



माझगांव डॉक शिपबिल्डर्स लिमिटेड

(भारत सरकार का उपक्रम)

राष्ट्र के पोत निर्माता

डॉकयार्ड रोड, माझगांव

मुंबई - ४०००१०

भारत

MAZAGON DOCK SHIPBUILDERS LIMITED

(A Government of India Undertaking)

Shipbuilders to the Nation

Dockyard Road, Mazagon,

Mumbai 400 010.

INDIA

CIN :U35100MH1934GOI002079

DIVISION:	:	CORPORATE
DEPARTMENT	:	SECRETARIAL, LEGAL & ESTATE
SECTION	:	ESTATE MANAGEMENT
TENDER NO	:	MDL/EMS/TENDER/Flats/CISF/02.
TENDER DATE	:	25 Sep '17
CLOSING DATE & TIME	:	30 Oct '17 at 1430 hrs
OPENING DATE & TIME	:	30 Oct '17, 1500 hrs onwards

“Tender for Purchase of 32 nos. Flats admeasuring 350-550 Sq.Ft. on Outright Basis”.

1. **BACKGROUND:**

1.1. Mazagon Dock Shipbuilders Limited (MDL) located at Dockyard Road, Mumbai-10, is a Public Sector Undertaking under Ministry of Defence, engaged in the business of construction of Warships & Submarines for the Indian Navy.

1.2. MDL intends to purchase flats on outright basis for accommodation of Central Industrial Security Force (CISF) personnel posted at MDL.

1.3. The details of requirements are as under:

- Total number of flats: 32 Nos.
- Carpet Area of flats: 350 to 550 Sq.Ft.
- Distance of the flats from MDL: Max. 50 KM.

2. **TERMS & CONDITIONS:**

2.1. The Terms & Conditions shall form part of the Tender to be submitted by the Bidder.

2.2. The last date and time for submission of the Tender Document(s) shall be **1430 hrs on 30 Oct '17**. The Tender document shall be submitted in the office of DGM (Estate), 6th Floor, Mazdock House. MDL shall not be responsible for non receipt of Tender documents sent through courier/post etc. No tender shall be accepted after the scheduled closing time at **1430 hrs on 30 Oct '17**..

2.3. All columns in the Tender document must be duly filled in and no column should be left blank. “Nil” or “Not Applicable” should be marked where there is nothing to report. All the pages of the Tender documents should be signed by the bidder/authorized signatory of the bidder. MDL reserves the right to reject incomplete Tender document or in cases where information submitted is found to be incorrect.

2.4. In case the space in the tender document is found insufficient, the bidder may use separate sheets to provide full information.

2.5. **Offers received from Brokers/Intermediaries will not be entertained as MDL does not pay brokerage/commission. Canvassing in any form will disqualify the Bidder.**

2.6. If the Bidder has flats as per MDL's requirement at more than one project/location, separate Tender documents have to be submitted for each project and the evaluation for the same shall be done separately.

2.7. The prospective bidder meeting the above requirement may download the Tender Documents (Technical bid and Price bid) from the website of MDL i.e. www.mazdock.com → **Tenders** → **Estate** → **Estate Notifications/EOI** → **Tender No. MDL/EMS/TENDER/Flats/CISF/02**.

2.8. The Tender consists of two parts i.e. Techno-Commercial bid including terms & conditions (Part-I) and Price bid (Part-II). Separate Techno-Commercial bid(s) and Price bid(s) are to be submitted for each proposal. The Techno-Commercial bid(s) and Price bid(s) for each proposal should be sealed in separate envelopes duly marked Techno-Commercial Bid (Part-I) and Price Bid (Part-II). Both the envelopes should be placed in a single cover superscribed “**Tender No. MDL/EMS/TENDER/Flats/CISF/02 - Purchase of 32 nos. Flats admeasuring 350-550 Sq.Ft. on Outright Basis**”.

2.9. Property should be situated in good residential area in the Locations with congenial surroundings and proximity to public amenities like bus stop, bank, market, hospitals, schools, post office, etc. The flat/building/property shall also be elevated and not prone to water logging. The locality shall have amenities of water supply, sewerage, storm water drain etc. MDL reserves the right to reject any offer which, in its opinion, is not found to be suitable in any respect whatsoever.

2.10. The person signing this document for submission on behalf of the bidder shall enclose Power of Attorney (PoA) duly authorized and notarized. The Power of Attorney shall be backed by copy of the board resolution in case of Company / declaration signed by all partners in case of a Partnership Firm of the bidder in his/ her favour.

2.11. The particulars of flat numbers floor-wise, wing, building name, etc. should be furnished in the Technical bid. Details of measurements of the proposed flat offered should invariably be furnished in the Technical bid.

2.12. Plans duly approved by Municipal authorities/Competent authority should be submitted along with the Technical bid.

2.13. The bidder should explain and submit the brief history of any litigation or arbitration filed against it in the preceding five (05) years or shall provide a declaration that there are no litigations as on the date of submission of this Tender. Further, the bidder should indicate for each case the year, cause of litigation, matter of dispute, disputed amount and whether the award was for or against.

2.14. The bidder should explain if it or any of its constituent partners has been debarred/ expelled by any agency/Government during the preceding three (03) years. The details of each of the cases with reasons should be furnished.

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

2.16. All the legal documents required by the MDL for verification of the title clearance of the property should be submitted.

2.17. Where the MDL is purchasing full building or entire property, the Conveyance/Sale Deed shall be executed in favour of MDL.

2.18. **Carpet Area:** The Carpet Area means the net usable floor of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

2.19. Joint measurement will be taken in the presence of MDL representatives and authorised representative of Bidder for computation/finalization of the carpet area.

2.20. For computation of the carpet area, the definition adopted in this Tender shall be the covered areas excluding the outer walls, i.e. from plastered to plastered surface of the walls. Niches, flowerbeds, sit-outs, etc. will not be taken into consideration for calculating the carpet area.

2.21. **Occupation Certificate:** Occupation Certificate means the occupancy certificate, or such other certificate by whatever name called, issued by the Competent Authority permitting occupation of any building, as provided under local laws, which has provision for civic infrastructure such as water, sanitation and electricity;

2.22. The successful bidder shall obtain the Occupation Certificate within 04 months time from the date of issue of Letter of Intent (LoI) by MDL. In case of delays in obtaining Occupation Certificate beyond 04 months by the successful bidder, liquidated damages @ 0.5 % per week shall be levied subject to maximum of 5 % of Agreement Value.

2.23. **CANCELLATION OF TENDER:** MDL reserves the right to amend/modify/alter/withdraw/cancel this TENDER at any stage or any point of time without assigning any reasons whatsoever. No claims will be entertained from any of the bidder in such a scenario.

3. **PRE-BID CONFERENCE:**

3.1. A Pre-Bid conference will be held at from **1030 Hrs on 12 Oct '17 (Thursday)** in the Conference Room, Technical Services Dept, 1st Floor, Administration Building, Alcock Yard, Mazagon Dock Shipbuilders Limited, Dockyard Road, Mumbai. Bidders may send their queries in writing either by email to **estate@mazdock.com** or send them by post/courier to the address below at least 48 hrs prior to the Pre-bid meet.

**Deputy General Manager (Estate),
Secretarial, Legal & Estate Department
6th Floor, Mazdock House,
Mazagon Dock Shipbuilders Limited,
Dockyard Road, Mumbai – 400010 (INDIA).**

3.2. Intending bidders shall also furnish names and designation of their persons attending the pre-bid meet.

4. **EARNEST MONEY DEPOSIT:**

4.1. Bidder shall submit an Earnest Money Deposit (EMD) of **₹5,00,000/- (Rupees Five Lakh Only)** through Electronic Mode (NEFT/RTGS) to MDL. Details of MDL's Account are as under:

NAME OF BANK A/C HOLDER	:	MAZAGON DOCK SHIPBUILDERS LTD
BANK AND BRANCH	:	STATE BANK OF INDIA, MAZAGON BRANCH, MUMBAI
BANK ACCOUNT NO	:	10005255246
IFSC CODE	:	SBIN0009054

4.2. Bidder, while making the electronic transfer, should specifically mention the details of company name as well as nature of remittance (EMD), TENDER number etc. in the text/narration fields of Bank's NEFT remittance in order to identify the same. The format at **Enclosure-1** is required to be filled up by the Bidder and submit along with Part-I Techno-Commercial Bid.

4.3. EMD of bidder(s), who are technically not accepted, shall be returned without interest within 10 working days after the intimation of non-acceptance.

4.4. EMD of unsuccessful bidder(s) shall be returned after finalisation of the selection process.

4.5. EMD of successful bidder(s) will be converted into Security Deposit without interest and shall be returned on completion of handing over of all the flats to MDL.

- 4.6. The Earnest Money Deposit shall be forfeited by MDL in the following events:
- a) If the bidder withdraws, amends, impairs or derogates from the Tender, agreed conditions of TNC / PNC in any respect within the period of validity of his offer.
 - b) If the successful Bidder declines to execute the Agreement or delay in handing over of all the flats beyond the period as mutually agreed.
- 4.7. No Interest will be payable on amount of EMD.
5. **VALIDITY PERIOD:**
- 5.1. Offers shall remain valid for a period of not less than **180 Days** after the deadline date of submission of Techno-Commercial Bid (Part-I).
- 5.2. During the validity period of the offer, the bidder should not withdraw / modify the offer in terms of price and other terms and conditions quoted in the technical requirement and price Quotation.
- 5.3. Technically accepted bidder shall be given opportunity to accept validity as per the Tender in case of shorter validity quoted by him. Non acceptance thereafter shall be rejected by MDL as non-responsive.
6. **PRE-QUALIFICATION CRITERIA:**
- 6.1. The offers shall be from reputed builders/developers/promoters having experience in construction of residential flats and who are fulfilling all the pre-qualification criteria as stipulated under:
- a) Bids shall be for not less than 32 Nos. Flats admeasuring 350-550 Sq.ft.
 - b) The Builder/Developer/Promoter shall have been in the business of construction of residential/commercial buildings for a minimum period of 05 years as on the date of the Tender. The bidder has to submit suitable documentary proof in this regard.
 - c) The Builder/Developer/Promoter shall have an average annual turnover of ₹3.0 Crore (Rupees Three Crore Only) during the last three financial years ending on **31 Mar '16**. The bidder has to submit copies of audit certified Balance Sheets and Profit & Loss Accounts for the last three financial years ending on **31 Mar '16**.
 - d) The Builder/Developer/Promoter shall have completed and sold at least 15000 Sq.Ft. of built-up area over the last 03 years. Documentary proof to be attached.
7. **SUBMISSION OF TENDER:**
- 7.1. The Tender Documents, duly filled along with legible copies of all supporting documents, shall be submitted as under:

7.2. **Envelope marked as I:** Techno-Commercial bid, duly completed in all respects to be put in this envelope & sealed and superscribed as Techno-Commercial Bid (Part-I). Following documents are to be enclosed in this envelope:

- a) Tender Document (**Pages 1-19**) including Enclosures -1, 2, 3, 4, 5 & 6, duly **signed & stamped** by authorised person confirming acceptance of all the terms & conditions stipulated in the Tender.
- b) UTR number for online transfer of Earnest Money Deposit of ₹5,00,000/- (Rupees Five Lakhs Only)
- c) Copy of Sanctioned Plan and layout.
- d) Commencement Certificate from Competent Authority.
- e) Copy of valid Maha RERA Registration Certificate for the project.
- f) Copy of Occupancy Certificate of the building(s) issued by the Competent Authority, in case of ready possession flats.
- g) Bidder's constitution documents like Articles of Association & Memorandum of Association/Partnership Deed/Proprietorship registration document etc. or any other related documents specified by MDL.
- h) NOC from the Bank/Financial Institution in case any financial assistance has been availed for the purchase of the land and/or construction of flat/building.
- i) Structural Stability Certificate from Licensed Structural Engineer of Municipal Corporation or Competent Person, in case of ready possession flats.
- j) Bank details for payment by NEFT/RTGS/ECS at **Enclosure-2**, duly filled in, signed & stamped by the bidder and authenticated by the Banker.
- k) Cancelled Cheque/Copy of Cheque in respect of the above bank account.
- l) Declaration duly typed on Bidder's letterhead, signed & stamped as per **Enclosure-3**.
- m) Certificate duly typed on Bidder's letterhead, signed & stamped as per **Enclosure-4**.
- n) General & Technical Information, duly filled in, signed & stamped by the Bidder as per **Enclosure-6**.

7.3. **Envelope marked as II:** Price Bid Part-II (Page 20) **Enclosure-7** duly filled in, to be put in this envelope & sealed and marked as Price Quotation. The Price bid (s) of only such bidder will be opened who qualify after the stipulated evaluation process.

7.4. **Envelope marked as III:** The above two sealed envelopes nos. I & II are to be placed in this Envelope & sealed and superscribed as under:

“Tender No. MDL/EMS/TENDER/Flats/CISF/02 - Purchase of Flats admeasuring 350-550 Sq.Ft. on Outright Basis”.

7.5. The Bid/offers should be addressed to **Deputy General Manager (Estate)** and bid(s)/offer(s) to be submitted in the office of DGM (Estate) at Estate Management Section, 6th floor, Mazdock House, Mazagon Dock Shipbuilders Limited, Dockyard Road, Mumbai-400010.

8. **OPENING OF TENDER:**

8.1. **Part-I (Techno-Commercial Bid):** Part-I will be opened on **30 Oct '17** from **1500 hrs onwards** in Estate Management Section, 6th Floor, Mazdock House, Mazagon Dock Shipbuilders Limited, Dockyard Road, Mumbai – 400010. Bidder(s), who wish to remain present during the Tender (Part-I) opening, should nominate on their **company letterhead** the name and designation of one person authorised to remain present at the time of opening the Tender and send this letter so as to reach the undersigned at least one working day prior to the closing date of the Tender.

8.2. **Part-II (Price Bid):** After completion of evaluation of the Technical bid, intimation for opening of Part-II of the Tender will be communicated only to technically accepted Bidder. Such intimation may be given at a short notice by Fax, E-mail or even by telephone, only to the technically accepted bidder(s). If any such technically accepted bidder wishes to remain present at the time of opening the Price bid, he may depute one representative with proper authorization letter on their company letterhead.

9. **BID REJECTION CRITERIA:**

9.1. Following bids shall be **categorically rejected:**

- a) Bids received after the closing date and time.
- b) Bids received without stipulated EMD (bidder should necessarily submit duly filled in format at **Enclosure-1** as documentary evidence of having credited the EMD electronically).

9.2. Following bid rejection criteria may render the bidder **Liable for Rejection:**

- a) Bids received with lesser number of flats for sale.
- b) Flats offered are at a distance of more than 50KM from MDL.
- c) Bidder's failure to submit sufficient or complete details for evaluation of the bids even after given reasonable time by MDL. The overall time allowed shall not exceed 03(Three) weeks.
- d) Incomplete/misleading/ambiguous bids in the considered opinion of MDL.
- e) Bids with technical requirements and/or terms not acceptable to MDL.
- f) Bids received without pre-qualification documents where required as per the Tender.
- g) Bid not meeting the pre-qualification parameters stipulated in the Tender enquiry.

- h) Validity period indicated by bidders is shorter than that specified in the Tender.

10. **TERMS OF PAYMENT:**

10.1. MDL Payment Terms shall be as under:

- a) 85% of the consideration amount shall be paid after the execution of "Agreement of Sale".
- b) 10% of the consideration amount shall be paid after handing over of the flats in all respects as per the terms of the "Agreement of Sale".
- c) 5% of the consideration amount (without any interest) will be withheld as Retention Money and shall be paid after completion of the Defect Liability Period. However, in case of execution of Conveyance Deed, as per para 2.17, the bidder shall submit Bank Guarantee in lieu of 5 % of the consideration amount towards Defect Liability Period.

10.2. All payment(s) due to the vendor shall be made through RTGS/NEFT/ECS based on the bank mandate provided as per **Enclosure-2**.

11. **DEFECT LIABILITY PERIOD:**

11.1. The Defect Liability Period shall be One Year from the date of actual handing over of all the flats. In case the flats are handed over to MDL in stages, the date of handing over of flats in the last stage shall be considered for reckoning the commencement of Defect Liability Period.

11.2. The successful bidder will have to rectify any defects, structural repairs (external or internal), leakages etc. in the flats either by way of bad material or workmanship during the Defect Liability Period at no extra cost to MDL.

11.3. The Retention Money withheld, as stipulated above, shall be forfeited in case the bidder fails to undertake rectification of the defects notified by Estate Management Section of MDL within mutually agreed period.

12. **EVALUATION OF TECHNICAL BID:**

12.1. The Technical bid shall be evaluated by adopting a system of Combined Quality Cum Cost Based System (CQCCBS). The salient features of the evaluation system are as under:

- a) All the offers received will be screened and short listed by a constituted Committee of MDL based on the requirements specified vis-à-vis the details submitted by the bidders and inspection carried out of the offered sites. All such short listed offers will be inspected and examined by the Committee and evaluated on various parameters. The detailed list and maximum marks assigned to each parameter are as under:

Assessment Parameters

Sr. No.	Parameter	Maximum Marks
1.	Distance of the flats from MDL, Dockyard Road i) Up to 30 KM (20 Marks) ii) Beyond 30 KM and up to 35 KM (16 Marks) iii) Beyond 35 KM and up to 40 KM (12 Marks) iv) Beyond 40 KM and up to 45 KM (08 Marks) v) Beyond 45 KM and up to 50 KM (04 Marks)	20
2.	Exclusivity of flats offered i) Fully exclusive building (20 Marks) ii) Flats spread over 02 buildings in the same complex (15 Marks) iii) Flats spread over more than 02 buildings in the same complex (12 Marks) iv) Flats spread over 02 buildings but in different complexes/localities within a distance of maximum 2 KM (09 Marks) v) Flats spread over more than 02 buildings but in different complexes/localities within a distance of maximum 2 KM (06 Marks) vi) Flats spread over more than 02 buildings but in different complexes/localities beyond a distance of 2 KM (0 Mark)	20
3.	Quality of construction, specification of internal fixtures/finishing items i) Very Good (Compliance of up to 90% of the Specifications for the Flats) 10 Marks ii) Good (Compliance of up to 80% of the Specifications for the Flats) 07 Marks iii) Average (Compliance of up to 70% of the Specifications for the Flats) 04 Marks iv) Poor (Compliance of less than 70% of the Specifications for the Flats) 0 Mark	10
4.	Status of completion of the project i) Ready Possession with all municipal approvals including Occupancy Certificate (13 Marks) ii) Occupancy Certificate yet to be obtained (0 Mark)	13
5.	General amenities viz., Parking, Power Back up, Elevators, Garden, Children's Play area i) Flats with all the amenities listed above (10 Marks) ii) Flats with lesser amenities – Marks will be allotted on pro-rata basis (If only 04 out of the 05 listed amenities are available, marks allotted will be $4/5 \times 12$)	12
6.	Location(preferably proximity to railway station, hospital, schools, bank, market within distance of 5 Km) i) Location within a distance of 5km from railway station, (03 Marks) ii) Location within a distance of 5km from hospital (03 Marks) iii) Location within a distance of 5 km from Schools (03 Marks) iv) Location within a distance of 5 km from Bank (03 Marks) v) Location with a distance of 5 km from market (03 Marks) Note: In case the distance is more than that stipulated, marks allotted will be zero (0 Marks)	15

7.	Age of Building (i) Age upto 02 years (10 marks) (ii) Age above 02 years and upto 05 years (05 marks) (iii) Age beyond 05 years (02 marks)	10
Total		100

13. **EVALUATION METHODOLOGY:**

13.1. Bidders are advised to note that evaluation of offers will be under Combined Quality cum Cost Based System (CQCCBS).

13.2. The methodology under this system will be as under:

- a) Preliminary evaluation of the techno-Commercial bid will be done to ensure that the bidders fulfil the basic selection criteria as per detailed terms and conditions specified in the tender.
- b) The techno-commercial offer will thereafter be subjected to detailed evaluation by allotting marks on various parameters/criteria prescribed in the Tender document to arrive at the qualifying marks.
- c) The Price bid of only those bidders, who qualify technically by obtaining a minimum qualifying mark of 60% in their technical evaluation, will be opened.
- d) The bidder who obtains the highest marks in the Techno-Commercial bid shall be assigned a Technical Score of 100 and the other bidders shall be given Technical Scores inversely proportional to the marks obtained by them.
- e) Similarly, the Price bid of the bidder with the lowest quoted rate shall be assigned a Financial Score of 100 and the other bidders shall be assigned Financial Scores inversely proportional to their quoted rates.
- f) Technical Scores obtained by the qualified bidders shall be allotted a weightage of 60%, whereas, the Financial Scores obtained shall be allotted a weightage of 40%.
- g) Thus, the total score (out of 100 marks), hereafter, termed as the Combined Score, shall be obtained by adding the weighted Technical and weighted Financial Scores.
- h) On the basis of the Combined Scores obtained, the bidders shall be ranked. The bidder obtaining the highest Combined score will be ranked as L-1 followed by the bidder securing lesser marks as L-2, L-3 etc. The bidder securing the highest Combined score and ranked as L-1 will be invited for negotiation, if required, and shall be considered for awarding the contract/order. The formula for working out the combined score will be as under:

$$\text{Combined Score} = 0.6 \times \text{Technical Score} + 0.4 \times \text{Financial Score}$$

Illustrative Example:

Bidder	Marks obtained in Technical Requirement	Rate Quoted per Sq. Ft. of Carpet Area
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A	85.0	10500
B	79.0	10000
C	70.0	8000
D	75.0	9000

For the purpose of evaluation, the four bidders will be given scores as under:

Bidder	Technical Score	Financial Score	Combined Score	Rank
A	100.00	76.19	90.48	L-1
B	92.94	80.00	87.76	L-4
C	82.35	100.00	89.41	L-2
D	88.24	88.89	88.50	L-3

In the above example, Bidder 'A' is the successful bidder and L-1. MDL may purchase flats from the L-1 bidder after due evaluation and negotiation, if required. In case there is a tie between two bidders they will be asked to furnish their revised rates in a sealed cover.

14. **EXECUTION OF AGREEMENT:**

- 14.1. On completion of the due process of selection of the successful Bidder(s), the Bidder(s) shall have to execute an "Agreement of Sale" and handover all the flats within **04 Months** after receipt of intimation/LOI from MDL.
- 14.2. The payment of Stamp Duty & Registration Fee shall be borne by MDL.
- 14.3. All other incidental expenses, if any, in connection with the process of execution of the Agreement shall be borne by the successful Bidder(s).
15. Bidder(s), if required, may contact on telephone no. +91-22-2376 4303/4311 or email: estate@mazdock.com for any doubts /clarifications.

We look forward to your participation in the tender by offering your most competitive and reasonable bid.

Yours faithfully,
For **MAZAGON DOCK SHIPBUILDERS LIMITED,**

-Sd-

Dy. General Manager
Estate Management Section

Enclosures:

1.	Enclosure-1	MDL Bank Account Details for Online Remittance of EMD/Security Deposit
2.	Enclosure-2	RTGS/NEFT/ECS - Mandate Authorisation Form
3.	Enclosure-3	Declaration
4.	Enclosure-4	Certificate from the Owner/s
5.	Enclosure-5	Norms/Guidelines for the Flats
6.	Enclosure-6	General & Technical Information
7.	Enclosure-7	Price Bid (Part-II)

Enclosure-1

MAZAGON DOCK SHIPBUILDERS LIMITED
DOCKYARD ROAD
MUMBAI - 400010

1. MDL'S BANK ACCOUNT DETAILS:

NAME OF BANK A/C HOLDER : **MAZAGON DOCK SHIPBUILDERS LTD**
BANK AND BRANCH : **STATE BANK OF INDIA, MAZAGON BRANCH, MUMBAI**
BANK ACCOUNT NO : **10005255246**
IFSC CODE : **SBIN0009054**

2. DETAILS OF REMITTANCE TO MDL'S BANK ACCOUNT:

(To be filled in by the Bidder making remittance of funds in MDL'S Bank Account)

Date of Remittance	Name of Firm	UTR No.	MDL tender/PO. Ref No.	Nature of Remittance viz. EMD/SD etc.	Amount Remitted (`)

Signature of Bidder

- 3.** SAP Parked document No: _____ Date: _____
(To be filled in by MDL's Commercial Executive)

Note: Sr. No.2 and 3 above will be filled in by the Bidder and MDL Commercial Executive respectively and the form forwarded to Treasury Section for posting of SAP Document to the respective Bank Account.

Enclosure-2**RTGS/NEFT/ECS - MANDATE AUTHORISATION FORM**

1.	VENDOR NAME	:	
2.	PAN NO	:	
3.	VENDOR ADDRESS	:	
4.	VENDOR'S TELEPHONE/FAX	:	
5.	E-MAIL ADDRESS	:	
6.	BANK NAME	:	
7.	BANK ADDRESS	:	
8.	ACCOUNT NUMBER	:	
9.	ACCOUNT TYPE	:	
10.	NEFT CODE	:	
11.	RTGS CODE	:	
12.	MICR CODE	:	
13.	GST NO.	:	

We hereby declare that the particulars given above are correct and complete. If the transaction is delayed for reasons of incomplete or incorrect information, we would not hold MDL responsible.

Date**Vendor's Seal****Authorised Signature of the Vendor**

Certified that the particulars as per Serial No. 1 & 6 to 12 are correct as per our records.

Date**Bank's Stamp****Authorised Signature of the Bank
Officer**

Enclosure-3

DECLARATION

(To be typed on Bidder's letterhead and submitted)

I/We further declare, confirm and undertake:

- (a) That the flat has clear marketable title and the premises are free from all court cases, litigation, execution proceeding, attachment and is free from any or all kind of dispute, whatsoever in nature.
- (b) That the flat/property will be delivered mortgage free, at the time of registration.
- (c) That the drafts of all documentation for transfer of title in favour of Mazagon Dock Shipbuilders Limited, which may be finalized by MDL and its solicitors/lawyers, shall be final and binding on me/us.
- (d) That all the outgoing and other expenses will be borne by MDL from the date of possession of the flats. Any expenditure/expenses pertaining to a period prior to the said date will be borne by me/us.
- (e) To furnish the No Dues Certificate / NOC from the concerned Society, for which the entire payment will be made by me/us, if applicable.
- (f) That the transfer fees or any other charges or contributions or outgo and all other expenses demanded by and / or payable for transfer of the offered flats to the Society, or to any other entity/authorities etc. incurred by either parties shall be borne and paid by me/us alone.
- (g) I/We am/are aware that MDL is not bound to accept the lowest or any or all the Tender and will not be required to give any reason for rejecting any Tender
- (h) The form which is downloaded from the website has not been changed or corrected in any manner, and all the conditions as appearing in the original will be treated as valid.
- (i) That all the terms and conditions specified in this Tender are acceptable to me/us and that all the required details have been furnished in the appropriate blank places.
- (j) That there is no mention of any financial details in the Techno-Commercial bid or anywhere else other than the Price bid, and that there are no technical and commercial conditions in the Price bid.
- (k) I/We am/are aware that the evaluation done by MDL under CQCCBS is at the sole discretion of MDL and is final and binding on me/us.
- (l) That the following documents as per the requirement of MDL or its solicitors/advocates will be provided:
 - i) Sale deed or any other title documents through which the offered property was purchased by me/us as earlier.
 - ii) All original chain documents pertaining to the property.
 - iii) Receipt of payment of latest Society charges, Electricity Bill, if applicable, and any other charges.
 - iv) Receipt for payment of Municipal taxes.
 - v) Non-encumbrance Certificate and any other document required for effective transfer of the flat/s to MDL.
- (m) My/our offer is open for acceptance for a period of **180 Days** from the date of opening of technical bid.
- (n) I/We, the undersigned am/are submitting this offer as per the directions given in the instructions/Tender document and I/we have understood the instructions fully.
- (o) That if MDL selects my flat/s offered under this Tender, I undertake that on receipt of the intimation from MDL, I shall transfer the title of flat/s in favour of MDL and shall execute deeds/documents as per the format of MDL.

- (p) That I further, undertake that during the pendency of aforesaid transfer, I shall not deal with the flat/s with any other person in any manner whatsoever.

Place:

Date:

SIGNATURE OF BIDDER WITH SEAL

Name of the signatory/authorized signatory

Enclosure-4

Certificate from the Owner/s

(To be typed on Bidder's letterhead and submitted)

I/We _____(Name) M/s. _____

(Name/Company/ Body/Firm) hereby certify that I/we are the owners of the flats/property as described at (Address)_____

_____and _____ are legally entitled to sell the subject flat(s).

Signature of the Owner

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

Signature of Bidder.

Enclosure-5**Norms/Guidelines for the Flats**

1.	Carpet Area of Flats	350-550 Sq.Ft.
2.	Distance from MDL	Maximum of 50 KM
3.	Specifications	<p>(a) Structure:</p> <ul style="list-style-type: none"> • RCC framed structure • Masonry with conventional/solid bricks/blocks <p>(b) Plaster:</p> <ul style="list-style-type: none"> • Internal walls smoothly plastered <p>(c) Painting/Polishing:</p> <ul style="list-style-type: none"> • Interiors: Washable acrylic distemper • Exteriors: Acrylic • Enamel Paint for MS safety grills (if provided) and for all internal doors • Laminate finished/Melamine polish for Main Door <p>(d) Flooring:</p> <ul style="list-style-type: none"> • Vitrified tiles of minimum 2' x 2' for all the areas except bathrooms/toilets. <p>(e) Toilets/Bathrooms:</p> <ul style="list-style-type: none"> • Anti-skid ceramic tiles on floor of minimum 1' x 1' • Ceramic tiles on dado (up to 7' height) • Provision for electrical geyser in bathroom • Flush doors with laminate finish/Bakelite Shutter Doors • Wash Basin in Toilet/Bathroom or provided separately <p>(f) Bedroom:</p> <ul style="list-style-type: none"> • Minimum bedroom size of 11' x 10' <p>(g) Doors and Windows:</p> <ul style="list-style-type: none"> • Main Door with wooden frame with flush shutter finished with veneer or laminate • Brass hardware with night latch and magic eye for main door • Other doors with wooden frame or marble frame with commercial flush shutter • Anodised/powder coated Aluminum sliding/openable windows with marble frames. <p>(h) Kitchen:</p> <ul style="list-style-type: none"> • Granite kitchen platform with stainless steel sink • Tile cladding above kitchen platform upto minimum 2' height <p>(i) Provision:</p> <ul style="list-style-type: none"> • Water purifier point in Kitchen • Washing machine point in utility area. <p>(j) Electrical:</p> <ul style="list-style-type: none"> • TV point in Living Room • Fan, light and power points in all the rooms • Telephone point in Living Room • Modular switches with Fan regulators • MCB in main distribution box <p>(k) Plumbing:</p> <ul style="list-style-type: none"> • Water supply lines of GI/CPVC • CP Brass fittings

Enclosure-6**GENERAL & TECHNICAL INFORMATION**

Sr	Details	Remarks
1.	Details of Bidder	
	(i) Name of the Bidder	
	(ii) Address of the Bidder	
	(iii) Phone No.	
	(iv) Fax No.	
	(v) E-Mail ID	
	(vi) Permanent Account No. (PAN)	
	(vii) Name of the contact person duly authorized.	
	(viii) Phone No.	
	(ix) Constitution of Bidder/ firm (Proprietary / Partnership / Private / Pvt. Ltd. / Public Ltd/ PSU etc)	
2.	Flats offered are 32 Nos. (YES/NO):	
3.	Carpet Area of the Flats:	
4.	Distance from MDL:	
5.	Maharashtra RERA Registration No.	
6.	Details of the property :	
	(i) Name of the Owner	
	(ii) Address :	
	(iii) Phone No.	
	(iv) Name of the building	
	(v) Details of encumbrances, if any?	
	(vi) Location and address of the property	
	(vii) Usage of the property (as approved by the Competent Authority). a. Residential b. Residential cum Commercial	
	(viii) CTS No	
	(ix) Survey No	
	(x) Ward No	
	(xi) Whether the plot is free hold or lease hold?	
	(xii) If lease hold, please mention the details of a. Name of the Title Holder/ Bidder b. Tenure of the land c. Residual lease period d. Annual lease rents and amount.	
	(xiii) Whether the property is mortgaged? If yes mention the details. a. Name of the Organization where the property is mortgaged. b. Address of the Organization with phone no. c. Amount of loan availed. d. Tenure of mortgage	
	(xiv) Character / Type of locality a. Residential b. Residential cum Commercial	
	(xv) Please also indicate distance from the nearest a. Railway (local) station	

	<ul style="list-style-type: none"> b. Bus Stand c. Bank d. Hospital e. School f. College g. Market 	
	(xvi) Year of construction. Enclose an attested copy of NOC or Occupancy certificate issued by the Municipal Authority or any other Government Bodies.	
5.	Whether any ready built flats / Office premises have been constructed and sold by the builder to any government and semi government institutions/Financial institutions? If so please give name and addresses of such clients.	
6	<p>Details of Plan / Blue Prints / Sanctioned Plan</p> <ul style="list-style-type: none"> (i) Whether the plan of the property is sanctioned by the Competent Authority. (ii) If sanctioned, please enclose copy of approved Floor Plan/s, Sections, Elevations and Site Plan of the building. (iii) Name/s and Address Phone No. of the Architect / Engineer. (iv) Provision for proper arrangement of fire safety. Is No Objection certificate obtained / Secured from fire control authorities? If yes, produce copies of proof / certificates. 	

Date :
Place :

Signature of Bidder with seal

**PART-II
PRICE BID***(To be typed on Bidder's letterhead & submitted)*

Sub:	Purchase of 32 Nos admeasuring 350-550 Sq.Ft. on Outright Purchase
Ref:	Tender No. MDL/EMS/Flats/CISF/02 dated 25 Sep '17

1	2	3	4	5	6	7	8	9	10	11
Sr. No.	Flats No./Identity	Carpet Area of Flat	Rate per Sq.ft. of Carpet Area (₹)	Basic Amount (5=3x4) (₹)	Development Charges (₹)	Parking Charges (₹)	Club House Charges (₹)	Society formation Charges (₹)	Any Other Charges (₹)	Total Amount (in figures) (11=5+6+7+8+9+10) (₹)
1										
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29										
30										
31										
32										
Grand Total Amount										
Applicable GST in percentage (%)										

Notes:

- (i) Details of all flats offered are to be indicated separately.
(ii) Bidders shall quote the rates excluding Registration & Stamp Duty charges.