

**TENDER FOR THE APPOINTMENT OF**  
**PROJECT MANAGEMENT CONSULTANT**  
**FOR FEASIBILITY STUDIES, VIABILITY ANALYSIS, DESIGNING,**  
**DETAILED DESIGN VALIDATION, PROOF CHECKING,**  
**CONSTRUCTION SUPERVISION, SAFETY ASSURANCE, QUALITY**  
**ASSURANCE, QUALITY CONTROL AND QUALITY AUDIT FOR THE**  
**REDEVELOPMENT OF THE PROPERTY OF**  
**“THE KANARA GOUD SARASWAT CO-OP HOUSING SOCIETY LTD**  
**(“KGS SOCIETY”) SITUATED AT SARASWATI MANDIR,**  
**CTS NO.131, SARASWATI BAUG, HINDU FRIENDS SOCIETY ROAD,**  
**JOGESHWARI (EAST), MUMBAI – 400060”.**

**Office of the Clients:**

**The Hon'ble Chairman / Secretary,**  
**The Kanara Goud Saraswat CHS Ltd,**  
Saraswati Mandir, CTS No.131, Saraswati Baug,  
Hindu Friends Society Road, Jogeshwari (East),  
Mumbai – 400060.

**Contact : Shri. Subhash Wagle – 9820345771**

**Shri. Kiran Kamat – 9324785676**

**Timing: - 5:00 pm to 8:00 pm**

**Office of the Architects:**

**M/s. Shetgiri & Associates**

“Safalya”, S. K. Bole Road,  
Dadar (W), Mumbai – 400 028.  
Maharashtra, India.

**Contact : Shri. Amol Shetgiri – 9821138367**

**Timing: - 11:00 am to 5:00 pm**

**SECTION 1: TENDER NOTICE**

# THE KANARA GOUD SARASWAT CO-OP HOUSING SOCIETY LTD

## TENDER NOTICE

**Subject: Tender for the Appointment of Project Management Consultant for Feasibility Studies, Viability Analysis, Designing, Detailed Design Validation, Proof Checking, Construction Supervision, Safety Assurance, Quality Assurance, Quality Control and Quality Audit for the Redevelopment of the Property of “The Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) situated at Saraswati Mandir, CTS No.131, Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060”.**

### **BACKGROUND: -**

- The Kanara Goud Saraswat Co-op Housing Society Ltd (Hereinafter referred to as ‘KGS Society’ or “Society”) was formed in the year 1919. The Society was registered under Section 9 of Act II 1912, under the Registration No.2477, dated 15<sup>th</sup> July, 1919.
- The Society was/is governed by its own bye-laws which had been framed and duly adopted at the time of formation of the Society. The Society is however, being considered as the deemed Co-op Society, under the MCS Act, 1960.
- The Society, with a view to purchasing a plot of land and constructing the buildings thereon, for the purpose of providing the residential accommodation to the members of the Goud Saraswat Community had appealed to the members of the community to contribute to the cause of the Society and had raised the funds from those members of the community who had expressed their willingness to invest their funds in the Society. The Society, in lieu of the funds invested by such persons, had allotted/issued the shares of the Society to them and who are the Shareholders of the Society.
- The Society had thereafter, requested the Collector, Thane to allot a plot of land of an adequate size to it, at Village Ismalia, Andheri East, Mumbai and the Collector, Thane had thereupon, under section 65 of the Bombay Land Revenue code,1879 awarded to the Society, a Sanad for the residential premises and allotted a plot of land, i.e. Survey No.1, admeasuring 12 Acres and 9 Gunthas or thereabout, situated at Village Ismalia, in the South Salsette Taluka of the Bombay Suburban District, in the Year 1919, which had been categorized as “**Non Agricultural Land**”, for the purpose of constructing the Residential buildings on the said plot of land.

- The Society had thereafter, divided the said plot of land into 77 plots and allotted/sold 55 plots out of 77 plots to the interested buyers on certain conditions. The Society had executed a Sale Deed with each of the persons/institutions to whom the plots had been sold and had duly registered the said Sale Deeds. The Society had retained the remaining 22 plots with itself, for the purpose of constructing the residential buildings thereon. At present, the Society owns 22 plots, viz. CTS Nos. 88, 90, 91, 93, 95, 97, 100, 102,105, 107, 120, 127, 128, 131, 132, 133, 134, 138, 140, 142, 145 and part of plot No.159. The Society also owns all the internal roads, by-lanes and the common amenities, situated within the premises of the entire Saraswati Baug area. Out of these 22 plots of KGS Society, one plot is reserved as a Playground and other plot is earmarked and reserved as Recreation ground (RG).
- Out of the aforesaid 22 plots which are owned by the Society, the Society had constructed Residential buildings on 19 plots in early 1920's. All these buildings are therefore more than 100 years old. All the flats/tenements situated within these 19 buildings had/have been given by the Society on tenancy / rental basis to the members of the GSB community.
- On the central plot of the Society, i.e. CTS No.131, there is a structure known as 'Shree Saraswati Mandir' which had been constructed in the year 1923, for the purpose of using the same as the Community Centre. This structure consists of Shri. Shantaram Mangesh Hall and a few rooms including Store Room and toilets which are situated on the rear side of Shree Saraswati Mandir. A portion of this structure had been given on rent to Bombay Municipal Corporation (MCGM), for the purpose of enabling it to run a Marathi Medium School. This School had been shifted by the MCGM in its own building situated in Jogeshwari East about 30 years back however, the MCGM had/has not vacated the said premises and continues to the monthly rent to the Society. From the year in which the Saraswati Mandir had been constructed, the Society has been/is occupying a portion the Saraswati Mandir as its Registered Office which is situated on the rear side of Shree Saraswati Mandir.
- The entire plot having CTS No.127, situated opposite Shree Rameshwar Mandir Sausthan is vacant. In a small portion of the plot having CTS No.159 A, a few chawls are situated and some other portion of this plot of land is under dispute with a builder who had illegally encroached upon the said portion of land. This Suit is pending before the Hon'ble High Court, Mumbai.
- All the people residing in the 19 Buildings and Chawls, situated in the property of the Society are the tenants of the Society. In all, there are 82 Tenants of the Society. Out of these, 64 tenants are residing in the 19 buildings owned by the Society, 16 tenants are residing in the chawls owned by the Society and 2 tenants are residing in the two flats each owned by the Society, in a building known as Mandar Apartment which is owned by Mandar CHS Ltd. (An ownership society).

- The Total area of the Plot available for construction is estimated to be approximately **1,50,000 Sq. Fts.**

The present Tender pertains to the Redevelopment of the property of The Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) and for which the Sealed Tenders are invited from leading, reputed and experienced Project Management Consultancy Firms on Quality, Cost and their past performance basis for the aforementioned work. The Consultancy Firms of repute including Multi-disciplinary Engineering Firms i.e. eminent Private Limited Firms / Proprietary / Partnership Firms / LLP registered under the appropriate Acts / Indian companies Act including Firms or individuals of the Firms registered with the Municipal Corporation of Greater Mumbai (MCGM) as well as Council of Architecture or Institution of Engineers, India and other Statutory bodies / authorities and/or under Superior classes registered with Central or State Government / Semi Govt. Organizations of repute / Central or State Public Sector Undertakings will be allowed to participate in this tendering process.

The application form can be downloaded from the Website [www.kgschsl.in](http://www.kgschsl.in) or could be collected in the hard copy format from the **Office of the Architects appointed for the Project M/s Shetgiri & Associates situated at “Safalya”, S.K. Bole Road, Dadar (W), Mumbai – 400 028, Maharashtra, India or Office of “The Hon’ble Chairman / Secretary, The Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) situated at Saraswati Mandir, Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060.**

The tenders can be collected on payment of a Non-Refundable Tender Fees of amount of Rs. 20,000 / - + 18% GST (9 % CGST + 9 % SGST) = Rs. 23,600 / - in the Form of Demand Draft / Pay Order in favor of “The Kanara Goud Saraswat Co-op Housing Society Ltd,” payable at Mumbai.

It may be noted that the tender shall be read along with Annexure-I (ADDITIONAL TERMS AND CONDITIONS OF THE TENDER) forming a part of this tender, scope of works to be performed and the terms and conditions to be adhered-to in totality by the short listed PMC Firm. The Annexure-I shall form the basis of the execution of the scope of works by the shortlisted PMC and shall be adhered to without any deviations whatsoever and shall form a part of the contractual terms and conditions of this tender.

Name and location of work	Total area of the Plot available for the construction work	Project Duration period	Earnest Money Deposit (in Rs.)
<b>Appointment of Project Management Consultant for Feasibility Studies, Viability Analysis, Designing, Detailed design validation, Proof checking, Construction Supervision, Safety assurance, Quality Assurance, Quality control and Quality audit for the Redevelopment of “The Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) situated at Saraswati Mandir, Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060.</b>	<b>Approximately 1,50,000 Sq. Ft.</b>	<b>36 Months</b> (Inclusive of monsoon) or Completion of Project whichever is later	An amount equivalent to 0.5% of the Final Contract Amount (Quoted tender amount / Professional Charges of the PMC)

The tenders can be collected on payment of a Non-Refundable Tender Fees of Rs. 20,000 / - plus 18% GST (9 % CGST + 9 % SGST) = Rs. 23,600 / - by online transfer or through Demand Draft / Pay Order favouring of The Kanara Goud Saraswat Co-op Housing Society Ltd, payable at Mumbai.

The application form can be downloaded from the Website [www.kgschsl.in](http://www.kgschsl.in) or could be collected in the hard copy format from the **Office of the Architects appointed for the Project M/s Shetgiri & Associates situated at “Safalya”, S. K. Bole Road, Dadar (W), Mumbai – 400 028, Maharashtra, India or Office of “The Hon’ble Chairman / Secretary, Kanara Goud Saraswat Co-op Housing Society Ltd (“KGS Society”) situated at Saraswati Mandir, Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060.**

The Successful Bidder would be required to pay an Earnest Money Deposit of appropriate amount as mentioned in this bid document (the "EMD") which would be refunded by the Society, in accordance with the contents of the relevant Clause of the bid document.

Once a Bidder has been selected by the Society, an intimation thereof would be sent by the Society to the Successful Bidder through an email also requesting the Successful Bidder to pay an amount equivalent to 0.5% of the Final Contract Amount (Quoted tender amount / Professional Charges of the PMC) as Earnest Money Deposit, within 5 working days from the date of the receipt of the intimation. The Successful Bidder on the receipt of such intimation from the Society would pay an amount equivalent to 0.5% of the Final Contract Amount (Professional Charges of the PMC) as Earnest Money Deposit to the Society, within 5 working days from the date of the receipt of such intimation from the Society by online transfer or through Demand Draft / Pay Order favouring of The Kanara Goud Saraswat Co-op Housing Society Ltd, payable at Mumbai. In case, the Successful Bidder fails to pay the Earnest Money Deposit within the stipulated time, such Bidder shall be considered as unsuccessful bidder by the Society and the contract could be awarded to the next bidder duly shortlisted in the techno-commercial evaluation process. The Kanara Goud Saraswat CHS Ltd. reserves the right to reject all or any of the bids received by it, at any stage without assigning any reason for the same.

The dates and time for submission and opening of the bids shall be in accordance with the NIT herein-under. If there are any changes in the dates, the same will be displayed on the KGS Society's Portal [www.kgschsl.in](http://www.kgschsl.in). The individuals/firms/companies interested in undertaking the above referred works may contact at the following address on any working day, during the office hours.

<p>Office of the Society :</p> <p><b>The Kanara Goud Saraswat CHS Ltd,</b>  Saraswati Mandir, Saraswati Baug,  Hindu Friends Society Road  Jogeshwari (East), Mumbai – 400060  Contact : Shri. Subhash Wagle - 9820345771                      Shri. Kiran Kamat – 9324785676.  Time:- 5:00 pm to 8:00 pm</p>	<p>Office of the Architects :</p> <p><b>M/s. Shetgiri &amp; Associates</b>  “Safalya”, S. K. Bole Road,  Dadar (W), Mumbai – 400 028,  Maharashtra, India  Contact : Shri. Amol Shetgiri – 9821138367  Time:- 11:00 am to 5:00 pm</p>
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The applicants who wish to visit the site under reference and obtain the information of the present status of the site including ascertaining the site conditions may visit the Office of the Society after seeking prior appointment. The KGS Society reserves the rights to accept or reject any of the applications or all the applications received for above works, without assigning any reason for the same. The information regarding above subject matter is available on Website of KGS Society [www.kgschsl.in](http://www.kgschsl.in).

**NOTICE INVITING TENDER - HEADER**

Bid No.	<b>KGS/Redev/PMC-Tender Dated 22-06-2025</b>
Name of Society / Client	The Kanara Goud Saraswat Co-op. Housing Society Ltd.
Subject	Appointment of “ <b>Project Management Consultant</b> ” for Feasibility Studies, Viability Analysis, Designing, Detailed Design Validation, Proof Checking, Construction Supervision, Safety Assurance, Quality Assurance, Quality Control and Quality Audit for the Redevelopment of the property of “The Kanara Goud Saraswat Co-op. Housing Society Ltd. (“KGS Society”) situated at Saraswati Baug, Hindu Friends Society Road, Jogeshwari (East), Mumbai – 400060.
Cost of Tender	Rs.20,000/- plus 18% GST (9 % CGST + 9 % SGST) = Rs.23,600/- by online transfer or through Demand Draft / Pay Order favouring of The Kanara Goud Saraswat Co-op Housing Society Ltd, payable at Mumbai.
Existing No of Buildings / Tenements under the Society	22 Nos of Plots owned by the Society as well as the Internal Roads, by-lanes and common amenities
EMD for Bid	<b>0.5 %</b> of the Final Contract Amount (Quoted tender amount / Professional Charges of the PMC)
Bid Validity	180 days
Date of issue and sale of tender document	From 28 <sup>th</sup> June 2025 from 11:00 A.M. onwards and upto 8 <sup>th</sup> July 2025 upto 8:00 P.M.
<b>Last date &amp; time for sale of tender / Collection of Tender</b>	<b>Till 8<sup>th</sup> July 2025 upto 8:00 P.M.</b>
Submission of the duly Completed Tender Document	On or before 19 <sup>th</sup> July 2025 upto 8:00 P.M.

Pre-Bid Meeting (with prior appointment)	On 13 <sup>th</sup> July 2025 at 11:00 A.M. in the Registered Office of: The Kanara Goud Saraswat CHS LTD., Saraswati Mandir, CTS No.131, Saraswati Baug, Jogeshwari (East), Mumbai – 400060
Opening of the Bids	On 20 <sup>th</sup> July 2025 at 11:00 A.M.
Evaluation of the Bids by the Society	During the period from 20 <sup>th</sup> July 2025 upto 6 <sup>th</sup> August 2025
<p>Evaluation shall comprise of the following important steps: -</p> <ol style="list-style-type: none"> <li>1. Meeting all the bidders / prospective PMC Firms</li> <li>2. Evaluation of the documents submitted by the bidders</li> <li>3. Visits to the Site of Execution of the Past Projects of the Firm and marking awarded by the committee members</li> <li>4. Presentation by the bidders / prospective PMC Firms and marking awarded by the committee members</li> <li>5. Shortlisting of the Top 3 Bidders including Final round of discussions / presentations.</li> <li>6. Calling for the Commercial bids from the Shortlisted bidders and its evaluation including negotiation, if any.</li> <li>7. Final round of presentation by the Top 3 bidders in front of the Shareholders for the selection of the PMC for awarding the Project Works.</li> </ol>	

8. The overall process shall be not limited to the above important parameters, but shall be at the entire discretion of the Society.	
Opening of the Commercial Bids of the Shortlisted 3 bidders	On 10 <sup>th</sup> August 2025 at 10:30 A.M.
Final round of presentation by the Top 3 bidders before the General Body of the Society, for enabling it to select the PMC for awarding of the Project Works.	On 10 <sup>th</sup> August 2025 at 10:30 A.M.
Address for communication	Office of the Society: The Hon'ble Chairman / Secretary, <b>The Kanara Goud Saraswat CHS Ltd.</b> Saraswati Mandir, Saraswati Baug, Jogeshwari (East), Mumbai – 400060.  Office of the Architects: <b>M/s Shetgiri &amp; Associates</b> “Safalya”, S. K. Bole Road, Dadar (W), Mumbai – 400 028, Maharashtra, India.
Venue for opening of bids	Registered Office of The Kanara Goud Saraswat CHS Ltd.

**This tender document is not transferable. The Kanara Goud Saraswat CHS Ltd. reserves the rights to accept or reject any or all the applications received for above subject without assigning any reason therefor.**

## **OVERVIEW & SPECIFICS ABOUT THE PROJECT: -**

Jogeshwari is a Western Suburb of Mumbai, situated immediately to the north of Andheri of Mumbai. It is notable for Jogeshwari Caves, particularly one containing a shrine of the Hindu Goddess Jogeshwari, Lord Shiva and the deity Hanuman.

The Western Trunk Route of Bombay was extended from Bandra to Jogeshwari in 1915. Before 1945, Jogeshwari was administered by a Collector in charge of the Bombay Suburban District. Saraswati Baug and Malcolm Baug are two old colonies situated in Jogeshwari. Malcolm Baug is in Jogeshwari (West). It contains small bungalows belonging to members of the Parsi community. Saraswati Baug is a colony of Gaud Saraswat Brahmins and was formed in early 1920s. It is located in Jogeshwari (East) opposite Natwar Nagar. It contains 19 old style buildings, as well as other privately owned houses and societies.

The location is within Mumbai Suburban limits on the western suburbs of Mumbai have been the major focus for residential and commercial development and are a hot favourite among developers and buyers alike. One of such locality is Jogeshwari (East) is densely populated but continues to retain some green cover due to the limited developments in the east. Positioned in proximity to other areas like Goregaon, Andheri and further facilitates the growth of Jogeshwari real estate.

## **CONNECTIVITY: -**

The Jogeshwari Railway Station is a terminus for all slow trains on the Mumbai Suburban Railway system of Maharashtra state, India. It also serves as the stop for all local trains on Western Railway and Harbour Railway Lines. Jogeshwari East is surrounded by Goregaon and Malad and on the north, Andheri on its South. When you are talking about Western Express Highway it provide great connectivity to Goregaon, Andheri and other adjoining region. Mumbai Metro Line 7 is part of the metro system for the city of Mumbai, India. The 33.5 km line is partially elevated section which is under construction, and partially underground stations. The said Society location is very close to Jogeshwari Railway Station and Mogra Metro Station. This Society is also very close to Hindu Friends Society Road, Swami Vivekanand Road, Western Express Highway and Jogeshwari Vikhroli Link Road. Being close to both the Western and Eastern Suburbs via Jogeshwari Vikhroli Link Road, it is easier to commute to multiple important commercial spaces/ IT parks/ SEZs in Goregaon, Andheri and Powai as well as to T1 and T2 Airports.

### **SOCIAL INFRASTRUCTURE: -**

The famous Shree Rameshwar Temple which is in the layout of Saraswat Baug is very famous & popular and most residents are Goud Saraswat Brahmins, Maharashtrians, with a number of Gujarati and other Hindu families residing in the nearby Natwar Nagar (Hindu Friends CHS Ltd.) and Jogeshwari CHS Ltd.

Away from the bustle of the city, Mumbai is home to the Jogeshwari Caves, which hold a great deal of history that few of us are aware of these caves hold architecture that is older than you can imagine. The Archaeological Survey of India declared the Jogeshwari Caves a protected monument of national importance.

The locality also has the finest schools are JES English School, Arvind Gandbhir High School and JES Junior and Degree College, Surajba Vidya Mandir, R. N. Sheth Vidya Mandir, Asmita High School and Ismail Yusuf College.

### **RESIDENTIAL / COMMERCIAL ENTERTAINMENT HUB: -**

Key residential projects here are Avant Heritage, Satellite Classic, Aishwarya Heights, Divine Spaces Lily White, Oberoi Splendour and Kalpataru Estate, L K Housing LLP and Kanakia Developers. Jogeshwari East is a well-known suburban locality in Mumbai, strategically placed along the important roads of Western Express Highway and Jogeshwari Vikhroli Link Road (JVLR). The locality is surrounded by the established locales of Andheri East, Goregaon East and Jogeshwari West. It is primarily a residential area with presence of few commercial establishments. The locality hosts a mix of completed and under-construction multi-storey apartment projects, and has ample scope for redevelopment of slums within its premises. The area has seen consistent real estate growth owing to proximity to multiple employment centres accompanied with excellent connectivity with rest of Mumbai.

With the Western Express Highway in close proximity, the project is well connected to business districts and leisure options like malls, theatres and other escapes. Buyers always think and wish that the home and workplace should be nearby reducing the time spent on travelling. These include Oberoi Mall, many Industrial Estate, etc. It is also the fastest growing region close to Extended Suburbs and suburb of western Mumbai. There is 24 Carat Theatre in the West.

## **INPUT DATA ABOUT THE PROJECT: -**

### **A. HISTORY OF THE PLOT AND OTHER DETAILS:**

The Kanara Gaud Saraswat CHSL Society was formed in the Year 1919 and was registered under section 9 of Act II 1912, under the Registration No.2477, dated 15<sup>th</sup> July, 1919.

The Society had thereafter, divided the said plot of land into several plots and allotted/sold some of the plots to the interested buyers on certain conditions. The Society had executed a Sale Deed with each of the persons to whom the plots had been sold and had duly registered the said Sale Deeds. The Society had retained the remaining plots with itself for the purpose of constructing the residential buildings thereon. At present, the Society owns 22 plots, viz. CTS Nos. 88, 90, 91, 93, 95, 97, 100, 102,105, 107, 120, 127, 128, 131, 132, 133, 134, 138, 140, 142, 145 and part of plot No.159. The Society also owns all the internal roads, by-lanes and the common amenities, within the premises of the Society.

We draw your attention to the Plot bearing CTS No. 159 which was subdivided in 2010 in to two plots viz. 159 A & 159 B. While the Plot 159 B was sold by the society about 12 years back, the Society continues to own Plot No.159 A which is having reservation of ROS 1.5 (Recreation Ground).

### **B. COMMENT WITH RESPECT TO THE DEVELOPMENT PLANS OF 2034**

- a. Basis the D.P Remarks obtained by the Society, the Society owned plot bearing CTS No. 159 is showing ROS 1.5 Recreation Ground/Park reservation in the DP 2034 having area of 5720.26 Sq. Mtrs and showing proposed widening of 27.45 Mt wide Road, which is subject to issuance of Survey Remarks and also subject to the demarcation of Road setback if any. As per the Road Line of Traffic Department, it is showing that the Society plots are affected by the sanctioned Regular Line of 18.30 Mtrs.
- b. The most important issue to be taken into consideration would be cognizance to the Development Plan 2034 wherein the Remarks is that the Society Plots also fall within the ambit of HERTIAGE PRECINCT known as SARASWATI BAUG BUNGLOWS PRECINCT and included in the Heritage List at Serial No. 197/248 for conservation purpose. NOC from the HERITAGE CONSERVATION COMMITTEE IS NECESSARY before any Development on the said Plots.

- c. The Society plots under reference are in Residential Zone of K/E ward. This property showing proposed widening of 3 roads which 27.45, 18.30 mts and 9.00 mts wide Road, which is subject to issue of Survey Remarks and also subject to the demarcation of Road setback if any. As per the Road Line of Traffic Department, it is not showing any sanctioned Regular Line of 27.45 Mtrs. Road abutting Hindu Friends Colony.

### **C. Feasibility of Residential user:**

The Saraswat Baug Layout is well developed with Recreational Garden to facilitate the recreational activities.

However developing a luxurious new high rise building/s will have to be implemented after carefully studying the stability of the adjoining / surrounding Building/s, Plots and points to be considered as mentioned herein-above by the PMC expected to be on-board of the Project, to be selected through this tendering process and in consultation with other Project stakeholders, Architects, Clients etc and most importantly in accordance with the rules, regulations and bye laws i.e. subject to the approval from the statutory authorities associated with the project development.

### **D. EXPECTED FEASIBILITY STUDY / VIABILITY STUDY and FINANCIAL REPORTS:**

1. The calculations of the Society Plots excluding the Society Plots having CTS No. 159 having reservation of RG/Park and CTS 131 having designation of Play Ground under section 30 (A) as per 27.45 Road Width being the Layout Road and 33(7)(B) of DCPR 2034.
2. The possibility of Cluster Development of the Society Plots including the entire Society Plots having CTS No. 159 having reservation of RG/Park and CTS 131 having designation of Play Ground under section 33 (9) of DCPR 2034.
3. Other Feasibility Studies as per the directions and instructions of the stakeholders associated with the project.

**SECTION 2 - ELIGIBILITY CRITERIA**

## **2.1 Technical Capacity (Project Experience):**

The Companies / Firms that fulfill the criteria as given below shall be eligible:

The Company should be either a Partnership or a Public Limited Company or a Private Limited Company or Proprietorship firm registered under the Indian Companies Act 1956.

The Company / Firm should have registrations & requisite License from Municipal Corporation of Greater Mumbai / BMC, MHADA, PWD, MMRDA, CIDCO, MIDC, Registration with Central / State govt. bodies / Public sector undertakings / PSB's / Nationalized Banks / MES / Co-op Housing Societies of repute / Leading Developer Firms of repute etc.

The Company / Firm shall be well conversant to the Bye Laws, provisions of DCPR 2034 and DP and shall have prior experience of completion of multiple Redevelopment Projects with planning / approving authority as BMC / MHADA / SRA / MMRDA within Mumbai City & Suburbs.

The Company / Firm shall have in-house manpower and technical teams pertaining to Designing & Consultancy towards Structural designing & analysis, MEP services, Green building compliances, Services, Site development & landscape designing and other pre-requisites associated with the redevelopment process. Preferably Consultants having atleast one completed project under PMAY shall be given additional marks in marking system to be adopted in the tender.

The tenderer(s) in their own name should have satisfactorily executed as Project Management Consultants (PMC), the following work of similar nature for High Rise (Preference would be given to Consultants having experience of providing PMC services for buildings with minimum 15 Floors and above) Residential / Commercial / Institutional buildings within the statutory approval jurisdiction of Municipal Corporation of Greater Mumbai / BMC, MHADA, MMRDA Registration with Central / State govt. bodies / Public sector undertakings / PSB's / Nationalized Banks / Co-op Housing Societies of repute / Leading Developer Firms of repute / Reputed Private Sector Organizations listed on Stock Exchange/ NSE/ BSE during last 5 years ending 31<sup>st</sup> March 2025 as a prime PMC Consultant.

a) Two similar completed works or currently executing two works of similar nature each having construction area 30,000 Sq Mts

OR

b) One completed work or currently executing one work of similar nature each having construction area 50,000 Sq Mts

**ALONG WITH THE PRE-QUALIFICATION CRITERIA FOR THE SITE / LAND AREA FOR DEVELOPMENT AS FOLLOWS: -**

c) The bidder Should have completed at least one assignment (In a single order / completion) of minimum 1,50,000 Sq. Ft. Site Development / Land development for buildings - Residential Complex, Commercial Complex, Townships (Except Industrial) / Educational or Academic campus / Institutional buildings campus involving multi-disciplinary building services.

**ALONG WITH THE PRE-QUALIFICATION CRITERIA FOR THE PROJECT COST AS FOLLOWS: -**

a) Two similar completed works or currently executing two works of individual contract value not less than Rs. 180.00 Crores

OR

b) One similar completed works or currently executing two works of individual contract value not less than Rs. 270 Crores

Similar works shall means, the completed Project involving "Project Management Consultancy for Feasibility Studies, Viability Analysis, Designing, Detailed Design Validation, Proof Checking, Construction Supervision, Safety Assurance, Quality Assurance, Quality Control and Quality Audit for the Redevelopment Projects of Residential / Commercial / Institutional buildings within the statutory approval jurisdiction of Municipal Corporation of Greater Mumbai / BMC, MHADA, MMRDA Registration with Central / State govt. bodies / Public sector undertakings / PSB's / Nationalized Banks / MES / Co-op Housing Societies of repute / Leading Developer Firms of repute / Reputed Private Sector Organizations listed on Stock Exchange/ NSE/ BSE during last 5 years ending 31<sup>st</sup> March 2025 as a prime PMC Consultant. Relaxation of specific Scope of the works mentioned under the definition of "Similar works" herein-above shall be at the discretion of the Managing Committee of the Society and the Architects.

## **2.2 Financial Capacity**

Minimum average annual financial turnover as certified by 'Chartered Accountant' (From executed Projects) equal to 8.00 Cr (Approximately 3% of the Single Project magnitude) in last three (3) financial years ending 31<sup>st</sup> March 2025.

- To ascertain this, tenderer(s) shall furnish the financial statement (Audited Profit & Loss Account & balance sheet) duly certified by Chartered Accountant with Unique Document Identification Number (UDIN) to be uploaded, in support of documentary evidence.

3.1 The company / firm should have their Head Office/ Registered Office in Mumbai / Navi Mumbai / Thane. The Telephone bill / Electricity/ registered rental lease agreement will only be considered as an address proof of Mumbai / Navi Mumbai & Thane location. Site office of other ongoing project shall not be treated as branch office.

3.2 Should possess and furnish technical personnel with sufficient skill set in all the above work types and details of personnel with qualification and experience to be submitted.

3.3 Joint Venture is strictly not allowed without approval of the Clients.

3.4 Confidential reports from previous employers might be sought by clients.

3.5 A committee comprising Society's representatives, Architect's representatives would inspect the work executed by the firms. The visit is to ascertain quality, workmanship & ability of the contracting firm.

3.6 The firm / company should have registration with GST, I.T, PF, ESIC and Profession Tax and submit the proof of the same. Any other requisite registrations to practice would be applicable and binding upon the agency.

3.7 The firm should produce acknowledgement and copy returns of IT for the last three years.

3.8 Bidders have to fulfil all the criteria of Pre-qualification failing which their bids will be summarily rejected and no correspondence in this regard will be entertained by the Society.

**Note** - The bidders should provide proper documentary proof in support of satisfactory completion of similar works in terms of Certified copy of full occupation certificate from the concerned authority, Letter of award, photographic evidence, Completion certificate from the clients indicating the date of commencement, date of completion & estimated & actual cost of execution of the work failing which it may be treated that they have not completed such works. Certificate and testimonials of the project should clearly identify completion of the above activities satisfactorily for the projects referred to meet pre-qualification criteria. No Certificate of partial Completion or payment details will be considered as proof of experience.

### **KEY STAFF REQUIREMENTS FOR PRE-QUALIFICATION**

**The requirement of key professional staff is as follows:**

<b>Position</b>	<b>Nos</b>	<b>Min. Overall Experience</b>	<b>Specific Experience of Similar Nature</b>
Team Leader – Senior Architect / Sr. Civil Engineer ● Full time	1	15 years	Architect / Civil Engineer with graduate qualifications (Registered with Council of Architecture or International Equivalent). Civil Engineer with Post Graduate in Civil/Management Experience in design and execution of similar projects.
Quantity / Cost Surveyor/ ● Full time	1	10 Years	Graduate Civil Engineer with min 10years of experience in Design and execution of similar projects
Construction Manager / Team Leader/ Sr. Civil Engineer ● Full Time - Architect / Civil Engineer	1	10 Years	Post Graduate Civil Engineer with experience in construction of similar projects.
Resident Engineer ● Full Time	1	10 Years	Graduate in Civil Engineer with Experience in Construction of similar projects. `

Architect/License Surveyor • Full Time	1	10 Years	Graduate in Civil Engineer with Experience in design of similar projects. `
Site Engineer / Supervisors • Full Time	1	10 Years	Graduate in Civil Engineer with Experience in similar projects. `
Structural Consultant/ Engineer as and when required by Society	1	10 Years	Graduate in Civil Engineer with Experience in design of similar projects. This service can be kept in house or hired or Sublette to another expert firm/ agency having expertise as mentioned in similar projects. However the agreement between the consultant and firm should be attached with their experience and similar data
Electrical Engineer/ Mechanical Engineer / Lift / Air conditioning experts as and when required by Society	1	10 Years	Graduate in Civil Engineer/ Mechanical Engineer with Experience in similar projects. `
Water Supply/ Sewerage Consultant • as and when required by Society	1	10 Years	Graduate in Civil Engineer with Experience in similar projects. This Experts may be hired or services can be subletted to the other expert firms. This services can be kept in house or hired or subletted to another expert firm/ agency having expertise as mentioned in similar projects.  However the agreement between the consultant and firm should be attached with their experience and similar data

Consultant for landscaping fire fighting and any other expert • as and when required by Society	1	10 Years	This Service can be kept in house or hired or subletted to other expert agencies having similar project experience. This services can be kept in house or hired or subletted to another expert firm/ agency having expertise as mentioned in similar projects. However the agreement between the consultant and firm should be attached with their experience and similar data
<b>During DLP Period , The consultant will Deploy Following Minimum Staff</b>			
Team Leader cum Sr. Civil Engineer / Resident Engineer • As and when required by Society		10 Years	Post Graduate Civil Engineer with Experience in execution of Similar Projects
Site Engineers • As and when required by Society		10 years	Graduate Civil Engineer with Experience in execution of Similar Projects

- **PMC should have expertise in all latest Construction technology.**
- **Broad qualification and experience requirement for key professional Staff for during pretender activities Period.**

**Note:**

The Consultants shall submit photographs and Videos / CDS / Documentation & soft copies pertaining to the project they have completed / in process. Documentary proof in support of all the works completed / in process must be submitted along with the application. The Consultancy firm shall not have been blacklisted / debarred by any Govt. Department, PSU / Public sector Banks / Reputed Private Sector Organizations listed on Stock Exchange/ NSE/ BSE on the start date of tender document download. The agency will submit undertaking on Rs.1000/- Stamp paper in this regard.

### 3.9 Bid Capacity:

The bid capacity of the prospective bidders will be calculated as under: Assessed Available Bid Capacity =  $(A * N * 2 - B)$  Where, A = Maximum value of Civil Engineering works executed in any one year (year means Financial year) during the last five years (updated to the price level of the Financial year in which bids are received at a rate of 10% per year) taking into account the completed as well as works in progress.

N = Number of years prescribed for completion of the Project/Works, excluding monsoon period, for which these bids are being invited. (E.g. 7 months = 7/12 year) For every intervening monsoon 0.33 shall be added to N.

B = Value of existing commitments (only allotted works) on the last date of submission of bids as per bidding document and on-going works to be completed during the period of completion of the Project/Works for which these bids are being invited.

Note: The statement showing the value of existing commitments and on-going works as well as the stipulated period of completion remaining for each of the works listed should be attached along with certificates duly signed by the Chartered Accountant. Even though the bidders meet the above qualifying criteria, they are subject to be disqualification if they have made misleading or false representation in the forms, statements and attachments submitted in proof of the qualification requirements; and/or Record for poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures etc

## **BROAD LINE SCOPE OF WORK**

The entire project is divided into two phases i.e., Phase I & Phase II as follows:

### **PHASE I**

<b>Stage</b>	<b>Services &amp; Tasks</b>
Initial Assessment	<ul style="list-style-type: none"><li>a. <u>Entitlement</u>: To assess the location, building type &amp; category of existing structures. Subsequently, to assess any jurisdictional requirements that may be required for zoning, FSI, abutting roads, plot reservations, cess/ non cess and to discuss the probable development under the relevant schemes of DCPR 2034.</li><li>b. <u>Initial site assessment &amp; property documents</u>: To inspect the site for its initial physical assessment and study the same vis-a-vis the existing plans &amp; documents. In case the documents are not in possession of the society, the same will be procured by us from various departments (actual charges for the same will be reimbursed by the society). On the basis of the physical inspection, drawings &amp; documents, to prepare a tentative project program showing the applicable redevelopment scheme.</li><li>c. <u>Survey</u>: As per the existing building plans in possession of the society, to ascertain the exact plot area, individual carpet area, common areas.</li><li>d. <u>Feasibility</u>: Based on the survey, we will propose various possible options of redevelopment enabling the society to obtain maximum benefits of the permissible FSI. Subsequently, we shall prepare a technical/area feasibility of the project in concurrence with DCPR 2034.</li><li>e. <u>General explanation</u>: To assess area entitlement of individual members, expected rent, corpus, transport charges, recommending the list of amenities, etc. and to suggest block location of buildings as per permissible FSI.</li><li>f. Preparing all drawings, conceptual designs, details, plans, elevations, sections, 3d views etc</li></ul>

Pre-qualification of developers	<p>a. <u>Draft tender document</u>: To prepare tender document in consultation with legal advisor appointed by society incorporating therein all the terms and conditions. The document will be then submitted to society for perusal by society members. Their suitable suggestions and recommendations will then be incorporated in the tender document for finalization.</p> <p>b. To prepare and discuss newspaper advertisement for inviting developers for tendering to be done. In absence of consensus among the society members, guide the society to follow the guidelines issued by registrar of societies.</p>
Selection of the Builder	<p>a. <u>Scheduling of Tendering Process</u>: To decide with Society the Cost of Tender, date, place and time of Issue and Receipt of Tender Date, place and time of Pre-bid meeting and Opening of Bids including discussion on Earnest Money Deposit (EMD).</p> <p>b. <u>Comparative statement</u>: Post opening of the tender documents in the presence of society members, to assess the technical and financial capabilities of the developers. Based on the documents received, study their financial backing, balance sheets, completed projects as well as quality of construction and prepare comparative statement.</p> <p>c. <u>Share findings with the society</u>: To appraise the society members of our findings regarding the builder for redevelopment. We shall only recommend the name; the final selection still rests in the hands of the society.</p> <p>d. <u>Discussion and negotiations with the selected developer</u>: To assist the society in negotiating various issues like rent, corpus, extra area, parking, amenities, floors, parking systems etc. with the shortlisted developers. To assess and attend the presentations put forth by shortlisted developers.</p> <p>e. <u>Finalization of developer</u>: Considering all the above, select the developer, as per the recommendations of the managing committee in consultation with all the society members.</p> <p><b><u>This concludes the Phase I of the development project</u></b></p>

## **PHASE II**

In the second phase, the developer enters the picture and services are more based on compliance advisory as follows:

1. Guiding the society in the process of Registration of the Development Agreement with the Selected Developer.
2. After discussions with society members, furnishing detailed requirement of additional carpet area to be purchased by society members from Developer.
3. Scrutinizing the plans prepared by the developer for approval, cross checking the plans so as to check the correctness of design as per requirement of the society members and pre-conditions of Development Agreement. Further negotiating and suggesting the alternatives (if any) to the plans submitted by the developer so as to have a suitable plan from society's point of view. Checking the Built-up Area statement.
4. Guiding on the external view and elevations as submitted by the builder to the society, checking the relevant NOC's, approvals, its conditions and safeguarding the techno-legal interests of the society.
5. Advising the society members in finalizing various amenities and internal finishing material as proposed by the developer & advising them on the basic interior layout so as to design the electrical point wise layout and wiring.
6. Liaison between the society members and the developer for finalization of plans, elevation and design scheme.
7. Helping/ advising society members in allotment of flats. Guiding members in utilizing the additional area as offered by developer. Also advising on the matter of purchase of additional area and its formalities about the planning so as to safe guard the techno-legal interests of all the society members.
8. Ascertain the compliance of plans prepared by the builder for submission to BMC for approval with DCPR 2034.
9. Ascertain the various NOCs submitted to BMC for approval i.e., Fire Department, Traffic Department etc. in compliance with DCPR 2034.
10. Follow up with the Developer for speedy approvals. Communicating the progress of MCGM approvals to society members.
11. Ascertain the received NOCs, approvals, Commencement certificate along with approved plans.

12. Taking true copies of all the communication and approved plans from Developer and his Architect and handing over the same to society for its record.
13. Ascertain the construction management plan submitted by the developer and approving the same so as to have systematic execution at site.
14. Advising on the quality tests required to be done during the progress of construction work. Ascertaining the quality test reports of completed concreting at site.
15. Periodic site visits to site or as and when required in the interest of progress of construction work. Supervision on the progress of the construction and keep a watch on the quality of the construction works is the same for all towers. Site visits along with society members during all stages from commencement to completion, foundation, all RCC slabs, masonry work, cement plastering and internal finishing work, commissioning of lifts and other fit outs, helping society and developer to complete the redevelopment process smoothly and successfully in all respects.
16. Coordinating with the Developer and the society to organize joint meetings/ site visits at mutually convenient time after every 2 months.
17. Ascertain the progress BAR chart submitted by the developer and follow up to achieve the speed of progress of construction work.
18. Ascertain the further commencement certificate after completion of plinth.
19. Ascertain the application for Occupation certificate & Building completion certificate (BCC).
20. Ascertain the receipt of Occupation certificate received from MCGM.
21. Following up with the Developer and submitting the documents after completion of development project. Ascertain that the developer submits all the as built drawings, documents, correspondence with all the competent authorities etc. Guarantees, Warranties, AMC documents, Applications for water, electrical connection etc. to the society.
22. Helping society members for joint inspection of land and newly completed building so as to check the provided quality, amenities etc. pertains to building and site development.
23. Helping society to complete handing over possession process after completion of building.
24. Guiding society members to accept the new flat purchasers as new society members.
25. Guiding society to ensure the successful completion of redevelopment project.

**Any scope not mentioned herein above, however required for successful commencement and completion of the Redevelopment project shall be deemed to have been considered in the scope of the works to be performed by the PMC Firm in consultation with the other Project stakeholders.**

**SECTION 3 - DISCLAIMER**

## **DISCLAIMER**

The information contained in this tender document or provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of The Kanara Goud Saraswat CHS Ltd (KGS), hereafter also referred as “The Authority “, or any of its employees or advisor, is provided to Applicant(s) on the terms and conditions set out in this e-tender and such other terms and conditions subject to which such information is provided.

This tender includes statements, which reflect various assumptions and assessments arrived at by The Kanara Goud Saraswat CHS Ltd (KGS) in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This tender may not be appropriate for all persons, and it is not possible for the Kanara Goud Saraswat CHS Ltd (KGS), its employees or advisor to consider the investment objectives, financial situation and particular needs of each party who reads or uses this tender. The assumptions, assessments, statements and information contained in this e- tender may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this e- tender and obtain independent advice from appropriate sources.

Information provided in this tender to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. Kanara Goud Saraswat CHS Ltd (KGS) accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed here.

The Kanara Goud Saraswat CHS Ltd (KGS), its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this e-tender or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the e-tender and any assessment, assumption, statement or information contained therein or deemed to form part of this tender or arising in any way with pre-qualification of Applicants for participation in the Bidding Process. The Kanara Goud Saraswat CHS Ltd (KGS) also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this e-tender. Kanara Goud Saraswat CHS (KGS) may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this e-tender.

The issue of this tender does not imply that the Kanara Goud Saraswat CHS Ltd (KGS) is bound to select and short-list pre-qualified Applications for Bid Stage or to appoint the selected Bidder or Concessionaire, as the case may be, for the Project and the Kanara Goud Saraswat CHS Ltd (KGS) reserves the right to reject all or any of the Applications or Bids without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by The Kanara Goud Saraswat CHS Ltd (KGS) or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and the Kanara Goud Saraswat CHS Ltd (KGS) shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the Bidding Process.

## **SECTION 4 - EVALUATION / SELECTION MATRIX**

## EVALUATION / SELECTION MATRIX

### PART –I OF THE EVALUATION PROCESS (Total = 100 Marks): -

#### **Technical Pre-qualification Criteria (Total Max Marks = 75)**

(Basis of Evaluation shall be the documents furnished by the bidders along with the Site visits of the on-going Sites / executed Sites of the bidders and marking system adopted by the Committee as follows)

<b>Sr. No</b>	<b>Minimum Requirements as indicated in the Pre-qualification criteria's herein above</b>	<b>Documents to be submitted</b>	<b>Max Marks / Score</b>
(i)	The consultancy firm / company must be registered and incorporated in India under relevant clause of Indian Companies Act or shall be a Proprietorship company / Partnership company / LLP and operating since last 10 financial years Prior to 01.04.2024. (Joint venture and special purpose vehicles is not permitted without prior approval of the committee)	Copy of Certificate of Incorporation/ registration certificate of the company	Max. Marks= 10 Marks 25 Years & above =10 Marks 10-24 Years= 05 Marks
(ii) (a)	The bidder in their own name should have satisfactorily executed the following work of similar nature of High Rise (Preference would be given to Consultants having experience of providing PMC services for buildings with minimum 15 Floors and above) Residential / Commercial / Institutional buildings within the statutory approval jurisdiction of Municipal	Copy of Completion certificate issued by Client along with supporting documents	Max. Marks = 25 Marks Four similar completed of similar nature each having construction area 30,000 Sq Mts

	<p>Corporation of Greater Mumbai / BMC, MHADA, MMRDA Registration with Central / State govt. bodies / Public sector undertakings / PSB's / Nationalized Banks / Co-op Housing Societies of repute / Leading Developer Firms of repute / Reputed Private Sector Organizations listed on Stock Exchange/ NSE/ BSE during last 5 years ending 31<sup>st</sup> March 2025 as a prime PMC Consultant.</p> <p>Two similar completed works or currently executing two works of similar nature each having construction area 30,000 Sq Mts</p> <p style="text-align: center;">OR</p> <p>One completed work or currently executing one work of similar nature each having construction area 50,000 Sq Mts</p>		<p>OR</p> <p>Two completed work of similar nature each having construction area 50,000 Sq Mts =25 Marks</p> <p>Two similar completed works of similar nature each having construction area 30,000 Sq Mts</p> <p>OR</p> <p>One completed work of similar nature each having construction area 50,000 Sq Mts =10 Marks</p>
(b)	<p>The bidder in their own name should have satisfactorily executed the following work of similar nature of High Rise (Preference would be given to Consultants having experience of providing PMC services for buildings with minimum 15 Floors and above) Residential / Commercial / Institutional buildings within the</p>	<p>Copy of Completion certificate issued by Client along with supporting documents</p>	<p>Max. Marks = 25 Marks</p> <p>Four similar completed works of individual contract value not less than</p>

<p>statutory approval jurisdiction of Municipal Corporation of Greater Mumbai / BMC, MHADA, MMRDA Registration with Central / State govt. bodies / Public sector undertakings / PSB's / Nationalized Banks / Co-op Housing Societies of repute / Leading Developer Firms of repute / Reputed Private Sector Organizations listed on Stock Exchange/ NSE/ BSE during last 5 years ending 31<sup>st</sup> March 2025 as a prime PMC Consultant.</p> <p><b>PROJECT COST</b></p> <p>Two similar completed works or currently executing two works of individual contract value not less than Rs. 180.00 Crores</p> <p>OR</p> <p>One similar completed works or currently executing two works of individual contract value not less than Rs. 270 Crores</p>		<p>Rs. 180.00 Crores</p> <p>OR</p> <p>Two similar completed works of individual contract value not less than Rs. 270 Crores =25 Marks</p> <p>Two similar completed works of individual contract value not less than Rs. 180.00 Crores</p> <p>OR</p> <p>One similar completed works of individual contract value not less than Rs. 270 Crores =10 Marks</p>
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iii)	<p>The bidder Should have completed at least one assignment during last 5 years ending 31<sup>st</sup> March 2025 as a prime PMC Consultant (In a single order / completion) of minimum 1,50,000 Sq. Ft. Site Development / Land development for buildings - Residential Complex, Commercial Complex, Townships (Except Industrial) / Educational or Academic campus / Institutional buildings campus involving multi-disciplinary building services. The project shall include PMC services for all trades and works.</p>	<p>Copy of Completion certificate issued by Client along with supporting documents</p>	<p>Max. Mark = 10 Marks</p> <p>Two similar completed works of minimum 1,50,000 Sq. Ft. Site Development / Land development = 10 Marks</p> <p>OR</p> <p>One similar completed of minimum 1,50,000 Sq. Ft. Site Development / Land development = 5 Marks</p>
(iv)	<p>The Company / Firm should have registrations &amp; requisite License from Municipal Corporation of Greater Mumbai / BMC, MHADA, PWD, MMRDA, CIDCO INCLUDING Empanelment / Registration with Central / State govt. bodies / Public sector undertakings / PSB's / Nationalized Banks / MES / Co-op Housing Societies of repute / Leading Developer Firms of repute etc.</p>	<p>Copy of empanelment / registration certificates to be submitted</p>	<p>Max. Marks = 5 Marks</p> <p>(1 Mark Each for Registration / Empanelment with the requisite organizations / concerns except for the mandatory registrations, which would be</p>

			mandatory and binding upon the bidders. The decision regarding same would be at the discretion of the committee members of the Society)
(v)	The bidder must have preferably completed Residential / Commercial buildings Project including associated MEP services with the incorporation of Green Building guidelines	Copy of Completion Certificate issued by Client indicating incorporation of Green building guidelines to be submitted	Desirable
(vi)	Negative marking for litigation / arbitration / dispute cases history during the last 10 years with client in connection with any contract executed by the bidder.	Details to be provided by the bidder.	Marks in <u>Negative</u> : More than 5 Cases = - 5 marks Less than 5 Cases = - 3 marks No Cases = No deduction

(viii)	The bidder firm must have no criminal/ economic fraud case pending or contemplated against the organization or their directors/ proprietor in any country.	Undertaking on firm's letter head to be submitted by the bidder.	Mandatory
(ix)	The bidder firm must not have been blacklisted / debarred by Reputed Co-op Societies / Corporates / Government / Semi-Govt / Public Sector Undertaking / Private Organizations of repute anywhere in the country.	Undertaking on firm's letter head to be submitted by the bidder.	Mandatory
(x)	The Director / Partner / Proprietor of the Company should be registered with Council of Architecture or Institution of Engineers, India including the Requisite Empanelment / Registration as Architect / Licensed Surveyor / Engineer from BMC along with other requisite registration authorities / bodies / Statutory authorities and shall be a Graduate / preferably Post Graduate in Civil Engineering / Architecture or associated Professional entities.	Requisite Certificates with experience details to be submitted	Mandatory

## Financial Pre-qualification Criteria (Total Max Marks = 25)

S. No.	Minimum Requirements	Documents to be submitted	Max Score
(i)	Minimum average annual financial turnover as certified by 'Chartered Accountant' (From executed Projects) equal to 8.00 Cr (Approximately 3% of the Single Project magnitude) in last three (3) financial years ending 31 <sup>st</sup> March 2025 from Project Management Consultancy business &/or Design & Architectural / Engineering Consultancy services.	Audited Financial Statements for last three financial years ending 31.03.2025 duly certified by a Chartered Accountant.	Max. Marks = 15  More than Rs. 15.00 Crs = 15 Marks  Between minimum of Rs.8.00 Crs upto Rs. 15.00 Crs = 8 Marks
(ii)	The bidder should have positive net worth during last three consecutive financial year ending on 31.03.2025.	Certificate mentioning net worth by a Chartered Accountant.	Maximum = 5 Marks  2.5 Marks for each year of positive net worth
(iii)	The bidder should have not incurred any loss (Profit after tax should be positive) in more than two consecutive financial years out of the last five financial years ending on 31.03.2025.	Audited Financial Statements for last five financial years ending 31.03.2025 duly certified by a Chartered Accountant.	Maximum = 5 Marks  2.5 Marks for each year of Profit for two consecutive years

(iv)	The copies of PAN and GSTN shall be enclosed and registration mandatory apart from other statutory registrations as called for in this tender.	Signed and stamped copies of all documents	Mandatory
(v)	Submission of EMD and tender fees as per NIT.	Submit Bid Security declaration as per attached format at Annexure-A	Mandatory

**Note:** Minimum Qualifying Criteria for – 75 marks out of 100 Marks (Sum Total of Technical & Financial) in Part-1 (Technical criteria including Financial Criteria to be secured by bidder for inviting for presentation. As such, only those bidders securing more than 75 Marks in Part-I of the evaluation as herein above shall be shortlisted and invited for the Presentation session scheduled in Part – II for the final selection of the PMC Firm.

**PART –II OF THE EVALUATION PROCESS: -**

**PRESENTATION BY THE SHORTLISTED BIDDERS (Total = 30 Marks): -**

The bidders scoring minimum 75 marks in above Part 1 and 2 together shall be invited to make Capability / Concept Presentation to the Committee members to demonstrate their capabilities. The maximum score for the presentation is 30 marks. The score will be provided based on bidder’s potential to work as PMC for the Project and shall cover their experience, knowledge, skills, expertise including company profile, credentials, testimonials etc and broad idea about the way forward, the emerging technologies and broad line parameters as listed below:

1	Basic Idea on the Concept, Area Calculations, Broad idea on feasibility / options available etc.
2	Idea on the Master Planning, Zoning etc.

3	Idea on Design Concept Planning, Bye Laws, Regulations, Aesthetics, Environmental considerations, use of new technologies, use of innovative architectural features.
4	Overall Presentation (Knowledge of Building Byelaws & statutory requirements, Interpretation of Design concept and overall presentation).

Presentation will be held at Society office. The date, time and venue of presentation will be intimated to the bidders who are qualified after technical evaluation of Part I. Commercial bids shall also be called from all the bidders who qualify in Part I evaluation, i.e. securing 75 Marks and above in Part I.

Final Selection of the PMC Firm shall be decided by the Committee members, Shareholders in terms of ranking based on the marks secured in both the Part I & II i.e. Short-listing shall be done on the basis of Technical evaluation including the Commercial bids opened by the committee after prior intimation to the shortlisted bidders. The selection criteria shall be in the order of merit, i.e. the minimum of 100 Marks to be obtained out of 130 Marks in the pre-qualification & presentation rounds, in terms of the summation of marks obtained in Part I & II of the evaluation process and in the raking order on merit. The Commercial bids of all the bidders shortlisted in the order of merit as in Part I & II shall be called-for at an appropriate period in time and in the requisite format, which would be issued to all the shortlisted bidder and which would be finally opened and shall form the basis of final selection of the PMC Firm for award of the project. The Society reserves the right to select any bidder depending upon their credentials/ competencies/ project requirements etc. at its sole discretion without assigning any reason.

**SECTION 5 – FORMS, SUBMITTALS, FORMATS & SHEETS FOR PRE-QUALIFICATION**

**SUBMITTALS**

**TECHNICAL PROPOSAL SUBMISSION FORM**

FROM: (Name of Firm)

**To,**  
**The Chairman / Secretary,**  
The K.G.S CHS Ltd,  
Jogeshwari, Mumbai.

Subject: .....

We, the undersigned, offer to provide the PMC consulting services for the above in accordance with your Tender and allied documents enclosed and our Proposal. We are hereby submitting our proposal which includes this technical proposal, and/or price proposal. We understand you are not bound to accept any proposal you receive.

We remain,

Yours faithfully,

Signature  
(Authorized  
Representative)  
Full Name  
Designation:  
Address:

## **FORMAT OF CURRICULUM VITAE (CV) OF PROPOSED KEYSTAFF**

Proposed Position: Name of firm: \_

Name of staff: \_\_\_\_\_

Profession : \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Years with Firm: Nationality: Membership of professional societies: \_\_\_\_\_

Detailed tasks assigned: \_\_\_\_\_

### **Key Qualifications:**

(Give an outline of staff member's experience and training most pertinent to tasks on assignment. Describe degree of responsibility held by staff member on relevant previous assignments and give dates and locations. Use up to half a page).

### **Education:**

(Summarize college/university and other specialized education of staff member, giving names of the institutes, dates attended and degrees obtained. Use up to a quarter page).

### **Employment Record:**

(Starting with present position, list in reversed order, every employment held, List all positions held by staff member since graduation, giving dates, names of employing organization, title of positions held and location of assignments. For experience in last ten years, also give types of activities performed and IIMM references, where appropriate. Use up to three-quarters of page).

### **Present assignment:**

Expected date of completion of present assignment, if applicable.

### **Certification:**

I, undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications and my experience:-

\_\_\_\_\_

(Signature of the staff member and authorized representative of the firm).

**LETTER OF TRANSMITTAL**

From: M/s \_\_\_\_\_

To,

**The Chairman / Secretary,**

The K.G.S CHS Ltd,

Jogeshwari, Mumbai.

**Subject:** .....

Sir,

Having examined the details given in empanelment press notice and empanelment document for the above work, I/We hereby submit the empanelment document and other relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms and accompanying statement are true and correct.
2. I/We have furnished all information and details necessary for empanelment and have no further pertinent information to supply.
3. I/We submit the requisite certified Annual Turnover certificate and authorize the Society to approach the Bank / CA to confirm the correctness thereof. I/we also authorize the Society to approach individuals, employers, firms and corporation to verify our competence and general reputation.
4. I/We submit the following certificates in support of our suitability, technical knowhow and capability for having successfully completed the following works:

<b>Sr. No.</b>	<b>Name of work</b>	<b>Certified by</b>	<b>Performance / Completion certificate</b>
			YES / NO
			YES / NO
			YES / NO
			YES / NO
			YES / NO
			YES / NO

## **FINANCIAL INFORMATION**

**Financial Analysis** – Details to be furnished duly supported by figures in balance sheet/profit and loss account for the last five years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (copies to be attached).

Particulars	Financial Year				
	2020-21	2021-22	2022-23	2023-24	2024-25
i. Gross Annual turnover on Consultancy Fees (In Rs. Crores)					
ii. Profit/Loss					
iii. Certified by					

In case if Audited information pertaining to the F.Y 2024-25 is not available, hasn't been completed the F.Y data of 2023-24 shall form the basis of evaluation and the last Four years ending 2019-2020 as the last year shall be considered for evaluation.

### **Financial arrangements for carrying out the proposed work.**

**The following certificates are enclosed:**

- Current Income Tax Clearance Certificate
- Profit & Loss account for last 3 years

Signature of Chartered Accountant with seal

Signature of Applicant(s)

**DETAILS OF ALL WORKS OF SIMILAR NATURE OF ASSIGNMENT COMPLETED  
DURING THE LAST FIVE YEARS ENDING LAST DAY OF THE MONTH MARCH 2025**

(Note: Attach more sheet if required as per this format)

<b>SIMILAR NATURE OF ASSIGNMENT COMPLETED</b>				
<b>Sr. No</b>	<b>Description</b>	<b>1</b>	<b>2</b>	<b>3 &amp; More Columns to be added</b>
1	Name of work /project and location & Estimated cost of work			
2	Name & Address of Employer/ Organization, Contact Person & phone/mobile No			
3	Cost of fees in Rs. Crores			
4	Date of commencement as per contract			
5	Stipulated date of completion			
6	Actual date of completion			
7	Litigation /arbitration pending /in progress with details*			
8	Name and address/ telephone number of officer to whom reference may be made.			
9	Remarks			

Signature of Applicant(s) with date & seal

**DETAILS OF ALL WORKS OF SIMILAR NATURE OF ASSIGNMENT UNDER  
EXECUTION AS ON ENDING LAST DAY OF THE MONTH MARCH 2025**

(Note: Attach more sheet if required as per this format)

<b>Sr. No.</b>	<b>Description</b>	<b>1</b>	<b>2</b>	<b>3 &amp; More Columns to be added</b>
1	Name of work / project and location & Estimated Cost of work			
2	Name & Address of Employer / organization			
3	Cost of Fees in Rs.Crores			
4	Date of commencement as per contract			
5	Stipulated date of completion			
6	Up to date percentage progress of work			
7	Slow progress if any and reasons thereof			
8	Name and address / telephone number of officer to whom reference may be made.			
9	Remarks			

Signature of Applicant(s) with date & seal

## FORMAT OF PERFORMANCE REPORT OF WORKS REFERRED

1. Name of Firm /  
With Full Address :
  
2. Particulars of work :
  - i. Name of work / Project :
  - ii. Type of Work :
  - iii. Final Value of work completed :
  - iv. Consultancy Fees :
  - v. Date of start :
  - vi. Date of completion :
  - vii. Green Building Initiative if any :
  - viii. In case of delay in any LD levied :
  
3. Quality of Architectural Services Rendered :  
Excellent/Good/Satisfactory/Poor
  
4. Project Management Capacity :  
Excellent/Good/Satisfactory/Poor
  
5. Remarks :

Dated:

Authorized Signatory

## STRUCTURE OF THE ORGANIZATION

<b>1</b>	<b>Name &amp; Address of the applicant:</b> (Furnish details of Main office Details with Tel & Fax / Email id)		
<b>2</b>	Telephone No./ Mobile No./FaxNo & email id		
<b>3</b>	Legal status of the applicant (attach copies of original document defining the legal status)  i. An individual  ii. A proprietary firm  iii. A firm in partnership  iv. A limited company or Corporation		
<b>4</b>	Particulars of registration with various authorities (attach attested photocopy) if any	Organization / Place of registration	Registration No.
<b>5</b>	Names and Titles of Director & Officers with designation to be concerned with this work:		
<b>6</b>	Designation of individuals authorized to act for the organization		
<b>7</b>	Was the applicant ever required to suspend assignment for a period of more than six months continuously after you commenced the assignment? If so, give the name of the project and reasons of suspension of work.		

8	Has the applicant or any constituent partner in case of partnership firm, ever abandoned the awarded work before its completion? If so, give name of the Project and reasons for abandonment.	
9	Has the applicant, or any constituent partner in case of partnership firm, ever been debarred / black listed in any organization at any time? If so, give details.	
10	Has the applicant or any consultant partner in case of partnership firm, ever been convicted by a court of law? If so, give details	
11	In which fields of Consultancy assignment, the applicant has specialization and interest?	
12	Details of Technical Personal available as on date	
13	Any other information considered necessary but not included above.	

**DETAILS OF AVAILABLE IN-HOUSE SERVICES**

Sr. No.	IN HOUSE SERVICE	AVAILABILITY OF SERVICE (STRIKE OUT WHICHEVER IS NOT AVAILABLE)
1	ARCHITECTURAL-CIVIL	YES / NO
2	STRUCTRUAL ENGG	YES / NO
3	PUBLIC HEALTH ENGINEERING	YES / NO
4	ELECTRICAL	YES / NO
5	MECHANICAL	YES / NO
6	HVAC	YES / NO
7	ACOUSTIC	YES / NO
8	FIRE-FIGHTING / L.V WORKS	YES / NO
9	LANDSCAPING	YES / NO
10	OTHER TRADES SUCH AS AUDIO-VISUAL, INFORMATION TECHNOLOGY (IT), ANY OTHER SERVICES ETC	YES / NO
11	LEGAL SERVICES	YES / NO

**DETAILS OF PROPOSED ASSOCIATE SERVICES**

<b>Sr. No</b>	<b>PROPOSED ASSOCIATE FOR</b>	<b>NAME &amp; ADDRESS OF ASSOCIATE PROPOSED</b>	<b>YEARS OF EXPERIENCE</b>	<b>YEARS OF ASSOCIATION WITH THE PRIME CONSULTANT</b>
1	ARCHITECTURAL-CIVIL			
2	STRUCTRUAL ENGG			
3	PUBLIC HEALTH ENGINEERING			
4	ELECTRICAL			
5	MECHANICAL			
6	HVAC			
7	ACOUSTIC			
8	FIRE-FIGHTING / L.V WORKS			
9	LANDSCAPING			
10	OTHER TRADES SUCH AS AUDIO-VISUAL, INFORMATION TECHNOLOGY (IT), ANY OTHER SERVICES ETC			
11	LEGAL SERVICES			

**DETAILS OF CONSULTANCY / OFFICE EQUIPMENT LIKELY TO BE USED IN  
CARRYING OUT THE WORK**

Sr. No	Name of Equipment	No	Capacity or Type	Age	Condition	Ownership status			Current Location	Remarks
						Presently owned	Leased	To be purchased		
1	2	3	4	5	6	7	8	9	10	11
A	<p><b>CONSULTANCY</b></p> <p><b><u>1. Hardware</u></b></p> <p>i) Computers ii) Plotters iii) Others</p> <p><b><u>2. SOFTWARE</u></b></p> <p>(Mention the software proposed to be used in this work along with License details etc.).</p> <p>General requirements: - Auto Cad, Revit, BIM 3D Studio Max Lumion Sketch-Up, V-Ray STAAD, ETABS etc Quantity Pro or Quantity Survey Software's MEP Software's</p>									

2	Any other Office Equipment. (mention the equipment proposed to be used in this work)									
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**NAME OF THE AUTHORIZED SIGNATORY :**

**DESIGNATION :**

**SIGN OF THE BIDDER :**

**STAMP / SEAL OF THE ORGANIZATION / FIRM OF THE BIDDER :**

**PLACE :**

**DATE :**

**TERMS AND CONDITIONS OF ENGAGEMENT OF PMC**

**(ANNEXURE-I)**

**OF THE TENDER TECHNICAL BID**

**(THE SAID TERMS AND CONDITIONS SHALL BE READ AS AN ADDITIONAL ANNEXURE TO THE TENDER BID DOCUMENT AND SHALL FORM A PART OF THE TENDERING PROCESS TO BE SUBMITTED BY THE BIDDER DULY SIGNED AND STAMPED AS TOKEN OF ACCEPTANCE OF ALL THE TERMS AND CONDITIONS OF THE TENDER)**

### **INSTRUCTIONS TO APPLICANTS:**

1. While deciding upon the pre-qualification of the PMC Firm, emphasis will be given on the ability and competence of applicants to do good, high standards and Professional work within the specified time schedule.
2. Applications containing false and /or inadequate information will be summarily rejected.
3. Clarifications if any required, may be obtained from the Office of the Society or Architects. It would be mandatory for the PMC Firms to attend to the Pre-bid meeting to get themselves acquainted with the Site conditions, status of the existing site and /or to ensure resolution of the technical queries of the said bidders. No excuses on account of not attending the Pre-bid meeting and citing lack of clarity on any of the terms and conditions of the tender document &/or Annexures to the tender would be entertained and the decision of the Managing Committee & the Architect including the interpretation of the terms and conditions of the tender and the annexures thereof would be final and binding upon the agencies whatsoever during the course of the execution of scope of the works.
4. Mere fulfillment of minimum eligibility criteria will not entitle Pre-qualification as pre-qualification will be done after taking into account various parameters including receipt of satisfactory reports from clients, site visits, presentation and marking by the committee members, Architects & the Shareholders of the society.
5. Decision of the Managing Committee of the Society, Members, Shareholders and Architects in regard to pre-qualification, shortlisting & selection of the PMC Firm shall be final and the Society reserves the right to select or reject any or all applications without assigning any reason there to.
6. If there is any delay or unsatisfactory performance from the PMC, then the Society with the permission of General Body can cancel the agreement between the Society and the PMC with two months' notice and thereafter free to appoint another New PMC in its place for the further Redevelopment process of the project works.
7. General Terms and Conditions for a Project Management Consultant (PMC) in Redevelopment **Key Responsibilities:**

- **Feasibility Study:** Conduct a survey of the land and building, obtain information on conveyance, FSI and TDR, and prepare a realistic project report considering residential area, commercial area, open spaces, garden, parking, and construction specifications including all requisites of the Feasibility studies, analysis and reporting including viability analysis.
- **Tender Management:** Prepare tender documents, invite competitive bids, and conduct scrutiny of tenders to shortlist developers.
- **Contract Management:** Draft and finalize the development agreement with the selected developer, ensuring compliance with regulatory requirements.
- **Project Monitoring:** Oversee construction, ensure quality control, and facilitate obtaining necessary approvals and certificates.

#### **Terms and Conditions:**

- Appointment: The PMC will be appointed by the society through a Special General Meeting (SGM), with a written agreement outlining the scope of work, terms, and conditions.
- The Society may appoint a separate Architect to oversee the overall works of the PMC, Developer and to coordinate with the Society and the members including shareholders as a single point technical coordinator. The PMC is expected to work in close co-ordination with the Architects, who shall work as a part of the team and perform the similar &/or almost the same scope of work including additional scope of work as envisaged by the Society from time to time. The PMC shall not raise any objection towards such an appointment of an independent Society's Architect & shall provide full technical support, assistance and also share all the details, tender & contract documents, details, drawings etc. for independent vetting of the said Architect appointed by the society and shall maintain effective coordination & cooperation with the said Architect so as to ensure achievement of the overall goal of redevelopment of the society in a hassle free manner. No excuses or claims from the PMC whatsoever with regards to the appointment of the said independent Architect by the society would be entertained.

- **Scope of Work:** The PMC will provide services such as feasibility studies, tender management, contract management, and project monitoring and other duties and scope expected to be performed by the PMC. The broad line details of the scope are already mentioned in the tender bid document.
- **Payment:** The PMC's fees will be paid by the society, either on a lump sum basis, project cost basis or square foot basis, depending on the agreement and the commercial bid document, which would be shared with the shortlisted PMC at an appropriate period in time.
- **Transparency:** The PMC must maintain transparency in all dealings, ensuring fairness and impartiality in the redevelopment process.
- **Accountability:** The PMC will be accountable to the society for the proper discharge of its duties and responsibilities.

#### **Regulatory Compliance:**

- **Statutory Approvals:** The PMC will facilitate obtaining necessary statutory approvals, including building plans, commencement certificates, and occupation certificates keeping in loop the other stakeholders such as the developers, Architects appointed by the society.
- **Development Agreement:** The PMC will ensure that the development agreement is registered under the Registration Act, 1908, and complies with regulatory requirements.
- **Compliance with Government Guidelines:** The PMC will adhere to government guidelines and regulations, including those related to FSI, TDR, and construction specifications.
- The PMC shall enter into an agreement with the society including signing an integrity pact, the draft and format of which would be shared with the PMC after vetting through the legal expert of the society, at an appropriate period of time.

- Other terms and conditions of Contract to be adhered to shall be as follows: -

### **TECHNICAL EXAMINATION: -**

The scope of work to be performed by the PMC under this tender and further works as required for the execution of the contract is subject to inspection / examination by any independent Technical Expert / Architect appointed by the society. The PMC will be required to extend all co-operation, assistance and facilities for such inspection and thereafter complying their observations, suggestions and feedback in consultation with the society. All the observation of such experts will be final and binding on the PMC firm, however only after the final instructions from the society. If as a result of this examination or otherwise, any sum is found to have been overpaid or over certified, it shall be lawful for the Society to recover the same.

### **GOVERNMENT AND LOCAL RULES**

The PMC shall conform to the provisions of all local Bye-laws and Acts relating to the work and to the Regulations etc of the Government and Local Authorities UNDER WHOSE JURISDICTION the work is to be carried out. The PMC shall give all notices required by said Act, Rules, Regulations and Bye-laws etc. and pay all fees payable to such Authority/authorities for execution of the work involved. Such costs shall deemed to have been included in his quoted rates and shall indemnify the Society &/or Consultants or Architects appointed by the society against such liabilities and shall defend all actions arising from such claims or liabilities.

### **THE RIGHT TO SITE OF CLIENT**

The works might be carried out in phases and the Society reserves the right to use &/or occupy / continue to remain in possession of the portion of the land, buildings &/or the other phases wherein the works are not in execution, the premises and any portion of site not included in this contract or considered in the subsequent phases which the Society &/or the members may desire. The PMC / developers to be so selected shall not have any say in the matter and shall allow all reasonable facilities to ensure safety and security of the members occupying / having possession of the said spaces, however also in such a manner as not to impede the progress of the works on site.

The portion / subsequent phases of the site to be occupied by the members of the society shall be defined and / or marked on the site plan in advance and also physically on site for the purpose of or in connection with the contract and subject to the terms and condition as may be imposed by society.

## **MOCK – UP**

The PMC shall arrange for mock – up of works, items etc., if required, strictly in accordance with the specifications for the approval of the Society / Architect. The work on these items shall proceed further only after the approval of the mock – up.

## **LOCAL LIAISING AS PER APPLICABILITY**

The PMC shall be responsible for Local liaising with all the applicable local authorities right from day 1 of entering into a contract / agreement, especially Ward Office, BP, Local statutory concerns & authorities, Police department, Mathadi workforce, local agencies, etc. concerned with the smooth execution of works on site by developers, contractors etc. and no extra claim whatsoever shall be entertained. All the necessary follow up / Liaising with such local entities shall be the responsibility of the PMC. Any damage arising out of action of any of these departments due to non-compliance of the expected local liaising shall be the sole liability of the PMC.

Further the PMC to liaison and obtain required permissions such royalties debris/waste Building material disposal from local statutory authorities for carrying out the entire work. All required documentation that will be necessary for obtaining the requisite permissions from the concerned office shall be prepared and submitted by the PMC. The PMC also needs to furnish NOC from MCGM & other statutory authorities before start-of & during the execution activities on site such as: -

## **SPECIFIC CONDITIONS OF THE CONTRACT AGREEMENT**

The shortlisted PMC shall be bound to implement the contract agreement on receipt of intimation of acceptance from the Society regarding the appointment and he shall sign an agreement in accordance with and as per draft agreement duly prepared and vetted by the legal expert of the society within a period not exceeding 15 days from the date of letter of intimation of such appointment. The successful PMC shall bear stamp duty and other expenses pertaining to preparation and execution of contract document/agreement.

## **PROCEDURE FOR REJECTION**

The Society reserves the right to accept or reject any tender or reject all tenders without giving any reasons for their decision. Tenders are liable to be rejected in which any of the particulars/ prescribed information is either missing or incomplete in any respect and or if the prescribed conditions are not fulfilled. Canvassing in connection with tender is strictly prohibited and tender submitted by tenderers who resort to canvassing will be liable to rejection. Tenders containing uncalled for remarks or any additional conditions are liable to be rejected. Tenderers shall not revise, add, omit or assume anything other than detailed in tender.

**RELEASE OF EMD:**

On completion of the Defects Liability Period of 12 months after the completion of the project in totality by the developers on board of the project and final completion certificate issued by the Architect appointed by the society, the EMD amount shall be refunded within 15 working days, provided that the PMC Firm has satisfactorily carried out all the works as a part of the contract and attended to all defects, issues and grievances of the society members in accordance with condition of contracts and has cleared and vacated the site.

Failure by the PMC to complete the project within schedule time including issues with regards to the quality of services and avoiding compliance of instruction given by the Society &/or their Architects including maintaining discipline, following good and safe construction engineering practices would involve forfeiting the EMD Amount by the society.

In the event of the contract being determined or rescinded under provision of any of the conditions of the agreement, the EMD shall stand forfeited in full and shall be absolutely at the disposal of the Society.

**OTHER GENERAL CONDITIONS: -****Language**

The Language in which the contract documents shall be drawn shall be in English.

**Assignment and subletting**

In normal circumstances, subletting or assigning part or entire work shall not be permitted. However, for specialized works, if unavoidable, only with the prior approval of the Society & their Architects, subletting or assigning part of the work shall be permitted. However, in case of assignment or subletting the work to another agency, it shall not relieve the main Firm of the PMC from his overall responsibilities and liabilities of the work.

**Obtaining information related to the execution of scope of the work**

No claim by the PMC Firm for additional payment / excuses for errors shall be entertained which is consequent upon failure on its part to obtain correct information as to any matter affecting the

execution of the work or any misunderstanding or obtaining incorrect information or the failure to obtain correct information and in no way this approach shall relieve the PMC from any risk or from the entire responsibility for the fulfilment of the contract &/or forfeiture of the EMD / payments to be made to such agency.

### **Professional Liability Insurance**

Without limiting its obligation and responsibility under the contract, the PMC shall obtain Professional Liability Insurance against all loss of damages from whatever cause arising other than the excepted risks for which it is responsible under the terms of contract and in such manner that the stakeholders are covered for the period stipulated in the contract.

### **Time for Completion**

Time is essence of the contract and shall be strictly observed by the PMC Firm. The Entire Project shall be completed within a period of 36 months as envisaged from the date of issue of work order / letter of intent.

### **Extension of Time**

If, in the opinion of the Society & or the Architect appointed by the Society, the work be delayed for reasons beyond the control of the PMC &/or the developers, the Society through the Architect may grant a fair and reasonable extension of time for completion of the project as per the terms of the contract. Further there shall not be any commercial deviations / enhancement in the contract value whatsoever towards such as extension of the timeframe for the completion of the contract and the original contract shall remain in force even for the period beyond the due date completion irrespective whether the extension is granted or not.

### **Right to terminate the contract**

- a. If the PMC being an individual or a firm commits any "Act of insolvency" or shall be adjudged an insolvent or being an incorporated company shall have an order of compulsory winding up voluntarily or subject to the supervision of Govt. and or the official assignee or the liquidator in such acts of insolvency or winding up, within a period of seven days, after notice to the PMC to do so.
- b. Or if the PMC suffers any payment under this contract to be attached by or on behalf of any of the creditors of the firm or shall assign or sublet this contract.

- c. Has abandoned the contract.
- d. Has failed to commence the works or has without any lawful excuse under these conditions suspended the progress of the works.
- e. Has failed to proceed with the works with such diligence and failed to make such due progress as would enable the works to be completed within the time agreed.

### **Arbitration**

- All disputes or difference of any kind whatsoever. which shall at any time arise between the parties hereto touching or concerning the works (other than those in respect of which the decision of any person is by the contract expressed to be final and binding) shall after written notice of 60 days by either party to the contract to the other of them and to the Society hereinafter mentioned be referred for adjudication to a Sole Arbitrator to be appointed as per the provisions of law.

### **Environmental laws**

The PMC shall be solely liable for any breach of the applicable laws including the Environmental Laws in relation to the Work to be undertaken under the Contract.

### **Governing Law and Jurisdiction**

The Contract Documents shall be construed and interpreted in accordance with and governed by the laws of India and the Courts at Mumbai, India shall have jurisdiction over all matters arising out of or relating to the Contract Documents.

### **Site Management:**

The PMC shall constantly keep on his work, during its progress, qualified and competent team as indicated in the tender document, who will be responsible for the carrying out of the works to the true meaning of the Drawings, details, Specifications etc and to the satisfaction of the Society / Architects appointed by the Society.

The deployment of the staff / person shall be subject to interview and written approval by the Society &/or their Architect. The same shall be arranged within 7days of issue of the work order / Confirmation letter to the PMC. If it is found by the Society / their Architect that any staff deployed by the PMC for the subject works is deficient, the agency shall replace and substitute the same with prompt response without causing any delays in the Works.

**Site meetings**

Site meetings will be held to review the progress and quality evaluation. The PMC shall depute authorized senior representatives of the firm such as Proprietor / Partners / Directors of the firm to attend the site meetings along with the site representatives and other staff of approved sub agencies as required to the site meetings and ensure all follow up actions.

**Commercial quoted rates / Offer to include**

While quoting their rates in the commercial bid document, the PMC Firms should include the following if otherwise not stated herein before.

- a) Necessary cost of taking samples of materials supplied by the developers / contractors for construction including cement and steel, wood/tiles etc., testing of the same at NABL approved laboratory including transportation, cost of the samples etc as and when required and as instructed.
- b) Submission of test reports of other materials as may be specified by Society &/or their Architect.
- c) Taxes such as GST, Insurance duties & premiums, ESI, PF, Approval charges etc

**SIGNATURE OF AUTHORIZED REPRESENTATIVE  
OF THE PMC FIRM (BIDDER)**