bank exclusively for this Redevelopment and shall not use the same for any other project.
25	If the Successful Bidder commits a breach of any terms of this contract or any Act of insolvency or shall be adjudged as Insolvent or shall make an assignment or composition for the benefit of the greater part in number or amount of this creditors or (being an Incorporated Company) shall have an order made against it or pass an effective resolution for winding up either compulsorily or subject to the supervision of the Court or voluntarily or if the official assignee of the Successful Bidder shall repudiate the contract/or if the official assignee or liquidator in such acts of insolvency or winding up shall be unable, within seven days after notice to him requiring him to do, to show to the reasonable satisfaction of the Society/Consultant, that it is able to carry out and fulfill the contract and if required by the Legal Advisor to give security thereof, if the PMC shall certify to Society or if the Society concludes, that, in its opinion, the Successful Bidder : a. Has abandoned the contract. Or b. Has failed to commence the work, or has without any lawful and reasonable excuse under these conditions suspended the progress of the work for 30 days after receiving from the Consultant/PMC written notice to proceed:

	Or c. Has failed to remove materials from the site or to pull down and replace the work within seven days after receiving from the Consultant/PMC written notice that the said materials or work were condemned and rejected by the Consultant/PMC under these conditions. Or d. Has neglected or failed persistently to observe and perform the acts, matters or things as per terms and conditions of contract by written notice to perform and act. Or e. Has to the detriment of good workmanship or in defiance of the PMC instruction to the contract sub-let any part of the contract. Or f. No work shall be carried out without obtaining the necessary permissions from the MHADA and any other regulatory agency. All such permissions thus obtained shall be submitted to the Society for its verification. If at any point of time it is found that the Successful Bidder has carried out certain works without appropriate permission, then the Society/PMC may instruct the Successful Bidder to stop the work. If the successful Bidder still continues to carry out the work without valid permission, then the Society / Society's Consultant may be compelled to take necessary action as deemed fit including termination of Development Agreement / forfeiting Security Deposits/enchasing Bank Guarantee. Or g. If the Bidder/Successful Bidder fails to procure IOA/CC within the agreed timelines and/or fails to complete the project within stipulated period then Society shall have full right and be entitled to change the Successful Bidder if above situation arises without any reservations and in any of the said cases the society may notwithstanding any previous waiver, terminate the Successful Bidder. Or h. The original management / promoters have diluted their interest in the special purpose vehicle.
26	CONSEQUENCES OF TERMINATION: Notwithstanding such termination, the Society shall be entitled to forfeit the security deposit, invoke the Bank Guarantee provided by the Successful Bidder without recourse to and without requiring any consent or permission of the Successful Bidder and appoint another Builder/contractor to complete the construction of the new building or approach the Authority under the RERA to take over the project with all amounts received in the designated bank account and receivable from the flat purchasers. In the event of such termination, Successful Bidder shall have no further rights to enter upon and remain on the Society's Property or to carry on the development or construction of the Society's Property. The Successful Bidder shall promptly remove their workers, contractors, engineers, labourers and such other staff and/or employees from the Society's Property and shall handover the Property to the Society together with the work in progress on the Society's Property as on that date and shall not cause any hindrance or obstruction to the Society carrying out the further development work on the Society's Property through any new/contractor/ architect that may be appointed by the Society. Further, the Successful Bidder shall not be entitled to claim or demand from the Society and the Society shall not be liable to pay or reimburse to the Successful Bidder or indemnify the

	Successful Bidder in any manner towards the costs, charges and/or expenses whatsoever incurred by the Successful Bidder and/or the monies expended by the Successful Bidder whatsoever towards the development of the Society's Property till the date of termination. The Society will be entitled to appoint any third party as Developer / Contractor to complete the Redevelopment
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14. GENERAL CONDITIONS

1	The completed Expression of Bids shall be brought to the Society by representative of the Bidder within given time period.
2	Society reserves the right to reject all the bids or the Highest/lowest or any other bids which in the judgment of the Society do not appear to be in their best interest and the bidder shall have no cause of action or claim against the Society/its office bearers/managing committee members.
3	The Successful Bidder shall be liable and responsible to reimburse the Society the full and final professional fees that would be paid and/or already paid from the date of appointment to the Project Management Consultant and Society legal consultants/advocate.
4	The Successful Bidder has to purchase the additional F.S.I. in the name of the Society from MHADA. The expenditure for purchasing the ADDITIONAL F.S.I. and the additional charges, fees, premium etc., as may be applicable, shall be paid by the Successful Bidder. The compensation bid submitted by the Successful Bidder shall be binding on the Successful Bidder and no reduction or changes in the same shall be allowed due to increase in the cost of F.S.I. construction cost and any other kind of escalation in the market rates of material or any other item of work.
5	The Successful Bidder shall obtain all the required permission within the time period stipulated herein or the extended time period given by the Society, failing which the Society shall be entitled to terminate the Development Agreement and forfeit the security deposit of the Successful Bidder. On termination of the Development Agreement the Successful Bidder shall have no right on the FSI loaded on the said property and shall not demand reimbursement of the expenses done by the Successful Bidder. Upon termination of the Successful Bidder the Society shall be free to negotiate with any other bidder.
6	The Society reserves the right to amend or modify any of the terms, specifications and conditions to the contract or to add any additional terms and conditions before signing the Development Agreement with the Successful Bidder and the same shall be intimated to the Successful Bidder with a notice of three days in advance. The Successful Bidder may submit its views and suggestions to such conditions within time specified in the agreement and which will be considered by the Society at its discretion.
7	The Bidder shall submit the experience or standing of their company or the firm, the details of the associated companies will not be taken into consideration for the purpose of the qualification of the Bidder. The Bidder is also required to arrange its own financial resources for the above project. The Bidder shall not mortgage the Society's land and its property and shall not sublet the work.
8	The Bidders are required to furnish the information as requested by society through the various schedule under these bid documents.
9	The Bidder is requested to go through the requirement of their eligibility for the work under this expression of bid given herein below. The Bidder is also required to furnish necessary documentary evidence in support of their competence under the above schedules. The data/documents furnished should be true or if the Bidder has attempted to conceal any data unfavorable to him his expression of bid will be rejected Out right.

10	The Bidder is requested to take a special note of the fact that: - Bidder who meets the minimum requirement for this work in respect of financial standing qualifications, possession of plant and equipment's past experience of executing similar construction works and their organizational capability will only be considered for evaluation and scrutiny. The expression of bids in respect of which these requirements are not fulfilled, society reserves right to reject such bids without assigning any reasons. - The above-mentioned qualifications will form an important consideration for evaluation and scrutiny in addition to their financial offer. The information called for should be invariably given in the formats of schedules accompanying and not in any other form. In case the space available in the schedules is inadequate, the Bidder may furnish this information on separate sheets, which should be invariably in the formats asked for.
11	The Bidder is advised to visit and examine the site and its surroundings & obtain for himself on his own responsibility all information that may be necessary for preparing the bid and entering into a contract. The costs of visiting the site shall be at Bidder's own expense. Also shortlisted Successful Bidders shall bear the cost of arranging site visits for his under construction & completed projects for inspection by Society.
12	The Society shall not be liable to reimburse any of the expenses incurred by the Bidder in bidding and will not be bound to accept the Highest/lowest or any bid.
13	The Bidder agrees that specified reference in the technical specification to any material by trade name or catalogue number should be considered as establishing a standard of quality and performance and not as limiting competition & Bidder in such cases. The Successful Bidder may freely use any other product provided that it ensures an equal or higher quality than the standard and meets the Consultants/Society's approval.
14	The data given by the Society in this document is made available in good faith only for general information as guidance without any commitment on the part of the Society. The Bidder shall carefully examine and verify all the Bid Documents in his individual capacity in order to corroborate the details put forward by the Society at his own cost and fully satisfy themselves as to all the condition and matters which may in any way affect the work or omission from the specifications or other documents or should he be in doubt as to their meaning or should he require any other clarifications of the expression of Bid Documents it should at once address the query to the Consultants. All queries should be raised at least 5 days prior to date of submission. Later, the Bidder shall not raise any claims against the Society and/or the PMC for any discrepancy in any matters.
15	At any time prior to the deadline for submission of Bids the Consultants/ Society may for any reason whether at their own initiative or in response to a clarification requested by prospective Bidder modify the Bid documents and may extend the date of opening of the Bid.
16	The Bids shall be submitted in English and information in the bid shall be in English language only. Failures to comply with will disqualify the bid.
17	In the event of a contract, the Bid and documents attached thereto shall be considered as forming part of the contract documents. The bid shall be submitted in a sealed form. This envelope shall show on the outside the name of the Bidder and the address. No bid shall be accepted unless it is properly sealed & bidder shall not be

	allowed to fill in or seal their bids at the Society. Bidders are requested to present the Bids in good time. A covering letter stating any other matter in relation to his bid, which the Bidder considerations should be drawn to the particular notice of Project Management Consultant.
18	The Bid shall be kept valid for acceptance for a period mentioned herein from the day of opening the bids.
19	The Bidder is required to sign all pages and the Bid form. After making appropriate entries wherever necessary as a token of acceptance of Tender.
20	WITHDRAWALS OF BIDS: Once the bid is submitted on the Bid opening day, it cannot be withdrawn under any circumstances. If the bidder withdraws its bid the EMD shall be forfeited by the society.
21	THE EXPRESSION OF BID OPENING: The Bids will be opened in the Managing Committee Meeting and the other interested members of the society. First the technical bid shall be opened which shall be submitted to the PMC evaluation and After evaluation commercial bid of eligible bidders shall be opened.
22	SELECTION OF SUCCESSFUL BIDDER: Successful Bidder will be intimated by the Society in writing.
23	Society shall enter into Development Agreement with the Successful Bidder stated in the earlier part of the bid document.
24	PMC and LAWYER'S DECISION: The successful Bidder shall duly respect and recognize the suggestion, advice, direction of Society's PMC and the Society's lawyer for successful implementation of development agreement.
25	ASSIGNMENTS: In addition to what is stated hereinabove, the Successful Bidder shall not assign, transfer or attempt to assign, transfer the contract and any benefit or interest therein or there under, without the prior written approval of the society. If the Successful Bidder assigns or sublets the contract to any of the third party and if the same, is brought to the notice of the Society, then the Society shall be entitled to invoke the Bank Guarantee and terminate the Successful Bidder.
26	SUBLETTING: The Successful Bidder shall not sublet or attempt to sublet the work of the redevelopment project mentioned herein, The Successful Bidder shall not sublet any part of the work without the prior written approval of Society. The approval, if necessary, shall not be unreasonably withheld and such approval, if given shall not relieve the Successful Bidder from any liability or obligation under defaults and neglect of any Successful Bidder, his agents, servants or workmen as fully as if they were the acts defaults, neglects of the Successful Bidder, his agents, servants or workmen.
27	CONTRACT DOCUMENTS: The Successful Bidder shall furnish two certified copies of the contract documents and all further drawings, which may be issued during the progress of work. He shall keep one of these documents on site in good order and it shall at all reasonable times be available for inspection and used by the Society/Consultants, his representatives or other inspecting officers. None of these documents shall be used by Successful Bidder for any purpose other than this contract.
28	The Successful Bidder shall give written notice to the Society/Consultants whenever planning or progress of the works is likely to be delayed or disrupted unless any further drawing or order including a direction, instruction or approval is issued by the Society/Consultants within a reasonable time. The notice shall include details of the drawings or order required and of why and by when it is required and of any delay or disruption is likely to be suffered if it is late.

29	WORKS TO BE CARRIED OUT: The work to be carried out under the contract shall, except as otherwise provided in this condition, include all labour, materials, tools, plant equipment and transport which may be required in preparations of and in full and entire execution and completion of the works.
30	The Consultant shall have the power and authority from time to time to issue such further instructions and directions as may appear to him for the proper execution of the works on site as per the agreed terms and specifications as may be agreed in the Development agreement and other relevant documents. The Successful Bidder shall obey the instructions and direction of the consultant including rectification of the work if any carried out on site, all decisions in this regard shall be taken by the Consultants after prior written approval of the Society, which shall be final and binding upon the Successful Bidder.
31	The Successful Bidder shall employ the labour in sufficient numbers to maintain the required rate of progress and quality to ensure the Consultants. The successful Bidder shall not employ in connection with the work any child who has not completed the age requirement prescribed under the Employment of Children's Act 1933 & the Factories Act 1948 as amended from time to time. It shall also not employ anybody who has not completed his 18 years unless he is certified fit for work as an adult as prescribed under clause (b) of sub- section (2) of the Factories Act 1948. The successful bidder shall also see that the provision regarding employment of young people covered by The Employment of Children's Act 1933 & the Factories Act 1948 as amended from time to time shall be fully complied with. The Successful Bidder shall also see the provisions set for under the Minimum Wages Act & Contract Labour Regulation & Abolition Act. 1970 with the Maharashtra Contract Labour (Regulation & abolition) Rules 1971 as amended from time to time are fully complied with by him and shall maintain necessary register & records, for payment of wages overtime etc. made to his workmen required by the conciliation office (central) ministry of labour, Govt. of India, or such other authorized person appointed by the central or the State Govt. The Successful Bidder shall make his own arrangements for the engagement of all labour local or otherwise. The Successful Bidder shall indemnify Society/Consultants or any agent servant or employee of Society/Consultants for any lapses on the part of Successful Bidder on account of noncompliance of the above refereed Act or any other Acts such as workmen compensation Act. Etc. The Successful Bidder shall follow all the rules and provisions that act as per prevalent rules of employment of labour & indemnify the Society & Consultants from the lapses thereof.
32	USE OF SPECIFICATIONS I.S.I./B.I.S.: In case where no particular specification is given for any article to be used under the contract the relevant specification where one exists of the Indian Standard Institution / B.I.S. shall apply.
33	INSPECTION & APPROVAL: All work embracing more than one process shall be subject to the examination and approval at each stage thereof and the Successful Bidder shall give due notice to the Society/Consultant when each stage is ready in default of such notice, the Consultant shall be entitled to appraise the quality and extent thereof or order rework without any liability to Society/Consultant.
	No work shall be covered up or put out of view without the approval of the Consultant & the Successful Bidder shall offer full opportunity for examination and measurement of any of the work which is about to be covered up or out of view and for examination of foundation before permanent work is placed thereon. The Successful Bidder shall

	give due notice to the consultant/Society whenever any such work or foundation is ready for examination and the consultant shall without unreasonable delay unless he considers it necessary & informs the Successful Bidder in writing accordingly attend for the purpose of examining such foundations. In the event of the failures of the Successful Bidder to give such notice, he shall if required by the Consultant uncover such work at the Successful Bidders expenses.
34	UNCOVERING & MAKING GOOD: The Successful Bidder shall uncover any part of the work and/or make opening in or through the same as the Society/Consultant may from time to time direct for his verification & shall reinstate and make good such part to the satisfaction of the consultants if any such part has been covered up put out of the view after being approved by the Consultant & subsequently found on uncovering to be executed in accordance with the contract the expenses of the uncovering and /or making opening in or thorough reinstating and making good the same be borne by the Successful Bidder.
35	SUSPENSION OF WORK: The Successful Bidder shall on receipt of the order in writing from the Society/Consultant suspend the progress of the works or part thereof for such time and in such manner as the Consultants may deem fit. The Successful Bidder shall be eligible for extension of time subject to the cause of suspension being force majeure. No reimbursement or claims shall be entertained from the Successful Bidder on this account. The Successful Bidder shall not suspend the work for any other reasons and if work is suspended by the Successful Bidder for more than a span of 30 days then society and/or the Consultant shall have the power to give notice in writing to the Successful Bidder to proceed with the work without any delay, keep reasonable pace of the activities at the site with keeping focused attention to complete the project in stipulated time. Pursuant to the aforesaid notice, if the Successful Bidder fails to proceed with the work immediately then, the Society and/or the Consultant shall issue SHOW CAUSE NOTICE to the Successful Bidder and the Successful Bidder shall have to submit written reply of the same. In the event reasons given by the Successful Bidder is inappropriate and also not part of the Force Majeure Clause, the Society shall be entitled to terminate the contract without giving any reasons and to award the contract to any other Successful Bidder of its choice at the risk and cost of the Successful Bidder and the Bank Guarantee executed by the Successful Bidder shall be invoked by the Society for faithful compliance of the work. The Successful Bidder under no circumstances shall hold the rent payable to the members.
36	LIABILITY FOR DEFECTS OR IMPERFECTIONS AND RECTIFICATION'S THEREOF: If it shall appear to the Consultant/Society at any time during execution of work or during the defect liability period i.e. 5 Years from the receipt of the final occupation certificate that any work has been executed with unsound/imperfect or unskillful workmanship or that any material or article provided by the Successful Bidder for the execution of the work is unsound or of a quality inferior to that contract or not in accordance with the contract or that any defect shrinkage or other faults have appeared in the work arising out of defective or improper material of workmanship the Successful Bidder shall upon receipt of notice from the Consultant/Society shall forthwith rectify or remove or reconstruct the said work or material so specified within the stipulated period and provided for proper material/work at his own expenses within the specified period time to the fullest satisfaction of the Consultant/Society.
37	In case the Successful Bidder fails to do so the Society/Consultant is free to rectify the

	same at the risk and cost of the Successful Bidder. All splashes of white wash cement mortar paint etc. shall be removed by the Successful Bidder without waiting for the Society/Consultant to inform him about the same. The Society/Consultant reserves the right to decide the cost and rate at which this shall be charged to the Successful Bidder and demand the Successful Bidder to reimburse the same. The “damaged”/ “defects” which might have arisen due to improper workmanship & /or material on part of the Successful Bidder which shall be discretely decided only by the Consultants and informed in writing to the Successful Bidder which shall be immediately attended/reimbursed (if unattended within specified time limit) by the Successful Bidder.
38	TAXES, DEVELOPMENT CHARGES, STAMP DUTIES, REGISTRATION FEES, PROPERTY TAXES, ARCHITECT FEES, and LEGAL EXPENSES ETC: The Successful Bidder shall pay the necessary Income Tax, GST, Works contract Tax, ESIC, and/or any other direct & indirect tax levied by Government authorities and the certificates for the same shall be submitted to society. In short members of the Society shall get new flats from the Successful Bidder free of cost by way of permanent alternate agreement duly stamped and registered at the cost of Successful Bidder.
39	Successful Bidder shall pay required development charges, deposits and other fees etc. payable to all the concerned authorities. The Successful Bidder shall also be responsible and liable to pay all the outgoing expenses for the redevelopment of the Society buildings, including cost of Architectural Consultants, Structural Consultants, Plumbing Consultants, Electrical Consultants, Contractor, Sub-Contractor, and Cost of Material etc . Society shall not be liable and responsible to bear any cost for the redevelopment of the society building/s or shall not reimburse any cost incurred by the Successful Bidder for the redevelopment of the property.
40	Successful Bidder shall pay stamp duties, registration fees as applicable on the Development Agreement, Power of Attorney, Agreement for Permanent Alternate Accommodation and all other documents as may be required to execute with Successful Bidder and/or any of the government authorities during the redevelopment period. Successful Bidder shall also pay applicable tax on land, capital work in progress, NA Tax, Electricity and water charges, property taxes etc. Property tax liability from the date of society handover vacant possession of the property, till the time the Successful Bidder completed the building in all respect including obtaining of full occupation certificate and handover possession new flats to the members to the society.
41	INDEMNIFICATION: The Successful Bidder shall indemnify and keep indemnified to the society & its members and their representatives from any legal, technical, financial, workmen related aspect as related to this project. The Successful Bidder shall also assure and would submit necessary bonds and agreements as and when demanded by the society to avoid any third-party interest in the entire project at any stage of the project. The cost of such Bond & registration etc. will be borne by Successful Bidder.
42	NOTICE OF LOCAL BODIES: The Successful Bidder shall comply with and procure all clearance/permission from all concerned departments (Maharashtra Housing and Area Development Authorities, and/or any other authorities) to ensure smooth

	functioning of the work under contract and indemnifying the Society and the Consultants of any claim that may arise thereof. The necessary charges, premiums, deposits, and payments for obtaining permissions shall be borne by the Successful Bidder. If any penalty is to be paid to the concerned authorities, then the same shall be entirely borne and paid by the Successful Bidder and the progress of work shall not be hampered on account of the same.
43	INSURANCE: The Successful Bidder will ensure that full insurance and 3 rd party insurance is available for all workmen at site from commencement to the completion. He will take full responsibility thereof. The said Insurance policies fully paid up shall be handed over to the consultants/PMC/Society. The Successful Bidder shall pay due premium from time to time and furnish the said receipt to the Society/Consultant. The Successful Bidder shall take third party insurance which shall be valid at any time during the execution of the work.
44	SAFETY PROVISION: The Successful Bidder shall take enough safety precautions for material handling scaffolding and ladder works, mechanical devices electrical devices, cranes, machinery laborers etc. for all heights and depth of works as per standard practice and applicable rules and regulations. Special care is to be ensured for handling and working with construction admixtures. The Successful Bidder shall ensure that all the suggested provisions for safety are followed as required by the manufacturer. The Successful Bidder shall indemnify the Society's defects, accident, and liability during working suitable scaffolds shall be provided for workmen for all that cannot safely be done from the ground, or from solid construction except such short period work as can be done safely from ladders. When a ladder is used extra labour shall be engaged for holding the ladder and if the ladder is used for carrying materials as well, suitable footholds and handholds shall be provided on the ladder, and the ladder shall be given an inclination not steeper than 1/ 4 to 1 (1/4 horizontal and 1 vertical). Scaffolding or staging more than 3.25 meters above the ground or floor, swung or suspended from an overhead support or erected with stationery support, shall have a guard rail properly attached, belted braced and otherwise secured at least 1 meter high above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevent it from swaying from the building or structure. All workers working on scaffolding shall be issued safety belts and it shall be the responsibility of Successful Bidder to enforce the use of safety belts in dangerous situations.
45	Working platforms, gangways, and stairways shall be so constructed that they do not sag unduly or unequally, and if height of a platform or gangway is more than 3.25 meters above ground level or floor level, it shall be closely boarded, have adequate width and be suitably fenced, as described above.
46	Every opening on the floor of a building or in a working platform shall be provided with Suitable means to prevent fall of persons or materials by providing suitable fencing or railing with a minimum height of 1 meter.
47	Safety net should be provided for providing the falling debris, which height affects the people & vehicles etc.
48	Safe means of access shall be provided to all working platforms and other working places. Every ladder shall be securely fixed. No portable single ladder shall be over 6

	meters in length. Width between side rails in rung ladder shall in no case be less than 60 cm for ladder up to and including 3 meters in length. For longer ladders this width shall be increased by at least 6 cm for each additional 30 cm. of length. Uniform step Spacing shall not exceed 30 cm.
49	Adequate precautions shall be taken to prevent danger from electrical equipment. No materials on any of the sites shall be so stacked or placed as to cause danger or inconvenience to any person or the public. The Successful Bidder shall provide all necessary fencing and lights to protect members of public and works from accidents and shall be bound to bear expenses of defense of every suit, action or other proceeding at law that may be brought by any person for injury sustained owing to neglect of the above precautions and to pay any damages and costs which may be awarded in any such suit, action or proceedings to any such person or which may with or without the consent of the Successful Bidder be paid to compromise any claim by any such person.
50	Demolition: Before any demolition work commences and also during the process of the work. a) All roads and open areas adjacent to the work site shall either be closed or suitably protected. b) No electric cable or apparatus which is liable to be a source of danger, or a cable or apparatus used by operator shall remain electrically charged. All practical steps shall be taken to prevent danger to employed people, from risk of fire or explosion, or flooding. No floor, roof, or other part of a building shall be so overloaded with debris or materials as to render it unsafe.
51	The Successful Bidder shall not employ workers below the age of 18 and women on the work of painting with products containing lead in any form. Whenever men above the age of 18 are employed on the work of lead painting the following precautions shall be taken: i) No paint containing lead or lead products shall be used except in the form of paste or readymade paint. ii) Suitable face masks shall be supplied for use by workers when paint is applied in the form of spray or surface having lead paint dry and scrapped. c) Overalls shall be supplied by the Successful Bidder to workmen and adequate facilities shall be provided to enable working painters to wash during and on cessation of work.
52	The Successful Bidder shall maintain good house-keeping during construction so that there will be no nuisance to adjoining societies.

15. SCHEDULE 'A' – 'I'

(Note:-Schedule A to I should be on Company's Letter Head.)

SCHEDULE 'A'

IDENTIFICATION AND FINANCIAL DATA SHEET

1	Firm/ Company Name	
2	Year of Incorporation	
3	Type of Firm	
4	Office addresses	
5	List of Board of Director/Partners / Proprietors	
6	Principal Officers who will manage / co-ordinate our project from office:	Name: Designation: Experience :
7	Sister Concern Firms	
8	Turnover of the Company (Submit last 3 years audited balance sheet)	F.Y. 2021-22 : F.Y. 2022-23 : F.Y. 2023-24 :
9	Net worth of the Company	
10	Bank Solvency Certificate	
11	Name & Contact No. of Bankers	
12	Name & Contact of Chartered Accountant	

For _____(Company Name)
Name : _____(Name of Authorized person)
Designation : _____
Seal of Company

SCHEDULE 'B (a)'

Project Wise Experience Record of completed Projects in MHADA

Project Name	Address	Type of Project Open Plot/ Redevelopment.	Plot Area	Details of Project (Floors/Com m./Resi.	Year of Completion	Date of OC	RERA Reg/ No

For _____(Company Name)
Name : _____(Name of Authorized person)
Designation : _____
Seal of Company

SCHEDULE 'B (b)'

Project Wise Experience Record of completed Projects in Private

Project Name	Address	Type of Project Open Plot/ Redevelopment.	Plot Area	Details of Project (Floors/Comm./Resi.)	Year of Completion	Date of OC	RERA Reg/No

For _____(Company Name)
Name : _____(Name of Authorized person)
Designation : _____
Seal of Company

SCHEDULE 'C'

PERSONNEL

Number of Engineers/Technical Personnel

Name	Qualification	Designation	Experience

Number of Non-Technical/Management Personnel

Name	Qualification	Designation	Experience

For _____(Company Name)
Name: _____(Name of Authorized person)
Designation : _____
Seal of Company

SCHEDULE 'D (a)'

Details of Work in Hand MHADA Projects

Project Name	Address	Type of Project Open plot/ Redevelopment	Plot Area	Details of Project (Floors/ Comm./ Resi.	Year of Start and proposed Year of completion	Date of IOD	Date of CC	Current Stage of Project	RERA Reg/No

For _____(Company Name)
Name : _____(Name of Authorized person)
Designation : _____
Seal of Company

SCHEDULE 'D (b)'

Details of Work in Hand Private Projects

Project Name	Address	Type of Project Open plot/ Redevelopment	Plot Area	Details of Project (Floors/ Comm./ Resi.)	Year of Start and proposed Year of completion	Date of IOD	Date of CC	Current Stage of Project	RERA Reg/No

For _____(Company Name)
Name : _____(Name of Authorized person)
Designation : _____
Seal of Company

SCHEDULE – ‘E’

List of the Associates

Liaisoning Consultants

Sr. No.	Name of Consultants	Office Address

Design Architectural Consultants

Sr. No.	Name of Consultants	Office Address

RCC/Structural Consultants

Sr. No.	Name of Consultants	Office Address

Contractor

Sr. No.	Name of Consultants	Office Address

Legal Advocate/Solicitors

Sr. No.	Name of Consultants	Office Address

For _____(Company Name)
Name : _____(Name of Authorized person)
Designation : _____
Seal of Company

SCHEDULE – ‘F’

FSI CONSIDERED FOR THE PROPOSAL SUBMISSION

SR. NO.	DESCRIPTION	FSI
1	TIT BIT AREA as per MHADA layout	
2	TOTAL PLOT AREA FOR FSI CALCULATION	
3	PERMISSIBLE FSI	
4	PERMISSIBLE BUILT-UP AREA	
5	PRORATA SHARE	
6	TOTAL PERMISSIBLE BUILT-UP AREA	
7	PERMISSIBLE 35% FUNGIBLE	
8	TOTAL PERMISSIBLE BUILT-UP AREA FOR THE PROJECT	

HENCE, THE BIDDER HAS CONSIDERED ___SQ.MTRS. WHILE SUBMISSION OF THE BID.

SCHEDULE 'G'

FORM OF BID

Date:

To,

Sub: Proposed redevelopment of your Society. Sir,

I/We thank you for permitting us to bid for the proposed redevelopment as referred above. We are the Directors/partner of the company/firm" M/s.

_____” And we are submitting the offer here with. I / We have read all the terms & conditions of the Bid document in respect of the above-mentioned work & I/ we hereby reassure you of the following aspects of the project:

1. We understand that the proposed project is a Redevelopment project wherein members of the society are required to vacate the premises and shift elsewhere during the course of implementation / completion of the project.
2. Accordingly, all the necessary precautions shall be taken from our end for the timely, successful completion of the project.
3. We are aware that MHADA is owner of the land and allotted the plot to the society on lease for the period of 90 years.
4. We have verified ourselves with the details/ information on our own and as provided therein and here along with the bid document as regards the plot size, the existing layout of the building, the condition of the building. We have visited the site and have verified the plot boundaries, and exact location and the condition of building.
5. We agree to the conditions of the society for the selection that we shall have to immediately start the process for approval under the prevailing DCPR-2034.
6. We have verified ourselves and are conversant with the legal aspects and of the various municipal policies, conveyance procedures (if required) and also of other relevant Department/ organizations before submitting this offer.
7. We have made our own evaluations and assessments of the project and are satisfied by the same.
8. We agree that condition precedent for our selection would be our irrevocable assurance to you to strictly follow all rules, regulations, restrictions etc. of MHADA and other competent authorities governing conveyance of land/ reconstruction/redevelopment activities and hold you protected and indemnified for any eventuality of violations, penalties, fines, damages etc. of any nature whatsoever.
9. We understand that the rights of society to reject our offer without citing any reason to us. We shall not claim refund of our bid document fees amount under any circumstances.
10. We also assure the society that we shall work in joint co-operation with the society's managing committee members and their representative PMC/legal consultants of the society for the successful completion of the project.

11. We agree to keep this offer open for a period of 180 days from the date fixed for opening the bid & in the end there of our Earnest Money Deposit is liable to be forfeited and in the event of such forfeiture we will not stake any claim to the EMD amount.
12. We have given our offer considering all the above factors & we offer to carry out proposed redevelopment work.
13. We agree to follow all the rules and regulations of the Real Estate (Regulation & Development) Act 2016 (RERA) and shall also register this project with the authority on obtaining the first commencement certificate for the said project and shall not sale flats of the fees shall prior to registration of the project under RERA.
14. We expressly agree that the technical specifications & general & special conditions in the bid document are binding on us. We hereby bind ourselves to complete the subject work in all respect within time schedule depicted in Bid document from date of issue of Letter of Acceptance of Offer.
15. I/We hereby confirm that our offer is on “ as in where is” basis and no concession will be claimed hereafter by us on the offer quoted by us. Under no circumstances, the offer quoted by us shall be reduced, irrespective of any addition/alteration in the policies of MHADA.
16. On failure to complete the whole or part of the work within the specified period of 30 months plus 6 months grace period and or any other extended period as may be mutually agreed, I/we shall be liable to pay “Liquidated Damages” of the rate of as per tender for delay or part thereof for the period of default, without prejudice to the Society’s rights to recover the damages & other reliefs. In the event of continuing delay during the tenure of payment of Liquidated damages, the Society will be entitled to then terminate the Development Agreement and the consequences of termination as mentioned elsewhere in the Tender will be applicable.
17. I/We have quoted our offer considering all the above factors likely to be encountered during execution of the work.
18. We confirm and declare that no action has been taken or proposed to be taken against us or any of our partners/Directors by any government or statutory agency, with regards to violation of any laws, rules or regulation or relating to any of our constructed project, both which are presently in progress or which have been completed and neither us nor any of our partners / Directors have been banned or prohibited or black listed by BMC/MHADA or any State or Central Government or any Competent Authority from carrying on any construction activities.

Finally, we assure you to abide by the terms and conditions along with the technical requirements as mentioned herein and will always comply with them to achieve better results.

Thanking You,

For _____(Company Name)

Name : _____(Name of Authorized person)

Designation : _____

Seal of Company

SCHEDULE 'H'

**Statement of Legal Capacity
(To be forwarded on the letterhead of the Bidder)**

Date:

To,
Hon. Chairman/ Hon. Secretary,

Dear Sir,

We hereby confirm that we satisfy the terms and conditions laid out in the Bid document.

We have agreed that Mr. _____ will act as our representative and has been duly authorized to submit the Bid document. Further, the authorized signatory is vested with requisite powers to furnish such letter and authenticate the same.

Thanking you, Yours
faithfully,

For _____

Name: _____

Designation : Director/Partner

Name: _____

Designation : Director/Partner

Note :

- 1. The Board Resolution to be signed by minimum 2/3rd of the total directors/partner of the company/firm.**
- 2. Truly copy of the Resolution of the Board of Director/partners to be submitted with this letter.**

SCHEDULE 'I'

ANTI COLLUSION CERTIFICATE

(To be executed on Bidder letter head)

We undertake that, in competing for (and, if the award is made to us, in executing) the above contract, we will strictly observe the laws against fraud and corruption in force in India namely "Prevention of Corruption Act, 1988" and its subsequent amendments thereof.

We hereby certify and confirm that in the preparation and submission of our Proposal, we have not acted in concert or in collusion with any other Bidder or other person(s) and also not done any act, deed or thing which is or could be regarded as anti-competitive.

We further confirm that we have not offered nor will offer any illegal gratification in cash or kind to any person or agency in connection with the instant Proposal.

Dated this _____ of _____ 2024

For _____ (Company Name)

Name: _____ (Name of Authorized person)

Designation : _____

Seal of Company

16. TECHNICAL SPECIFICATIONS

PLEASE NOTE THAT GIVEN BELOW ARE THE AMENITIES/SPECIFICATIONS FOR THE BUILDING AND SHOULD BE INCORPORATED AS PER THE NORMS AND THE LAYOUT PLANNING.

1. The structures will be designed as per IS: 456-2000. Design should be done by considering design life of 75 years. IS:875-1987 should be used for considering design loads (other than earthquake) followed by IS:875 (Part-1) for Dead load, (Part-2) for Imposed load, (Part-3) for Wind load and (Part-4) for Special loads and load combinations. IS:1893 (Part-1): 2002 and IS: 4326-1993 should be considered for earthquake resistant design of structures and the structure shall be designed by considering seismic Zone-III.
2. Soil investigation shall be carried out as per IS: 1892 (1979) and IS 4078: 1980 (practice for subsurface investigation for foundations to ascertain the SBC of the soil and to define the type of foundation i.e. Pile Foundation or Isolated Footing). Various tests on samples like SPT as per IS:2131-1981, shear test as per IS:7746-1991, penetration test as per IS:4968 part-III-1976 and other tests like RQD and recovery of rock core should be carried out. Grade of concrete in foundation shall be minimum M-35 as per soil investigation report. Cement for foundation shall be Birla Coastal, ACC Suraksha and Ultratech. The admixtures for concreting, corrosion inhibitors and sacrificial anodes shall be used after taking prior approval from PMC/Client.
3. The foundation work/ (pile caps etc.) Shall be carried out in M-40 or higher grade of concrete as per IS:2911 (Part-1/Sec-2):2010. Trial mix should be done with the admixtures and should be approved from PMC/Client before commencement of the work. For cohesive soils found in greater depth, bentonite slurry shall be used and if soil still collapses, permanent steel liner of 6 mm thickness shall be used. Coal tar EPOXY paints to be applied on concrete below ground /structure which comes in contact with soil, to avoid the corrosion of reinforcement it is necessary to introduce Bipolar, corrosion – inhibitor admixture during construction.

4. Minimum cementitious content shall be used as per IS code for the R.C.C work. Use of admixture is compulsory. Low heat special cement shall be used with C3A content between 5 and 8 from a single source. C3S content should be less than 45. Low heat special cement – about 40 to 50%, fly ash = 25 to 30%, GGBS = 20 to 25%, and Micro silica fumes = 8-10%. Trial mix should be done and mix design should get approved from PMC/Client before starting work.
5. Cementitious Material Parameters shall be as follows:
- Water/cementitious materials ratio (max) = 0.35.
 - Permeability max. = 15 mm.
 - RCPT max. = 1500 coulombs.
 - Coefficient of Chloride diffusion = $1.2 \times 10^{-12} \text{ m}^2/\text{s}$;
 - Clear cover to reinforcement = 50 mm to 75 mm
 - Crack width (max) = 0.2 mm
 - Pouring temperature of concrete = 30° C as per IRC-SP-15-2011:
 - Curing = 45 days.
 - Admixture = Use of PC based admix is compulsory
6. For R.C.C. work PPC IS 1489 grade of cement shall be used of approved brand viz. Ultratech, Ambuja, Birla super and for foundation work „PSC CEMENT“ shall be used as recommended by Geotech experts, for other civil works viz. For Plastering & masonry work etc., 43 grade of cement shall be used of ACC, Birla. Casting of slab including beam and chhajja will be permitted at one go only (No Horizontal construction joint is permitted on one slab plate). LATINCE removal for construction joints is compulsory. 14 days curing is compulsory for RCC works, columns shall be wrapped with Hessian cloth for proper curing. 6 Nos of cubes shall be cast for concreting works of footing, columns / starters & slabs & same shall be tested for compressive strength for 7 days, 28 days and 45 days if required for strength and permeability. **Permeability test 0074 is must.** Design mixes from qualified concrete technologist prior to concreting get approved by PMC & the grading of the materials to be maintained every week, random testing is to be conducted at IIT/VJTI (temperature-controlled concrete should be provided).
7. Reinforcement bars shall be Fe-500 Grade Steel – As per IS 1786:2008 Reinforcement shall be treated as per CECRI approved CPCC treatment only.

Use of sacrificial anode is compulsory from the approved brand given in the list below. Binding wire should be of GI coating only. Stainless steel may be used after approval of PMC/Client.

8. Cement spacers should be mounted for uniform thickness coating or mortar around steel.
9. The super structure will be constructed with minimum in M-40 grade or higher as per requirement of Structural Engineer. Concrete mix design to be carried out at every stage of work.
10. All formwork and formwork support (centering, props, scaffolds etc.) shall only be in structural steel and preferably of pipes conforming to IS:806, IS:1161, IS:1239, IS:2750. Wooden bullies shall not be permitted as props/formwork supports. All props shall be properly braced using x & k bracings.
11. Compound wall should be Cast in situ RCC of M-35 grade throughout the society property as per design to be got approved by the society.
12. Anti-termite treatment shall be carried out as per the requirement as specified by the IS code. It is recommended to use 3rd generation admixtures (non-smelling). Guarantee period for the anti-termite treatment is 10 years from the date of application; an approved affidavit pertaining to it must be submitted by the Developer.
13. The external masonry work will be carried out in 6" thick masonry work and internal walls in 4" thick light weight concrete blocks/brick work in 1:4 cement mortar. Staircase walls should be 6" thick. To avoid cracks at the corners of doors and windows as the building ages a RCC concrete band to be built with 4 nos. of iron rods throughout length. External masonry work and internal walls in clay bricks or CLC/AAC Blocks only. Cement bricks will not be permitted
14. External plaster will be average 25 mm thick with sand faced finish in two coats with Ready mix plaster of Ultra Tech of average thickness 15 mm for first coat and for second coat of average thickness 10 mm. At the junction of the R.C.C. members and masonry work/ PVC chicken meshes minimum 6" width to be provided so as to avoid the development of cracks at the junction in future.

15. Internal plaster will be Ready mix plaster of Ultra Tech sand faced plaster 18 mm thick with Gypsum finish of India Gypsum in single coat & Finishing with Acrylic Putty over Gypsum. Cornice/ moldings at the junction between wall & ceiling & grooves at skirting level to be provided at Hall, Bed room & Dining ceiling areas.
16. For the terrace, waterproofing work shall be carried out for the entire area with the staircase cabin in three layers viz, first chemical coating over the slab surface with Epoxy Chemical Slurry chase, then old seasoned brick bats shall be laid to proper slopes of average 4" thickness in 1:4 cement mortar and over the same I.P.S shall be laid in 1:4 cement mortar of 1" average thickness as mentioned in the technical specifications with China chips laid over the same to proper slopes. During every stage ponding test shall be carried out to test the water proofing treatment. Water proofing chemicals shall be added during the execution of the treatment as recommended by the manufacturer. **Terrace waterproofing shall have warranty of 10 years.**
17. The existing drainage lines need to be discarded, and new drainage lines need to be provided as per the requirement of MCGM. Same is the case with compound walls being sufficient height (Min. 5 ft) for fool proof security on all the four sides.
18. The drainage waste water/Soil waste (4" dia.), rain water (6" dia.) & vent pipe (3" dia.) lines shall be of ultra violet rays resisting P.V.C. pipes of Supreme or Prince make of "B - Type" and at Ground level shall be in C.I. pipes as per the IS standards. All the external pipes must be kept 2" away from the wall with FRP clamps with „Ú" bolt covered with silicone rubber along with G.I. "L" angle coated with carbon coating.
19. All water line pipes shall be CPVC of (Astral/Prince/Supreme) & Stainless Steel for internal Plumbing and care shall be taken while routing the line on the terrace level such that uniform flow of water is achieved without disturbing the movements. Each flat should have independent stop cock (Ball valve type) for independent maintenance. All the external pipes must be kept 2" away from the wall with FRP clamps with „Ú" bolt covered with silicone rubber along with G.I. "L" angle coated with carbon coating.

20. The flooring in hall, passage, dining, kitchen, Bed room area & other area will be in double charged vitrified tiles 1st quality of kajaria tiles 6x4 size laid to proper line and level as per the instructions of the architect in 1:8 cement mortar with mirror finish for the same and skirting shall be provided for the same of 4" height in neat cement float in flush with the wall. Bath & WC will have ANTI skid tiles/ granite for flooring marble/ granite cladding up to Min. 7" height with false ceiling for walls.
21. The kitchen platform will be in L, U or parallel shape with main platform of width 2"3" and secondary platform of 1"6" width in granite/full body artificial stone with kadappa sandwich type of construction for the same. Stainless steel/matching sink to be provided of 24"x18" size Nirali make as per the approved design. Granite/full body artificial stone molding patti will be provided for the kitchen platform. Below the kitchen platform white colored glazed tile of 12" x 18" size will be provided & above the kitchen platform of Kajaria/Johnson & Johnson digital design and heat resistance make, up to full height above the floor level of 12" x 18". An aqua guard point should be provided in each kitchen with modular kitchen facilities. The design and detailing regarding the finishes and material for the modular kitchen shall be approved by society. Kitchen platform and service platform with (Modular Kitchen) stainless steel designer cabinet, doors and drawer's pullout of neelnox type made from SS 304 (18/8) grade water proofing panel. Tiles in the kitchen are to be provided up to the ceiling of the kitchen.
22. For all the flats ELCB and MCB of Siemens/Havells shall be provided as per the requirement of TATA/Reliance energy so as to avoid short circuit etc. Concealed electric fittings will be provided with main circuit in 4 sq.mm copper wire and other in 2.5 sq.mm copper wire of ISI makes, and the fittings will be of Anchor Woods, Legrand, Crabtree make. One 4" tube light & 1200 mm fan in each room. For the various areas the Electrical points will be provided as per the layout prepared by the Architect with approval of society/ PMC. 3 Phase meter is to be provided for each flat.
23. Concealed Plumbing CPVC and CPVC for hot water are implemented to avoid rust. Tests to be carried out work inside the flat will be carried out as per the IS codes of practice. Two/ three-way diverter of "Jaquar make", electric geyser for each bathroom and point in kitchen of RACOLD or better make of heater/boiler

of sufficient capacity (minimum 10 liters) and also connected to washbasin and to be connected to gas line if available etc. Washbasin of table top type below with wardrobe and designer washbasin of Hindware, Parryware or equivalent make with bottle trap, shower angle cock, pillar cock of Jaquar make etc. The necessary accessories viz. Towel rod, Soap dish, Hanger towel rack, Toothbrush holder, Robe hook, big mirror with adequate light and health faucet to be provided in the bath and toilet area. For the washing basin area one P.V.C. Molded cabinet will be provided. UV Water Purifier and Geyser Open type sink mixture of Jaquar with hot water arrangement, Nahani Trap with cockroach jali, Exhaust fan, Provision of Gas line, Chimney above cooking gas.

24. The toilet will be provided with European type wall mounted W.C. with CI chair bracket & flush valve etc., complete with Jaquar make latest range Series of bib cock, angle cock, stop cock etc. Complete for the same. Tiles to be provided up to full height in bath room Hindustan, Perry ware make and toilet of Johnson & Johnson/Kajaria make.(18"x12"or12"x24") of the first quality.
25. Designer type wall tiles of Jhonson/ Kajaria make 8" X 12" in different colour shed will be used up to the full height in bath & WC as per design approved by the PMC/Society .
26. The windows will be anodized aluminum/UPVC sliding windows of approved make with granite framing with molding for the same in double patti. The aluminum window for hall and bed room and for kitchen will be as per approved drawing with mosquito net in one track and clear Modi glass. For toilet and bath louvers should be provided as per approved drawing. Window size for bath & WC will be of maximum size for proper ventilation/exhaust and natural light, and exhaust fan is to be provided. RCC chajja with proper slope to be provided above all windows, provision for A/C will be protected from rain and birds. The Developer shall provide grills for all windows with width 2'0" (for A/C provision).
27. The main door frame shall be in BTC Teak wood of size 7" x 4" and door frames of other habitable rooms shall be of granite corner molding. The door frame for the toilet and bathroom will be in granite in double patti with molding etc. compete for the same. The main door should be accompanied by uniform

external security wooden door for all flats with video door phones to be provided for security purpose.

28. The doors for hall shall be paneled by door of approved design and finish in C.P. teak wood with brass fittings and Godrej/Europa night latch etc. complete with lock and key arrangement for the same. For the bed & kitchen same shall be flush doors with Sunmica coating of 1mm thick on both sides with brass fittings for the double lock. For toilet and bath Fiber Plast decorative doors shall be provided with fittings etc. complete. All doors fitting & fixtures of brass with Chrome plating.
29. The external painting work will be in two coats of Elastomeric water proof paint of AkzoNobel / Asian / Dr. Fixit for entire area in approved colours and shade.
30. The internal area viz. Walls & ceiling will be finished with P.O.P. in proper line and level and the internal painting will be carried out in Luster/velvet finish paint of Asian /equivalent paints as approved by the society.
31. For the open spaces at ground floor level Chequered tiles of 30 mm average thickness tiles shall be provided for the entire area with rubble soling of 9" thickness for the same and the work shall be carried out to proper slopes to drain out the storm water in efficient way or alternatively Interlocking coloured paver blocks to be fitted in entire open & parking area, provision for extra cable is to be provided.
32. The entrance lobby shall be provided with granite tiles for the wall cladding as approved design by society & make up to 1st floor level and flooring shall be granite flooring of Johnson make.
33. For the staircase area granite flooring shall be provided for the tread, risers & mid landing area and the skirting shall be of 4" thickness for the same up to 1st floor and there after it shall be green kotha stone the entrance area will be illuminated with adequate nos. of decorative electric fittings as per design and approved by consultant/society. Staircase steps should be at even height and granite should be of non-slippery, sharp edges should be made rounded. Provided that the Floor-to-Floor height will be 10ft.
34. Garden area will be developed within the surrounding open spaces and adequate nos. of benches (custom seating arrangement or as per planning &

approval) shall be provided for seating purposes and enough no swings and slide shall be provided for the children.

35. Lifts for each stair case having capacity of 13 persons and one stretcher lift (high speed) or as per the requirements will be provided of Mitsubishi / Schindler /Kone make with the necessary arrangement and standard amenities like CCTV, Telephone, fan, etc. Lift cabinet should be in SS 304 with Modern amenities. It should stop at the nearest floor in case of power cuts and the door should open automatically. Lift should be supported with battery backup facility.
36. The developer shall provide fans of 24"/18" as required and specified by the architect of the society in each room. The developer shall provide adequate no. of tube light fittings to the satisfaction of the society architect. Exhaust fans should be provided in all toilets and kitchen of each flat. Electronic exhaust chimneys in the kitchen is required.
37. Accident, Explosion and Fire safety system to the building complex and surrounding to be provided as per the statutory rules. Like earthquake Resistance buildings, smoke detector in each flat etc. shall be provided.
38. The existing ground level shall be raised above the existing Road Level by 1 Mtr subject to norms of MCGM from east to west and the stilt or podium parking will be provided for parking purposes, which will be duly constructed by the Developer free of cost and handed over to Society. New compound wall shall be constructed by the Developer as per Standard specifications along with a decorative entrance gate at the Developers cost.
39. New underground and overhead water tanks shall be constructed as per the capacity requirement of the existing members with tilling inside the tank and the new members as per MCGM Rules and regulations to ensure 24 x 7 hours water supply. The developer shall obtain additional water connection from MCGM at his own cost and expenses. Overhead tank will be provided at sufficient height from flooring at least 8" to 9" height, with proper ladder and handrail on ladder and tank to avoid accidents. Submerging Water motors are fitted in the Pump-room (above 3-4 feet) at ground level for lifting of water to overhead tanks. Auto Pump System to be installed for pump. All the tanks

should be divided into 2 compartments separated by RCC wall for ease in cleaning and sensors should be provided in all the tanks to cut off the water.

40. The developer should provide the necessary intercom facility to each flat and common areas such as health club/sports center/welfare center connected with the flat intercom facility.
41. The developer shall provide bore wells at suitable locations with necessary plumbing arrangement free of cost with sufficient capacity so as to comply with the water requirement of the existing as well as new coming members. The Developer shall have to provide separate water lines in the toilets and kitchen of the member flat from the borewells. Accordingly, the rain water harvesting scheme is to be implemented as per the requirement.
42. Name of the society written on steel plate should be provided on every gate and also on the building g appropriately.
43. Notice board for society should be provided at ground floor level.
44. Members name plate with flat numbers should be of steel at lobby and entrance of the flat.
45. Plot no should be displayed on granite in front of the main entrance gate of society, as per the design to be approved by society.
46. The Developer shall maintain the open spaces, landscape and the garden areas as per the requirement which shall be in the possession of the society and for the use of the residential premises.
47. Entire compound / open space will have to be resurfaced and tiled by the Developer with proper drainage layout as approved by the competent authority.
48. CCTV for society compound and society office shall be provided.
49. Automatic door locking system should be provided at the entrance which can be operative by assessed control system should be provided.
50. Video door phones shall be provided for each flat of Godrej or equivalent make.

51. False ceiling as per approved design should be provided in the living room & Bed room area.
52. The Developer shall provide security cabin and servant toilet (2 no's).
53. Rainwater harvesting system to be adopted and implemented by the team of Developer as per conditions, specifications and requirements of the competent authority.
54. Well decorate Air-conditioned designer entrance lobby shall be provided for the existing society members and sale members wing and the same shall be got approved from the society as regards to the size and material finishes to be provided.
55. Provision for split air conditioners should be provided for all the flats with proper inlet and outlet arrangement with provision for keeping the equipment so that it does not hamper the elevation of the building.
56. Sample flat for the existing members shall be prepared well in advance and all the finishes, patterns and designs to be got approved by the society and PMC of the society.
57. Covered Car parking for the existing members with car park per member shall be provided at ground or podium level with independent car park and no mechanical car parking will be allowed for the existing members.

17. ADDITIONAL SPECIFIC REQUIREMENTS OF AMENITIES /
SPECIFICATIONS.

- a) Structural Design should be suitable for earthquake resistance.
- b) Construction of new compound wall at all sides (5ft height + additional 2ft M.S. grill.) with main gates.
- c) False ceiling and light fitting to illuminate entrance lobby.
- d) Cable connection socket for T.V and telephone in living room & each bedroom. (With common antenna/internet wiring provision)
- e) Separate fixture to be provided for Dish antenna fitment on the terrace in one cluster in a specific area.
- f) Air condition duct points in all usable room except in kitchen of suitable size.
- g) Society office premises with furniture and AC & Security cabin with all provision as per MCGM norms.
- h) Drainage chambers should have kadappa surroundings.
- i) Terrace water proofing with China mosaic & should carry warranty for 10 years.
- j) Loft above both WC & bathroom in both the rooms (if approved by MCGM)
- k) Bathroom & W.C. should have separate entrances. The master bedroom should be common with western W.C.
- l) Builder to provide Gas pipe line to all the members.
- m) Fire-fighting accessories to be installed as per MCGM and CFO norms.
- n) Water pipe lines to the flats from the overhead tank should be distributed equally with separate floor wise piping flat wise gate valves.
- o) Diesel generator to be provided for Water pump and lift/ any alternative adjustment. (Details required)
- p) Anti – termite full treatment in the base foundation to the plinth and wall before plastering.
- q) Submersible pump for water storage for suction tank with automatic sensors.
- r) External lighting on staircase, passage outside flat within compound wall & on gate post to be provided, desirably with solar panel.
- s) Flush wall provision should be provided.
- t) Clear height between the floor tiles and ceiling plaster should not be less than 10”.

- u) Minimum width of staircase shall be 1.50 m and staircase landing 1.50 m for building height more than 24 m and if building height is less than 24 m the same shall be of minimum 1.20 m width. It should be 2.00 m for high rise building or as per the maximum rise should not exceed 7 inches and the minimum tread should be 9 inches. To ensure tread depth and maximum comfort, the stairs nosing should extend at least 3/4 inch over the edge of the tread.
- v) External masonry work and internal walls in CLC/AAC block only. Cement bricks will not be permitted.
- w) All dead walls will have preferably with Texture paint to prevent water seepage.
- x) Fitness Centre with Gym Equipment, Welfare Centre and Club House Facility, Community Hall with Sports Equipment and solar system to be provided as per the norm DCPR 2034 combined for the existing members and sale members.

18. LIST OF APPROVED MATERIALS - STANDARD

	Material	Approved Brands
1	Cement O.P.C. Grade 43	ACC, Gujrat Ambuja, Ultratech, Birla, Ultratech
2	Sand	Sand shall be river sand with Silt content less than 3% by weight confirming to IS Code.
3	FLY ASH:	Dahanu, Nashik, Thermal Power Plant
4	HY SD bass for RCC	Tata, SAIL, JSW only.
5	Reinforcement Couplers:	Dextra or Equivalent Couplers
6	M.S. (Iron)	Tata Steel , SAIL, JSW only
7	Sacrificial Anode	Krishna Conchem, BASF, Sunanda only.
8	Binding wires	GI binding wires from approved brands only.
9	Aggregates	Locally available good Quality material.
10	Concrete additives: a) Polymers	Industrial Corporation of India, Perma, Sika, Sunanda, Fosroc, BASF
	b) WP Compound	Industrial Corporation of India, Sika, Sunanda, Perma, Fosroc, BASF
	c) Repair mortar	Industrial Corporation of India, Sika, Sunanda, BASF
	d) Plasticizers	Industrial Corporation of India, Sika, Sunanda, Perma, FOSROC, BASF
	e) Epoxy	FOSROC, Ciba, Choksy, Sunanda, Perma, BASF.
11	Bricks	Ordinary clay bricks of any brand confirming to IS1077 minimum crushing strength 35 Kg/sq.cm. Water absorption allowed 25% for bricks used in paneled walls. 20% for bricks used in load carrying.
12	Water proofing compound	'Impermo', 'Cisco', 'Industrial Corporation of India', 'Perma' 'Scott No.1' 'Sunanda Chemical'/ Fosroc
13	A.C. Sheets	'Everest', 'Amco', Charminar'
14	White Cement Brands	'ACC', 'JK White', Birla'
15	C.I. Pipes	'Neco' confirming to ISI standard
16	P.V.C. pipe	'Supreme', 'Prince', confirming to IS 13592 & ISI and weight of pipes shall be 6 Kg/sq.cm.
17	A.C. pipes	'Everest' , Himalaya, Swastik'
18	Water proof cement paint	'Snowcem Plus'& Sandtex Matt'

19	Water	Potable water free from organic or any other deleterious substances.
20	G.I. Pipes	C class of Tata & zenith with weight of pipes as follows –
		$\frac{1}{2}$ " dia 1.51 kg/meter $\frac{3}{4}$ " dia 1.97 kg/meter 1" dia 3.08 kg/meter $1\frac{1}{4}$ " dia 3.97 kg/meter $1\frac{1}{2}$ " dia 4.58 Kg/meter 2" dia 6.38 Kg/meter
21	Marble / Granite	Locally available good Quality material
22	Ceramic tile	Johnson & Johnson, Nitco or equivalent ISI make
23	Glazed tiles	Johnson & Johnson, Pedder tiles equivalent ISI make
24	CP Fitting	Jaguar or Arc

A. List of Codes:

- 1) IS: 269 Specs for Ordinary and Low Heat Portland cement.
- 2) IS: 383 Specs for coarse and fine aggregates from natural sources for concrete.
- 3) IS: 432 Specs for Mild steel and medium tensile steel bars (Part 1).
- 4) IS: 456 Plain and reinforced concrete –code of practice.
- 5) IS: 800 Code of practice for General Construction in Steel.
- 6) IS: 875 Code of practice for Design Loads Parts 1, 2, 3, 4 & 5 (Other than Earthquake).
- 7) IS: 13920 Ductile detailing of reinforced concrete structures subjected to seismic forces — code of practice.
- 8) IS: 1489 Specification for Portland pozzolana cement (Fly ash based).
- 9) IS: 1786 High strength deformed steel bars and wires for concrete reinforcement.
- 10) IS: 1893 Criteria for Earthquake Resistant Design of structures.
- 11) IS: 2502 Code of Practice for Bending and Fixing of Bars for Concrete Reinforcement.
- 12) IS: 2911 Part1 Sect 2: Code of Practice for Design & construction of Pile foundations - Bored Cast-in-situ piles (with amendments).
- 13) IS 2911 Part 4 Code of Practice for Design & construction of Pile foundations Part 4 - Load test on piles.
- 14) IS: 2950 Design and construction of raft foundations.
- 15) IS: 3935 Code of Practice for Composite Construction.
- 16) IS: 4326 Code of practice for earthquake resistant design and construction of Buildings.
- 17) IS: 8009 Calculation of settlements of shallow foundations.
- 18) IS: 8112 Specifications for 43 grade ordinary Portland cement.
- 19) IS: 9103 Specifications of Concrete admixtures.
- 20) IS: 12269 Specification for 53 grade ordinary Portland cement.
- 21) IS: 14593 Design and Construction of Bored Cast-in-Situ Piles Founded on Rocks.
- 22) BS: 4486 Specifications for high tensile bars used for prestressing.
- 23) BS: 5400 Code of Practice for Design of Concrete Bridges Part 4-1990.

COMMERCIAL BID

FOR THE REDEVELOPMENT OF PROJECT OF
TILAK NAGAR TRIBHUVAN C.H.S. LTD.

COMMERCIAL BID

(Separately on Bidder 's letter head in separate closed envelopes.) Bidder offer

Sr. No.	Description	Offer of Bidder
1)	BENEFITS TO THE MEMBERS	
1.1)	MOFA Carpet Area Free of Cost to be offered per member.	_____ Sq.ft
1.2)	Stamp Duty and Registration Charges as applicable on such existing and additional area to borne by Successful Bidder. GST, central or state, as may be applicable or any other taxes, levies duties payable on the Development	Borne by Developer Non-negotiable
1.3)	Hardship Compensation to be offered by the Bidder to Individual Member. Schedule of Hardship Compensation: 1. On execution of the Development Agreement 2. On all the members vacate their existing flats/shops. 3. On Completion of RCC work OR 4. On Re-possession notice	Rs_____-/- Sq. Ft
1.4)	Rent to the Existing residential users The rent shall be increased by 10% after every 12 months.	Rs_____-/- Sq. F

1.5)	Brokerage in advance along with the Advance Rent	One Month Rent every year 11 months (non-negotiable)
1.6)	Entire Professional fees including GST to the PMC appointed by Society payable by the Successful Bidder	Yes (Non-negotiable)
1.7)	Entire Professional fees including GST to the Legal appointed by Society shall have to be reimburse to society by the Successful Bidder.	Yes (Non-negotiable)
2)	TEMPORARY ACCOMODATION COMPENSATION	
2.1)	The Successful Bidder shall handover post-dated cheques of 36 months" rent at the time of handing over premises by respective members. Further, if successful bidder doesn't Complete the work within specified given period time, then the 6-month rent should be given before 2 months in advance and should be specifically in check.	Yes
2.2)	Shifting Cost to be compensated per Flat While Vacating the existing Flats and shops	Rs. _____/- per flat and shops one time
2.3)	Re-shifting Cost to be compensated per Flat While Repossession of New Flats and shops	Rs. _____/- per flat and shops one time

3)	PERFORMANCE GUARANTEE	
	Performance Bank Guarantee as per the tender condition as per tender condition under "PERFORMANCE GUARANTEE"	Yes/No
4)	PARKING	
4.1)	Covered Stilt Car parking Spaces for the existing members	One covered Car Parking Space to each member
5)	AMENITIES AS MENTIONED IN THE TENDER DOCUMENTS	
6)	SPECIAL BENEFITS IF ANY	
6.1)	Health Club / Gym / Fitness Centre/ Community Hall / Solar Panel to the members of the Society.	As per prevailing DCR norms.
6.2)	Society Office including toilets	Yes, as per prevailing DCR norms
6.3)	And any other amenities	
7	Total Built Up area/FSI	_____Sq. Mtrs. including Fungible FSI
8	Sharing ratio of Future Increase in total built-up area between the Society and Developer. For the calculation of the share ratio , bidder has to consider that : 1. All the cost for acquisition of the additional including but not limited to premium of FSI, various premium payable to planning authorities, cost of construction, stamp duty, registration, GST, and all other direct and indirect expense which	_____ % to society and _____ % to the bidder

	may be required to incur for utilization of such additional FSI. 2. The bidder has to provide constructed area to the society.	
9	Discounted percentage offered to existing members on purchase of additional carpet area or additional flat.	

DP Sheet

Lease Plan

Society Registration Certificate