

# **FINANCIAL BID**

**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**

**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**

## **Financial Proposal: -**

The Financial proposal should be submitted on the Consultant's letterhead and should be duly complete in all respect without any additional conditions, deviations or variations with respect to the tender terms and conditions and shall be free from any computational errors.

In preparing the Financial Proposal, the Consultant is expected to consider all the terms and conditions of the tender, General and Special conditions of contract engagement, technical requirements, scope of the services to be rendered, commercial terms and conditions, if any including addendums and corrigendum's duly specified in the tender document and annexures therein.

The Financial Proposal for the assignment and for additional works shall be all-inclusive, and should cover, but not limited to, remuneration of staff as specified in the tender, gratuity, Insurance, Provident fund, travel assistance, out-of-pocket expenses, Overheads, Profits, Accommodation (housing), transportation (for Mobilization and demobilization), Communication, Equipment (vehicles, office equipment, furniture, consumables, etc.), the printing of documents, Surveys, training, safety requirements and all the general requirements for the effective functioning, fulfillment and completion of the scope of works envisaged within the PMC contract.

The Financial Proposal shall also include all the applicable taxes except GST, which shall be payable at actuals. The quote shall include the tax liabilities and cost of Insurance of the Consultant's team and his personnel specified in the tender.

**The fee shall be quoted in terms of Unit rate quoted against the Total Sq. Fts of Built-up area (Total Built-up area required against the Rehab component) only.**

## **TERMS AND STAGES OF PAYMENT:**

### **GENERAL TERMS:**

The quoted Fees shall include all the costs towards living and travelling expenses to site of work / to laboratories for testing / to different sites for inspection of source of materials etc., travelling, liasoning with different offices associated with the obtainment of Statutory permissions & approvals with regards to project, cost of stationery, drafting suitable replies to the Developer's / Society's observations, if any, assisting and defending the Society in arbitration proceedings, legal proceedings etc., if any, arisen due to dispute between the Society and the Developers / their contractor's involved with this project.

The fees shall be subject to deduction of penalties if any, levied on the Project Management consultant by the Society in accordance with the provisions of the Agreement to be entered into between the society and the PMC Firm and /or any other amount payable to the Society by the Project Management Consultant on account of invocation of indemnity or otherwise.

All payment of Fees shall be made after deduction of the applicable taxes if any such as TDS and payment shall be made in Indian Rupees only. Amounts/ Fees payable to the Project Management Consultant as mentioned in this bid document shall not be liable for upward revision during the term of the Agreement entered into between the Society and the PMC, irrespective of reasons whatsoever including increase or imposition of new taxes, duties, levies, octroi, charges etc. The rate for GST as applicable &/or any variation, duly announced and fixed by the Central Government from time to time during the validity of the agreement, shall be payable by the Society to the PMC Firm at actuals. The PMC have to submit GST bill to claim the running payment and the normal settlement period of the bill is expected to be around 2-3 weeks from the receipt of the undisputed bills to the Society.

### **The stages and other terms of Payment of Fees are as under:-**

#### **PHASE – I – PAYMENT TOWARDS THE PROFESSIONAL CHARGES OF THE PMC, PAYABLE BY THE SOCIETY: -**

**PHASE-I shall comprise of works UPTO the stage of the Selection &/or On-boarding of the Developer to be appointed for the Redevelopment Project in accordance with the scope of works mentioned in the Tender document. The scope of works are indicated in the tender document are self-explanatory and which may be referred. The decision of the Society & Architect appointed by the Society with regards to the payment terms as mentioned herein-under shall be final and binding upon the PMC Firms.**

The Professional charges under Phase I shall be paid for by the society and the amount shall be reimbursed to the society by the developer to be appointed for the Redevelopment Project. However, the same will be incorporated in the tender document and also in Development Agreement to be executed with the selected Developer. The Rehab Built-up area to be considered in Phase-I would be the area so derived by the PMC Firm as per the Feasibility report / Viability studies conducted by the PMC Firm during the Phase-I for the Rehab component of the project.

**The schedule of payment for Phase I (Percentage of the Professional charges against completion of respective milestones against Phase-I scope) will be as follows:-**

50% of Total Fees Payable in Phase-I: On submitting Conceptual and schematic drawings, designs, DBR, Final Working drawings / Structural & MEP schematic designs, all drawings, details, Project calculations & working, Area schedules and calculations, Feasibility analysis, Viability study and analysis along with the Preliminary Estimated cost of the project and on approval of the same by the Society.

25% of Total Fees Payable in Phase-I: On submission of the Tender documents for the Selection & Appointment of the developer for the redevelopment project including Pre-qualification, tender details, drawings etc

10% of Total Fees Payable in Phase-I: On carrying out due diligence for the selection and appointment of the suitable developer, site visits, presentations and techno-commercial evaluation including assisting the society in legal vetting & related allied scope of works for the shortlisting, selection & on boarding of the suitable developer for the project.

15% of Total Fees Payable in Phase-I: On shortlisting of the developer.

**PHASE – II – PAYMENT TOWARDS THE PROFESSIONAL CHARGES OF THE PMC, PAYABLE BY THE SOCIETY: -**

**PHASE-II shall comprise of works AFTER / POST the stage of the Selection &/or On-boarding of the Developer to be appointed for the Redevelopment Project in accordance with the scope of works mentioned in the Tender document. The scope of works are indicated in the tender document are self-explanatory and which may be referred. The decision of the Society & Architect appointed by the Society with regards to the payment terms as mentioned herein-under shall be final and binding upon the PMC Firms. The Rehab Built-up area to be considered in Phase-II would be the actual approved or sanctioned Rehab Built-up area as per the plans approved by MCGM / Statutory authorities in Phase-II by the selected developer on board on the project**

There shall be no liability of whatsoever nature on the society for the payment of the professional fees under Phase II, which is to be solely borne and paid for by the developer. However, the same will be incorporated in the tender document and also in Development Agreement to be executed with the selected Developer.

**The schedule of payment for Phase II (Percentage of the Professional charges against completion of respective milestones against Phase-II scope) will be as follows:-**

15% of Total Fees Payable shall be paid after receiving NOC from Statutory concerns / Dy. Registrar, Co-operative Housing Society for the selection, on boarding & appointment for finalized developer by the Society.

15% of Total Fees Payable shall be paid on the signing of Development Agreement with the Developer.

15% of Total Fees Payable shall be paid on finalization of all the plans along with all amenities before submission of plans for issuance of IOD including all statutory approvals, clearances, NOC's etc from all the concerned statutory authorities.

15% of Total Fees Payable shall be paid on sanction, approval and issuance of the approved plans from the MCGM, MHADA and associated statutory authorities associated with the project.

30% of Total Fees Payable shall be paid on pro-rata basis, during slab wise progressive construction works executed on site and certified by the PMC in co-ordination with the Architect & Society on pro-rata basis.

5% of Total Fees Payable shall be paid on successful obtainment of the occupancy certificate for the Rehab members of the society including certification of the quality, hand over documentation, area certification, attending snags & successful closure of at least the Rehab component of the project.

5% of Total Fees Payable shall be paid on successful completion of construction & taking possession of flats by the society members.

**FINANCIAL – BID FORMAT**

**PROFESSIONAL FEES**

**(No Change whatsoever is to be made in this format)**

**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”.

**TOTAL REHAB BUILT-UP AREA WOULD BE THE AREA SO DERIVED BY THE PMC FIRM AS PER THE FEASIBILITY REPORT / VIABILITY STUDIES CONDUCTED BY THE PMC FIRM DURING THE PHASE-I FOR THE REHAB COMPONENT OF THE PROJECT OR THE ACTUAL APPROVED OR SANCTIONED REHAB BUILT-UP AREA AS PER THE PLANS APPROVED BY MCGM / STATUTORY AUTHORITIES IN PHASE-II BY THE SELECTED DEVELOPER ON BOARD ON THE PROJECT, WHICHEVER IS LOWER.**

<b>Sr. No</b>	<b>Particulars</b>	<b>Professional fees on Unit Rate basis</b>
1	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.	-
A	<b>PROFESSIONAL CHARGES FOR PHASE-I AS MENTIONED HEREIN-ABOVE</b>  (Shall comprise of works <u>UPTO</u> the stage of the Selection &/or On-boarding of the Developer to be appointed for the	<b><u>PROFESSIONAL CHARGES AS UNIT RATE PER SQUARE FEETS OF TOTAL BUILT-UP AREA OF THE REHAB COMPONENT OF THE PROJECT</u></b>

	<p><b>Redevelopment Project in accordance with the scope of works mentioned in the Tender document)</b></p>	<p><b><u>Professional Charges @ Rs. .... / Sq. Fts over the Total Rehab Built-up area (Total Rehab Built-up area is as mentioned herein above)</u></b></p> <p><u>Note: - No charges will be paid other than the above. GST will be paid extra as applicable.</u></p>
<p><b>B</b></p>	<p><b>PROFESSIONAL CHARGES FOR PHASE-II AS MENTIONED HEREIN-ABOVE</b></p> <p><b>(Shall comprise of works <u>AFTER / POST</u> the stage of the Selection &amp;/or On-boarding of the Developer to be appointed for the Redevelopment Project in accordance with the scope of works mentioned in the Tender document)</b></p>	<p><b><u>PROFESSIONAL CHARGES AS UNIT RATE PER SQUARE FEETS OF TOTAL BUILT-UP AREA OF THE REHAB COMPONENT OF THE PROJECT</u></b></p> <p><b><u>Professional Charges @ Rs. .... / Sq. Fts over the Total Rehab Built-up area (Total Rehab Built-up area is as mentioned herein above)</u></b></p> <p><u>Note: - No charges will be paid other than the above. GST will be paid extra as applicable.</u></p>

\*In case of addition / deletion of some of the services /scope referred above, this amount will be accordingly adjusted. Applicable TDS will be deducted from the bills towards professional fees.

The offer is valid for 6 months (180 days) from the date of opening of Financial bids. During the validity period of the offer I/We, irrevocably undertake not to withdraw / modify the offer in terms of price and other terms and conditions.

**General Notes: -**

1. The professional fee quoted are exclusive of applicable taxes. (GST etc.).
2. The quoted fees shall cover for all the activities (i.e. Out of pocket expenses including conveyance charges towards site, office visits of Society and offices of all concerned authorities and other offices/Departments of Govt.) related to the project.
3. I/We understand that the PMC Firm whose application/offer is finalized should execute the Agreement.

4. I/We am/are agreeable to Society's Payment Terms as mutually agreed by and between me and the Society.

5. Society reserves the right to accept / reject any or all the bids without assigning any reasons whatsoever and no claims in this regards shall be entertained by the society.

Signature of the Authorized Signatory of the Project Management Consultancy Firm

Seal of the Firm

Place:

Date: -