

PART "C" TECHNICAL TENDER DOCUMENT

PROPOSED REDEVELOPMENT OF

**ASAWARI APARTMENTS CO-OP HOUSING
SOCIETY LTD**

**KANTI NAGAR, OPP. JAIN MANDIR, BEHIND JB NAGAR,
ANDHERI (EAST), MUMBAI – 400059.**

PMC

V S TECH & ASSOCIATES

**OFFICE NO. 6 & 7, GOKUL BUILDING,
NEAR FAROOQ HIGH SCHOOL,
S. V. ROAD, JOGESHWARI (W),
MUMBAI – 400 102.**

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PART “C” TECHNICAL BID

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CHAPTER – 1 INSTRUCTION TO THE TENDERER

Envelope 1: “TECHNICAL BID” should encompass:

- a. Covering letter for submission of Tenderers offer on his company letter head, in the format as provided in the Commercial bid ‘B’ tender document part from page no. 20 to 24, (same letter is also given along with blank tender document) on their company letter head, accompanied herewith, along with necessary documents as listed below. Each page of documents to be signed by Tenderer and stamped.
- b. Details of:
 - i. Tenderer General Information as mentioned in Technical Bid document, This Document.
 - ii. **Give list of redevelopment projects.**
Developer has to submit all the list of redevelopment of residential co-operative housing society. Which must include minimum 2 all completed projects of redevelopment of co-operative housing society having more than 65000 Sq.ft. built up area each since 2005 (which is eligibility criteria). Also must furnished details of IOD, OC and BCC of all completed projects since 2005.
 - iii. List of redevelopment work in hand as on date of submission of the tender along with certified copy of IOD and CC and status of work.
 - iv. Plants, equipment’s and machinery available with the Developer
 - v. Technical and Managerial personnel of the Developer.
 - vi. Arbitration and Litigation.
 - vii. Declaration for Site Visit, in the format attached hereafter.

- viii. Earnest money in proper form by way of Pay Order / Demand Draft of any Nationalized / Scheduled Bank in favour of **“ASAWARI APARTMENTS CHSL”** payable at Mumbai of Rs. **5, 00,000/-** (Rs. Five Lacs Only.)
- ix. PERT / CPM Chart and Construction Schedule with deployment of resources.

- i. **“ASAWARI APARTMENTS CHSL” has attached along with this Bid as annexure- “C” {Part “A” Document chapter - (13)}**
- ii. Having concrete arrangement with R.M.C. plant within radius of not more than 10 k.m. Provide details & confirmation.
- iii. Affidavit by Bidder confirming authenticity of the information provided by him.
- iv. Signed stamped & Acceptance to “Annexure to offer Bid”, part of this tender document as section / CHAPTER.
- v. Signed, Stamped and acceptance on each page of this tender Document terms as “part A tender document” along with the deviation form in case of any deviation. The bidder is recommended to use the deviation form in case of unavoidable circumstance.
- vi. Any deviation, submitted in the deviation form.
- vii. Un-priced offer for amenities as mentioned in amenities list under commercial Bid “B” indicating the exact make the bidder proposed to supply under this contract.

- c. The following copies of certificates / documents:
 - i. Income Tax Returns with Audited Balance Sheet and Profit & Loss Account for last three financial years [attested by C.A.]
 - ii. Solvency Certificates of Rs. 5 Cr. from Nationalized / Scheduled Bank.
 - iii. Registration with Service Tax Department.
 - iv. Registration with GST department.
 - v. Registration with Provident Fund. [P.F.]
 - vi. Registration with E.S.I.C.
 - vii. Permanent Account Number of the company (PAN NUMBER).
 - viii. Registration with Registrar of Companies / Registrar of Firms.
 - ix. Affidavit of Proprietor.
 - x. Memorandum of Articles of Association [M.O.A] for Limited company
 - xi. Partnership Deed for Partnership Company.
 - xii. Resolutions and Power of Attorney.
- d. Organization chart showing the structure of the company including name and position of Proprietor / Partners / Directors and CV of key personal assigned for the project.

- e. Performance Record from 2005 showing the following:
 - i. Denial of any Bank Guarantee / Credit Facility.
 - ii. Rescinded Contracts.
 - iii. Penalties / Prosecutions etc. of what so ever in nature.
 - iv. Actions taken by any statutory Authority.
 - v. Payment of Statutory Dues of all related nature including Taxes, Duties, PF etc. And a declaration that Developer has not defaulted and is not in default for these for these if so.
- f. Any other information as the Tenderer may like to submit in support of their credentials.

BIDDERS TO NOTE

Pre-qualification evaluation of the offer shall be based on the information provided hereof above and its supporting documents duly attested. Hence, it is responsibility of the bidder to provide complete, correct and true information/ details and its supporting documents.

In case of mismatch of details / information or its supporting documents offer of the bidder is liable for rejection and evaluation by owner shall be final and binding.

“Company brochures / profiles” shall not be considered as input. Bidder is supposed to provide specific information as requested in the tender

CHAPTER – 2 GENERAL INFORMATION

Sr. No	Item	Description
1	Name of the Company (Developer / Builders)	
2	Type of organization (Proprietary / Partnership / Limited / Consortium / etc.) Attach copies of document defining legal status	
3	Date of establishment of the company	
4	Name of the Partners / Directors of the company	
5	Office Address of the Developer (in Mumbai) Mention branches, if any	
6	In case of partnership or United Company or Consortium mention the percentage of shares of all partners / directors or Co owners	
7	Name of other Sister Concern / Other Associate company / other Group of company. Mention the name of different co-owners or directors of these companies	
8	Name of Bankers	
9	Name of the Solicitors	
10	Name of the Chartered Accountants / Auditors	
11	Website address, email ID	

CHAPTER- 5 OTHER DETAILS

Sr. No.	Item	Description
1	Solvency Certificate	
2	Source of TDR (own / purchase)	
3	Source of Fund (own / others)	
4	Registration of the firm with any rating authority such as ISO 9001, etc OR any other government department if any	
5	Reference List and copies of certificate of performance of past and present projects with telephone no. of the flat purchaser (three telephone no. per project). Project brochures including list of amenities to be attached	
6	Details of any litigations pending against the firm in any court of law with reasons	
7	I.T.C.C. of Last 3 years	
8	Company Profile	

- Note:**
1. Separate sheets may be attached if required for any specific information not mentioned above
 2. If builder / developer is going to have strategic alliance with any other person / firm, then details of the other party to be submitted in the above format.
 3. Copies I.O.D., C.C., O.C., B.C.C. of all applicable projects shall be attached.
 4. Technical deviation if any shall be filled in form attached at the end of this document only.

CHAPTER – 9 RECORDS OF ARBITRATION AND LITIGATION

Sr. No.	Name of client and Address of Project	Brief Description of Disputes	Period of Arbitration / Litigation	Amount of Claim	% of Claim to Final Contract Agreement	Award in favour of / against the firm	Remarks

I / we agree to work on the project for mutual benefits. Whereas I / we will upkeep the interest of the Society (majority members) as a prime concern over our financial benefits. I have gone through all the tender documents (Technical Bid, Financial Bid, Technical Specifications) and I am ready to work under supervision of the Project Management Consultant appointed by the society.

NAME : _____

DESIGNATION IN FIRM : _____

DATE : _____

} SIGNATURE
 WITH
 COMPANY
 SEAL

CHAPTER – 10 TECHNICAL DEVIATION FORM

Sr No.	Section	Clause No.	Description in tender Document.	Developer deviation.

NOTE:

1. If unavoidable, Bidder may stipulate deviations to the requirements of the bidding Document only in this format.
2. Bidder shall furnish Technical deviations, if any, in above form at separately.
3. Any deviations stated elsewhere in the bid shall not be taken into account and may render the bid Non-responsive and liable to be rejected.

CHAPTER- 11 TECHNICAL QUERY FORM

SR. NO.	CHAPTER	SECTION CLAUSE	QUERY	PMC RESPONSE

