

## Tender for purchase of 7 residential flats at Mumbai

### Technical Bid (to be kept in Envelope II to be superscribed as “Technical Bid for Purchase of Residential flats at Mumbai”)

#### Introduction :

UTI Infrastructure Technology And Services Ltd. (UTIITSL), has been appointed as a consultant by Agriculture Insurance Company of India Ltd., (AICL) and therefore this tender is invited on behalf of AICL in two bid system comprising of (a) Technical bid and (b) Financial bid.

In case of any clarifications, intending bidder may contact officials at UTI ITSL, Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 at telephone no. 022-66786470/ 66786000.

#### The preferred locations are as under: (in case of any ambiguity the post office nomenclature would be resorted to)

- 1) Ghatkopar, Mumbai
- 2) Vikhroli, Mumbai
- 3) Kanjurmarg, Mumbai
- 4) Powai, Mumbai
- 5) Nahur, Mumbai

#### Required area of flats:

Requirement	Number	Area
3 Bedroom Hall Kitchen	One	Not exceeding 125 sq. mtr. (1345 sft carpet area)
3 Bedroom Hall Kitchen	One	Not exceeding 100 sq. mtr. (1076 sft carpet area)
2 Bedroom Hall Kitchen	Five	Not exceeding 75 sq. mtr. (807 sft. carpet area)

This area is approximate and UTI ITSL/ AICL, reserves the right to take somewhat more or somewhat less area that may be roughly around 15% more or less. The premises should also have minimum one stilt/ covered car parking per flat to be earmarked exclusively for the use of AICL.

#### General Instructions:

1. The requirement is for residential flats only.
2. The tender document can be freely downloaded from the website [www.utiitsl.com](http://www.utiitsl.com) or [www.aicofindia.com](http://www.aicofindia.com) or can be obtained free of cost from the office of UTI ITSL, Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 during office hours from 9.00 a.m. to 6.15 p.m.
3. The bid can be forwarded by owner or owner’s representative **by 3.00 p.m. on 27/2/2015**. Representative will have to enclose the letter of authority/ the Power of Attorney along with this offer or before opening of the financial bids as per the format as at page 11, otherwise the offer will be considered null and void at any stage as per the decision of UTI ITSL/AICL.
4. If the owner/ bidder has more than one flat to be offered, **separate tender has to be submitted for each flat separately.**

5. The duly completed Technical bid be put in an envelope and sealed. This envelope would be superscribed as **“Technical bid for purchase of residential flats at Mumbai”**. If the tender is not superscribed then there are chances of accidental opening and for liable rejection of the tender, therefore it is advised that the tender be superscribed as above and deposited in the tender box kept for the purpose.
6. The intending bidder has to purchase three envelopes and mark the envelopes as I, II and III. Usage of Envelopes will be as under:
  - i) **Envelope marked as I:** The Financial bid be put in this envelope and sealed. This envelope would be superscribed as Financial bid. The financial bid shall comprise of the cost of the flat and the cost of the car parking **together**. This bid will be opened only if the offer in Technical bid is found suitable and the date of opening of the Financial bid will be intimated to the shortlisted offers only.
  - ii) **Envelope marked as II:** The duly completed Technical bid be put in this envelope and sealed. This envelope would be superscribed as Technical bid.
  - iii) **Envelope marked as III:** The above two sealed Envelopes No. I and No. II be placed in Envelope No. III and sealed. (i.e. Envelope marked as III, will contain two envelopes marked as I & II). This envelope marked as No. III would be superscribed as **“Tender for offer of residential flats at Mumbai”**.
  - iv) If the tender is not superscribed then there are chances of accidental opening and for liable rejection of the tender, therefore it is advised that the tender be superscribed as above and deposited in the tender box kept for the purpose.
7. The duly filled in and sealed and superscribed tenders must be deposited in the specified tender box kept at the address of **“UTI Infrastructure Technology and Services Ltd., Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051”**.
8. The tenders will be opened at 3:30 p.m. on the last date prescribed for submission.
9. The tenders may also be sent by post to reach before the scheduled date and time of **3.00 pm on 27/2/2015**, at the address **“UTI Infrastructure Technology and Services Ltd., Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051”**.
10. The following are essential conditions to be followed for the tender sent by post, failing which the tender may not be opened and not considered or may be treated invalid:
  - a. Tender should be preferably deposited in the tender box by hand or be sent by Speed Post or Registered Post.
  - b. Tender should be sent only to the address **“UTI Infrastructure Technology and Services Ltd., Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051”**, if sent by Speed Post or Registered Post.
  - c. Acknowledgement will be given to Department of Post only for tender sent by Speed Post and Registered Post.
  - d. Tender should be superscribed as **“Tender for offer of residential flats at Mumbai”**. (The tenderer has to necessarily superscribe the envelope, failing which the tender may not be considered and may remain unopened or may be accidentally opened before due date rendering it invalid.)
  - e. UTI ITSL takes no responsibility for any tender not reaching in time.
  - f. UTI ITSL takes no responsibility for tender not reaching at all.
  - g. UTI ITSL takes no responsibility for tenders received in torn, opened or mutilated conditions. Such tenders will not be accepted at all.
  - h. In case of tenders sent by post, the role of UTI ITSL is limited and restricted to put in the appropriate tender box if the aforesaid tenders are received in time as stipulated in the conditions laid out.

- i. It is, therefore, advised that prospective tenderers / bidders should deposit the tender directly in the tender box to avoid any delay in submission of the tender or to avoid any tearing / accidental opening during sending by post.
- j. Tenders, which are not superscribed, may not be considered.
- k. Tenders, which are not addressed properly, may not be considered.
- l. The tenderer is required to sign on all the pages and submit as a token of acceptance of the terms and conditions stated in this tender.
- m. UTIITSL/ AICL reserves the right to unilaterally accept or reject any/ all the bids at any stage without assigning any reasons.

From: **Senders name & address**

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**To,**  
UTI Infrastructure Technology and Services Ltd.,  
Ground Floor, UTI Tower,  
Gn Block, Bandra Kurla Complex,  
Bandra (East),  
**Mumbai – 400051**

Sir,

**Offer for purchase of residential flat/s at Mumbai on ownership basis**

This offer is with reference to the advertisement released on 7/2/2015 in the newspapers and put up on the websites of UTI Infrastructure Technology And Services Ltd. (UTI ITSL) [www.utiitsl.com](http://www.utiitsl.com) and [www.aicofindia.com](http://www.aicofindia.com) for purchase of flats as per the following requirements:

**The preferred locations are as under: (in case of any ambiguity/ objection/ dispute the post office nomenclature would be resorted to)**

- 1) Ghatkopar, Mumbai
- 2) Vikhroli, Mumbai
- 3) Kanjurmarg, Mumbai
- 4) Powai, Mumbai
- 5) Nahur, Mumbai

**Required area of flats:**

Requirement	Number	Area
3 Bedroom Hall Kitchen	One	Not exceeding 125 sq. mtr. (1345 sft carpet area)
3 Bedroom Hall Kitchen	One	Not exceeding 100 sq. mtr. (1076 sft carpet area)
2 Bedroom Hall Kitchen	Five	Not exceeding 75 sq. mtr. (807 sft. carpet area)

The premises should also have minimum one stilt/ covered car parking per flat to be earmarked exclusively for the use of AICL.

We understand that:

1. No brokerage is payable by UTI ITSL / AICL to us or our representative.
2. All payments for EMD etc.would be made through bankers cheque/ draft payable in the name of Agriculture Insurance Company of India Ltd., at Mumbai.
3. Preference would be given to the residential flats offered by Public Sector Undertakings/ Government Departments and other Government bodies.
4. Preference would be given to:
  - a) Suitability of location of the premises.
  - b) Good & clean locality.

- c) Easy access road to the building.
  - d) The premises should not be in a low lying area to avoid water logging during rains.
  - e) Well maintained building.
  - f) Building with lift facility.
  - g) Flat in comparatively new buildings with modern facilities like DG set provision for lift lobby, etc.
  - h) Building with modern amenities.
  - i) Premises with provision for backup power.
  - j) Premises should have 24 hours water supply through storage tanks.
  - k) The premises should have clear title and free from encumbrances and litigation.
5. In case of outstanding loan, the owner shall produce a letter from the lending agency/ Bank/ Financial Institution, on demand by UTITSL/ AICL, that they shall release the mortgage at the time of registration of sale deed on receipt of payment directly from AICL, of outstanding loan balance, including any interest or other charges thereon. This is an essential condition.
6. The flat should be ready for possession so that it can be occupied by 31<sup>st</sup> December 2015. This date will be reckoned as the date of the occupation certificate as given by the local authorities. It means that the flat should be ready for possession and occupation with all the necessary documents required for the transfer of the premises.
7. The NOC from the Society/ any other authority in the name of AICL along with occupation certificate are to be provided to UTITSL/AICL, without any payment, when required or demanded.
8. The carpet area of the residential flat should be approximately:

Requirement	Number	Area
3 BHK	One	Not exceeding 125 sq. mtr. (1345 sft carpet area)
3 BHK	One	Not exceeding 100 sq. mtr. (1076 sft carpet area)
2 BHK	Five	Not exceeding 75 sq. mtr. (807 sft. carpet area)

**The area is approximate and UTI ITSL/AICL can take  $\pm$  15% of area as mentioned. All the flat should have one stilt/ covered car parking.**

9. The flat should comprise of:
- i) 2 bedrooms (with attached bath with atleast one of the bedrooms), hall, kitchen, etc. with one car parking, either under stilt or covered or garage.
  - ii) 3 bedrooms (with attached bath with atleast one bedroom), hall, kitchen, etc. with one car parking, either under stilt or covered or garage.
10. The flats shall be available with all the necessary documents required for sale along with chain of transfer of property and necessary entries in the office of the Registration/ Revenue Authorities and No Objection Certificate from all concerned authorities (including, society/ builder etc without any charges to the purchaser.) as required by the Solicitors/ Advocates/ Lawyers appointed by UTI ITSL/ AICL.
11. The owners of the short listed offers would be asked to give a certificate through their lawyers to the extent that the premises can be transferable to AICL and can be used for residential purpose.

12. The owner or the seller has to pay all the outgoing and all other expenses till the date of handing over of possession of the residential premises or conclusion of the deal whichever is later. Any expenditure/ outgoing /expenses prior to the said date will be borne by the sellers whenever it becomes payable. These charges also include consumable charges consumed by the owner/ seller till the date of possession (to the purchasers) like electricity charges etc.

The outgoing would mean all the charges like society charges, all property taxes, other taxes, applicable water tax, applicable electricity charges, applicable charges for the supply of water (either through the piped supply or through tankers or by any other mode), applicable security charges, applicable technical maintenance charges for the equipments installed therein, applicable sewerage charges, if any, applicable water tank cleaning charges, if any, applicable sullage maintenance charges, if any, applicable charges for operation of electrical and electro mechanical appliances, if any, applicable switchgear maintenance charges, if any, similar applicable maintenance charges for electro mechanical equipments, as pumps, DG sets, fire extinguishers, if any, telephones and other maintenance contracts, administration and similar other charges, etc.. These are basically charges attributable to the area of use and can be generalized as the charges payable for using the premises. These charges would include any arrears payable to any Statutory Authority or local bodies or society/ builder.

13. **The stamp-duty, registration charges payable in respect of this sale transaction through the tender called for the purpose and/or Instrument of Sale and all other documents would be borne by the purchaser.**
14. The advertisement released in this context will form part of the contract.
15. By submitting this offer, the owner/ seller has permitted UTI ITSL/ AICL or their representatives, with prior appointment, to inspect the premises offered as well as the property documents and to carry out the measurements, valuations thereof with the full co-operation of owner/ seller.

The details of the premises offered are as under:

Sr. No.	Description	Details
1.	Name of the Owner (In case of the Joint ownership, please specify <b>all</b> the names, with whom the agreement would be signed and payment would be made).	
2.	Details of the flat offered including floor, flat No. and address.	
3.	Built up area of the flat offered in sq. ft. / sq. mtrs. (Area subject to measurement)	

4.	<p><b>Carpet area of the flat offered in sq. ft. / sq. mtrs. (for the purpose of these tender)</b></p> <p>For computation of the carpet area the definition adopted in this tender will be the covered areas excluding the outer walls. Inner walls, hall, rooms, toilets, kitchen, store, passage, covered balconies, will be counted. (Area subject to measurement) i.e. the total usable area within the four walls of the flat.</p> <p>Enclose a measurement sheet and line sketch with computation of area (as advised above) duly signed by an Engineer/ Architect recognised/ registered with Local Town Planning Authority / Municipal Corporation / Development Authority for the measurement of the property offered as per the above clause (4). The fee for this will be borne by the bidder.</p> <p>If not submitted with tender such certificate would have to be provided within 5 days of demand. If not submitted on demand as stipulated, the offer is liable to be rejected.</p>	
5	a) Name of owner of land (or society) on which building/ premises is situated.	
	b) If the land is on lease name of the original lessor with chain of lessees. Consent is essential.	
	c) Date till which Lease of land is valid.	
6	Address of the Owner /representative of the owner who is selling the flat where the correspondence will have to be made.	
7.	<p>(a) Name of the owner/ Owner representative submitting the offer</p> <p>(b) Telephone no. with STD code</p> <p>(c) Mobile No.</p> <p>(d) Fax No.</p> <p>(e) Email.</p>	
8.	PAN no. of the owner / owner's selling the flat.	

9.	<p>a) Is Municipal approved plan available? The copy of approved plan be submitted along with the tender. If not submitted, then it is to be provided within 5 days of demand. If not submitted on demand as stipulated, the offer can be rejected.</p> <p>b) Enclose a certificate from the Local Town Planning Authority / Municipal Corporation / Development Authority / Authorized Registered Architect, that the premises offered for sale is constructed as per the statutory approved plans. The fee for this will be borne by the bidder.</p>	
10.	<p>a) Is Completion/Occupation Certificate available? The copy of said certificate be submitted along with the tender. If not submitted then it is to be provided within 5 days of demand. If not submitted on demand as stipulated, the offer can be rejected.</p> <p>b) Enclose a certificate from the Local Town Planning Authority / Municipal Corporation / Development Authority / Authorized Registered Architect that the said certificate for the premises offered for sale is available and would be produced on demand. The fee for this will be borne by the bidder.</p>	
11.	<p>a) Structural stability certificate from a structural engineer recognised/ registered with Local Town Planning Authority / Municipal Corporation / Development Authority may be enclosed.</p> <p>b) If not submitted with tender such certificate would have to be provided within 5 days of demand. If not submitted on demand as stipulated, the offer can be rejected. The fee for this will be borne by the bidder.</p>	



12	<p>a) Does the property have a clear and marketable title without any encumbrance or litigation.</p> <p>b) Enclose a certificate from the owner's / bidders solicitors/ advocates to the extent that the title of the property offered, is clear, marketable and the property could be transferred to AICL to be used for residential purpose. The fee for this will be borne by the bidder.</p> <p>c) If not submitted with tender such certificate would have to be provided within 5 days of demand. If not submitted on demand as stipulated, the offer can be rejected.</p>	
13	<p>a) If there is any loan outstanding against the said premises or property.</p> <p>b) If yes then amount of loan/ outstanding.</p> <p>c) Name of the agency/ agencies from which the said loan is outstanding.</p> <p>d) Enclose a certificate from the agency from where the loan is taken or the property is mortgaged to the extent that they will release the offered property in the favour of AICL on receipt of the amount due to them. The amount may be mentioned in the certificate.</p> <p>e) If not submitted with tender such certificate would have to be provided within 5 days of demand. If not submitted on demand as stipulated, the offer can be rejected.</p>	Yes/ No.
14.	<u>Details of the Building:</u>	
	a) Year of construction	
	b) No. of floors	
	c) No. of flats on each floor	
	d) Any other details, the bidder is advised to list out all the special amenities.	
	e) Any drawbacks in the building.	
	e) Nearby landmark	

	f) Nearest railway station/ metro station.	Approximate time taken by walking.
	g) Name of nearest main road	Approximate time taken by walking.
15.	<p>Covered /stilt car parking space which can be exclusively earmarked for the purchaser and which is proposed to be assigned along with the flat.</p> <p><b>Do not mention financial consideration here. No separate consideration for parking is admissible.</b></p>	<p>a) Covered Garage Parking : Yes/No.</p> <p>If yes, details:</p> <p>b) Stilt car Parking: Yes/No.</p> <p>If yes, details:</p>
16	<p>Is the offered premise meeting the fire and safety requirements as stipulated by the local authorities.</p> <p>Enclose a certificate from the fire department (competent engineer/ architect) to this effect. If not submitted with tender such certificate would have to be provided within 5 days of demand. If not submitted on demand as stipulated, the offer can be rejected.</p>	Yes/ No.
17	Availability of back up power (DG power)	Yes/No.
18	<p>Availability of 24 hours water supply.</p> <p>The owners should ensure the availability of water supply either direct or through water storage tank.</p>	Yes/No.
19	Number of lifts	
21	Other remarks, if any. The bidder may give the details of the property if he wants to.	
22	All the copies/ certificates etc. submitted with the tender, should be self attested by the bidder/ owner.	
23	The Technical / Financial bid will remain valid for minimum 120 days after last date of submission of the tenders.	

### **Certificate from all the Owners**

I/We \_\_\_\_\_ (Name) M/s \_\_\_\_\_ (Name of Company/Body/Firm) hereby certify that I/we am/are the owner/s of the residential flats as described at (Address) \_\_\_\_\_ and are legally entitled to sell the subject residential flats. On our behalf, the bidder as signed below has made the bid to UTI ITSL for requirement of the residential premise by the AICL.

\_\_\_\_\_  
Signature of the Owner

\_\_\_\_\_  
Signature of the Bidder:

\_\_\_\_\_  
Name of the Bidder :

### **Procedure**

- a) The first part of the tenders i.e the Technical Bids (Envelope II) will be opened by the Committee of UTITISL and AICL. AICL may nominate officials to observe the process also. After opening the first part of the tenders i.e. the Technical bid, UTI ITSL would carry out the evaluation of the tenders received in response to the advertisement. If required, UTIITSL reserves the right to call for any further information / certification etc.
- b) The flats which are not as per the location/ parameters as indicated or unsuitable would be summarily rejected even without inspection.
- c) UTIITSL/ AICL reserves the right to give preference to Public Sector Enterprises/ Government Undertakings.
- d) Subject to (b) above, the flats for which offers are received will be visited by a joint Committee of UTI ITSL and AICL for short listing.
- e) The owners/ sellers of the short listed offers would be asked to give a certificate to the extent that the title of their property is clear, marketable and the property could be transferred to AICL to be used for residential purpose only. This Certificate would be given by the owner's solicitors as provided in serial number 12 above.
- f) In addition to the above, UTI ITSL/ AICL, reserves the right to get the documents of such short listed properties to be examined by the Solicitors approved by UTI ITSL/ AICL and the decision of the UTIITSL's/ AICL's solicitor in this matter would be final, including the decision of the solicitors/ advocates/ lawyers to make part payment to the agency with whom the property is mortgaged subject to the condition that the property is other wise transferable/ assignable and the agency who has mortgaged the property is willing to do so.
- g) A list of premises qualifying legally as above would be prepared after step (e or e,f).
- h) From the shortlisted bidders UTIITSL/AICL reserves the right to call for an Earnest Money Deposit (EMD) of Rs.1,00,000/- (Rupees one lakh only) or any such amount as decided, from such bidders who would qualify for opening of their financial bids. The EMD of unsuccessful financial bidders would be returned after receipt of confirmation from AICL, to the owners as mentioned at Sr. No. 1 in the Technical bid. The EMD could also be returned to the person authorized by the owner. However, in case of a successful bidder the EMD would be retained and returned at the time of registration. In case the successful bidder refrains from transferring the said property or delays beyond a period of 90 days (from the date of opening of financial bid) then the EMD would be forfeited. The

EMD would be non-interest bearing. If EMD is called and not deposited then UTI ITSL/ AICL reserve the right to reject the offer. UTI ITSL/ AICL may not call for EMD from Public Sector Undertakings/ Government Departments and other Government bodies.

- i) This period of 90 days reckoned from the date of opening of the Financial Bids for effective transfer would be the essence of the contract.
- j) **Validity:**
  - 1) Financial bid shall be valid upto 90 days after opening of the financial bid.
  - 2) The above validity can be further extended by mutual consent.
- k) The measurement of the residential flats will be carried out and the area computed. For computation of the carpet area the definition adopted in this tender will **be the** covered areas excluding the outer walls. Inner walls, halls, rooms, toilets, kitchen, store, passage, covered balconies, will be counted i.e. the total usable area within the four walls of the flat. See serial number (4) above.
- l) UTITSL would be carrying out valuation of the shortlisted flat through valuer empanelled with UTIITSL.
- m) The financial bids for only those shortlisted properties, which qualify as above, would be opened by a Committee constituted by UTI ITSL/ AICL, in front of the bidders.
- n) The date for opening of the financial bid will be intimated to the bidders of the shortlisted properties at the address given by him. The notice could be given by email/ by speed post as per the address provided. This bid will be opened at the venue, date and time as indicated in the aforesaid notice. The shortlisted bidders are invited for the bid opening, no separate intimation will be sent. AICL may nominate its officials to observe the proceedings.
- o) Valuation report will be opened before opening of the Financial bids. After the financial bids are opened, comparative statement would be prepared and the successful bid would be ascertained and evaluated and requisite decisions would be taken by the purchaser based on the tender parameters, area and valuations on the basis of lowest cost per sft of carpet area as stated.
- p) Discretion of the Committee set up by UTI ITSL/ AICL in this would be final. Negotiation, if any, may be carried out with the bidders.
- q) The EMD of the unsuccessful bidders will be returned.
- r) In all cases wherever applicable, wherever there is a difference between the quoted amount mentioned in words and numerals/ figures, the quoted amount written in words will be considered.
- s) Ascertaining stamp duty and registration charges would be carried out by the solicitors and the stamp duty and the registration charges would be payable by the purchaser.
- t) The bidder/ owner/ seller would sign all the requisite documents as advised by the solicitors of UTI ITSL / AICL.
- u) UTIITSL/ AICL shall have the right to call for any documents/ any clarification at any stage.
- v) The residential flat should be ready to occupy or occupation certificate should be available before 31st December, 2015. In case of any default UTIITSL/ AICL reserves the right to cancel the deal and forfeit the EMD or UTIITSL/ AICL reserves the right to levy a penalty at the rate of 12% for the period of delay on the cost of the flat.

I/ We further declare, confirm and undertake:

- (A) I/We undertake to provide a structural stability certificate from a qualified Architect/Chartered Engineer within 5 days when called for. Similar certificates would also

- be provided towards fire safety, adherence of approved plans etc. as provided in the tenders. I/We declare that the premises are structurally stable with adequate fire safety and are as per the approved plans and requisite permissions. UTIITSL/ AICL shall have a right to call for any of the documents at any stage.
- (B) I/We declare that the premises offered have a clear marketable title and the premise is free from all court cases, encumbrances, litigation and is free from any kind of dispute of any nature.
- (C) I/ We also declare that the premises, if mortgaged, required NOC would be provided to the satisfaction of UTI ITSL/ AICL and their solicitors. I/We undertake to follow the process and the payment terms as suggested by UTI ITSL/ AICL and their solicitors to effectively transfer/ assign the flat to the AICL. The decision of UTI ITSL/ AICL and their solicitors to pay to the agency with whom the residential premises is mortgaged would be acceptable to me/us.
- (D) I/ We also declare that the property will be delivered mortgage free, (if mortgaged) at the time of registration.
- (E) The drafts of all documentation that may be finalized by UTI ITSL/ AICL and their solicitors / lawyer shall be final and binding on me/us.
- (F) I am /We are aware that all the outgoing and other expenses will be borne by AICL from the date of handing over of possession of the flat (and covered/ stilt car parking) or conclusion of the sale transaction, whichever is later. Any expenditure /expenses prior to the said date will be borne by me/us.
- (G) I/We undertake to furnish the no dues certificate and no objection certificate from the concerned society, for which the entire payment will be made by me/us.
- (H) The Transfer Fees or any other charges or contributions or outgo and all other expenses demanded by and/or payable for transfer of the above mentioned premises to Society, or to any other entity /authorities etc. shall be borne and **paid by me/us alone**. However, the registration charges and stamp duty will be paid by the purchaser.
- (I) I/ we am/ are aware that UTIITSL /AICL is not bound to accept the lowest or any or all the Tenders and will not be required to give any reason for rejecting any Tender.
- (J) I/ we are also aware that in case my/our offer is not as per the consideration decided by UTI ITSL/ AICL and that UTI ITSL/ AICL may reject my/ our offer even if I/ we are the lowest bidders.
- (K) In all disputes and/or differences arising out of or relating to or concerning this offer and the contract, if any, between myself/ ourselves and the AICL concerning and/or relating thereto and/or relating to the above mentioned premises Civil Courts in Mumbai shall have exclusive jurisdiction.
- (L) I/ we am/ are aware that the car parking (whether covered / under stilts) would be as per the measurement at site and would be incorporated in the sale deed before execution of the sale deed or a letter authorizing the said use will be provided by me/us as per the direction of the UTIITSL/ AICL Solicitors.
- (M) The form which is downloaded from the website has not been changed or corrected in any manner. I/We understand that only the conditions as appearing in the original will be treated as valid. For checking, the form used by me will be compared and confirmed with the original available with UTI ITSL. If there is any changes/ corrections in the form my/our tender is liable to be rejected at the discretion of UTI ITSL / AICL at any stage. The conditions as per the original draft of the tender as uploaded on the website would prevail and would be incorporated in the agreement.
- (N) I/ We hereby confirm that, all the terms and conditions specified in this Tender Form are acceptable to me/us. I/We further confirm that all the required details have been furnished in the appropriate blank places and if this Tender form/ information is incomplete / incorrect

- in any respect on my/our part then the same is liable to be rejected at the discretion of UTI ITSL/ AICL at any stage.
- (O) All the over writings have been duly authenticated by signing beside such over writings.
- (P) Any strike off made while filling in the forms have been authenticated by signing beside such strike offs.
- (Q) There is no mention of any financial details or amount mentioned or conditions in the Technical bid or anywhere else other than in the sealed Financial Bid. **There are no technical conditions in the Financial Bid.**
- (R) I/We would provide all the documents as per the requirements by the solicitors appointed by UTI ITSL/ AICL including the following :
- i. Sale deed or any other title documents through which the (offered flat and car parking) was purchased/ acquired by me/ us earlier.
  - ii. All the Original Chain documents pertaining to the flat and stilt/covered car parking.
  - iii. Permission of the lessor in case of leasehold land as required by the UTITISL/ AICL solicitors.
  - iv. Duly stamped and registered Letter of Authority /Power of Attorney (if applicable).
  - v. Receipt of payment of latest Society charges, Electricity Bill and any other charges.
  - vi. In case of documents in vernacular, English translations thereof.
  - vii. Non-encumbrance Certificate and any other document required for effective transfer of the residential premises to AICL.
  - viii. NOC from the Society/ or any other authority at our own cost.
  - ix. For obtaining all such certificates the expenses will be on the part of the bidder.
- (S) My/ Our offer is open for acceptance for a period of 120 days from the date of submission. However, this date is extendable as per mutual consent.
- (T) I / We, the undersigned am / are submitting this bid offer in a sealed envelope, duly superscribed and as per directions given in the instructions) for selling of our residential flat with covered/stilt car parking by dropping the same in the Tender Box kept for the purpose at the office address of **“UTI Infrastructure Technology And Services Ltd., Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051” before 3:00 p.m. on 27/2/2015.** I am aware that, the offers will be opened at 3.30 p.m. on the same day and I am invited to be present at the time of tender opening.
- (U) I/We shall not incorporate any additional condition in the financial bid.
- (V) I/We are aware about the following essential conditions to be followed for the tender sent by post, failing which the tender may not be opened and may not be considered or may be treated invalid:
- a. Tender should be preferably deposited in the tender box by hand or be sent by Speed Post or Registered Post.
  - b. Tender should be sent only to **“UTI Infrastructure Technology And Services Ltd., Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051”** if sent by Speed Post or Registered Post.
  - c. Acknowledgement will be given to Department of Post only for tender sent by Speed Post and Registered Post.
  - d. Tender should be superscribed as **“Tender for offer of residential flats at MUMBAI”**. (The tenderer has to necessarily superscribe the envelope, failing which the tender may not be considered and may remain unopened or may be accidentally opened before due date rendering it invalid.)
  - e. UTI ITSL/ AICL takes no responsibility for any tender not reaching in time.
  - f. UTI ITSL/ AICL takes no responsibility for tender not reaching at all.
  - g. UTI ITSL/ AICL takes no responsibility for tenders received in torn, opened or mutilated conditions. Such tenders will not be accepted at all.

- h. In case of tenders sent by post, the role of UTI ITSL/AICL is limited and restricted to put in the appropriate tender box if the aforesaid tenders are received in time, i.e. by **03.00 p.m. on 27/2/2015.**
- i. It is, therefore, advised that prospective tenderers / bidders should deposit the tender directly in the tender box to avoid any delay in submission of the tender or to avoid any tearing / accidental opening during sending by post.
- j. Tenders, which are not superscribed, may not be considered.
- k. Tenders, which are not addressed properly, may not be considered.

(W) There are 17 pages in this complete offer and I have signed on each page.

\_\_\_\_\_  
Signature of owner/ Joint owners/Authorised Signatory

Name of the signatory : \_\_\_\_\_

Date : \_\_\_\_\_

Place : \_\_\_\_\_

## Check List

Sr. No.	Enclosures/ Activities to be done by the tenderer	Please tick to ensure completion of the activity
1.	Technical bid with documents placed in Envelope II and sealed and superscribed.	
2.	Financial bid placed in Envelope I and sealed and superscribed.	
3	Both the above envelopes placed in Envelope III and sealed and superscribed.	
4.	No financial details are revealed in the Technical Bid.	
5	All the points in the Technical Bid are duly filled in and all required self attested certificates are properly enclosed.	
6	Necessary certificates are enclosed.	
7	Signed on each page of the Tender Documents.	
8	All the over writings have been duly authenticated by signing beside such over writings.	
9	Any cutting made while filling in the forms have to be authenticated by signing beside such cuttings.	

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

I / We, the undersigned am / are submitting this offer in a sealed envelope **duly superscribed** and as per directions given in the instructions, for sale of our residential premises at (give complete address of the flat being offered):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

by dropping the same in the Tender Box kept for the purpose at your above office address by **3.00 p.m. on 27/2/2015**. I am aware that, the offers will be opened at 3.30 p.m. on the same day and I am invited to be present at the time of tender opening.

\_\_\_\_\_

Signature of owner/ Joint owners/Authorized Signatory

Name of the signatory : \_\_\_\_\_

Date : \_\_\_\_\_

Place : \_\_\_\_\_

\_\_\_\_\_  
Signature of the bidder



**Format of Financial Bid - to be placed in Envelope I, sealed and superscribed**  
**Offer for purchase of residential premises at Mumbai on ownership basis**

**The Financial bid for each flat has to be submitted separately.**

Address of the residential premises offered:

\_\_\_\_\_

Number of Bedroom (2BHK/ 3BHK): \_\_\_\_\_ Area \_\_\_\_\_

Details of financial bid and terms and conditions are as under:

<b>Sr. No</b>	<b>Description</b>	<b>Details of offer for <u>ONE FLAT INCLUSIVE OF ONE CAR PARKING (covered/ stilt parking)</u></b>
1.	<p><b><u>Price to be quoted on lumpsum basis only for ONE FLAT INCLUSIVE OF ONE CAR PARKING (covered/ stilt parking).</u></b></p> <p>a) The society charges and any other charges by whatever name called payable to the Society or any other authority for the <b>transfer</b> of the said residential premises in the name of AICL would be payable by the seller.</p> <p>b) If building is constructed on leasehold land then the Local /Collector / MHADA / MMRDA other authority's charges required for transfer of the flat in the name of the purchaser would be payable by the seller.</p> <p>c) Stamp duty and registration charges would be paid by the purchaser.</p> <p>d) The property transfer document charges (legal charges) payable to the lawyer would be paid by the purchaser.</p> <p>e) Title search charges if taken up by UTIITSL / AICL would be payable by the purchaser. This title search is different from the title search taken by the bidder as in point no. 12 of page 9.</p>	<p>Rs. _____ (in figures)            Rs. _____ (in words)</p> <p>(I have noted that apart from the above no other charges except stamp duty, registration charges will be payable by AICL.            I have also noted point 1 (a) and (b) in the left column and I will pay for the charges towards the said point 1 (a) and (b)).</p> <p>I understand that this entire bid amount would be paid to me/ my representative/ my bank/ at the time of registration subject to the declaration 13 (d) on page 9.</p> <p>In case of a discrepancy between the amount quoted in figures and words, the amount quoted in words would be considered.            I understand that the evaluation will be done as mentioned in the tender.</p> <p>In case there is a variation in the carpet area mentioned by us and that verified by UTI ITSL/ AICL, in line with tender specifications, the area verified by UTIITSL/AICL will be considered as FINAL for this purpose. This may or may not affect the area in record/ already recorded in earlier documents.</p>

\_\_\_\_\_  
 Signature of owner/ Joint owners/Authorised Signatory

Name of the signatory : \_\_\_\_\_

Date : \_\_\_\_\_ Place: \_\_\_\_\_