



LIFE INSURANCE CORPORATION OF INDIA
Engineering Dept., 1st floor, Western Zonal Office,
“Yogakshema”, Jeevan Bima Marg,
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NOTICE INVITING TENDER (NIT) AND PRE QUALIFICATION BID

**NAME OF WORK: E-TENDER FOR APPOINTMENT OF DEVELOPER FOR PROPOSED
REDEVELOPMENT OF THE PROPERTY NAMED ‘BADAMWADI’ BEARING CTS. NO.
1247 and 1/1247 LOCATED AT GIRGAON, MUMBAI.**



NAME OF WORK: E-TENDER FOR APPOINTMENT OF DEVELOPER FOR PROPOSED REDEVELOPMENT OF THE PROPERTY NAMED 'BADAMWADI' BEARING CTS. NO. 1247 and 1/1247 LOCATED AT GIRGAON, MUMBAI

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website :[www.licindia.in /tenders](http://www.licindia.in/tenders)

**COMPETITIVE BIDDING FOR E-TENDER FOR APPOINTMENT OF DEVELOPER
FOR PROPOSED REDEVELOPMENT OF THE PROPERTY NAMED 'BADAMWADI'
BEARING CTS. NO. 1247 and 1/1247 LOCATED AT GIRGAON, MUMBAI**

Life Insurance Corporation of India invites e-bids through website
<http://www.tenderwizard.com/LIC> from eligible Developers for the following works as per the
details given below:

Bid No.	LIC/WZO/ENGG/BADAMWADI/2026-27/25 Date 01.10.2026
Name of work	E -Tender for Appointment of Developer for Proposed Redevelopment of the property named 'Badamwadi' Bearing CTS. No. 1247 and 1/1247 located at Girgaon, Mumbai.
Description of Works	Redevelopment of the said property on JDA basis, negotiation and settlement with tenants, construction etc.
Estimated Cost	Rs 241.73 Crores
Sale Period (Downloading)	01.10.2026 to 21.10.2026 upto 17:00 Hrs
Uploading of Pre-Bid queries	Up-to 07.10.2026 on tender portal http://www.tenderwizard.com/LIC
Online Bid submission closing date & time	21.10.2026 upto 23:59 hours
Physical Bid submission closing date & time	22.10.2026 upto 15:00 hours
Opening of Technical Bid date & time	22.10.2026 At 15:30 hours
Contact Person(s) E-mail	wz_ceprojects@licindia.com

Note: Any addendum/ corrigendum/ sale date extension in respect of above tender shall be issued only on website: <http://www.tenderwizard.com/LIC> only and no separate notification shall be issued in the press. Developers are therefore requested to regularly visit the said website to keep themselves updated.

Date: 01.10.2026

CHIEF ENGINEER (PROJECTS)



LIFE INSURANCE CORPORATION OF INDIA
Engineering Dept., 1st Floor., Western Zonal Office,
“Yogakshema”, Jeevan Bima Marg,
Mumbai – 400021. Tel.: 022-66598249, 22820291, 66598056
E-mail: wz_ceprojects@licindia.com

Tender No : LIC/WZO/ENGG/BADAMWADI/2026-27/25

Date: 01.10.2026

NOTICE INVITING e-TENDER (NIT)

Life Insurance Corporation of India invites **JDA** (Joint Development Agreement) e-Tender in three bid system from experienced and eligible Developers for “Proposed Redevelopment of LIC Badamwadi at Girgaon, Mumbai as per schedule as under;

I	Tendering Document No.	LIC/WZO/ENGG/BADAMWADI/2026-27/25 Dt: 01.10.2026
II	Name of the Work	E-Tender for Appointment of Developer for Redevelopment work of LIC Property “Badamwadi”, C.S. No. 1247 and 1/1247 at Girgaon, Mumbai.
III	Brief description /scope of Work	The Developer's Scope of Work encompasses all necessary tasks from Letter of Intent, including materials and labour for the entire redevelopment work, as detailed in the Development Agreement (DA). Key Responsibilities: • Financial: The Developer shall execute and bear all costs for the redevelopment, including construction, charges (inclusive of either transit accommodation or transit rent of existing tenants, shifting cost etc), fees, taxes, and duties for new flats (existing area + additional area + car park) and the project. While the Developer bears all construction costs, the occupants/tenants shall be inducted on a continuous tenancy basis ('as is where is') and the tenant/occupant shall be liable to pay tenancy rents to LIC in lieu of the additional area provided as per the agreements. Developer shall bear all the taxes, and duties for new flats (existing area + free additional area + car park) and the project. LIC and occupants/tenants bear no cost. • Tenant Consent – Take Consent of at least 51% OR as per applicable clause of MHADA act. • Planning & Approvals: Study documents, conduct surveys/measurements, assess market conditions, obtain from LIC/occupant-

		approved plans, and secure all necessary Approvals/Sanctions/Orders from BMC and authorities in LIC's name and also subdivision as per requirement. Construction & Handover: Demolish existing structures, construct new buildings per approved plans, specifications, and amenities, obtain a Full Occupation Certificate (OC), and secure all permanent utility connections (water, drainage, electricity, gas) etc.
IV	Estimated Cost	Rs 241.73 Crores (Rupees Two Hundred Forty One Crores and Seventy Three Lakhs Only)
V	Sale Period (Downloading)	01.10.2026 to 21.10.2026 Upto 17:00 Hrs
VI	Last date & Time for submission of online tender	21.10.2026 upto 23:59 hours
VII	Uploading of Pre-Bid queries	Up-to 07.10.2026 on tender portal http://www.tenderwizard.com/LIC
VIII	Period for completion of work.	39 Months (3 Months for Shifting of tenants and getting approvals from Municipal Corporation + 33 months for construction + 3 months for handing over possession/closer).
IX	Earnest Money Deposit	Rs. 4,84,00, 000.00 (Rupees Four Crores Eighty-Four lakhs). As per Appendix to the Conditions of Contract. EMD shall be paid in the form of Demand Draft from any Nationalized /Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks and Scheduled Co- Operative bank) payable at Mumbai in favor of "Life Insurance Corporation of India" OR Through NEFT/RTGS as per the Bank details furnished below. Bank Details of LIC of India for the purpose of preparation of Bank Guarantee/ Payment by NEFT/RTGS. Beneficiary: Life Insurance Corporation of India Bank Name : UNION BANK OF INDIA, Ac no : 510101006081893 (Current Account) BANK ADDRESS: UNIT 4C, GROUND FLOOR, MITTAL COURT PREMISES, OPP. TO VIDHAN BHAVAN, NARIMAN POINT, MUMBAI-400021. IFSC : UBIN0902217 , MICR CODE:400026216. OR In the form of Bank Guarantee as per the proforma enclosed from any Nationalized /Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks and Scheduled Co- Operative bank)

X	Tender Cost/Tender processing Fees	Rs. 25,000/- + 18% GST Non refundable Tender cost / tender processing fees in the form of D.D of any Nationalized /Scheduled Commercial Bank payable at Mumbai. DD in favor of "Life Insurance Corporation of India"
XI	Period during which hard copy in original of EMD, Tender Document, Tender fee, Letter from Developer to Chief Engineer (Projects) other document like Qualification Form with Annexures and supporting Documents as per NIT shall be submitted.	Up-to 22.10.2026 by 15:00 Hrs to be submitted to Chief Engineer (Projects) L.I.C. of India, Western Zonal Office Engineering Department , 1 st Floor, West Wing, "Yogakshema" Jeevan Bima Marg, Mumbai- 400021 If the Developer fails to submit the original B.G.,DD or NEFT/RTGS of EMD and DD of Tender Fee within date & time as specified, the Bid Document will be declared as non– bonafide and shall not be opened irrespective of fact that scanned copy of the BG might have been uploaded in e-Portal and even if the delay is due to extraneous factor.

The tender document can be downloaded from website www.tenderwizard.com/LIC. Corrigendum(s)/ Amendment(s), if any, would appear only on the website and will not be published in any News Paper.

2. Minimum Eligibility Criteria

LIC reserves the right to accept or reject any bid without assigning any reasons thereof. Minimum pre-qualification criteria for the Developer are:

A. Entity Type:

Registered Partnership Firm, or Either a Sole Proprietorship Firm or Limited Liability Partnership Firm (LLP), or a Company Incorporated under the Companies Act (1956 or 2013).

B. Work Experience

Minimum 7 years of construction experience headed by the same Director.

Redevelopment Project Completed (last 7 years): Must have completed at least ONE of the following, all with Occupation Certificate/Completion Certificate..etc:

One single completed redevelopment project cost not less than **Rs 193.38 Crores** as a Developer.

OR

Two completed redevelopment projects cost not less than **Rs 120.87 Crores** (each project) as a Developer.

OR

Three completed redevelopment project cost not less than **Rs 96.69 Crores** (each project) as a Developer.

C. Financial Solvency:

Must submit a Bank Solvency Certificate of **approximately Rs 96.69 Crores**, and demonstrate adequate working capital.

OR

Net Worth: Rs. 24.17 Crores or more calculated based on the latest financial statements, headed by the same Director, and certified by an Auditor/Chartered Accountant.

D. Average Annual Turnover:

Not less than **Rs. 120.87 Crores** average of last three financial years headed by the same Director, certified by a Chartered Accountant.

E. Bidding Capacity: Equal to or more than Rs 241.73 Crores

Bidding Capacity = $[A \times N \times 2] - B$, Where,

A = Maximum value of similar nature of works executed in any one year during the last Seven years prior to date of publication of this NIT, taking into account the completed works.

N = Number of years prescribed for completion of work for which this NIT is being published i.e. 3.25 Years (39 Months)

B = B stands for the value of existing commitments and ongoing works (the balance value of current contracts) that still need to be completed during the time period (N) of the new project. An affidavit duly notarized in support of this statement is must.

Only contractors who are fulfilling above criteria shall participate in the e-tendering process.

- F. Personnel: Must be able to deploy properly qualified and experienced technical personnel for planning, supervision, and execution.
- G. Legal Status: No pending criminal or fraud suits with any Department/Authority against the Developer.

3. Disqualification

Even if the Developer meets the Qualification Criteria, he shall be subject to disqualification if he or anyone of the constituent partner/Director is found to have::

- i) Made misleading or false representations in the forms, statements, affidavits and attachments submitted in proof of the qualification requirements and / or
- ii) Records of poor performance during the last seven years, as on the date of application, such as abandoning the work, rescission of the contract for reasons which are attributable to non-performance of the Developer, inordinate delays in completion, consistent history of litigation resulting in awards against the Developer or any of the constituents, or financial failure due to bankruptcy and so on.

The Performa in which the Developer should obtain the performance certificate for the executed works is enclosed in Bid-II/Section-I.

4. GST Registration

The Developer should have valid GST registration of the State (Maharashtra) where the works contract is to be executed. If presently, they do not have the GST registration of State of Maharashtra, the Developer should submit the undertaking at the time of uploading of Bids stating that if they become successful Developer and if the work is awarded to them, they will obtain the GST Registration in the State of Maharashtra within 21 days from the date of issue of **Letter of Acceptance, failing which LIC of India may withdraw the letter of Intent/ Acceptance and forfeit the Earnest Money deposit.**

- 5. Joint Ventures/ Consortium and Special Purpose Vehicles applicants will not be considered.
- 6. Only Developers who have carried out similar nature of Works and fulfilling above criteria shall participate in the e-tendering process. Foreign qualification/ experience shall not be considered.
- 7. The Tender Documents consist of BID-I: EMD & Tender Fee Envelope, BID II: Technical Bid (Pre-Qualification Criteria) and Bid-III: Conditions of Contract, Special Conditions, Scope of work, Technical Specifications, Approved Makes of Materials, and Financial Bid etc. The Developer shall go through the Bid-I, Bid-II and Bid- III of the Tender before submitting the Online Bids.

8. Online & Physical Submission of Bids will be as under;

BID-I (EMD & Tender Fee): Big Sealed envelope superscripting the name of work consisting of two separate sealed envelopes as per following and to be submitted to our office:

- i) Tender Fee of **Rs. 25,000/- + 18% GST** (non-refundable) in the form of Demand Draft/Pay order in favor of “Life Insurance Corporation of India” payable at Mumbai. **Scanned copy of DD/Pay Order to be uploaded while submission of online Bids within specified date & time.**
- ii) Earnest Money Deposit of **Rs. 4,84,00,000/-** (Rupees Four Crores Eighty-Four Lakhs Only) in the form of Demand Draft from any Nationalized /Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks and Scheduled Co- Operative bank) payable at Mumbai in favor of “Life Insurance Corporation of India”

OR

Through NEFT/RTGS as per the Bank details furnished below.

Bank Details of LIC of India for the purpose of preparation of Bank Guarantee/ Payment by NEFT/RTGS.

Beneficiary: Life Insurance Corporation of India

Bank Name : UNION BANK OF INDIA,

Ac no : 510101006081893 (Current Account)

BANK ADDRESS: UNIT 4C, GROUND FLOOR, MITTAL COURT PREMISES, OPP. TO VIDHAN BHAVAN, NARIMAN POINT, MUMBAI-400021.

IFSC : UBIN0902217,

MICR CODE: 400026216.

OR

In the form of Bank Guarantee as per the proforma enclosed from any Nationalized /Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks and Scheduled Co- Operative bank)

Scanned copy of Bank Guarantee to be uploaded while submission of online Bids within specified date & time.

BID-II: Technical Bid (Pre-Qualification Criteria):

The Developer shall upload the Filled up and signed scanned copy of the Qualification Bid form along with supporting documents/ attachments and Statement of Accounts duly certified by a Chartered Accountant with Registration number etc. All documents shall be self-attested by authorized person of Developer with an undertaking that full responsibility is taken by him/ her on behalf of the Developer for veracity of submitted documents. Apart from online submission of Qualification Bid with annexures, the Developer is required to **submit physically hard copy of the Qualification Bid with Annexure and supporting documents in a sealed Envelope Superscripting “Qualification Bid for Proposed Redevelopment of the property named ‘Badamwadi’ Bearing CTS. No. 1247 and 1/1247 located at Girgaon, Mumbai. The documents submitted shall be properly numbered and to be submitted with index. In case of any dispute, hard copy submitted will have precedence over online submission.**

The Developers are also required to upload the digitally signed other Bid Documents (Bid-III including drawings etc.) as issued by LIC, while online Bid Submission. However, the Developer need not submit these Bid Documents in physical form to LIC of India at the time of submission of Bids.

BID – III (Bid Document & Financial Bid): The Developer should quote the RERA Carpet Area in the Financial Bid Template only and upload it on tender portal without making any modifications in the protected cells. No other document, conditions shall be uploaded along with documents of FINANCIAL BID.

9. Those intending Developers/ Developers not registered on the website i.e. www.tenderwizard.com/LIC mentioned above with M/s. Antares Systems Limited are required to get registered beforehand. The intending tenderer must have digital signature to submit the tender.

Note:

- (a) The Developer will be considered for Qualification only after satisfactory verification of the genuineness of the Bank Solvency Certificate/Bankers certificate/Net worth Certificate and other submitted documents as proof of Credentials. In case the BG and /or any of the documents of credentials submitted by the Developer is/are not genuine the Developer will be barred from participating in the tender of the Corporation for 3 to 5 years period and the information will be shared with Govt. of India, Banks and other financial institutions and their previous/present employers etc.
- (b) Any Developer applied and fulfilling the selection criteria may not be considered for enlistment (for opening of Price Bid) if unsatisfactory performance report/s is/are received for the completed projects from their previous employer/s. The credentials of works executed under Joint-Ventures system and applications from Joint Venture agencies shall not be accepted.
- (c) In case of Private works the following documents shall be submitted to ascertain the genuineness of the works.
 - (i) The applicants/Developers to submit payment received details duly certified by Chartered Accountant. If called for documents such as copy of final bill or other relevant documents to be submitted for verification
 - (ii) If the tender stipulates any Qualification Criteria for Specialized works like Lifts and Fire Fighting system etc. The copy of the Final Bill shall be submitted for proof of the work.
- (d) Certificate Submitted from the previous employer in support of credentials should clearly mention the postal address, telephone number and Email id of the Employer.
- (e) Chief Engineer (Projects) reserves the right to not to open Financial Bid of any / all the Developers at his sole discretion without assigning any reason whatsoever.

Date: 01.10.2026

CHIEF ENGINEER (PROJECTS)

System Tender No.

1. Online bids are hereby invited for the works mentioned below through online e-Tendering System portal <http://www.tenderwizard.com/LIC> from the intended Developers.

Sr. No.	Name of Work	Estimated Cost	Earnest Money Deposit (EMD)	Tender Fee
1.	E -Tender for Appointment of Developer for Proposed Redevelopment of the property named 'Badamwadi' Bearing CTS. No. 1247 and 1/1247 located at Girgaon, Mumbai	Rs.241.73 Crores	Rs. 4,84,00,000/-	Rs. 25000 + 18% GST

2. Possession of Digital Signature Certificate (DSC) and registration of the Developers on the portal i.e. <http://www.tenderwizard.com/LIC> is a prerequisite for e-Tendering.

For Registration and for further details on e-tendering, please visit website above mentioned portal (website) or below mentioned Helpdesk details.

Office Address:

1) Antares Systems Limited. **Mr. Senthil, Ph: 9731467274**

[\(E-mail:senthil@antaressystems.com\)](mailto:senthil@antaressystems.com)

E-Tender helpdesk
#24, Sudha Complex,
03rd Stage, 04th Block,
Basaveshwaranagara,
Bangalore - 560079,

Help Desk Contact Details:

Tel: 080-40482000/121/133/140

Mobile: 9686115304/9686115323

E-mail: lokesh.hr@antaressystems.com

raghuprashanth@antaressystems.com

Key Dates:

Sr no	Stage	Start Date and Time	Expiry Date and Time
1	Release of Bid	01.10.2026 15:00 Hrs	
2	Pre bid Queries	Till 07.10.2026 upto 17:00 Hrs in the form of E-mail to wz_ceprojects@licindia.com	
3	Pre-bid Meeting	08.10.2026 at 11:00 Hrs Engineering Dept, WZO, Mumbai	
4	Downloading of Tender Document BID	01.10.2026 15:01 Hrs	21.10.2026 17:00 Hrs
5	Online submission of BID		21.10.2026 Upto 23:59 Hrs
6	Physical Submission of EMD and Hardcopy of Bid with documents in support of pre-qualification.	--	22.10.2026 15:00 Hrs
7	Opening of EMD envelope and opening of Pre-qualification Bid (BID I, Bid II & Bid III)	22.10.2026 15:30 Hrs	

NOTE:

- 1) The date of opening of Financial Bid shall be intimated at a later date to eligible Developers, who fulfil the selection criteria and also it will be notified on E-Tender Portal.
- 2) Bid-II –Technical Bid (Pre-Qualification Criteria) has to be submitted online as well as physically in hard bound Form

INSTRUCTIONS IN REGARD TO SUBMISSION OF BIDS

NOTE: Developer should note that non-compliance of the following instructions will render the tender liable for rejection:

1. Address to which the BID-I i.e. EMD and Tender Fee in a sealed envelope marked BID-I, and Qualification Bid (Bid-II) & Bid-III is to be submitted to:

CHIEF ENGINEER (PROJECTS)
L. I. C. Of India, Western Zonal Office
Engineering Dept., 1ST floor, West wing,
“Yogakshema”, Jeevan Bima Marg,
Mumbai – 400 021.

2. Last date for Submission of Online Bids i.e. **21.10.2026 upto 23:59 Hrs or Refer NIT & Corrigendum /Amendments if any.**

3. The Developers are advised in their own interest to submit their bid documents well in advance from last date/time of submission of bids so as to avoid problems which the Developers may face in submission at last moment /during rush hours.

However, after submission of the Bid the Developer can re-submit revised Bid any number of times but before last time and date of submission of tender as notified.

4. Developer should fill in all the relevant information in prescribed templates/forms as required in the e-tendering System.
5. The Developer should quote the RERA Carpet Area only in the Price Bid Template to be downloaded from tender portal and should be uploaded on tender portal without making any changes in the setting of template on or before the date and time specified for online Bid submission. (Price Bid Template shall only be visible after registration with Antares System Ltd on tender portal.
6. No liability whatsoever will be admitted nor claim allowed in respect of errors in the submitted Bid due to missing / duplicate uploaded documents etc.
7. Performa of Articles of Agreement should not be filled in by the Developer. While the contract shall be deemed to have come into existence on issue of letter of acceptance to the successful Developer, formal agreement shall be signed thereafter with the successful Developer on non-judicial stamp paper of requisite value as per the proforma of Articles of Agreement.
8. Earnest Money accompanying the tender will be accepted, if in the form of Bank Guarantee shall be accepted only from any Nationalized/Scheduled Commercial Bank only (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks. Tender which is not accompanied by Earnest Money Deposit and Tender Fee shall be summarily rejected.
 The Bank Guarantee for EMD submitted by the Developers shall be strictly in the format prescribed in Bid Document. In case, EMD is not found verbatim in the prescribed format, the bid will be liable for rejection.

Scan copy of the BG shall be uploaded on e-tender portal while submission of Bids and Original Hard copy of BG in physical form shall be submitted to **CHIEF ENGINEER (PROJECTS) L.I.C. of India, Western Zonal Office, Engineering Dept., 1ST floor, West wing, "Yogakshema", Jeevan Bima Marg, Mumbai – 400 021 in the sealed envelope on or before the date & time specified / extended date & time if any for submission of online Bids.**

Developers are warned that Cash or Encashable Cheque or Insurance Guarantee or Fixed Deposit receipt for Earnest Money remittance, will not be accepted.

- 9) **Tender Fee of Rs.25000/- + 18% GST (non-refundable) in the form of Demand Draft/ Pay order in favor of "Life Insurance Corporation of India" payable at Mumbai. Scanned copy of DD/Pay Order to be uploaded while submission of online Bids within specified date & time.**
 - 10) If the Developer fails to submit Original physical Bank Guarantee and Original DD/Pay Order on or before the specified date and time, the Bid Document will be declared non-bonafied and shall not be opened irrespective of fact that scanned copy of the BG might have been uploaded in e-Portal, even if the delay is due to extraneous factor.
 - 11) The Tender Documents as uploaded by L.I.C. of India (LIC) can be viewed and downloaded free of cost by anyone including intending tenderer. But Price Bid Template can be downloaded only by the registered Developers and the Bid can only be submitted after uploading the mandatory scanned documents such as: a) Demand Draft / Pay order or Banker's Cheque towards Fee of tender document, b) Bank Guarantee of any Nationalized or all Commercial Scheduled Commercial Bank against EMD and all other documents shall be as per Notice Inviting e-tender.
- Developer to upload scanned copies of all the documents including valid GST registration /EPF registration/ PAN No as stipulated in the tender document.
- 12) The Developers are advised to submit complete details with their bids as Technical Bid Evaluation will be done on the basis of documents uploaded on website by the Developers with the bids. The information should be submitted in the prescribed proforma. Bids with Incomplete /Ambiguous information will be rejected.
 - 13) The Developers are required to quote strictly as per terms and conditions, specifications, standards given in the tender documents and not to stipulate any deviations.
 - 14) **Certificate of Financial Turnover:** At the time of submission of tender, the tender shall upload Certificate from Registered Chartered Accountant mentioning Audited Financial Turnover of **last 3 years** or for the period as specified in the tender document. **There is no need to upload entire voluminous balance sheet.** However, page of **summarised Balance Sheet (Audited) and page of summarised Profit & Loss Account (Audited) duly attested/certified by the Registered Chartered Accountant shall be uploaded.**

The Developer(s) may upload the Pre-Bid queries for necessary clarifications on the tender portal <http://www.tenderwizard.com/LIC>, within the date and time specified in the NIT. LIC will address only those queries which are essentially required for submission of bids. LIC will not reply the queries which are not considered fit like replies of which can be

implied /found in the NIT/ Tender. LIC also will not reply to the queries which are nonrelevant or in contravention to NIT/Tender Documents, queries received after the period specified in the Bid Document.

15) List of Documents to be scanned, uploaded within the period of tender submission:

- a) Bank Guarantee of any Nationalized/Scheduled Commercial Bank or DD/ Pay Order or NEFT details or BG against EMD.
- b) Demand Draft/Pay Order or Banker's Cheque of any Nationalized/Scheduled Commercial Bank towards Tender Fee.
- c) ~~Undertaking to accept~~ Tender Conditions on Letter Head of the Applicant/ Developer.
- d) Integrity pact duly signed by the Developer. The Developers are requested to download the Integrity Pact as uploaded in the tender documents, and sign on the same, put rubber stamp/seal and upload the signed copy on e-tendering websites.
- e) **Form of Qualification with all supporting documents.**
- g) Details of Similar Works - Annexure D of form of Qualification.
- h) Financial Details
- i) TDS Details for Private Sector Projects
- j) Self-certified copy of Bank Solvency Certificate /Banker's Certificate /Net worth Certificate
- k) Affidavit duly notarized by Notary Public on Non-Judicial Stamp Paper of Rs.100/- for correctness of Documents /Information
- m) Power of Attorney of the person authorised for signing/submitting the tender
- n) Valid GST registration/ EPF registration/ PAN NO.
- p) All pages of the Corrigendum/Amendments (if any) duly signed by the authorized person.
- q) Pre-bid clarifications, if any.
- r) Work Experience Certificates consisting of details as mentioned in Annexure -G of Form of Pre-Qualification.

16) Submission of Price Bid and Other Bid Documents.

- a) Price Bid Template is provided in protected Excel Sheet format, keeping open only those cells where the Developer needs to fill the information like the name of Firm and the Lump Sum RERA Carpet Area to be quoted for execution of the work as per Scope of work, Tender Drawings, DBR & Technical Specifications etc. given in the Bid Documents. The Developers to fill the necessary information and RERA Carpet Area quoted and upload the Price Bid Template on E-tender Portal within the specified date & time.
- b) Other Bid Documents uploaded by LIC including Tender Drawings to be downloaded by the Developer and all the Bid Documents including drawings to be digitally signed by the

Developer and uploaded on E-tender Portal within the specified date & time.

- 17) Tenders containing errors are liable to be considered non-bonafide at the discretion of the Chief Engineer
- 18) Developer should note that **tender should remain open** for consideration for a minimum period **of 120 days** from the Last date fixed for the receipt of tenders and **validity of BG submitted for EMD will be 120 Days** from Last date fixed for the receipt of tenders.
- 19) The Life Insurance Corporation of India reserves the right to reject any or all tenders or cancel/withdraw the invitation for bid without assigning any reasons whatsoever thereof. LIC does not bind itself to accept tender from bidder who quotes highest Lumpsum RERA Carpet area. No claim of the Developer whatsoever shall be entertained by LIC on this account. (Please check if yellow portion is possible in such contracts)

CHIEF ENGINEER (PROJECTS)

NOTE:

1. All the uploaded documents should be in readable, printable and legible form failing which the Bids are liable for rejection. The document submitted in hard copy should be indexed and duly page numbered
- 2 All the uploaded and submitted documents shall be considered as duly signed by contractor/ authorized representative.

**INFORMATION TO THE DEVELOPERS FOR USING ONLINE ELECTRONIC TENDERING
SYSTEM (eTS)**

Information for using online Electronic Tendering System (eTS) through portal (website) <http://www.tenderwizard.com/LIC> adopted by Life Insurance Corporation of India as given in the subsequent pages will over-rule the conditions stated in the tender documents, wherever relevant and applicable.

- 1) **Registration of the Contractors/Developers:** All the contractors intending to participate in the tenders floated online using Electronic Tendering System (ETS) are required to get registered on the e-Tender Portal (website) <http://www.tenderwizard.com/LIC>.
- 2) After successful Registration on above mentioned portal, contractor will get a User ID and a Password to access the website.
- 3) **Viewing of Online Tenders:** The contractors/Developers can view tenders floated on Electronic Tendering System (ETS) hereinafter referred as “e-Tendering System” through portal (website) at <http://www.tenderwizard.com/LIC>. They can view the details like Detailed E-Tender Notice, Enrolment Form, Part-I & Part-II of tender documents, SOQ, Tender Drawing, other terms & conditions & relevant information and download the required documents by making login on to the above portal. The contractors can also view the e-tendering Program and the Time Schedule (Key Dates) for all the tenders floated using the Electronic Tendering System on above e-Tender Portal.
- 4) Obtaining a Digital Certificate and its Usage: On e-Tendering System the bids should be Encrypted and Signed electronically with a Digital Signature Certificate (DSC) to establish the identity of the Developer on online Portal. The Digital Signature Certificates (DSCs) are issued by an approved Certifying Authority, by the Controller of Certifying Authorities (CCA India), Government of India.
- 5) The intended Developers may obtain Class III digital certificate from any Certifying Authority or Sub- certifying Authority authorized by the Controller of Certifying Authorities on the portal <http://cca.gov.in>. or may obtain information and application format and documents required for issue of digital certificate from one such certifying authority as given below :-
 - i) TATA Consultancy Services Ltd.
11th Floor, Air India Building,
Nariman Point, Mumbai-400021
website – www.tcs-ca.tcs.co.in
 - ii) Sify Communications Ltd.
III Floor, Tidel Park, 4 Canal Bank Road,
Taramani, Chennai-600113. Website –
www.safescrypt.com
 - iii) MTNL Trustline CA
O/o DGM (IT-CA), 5515, 5th Floor,
Core-V Mahanagar Doorsanchal
Sadon, CGO Complex, MTNL,
Delhi-110003. Website – www.mtnltrustline.com

- iv) iTrust CA (IDRBT)
Castle Hills, Road No.1, Masab
Tank, Hyderabad, Andhra Pradesh
-500057. Website – idrbtca.org.in
 - v) (n)Code solutions
301, GNFC Tower, Bodak Dev,
Ahmedabad-380054, Gujarat.
Website – www.ncodesolutions.com
 - vi) National Informatics Centre Ministry of Communication and
Information Technology A-Block CGO Complex, Lodhi Road,
New Delhi-110003. Website <https://nicca.nic.in>
 - vii) e-Mudhra CA
3i Infotech Consumer Services Ltd
3rd Floor, Sai Arcade, Outer Ring
Road, Devarabeesanahalli,
Bangalore-560036, Karnataka
Website — <http://www.e-Mudhra.com>
- 6) Contractors may contact the service provider on following telephone numbers or e-mail address for any kind of support:
- Lokesh H R 9686115304
Raghuprashanth B G 08040482121
E-Tender helpdeskHelp
licetenderhelpdesk@gmail.com
licetenderhelpdesk@gmail.com
- E-Tender helpdesk
#24, Sudha Complex,
03rd Stage, 04th Block,
Basaveshwaranagara,
Bangalore - 560079
Help Desk Contact Details:
- Tel: 080-40482000/121/133/140
Mobile: 9686115304/9686115323
E-mail: lokesh.hr@antaressystems.com
raghuprashanth@antaressystems.com
dscprocessingunit@yahoo.com
- 7) The Bid (online offer) for a particular e-Tender may be submitted only using the Digital Signature Certificate (DSC). In case, during the process of a particular e-Tender, the user loses his Digital Certificate (i.e. due to virus attack, hardware problem, operating system problem), he may not be able to submit the bid online. Hence, the users are advised to keep their Digital Signature Certificates in safe custody.
- 8) Developers participating in e-tendering shall check his/her validity of Digital Signature Certificate before bidding in the specific work floated online at the e-Tendering Portal (website) through <http://www.tenderwizard.com/LIC>.

- 9) In case of online tendering, if the digital certificate issued to the authorized user of a firm is used for signing and submitting a bid, it will be considered equivalent to a no-objection certificate/power of attorney to that User. The firm has to authorize a specific individual via an authorization certificate signed by all partners to use the digital certificate as per Indian Information Technology Act 2000. Unless the certificates are revoked, it will be assumed to represent adequate authority of the user to bid on behalf of agency for LIC of India as per Information Technology Act 2000. The digital signature of this authorized user will be binding on the firm. It shall be the responsibility of management / partners of the registered firms to inform the certifying authority or Sub Certifying Authority, in case of change of authorized user and that a fresh digital certificate is procured and issued an „authorization certificate” for the new user. The procedure for application of a digital certificate will remain the same for the new user.

- 10) The same procedure holds true for the authorized users in a Private/Public limited company. In this case, the authorization certificate will have to be signed by the directors of the company

11) Download of Tender Documents:

The tender documents can only be downloaded from the Electronic Tendering System on the Portal <http://www.tenderwizard.com/LIC>.

12) Submission of Online Bids:

The Developer need to download the Bid Documents including the Blank Template of Price-Bid. The Price Bids Template is to be filled without making any changes in the format and the completely filled in templates of Price Bid shall be digitally signed & uploaded on the e- Tender Portal using DSC within the time and last date specified for submission of Bids. The Tender Document including amendments shall also be digitally signed & uploaded on the e-tender portal using Digital Signature Certificate. The scanned copies of self-attested supporting documents of Qualification Bid, Integrity Pact , scanned copies of DD/Pay Order/ BG in lieu of EMD & DD/Pay Order for Tender Document Fee are to be uploaded while submitting the Bids.

The Developers are strictly advised to follow dates and time as mentioned. The date and time will be binding on all the Developers. The Developers are required to complete the stage within the stipulated time as per the schedule to continue their participation in the tender. All online activities are time tracked and the system enforces time locks that ensure that no activity or transaction can take place outside the start and end dates and time of the stage as defined.

The Developer should ensure that the status of a particular stage should be shown as “Submitted” before the expiry date and time of that particular stage and he should possess a copy of receipt of completion of each stage to be performed from his end. **It will be the sole responsibility of the Developer if the status of a particular stage is “pending” till the expiry date and time of that stage and he is not able to proceed further in the e tendering process.**

- 13) The Developers shall upload the pre-bid queries if any on the tender portal with the date& time specified for the same in NIT.

TENDER EVALUATION PROCEDURE

Tenders are invited in Three Bid tendering system.

- 1) **BID I (E.M.D. & Tender Fee)** : Tender Fee of **Rs.25000/-+ 18% GST** (non-refundable) in the form of Demand Draft and Earnest Money Deposit **(E.M.D.)** of **Rs. Rs. 4,84,00,000/-** to be remitted as detailed in Qualification notice. On the due date of opening of BID-I, the sealed envelopes consisting of EMD & Tender Fee submitted by the Developers shall be opened first. Also the Scanned copies of EMD & Tender Fee uploaded by the Developer on E-tender Portal shall be downloaded.
- 2) **BID II - Technical Bid (Pre-Qualification Criteria)**: Eligibility related documents uploaded by the Developers **as well as submitted physically** shall be scrutinized and evaluated vis-a-vis the Qualification Criteria given in detail E-Tender Notice, of all the Developers who have submitted valid Earnest Money Deposit & Tender Fee. The veracity of the EMD and Solvency Certificate/Banker's certificate shall be confirmed from the issuing Bank. The documents related to work experience shall be verified and Confidential Reports from the Employers for whom the qualifying works are executed by the Developers shall be collected. Some of the works of the Developers may be inspected by LIC Officials. In the meantime pending Confidential Reports from the past Clients of the Developers, LIC may decide provisional Qualification of the Developers based on the submitted documents. The list of qualified Developers with date and time for opening of Price Bids shall be notified on e-Tender Portal <http://www.tenderwizard.com/LIC>. The EMD of the non-qualified Developers shall be refunded within 10 days from the date of notification of Qualified agencies.
3. **BID-III (Bid Document & Financial Bid)** : The Financial Bids of Qualified Developers will be opened on the notified date & time.

All the documents of HIGHEST BIDDER (H-1) (Developer who offers maximum RERA Carpet Area to LIC) pertaining to their Qualification i.e. Solvency Banker's Certificate, Turnover, Qualifying Works and Confidential Report from Previous Employers shall be verified and their Financial Bid shall be considered for acceptance only if, all the document submitted, are found in order on verification and favorable Confidential Report are received from Previous Employers or by inspection.
- 4) In case, the documents submitted by the HIGHEST BIDDER (H-1) Developer are found not to be in order and it is established that H1- Developer have submitted improper / false documents and their Confidential Report from previous employer or Inspection Report are received unfavorable then their bid shall be rejected. In case of document submitted by HIGHEST BIDDER (H-1) Developer is/are found to be false/fabricated and not genuine, in addition to rejection of Highest Offer of RERA Carpet Area, debarment of the Developer for participating in future tendering in LIC of India to be imposed and the EMD of H1 Developer shall be forfeited. The information regarding their debarment in LIC of India shall also be shared with other PSUs / Govt. Departments. And process for re-invitation of above tender shall be reinitiated.
- 5) All the rights for rejection / consideration of HIGHEST BIDDER (H-1) Bid (Developer who offers maximum RERA carpet area to LIC) are reserved with LIC of India without assigning any reason whatsoever.

CHIEF ENGINEER (PROJECTS)

Note:

1. **The EMD of the Developers who do not qualify in Qualification Bid will be released without opening their Financial Bid.**
- 2) Notwithstanding anything stated above, LIC reserves the right to assess the capabilities and capacity of the tenderer to perform the contract, in the overall interest of LIC. In case, tenderer's capabilities and capacities are not found satisfactory, LIC reserves the right to reject the tender.

INSTRUCTIONS FOR FILLING AND SUBMISSION OF QUALIFICATION BID

The Qualification Form along with the Annexure A1, A2 and B to H shall be completely filled in all respect along as per instructions for filling and uploaded on the E-tendering portal.

1. Developers to note that all particulars required as per the form and Annexures shall be filled in completely in relevant place strictly as per the format.
2. The forms not submitted strictly as per the above instructions within stipulated time period are liable to be rejected.
3. The Qualification Bid of the eligible agencies, which fulfill the selection criteria, shall be evaluated.
4. Latest (Not more than Six Months old as on the last date for submission of Bids) Solvency/Banker's Certificate from any a Scheduled Nationalized/Commercial Bank (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks) of an amount mentioned in the NIT should be uploaded and physically submitted along with **BID-II**. Alternatively the Developer may submit Net Worth Certificate of amount not less than the amount specified in NIT and issued by the registered Chartered Accountant as per details given in NIT and in the Format attached herewith shall be submitted.
5. The Developers are advised to follow the instructions given below:
 - (a) Enrolment Form shall be filled in capital letters or typed and uploaded on the e-tendering portal.
 - (b) Full address of the site of work, owner or authority under whom the works have been carried out should be given (Please refer Annexure D & E).
 - (c) The Developer should ensure to submit the satisfactory Completion Certificate giving the value of work, year of completion and it should also tally with the value of final bill as given in Annexure D.
 - (d) The annual value of construction work i.e. engineering construction works like Civil/Electrical / MEP should be certified by a Chartered Accountant.
 - (e) Copy of Agreement in case of works carried out for private agencies should be enclosed.
6. All the documents uploaded are to be self attested by the authorized signatory.
7. Chief Engineer (Projects) reserves the right to reject the Qualification Bid/ Disqualification for opening of Price Bid of the applicant(s) without assigning any reason whatsoever.

Encl: Qualification Form with Annexure A1, A2 and B to I

CHIEF ENGINEER (PROJECTS)

FORM FOR QUALIFICATION OF DEVELOPERS

Name of project Proposed Redevelopment of the property named ‘Badamwadi’
Bearing CTS. No. 1247 and 1/1247 located at Girgaon, Mumbai

Please note that all documents required to be uploaded along with filled in Qualification (Enrollment) form are to be self attested by the authorized person of the applicant with an undertaking that full responsibility is taken by him/her on behalf the applicant for veracity of submitted documents.

I / We _____ am / are desirous of
carrying out the above mentioned work and hereby apply for the same.

SI.	QUERY		ANSWER
1	Name of the firm	:	
2	Address:		
3	Local Address:		
4	PAN No.		
	GST Registration No.		
5	Contact Details	Office Phone No.	
Residence Phone No.			
Mobile No.			
Fax No.			
Email			
6	Month and year in which the firm was established in present name		
7	Particulars of old firm (if present firm is new) if main partners of the present firm were working as construction Developers, in some other name in the past (The partnership deed of old firm be Enclosed).		
8	Particulars of sister concern firms, if any		
9	What is the constitution of firm i.e. Partnership Firm, or Either a Sole Proprietorship Firm or Limited Liability Partnership Firm (LLP), or a Company Incorporated under the Companies Act (1956 or 2013).		
	ii) Enclose copy of partnership deed, Articles of Association and Affidavit in case of sole proprietorship as per Annexure A-1.		
	iii) Fill-in enclosed Annexure A-2.		
10	Fill and enclose Annexure B giving details of enrolment with LIC of India in the past and with other organizations.		

11	Has the applicant or his partners or Directors been black listed in the past by any Central or State Govt. Deptt. / Organization (undertaking, boards, corporations, local bodies etc.).														
12	Annual value of the construction work i.e. Engineering construction works like Civil / Electrical / MEP and certified by the Chartered Accountant		<table border="1"> <thead> <tr> <th></th> <th>YEAR</th> <th>Rs. in Lakh</th> </tr> </thead> <tbody> <tr> <td>i</td> <td>2023-2024</td> <td></td> </tr> <tr> <td>ii</td> <td>2024-2025</td> <td></td> </tr> <tr> <td>iii</td> <td>2025-2026</td> <td></td> </tr> </tbody> </table>		YEAR	Rs. in Lakh	i	2023-2024		ii	2024-2025		iii	2025-2026	
	YEAR	Rs. in Lakh													
i	2023-2024														
ii	2024-2025														
iii	2025-2026														
	iii) Acknowledgement of IT returns for last 3 F.Y.														
	iv) Enclose relevant pages of Balance sheet duly certified by the Chartered Accountant for the relevant Financial Year														
13	i) Name and complete postal address of bankers including email ID.														
	ii) NEFT and Bank Account Details (Photocopy of cancelled cheque should be uploaded):		Name of Bank: Address of Bank: Name of beneficiary: Account No: IFSC Code:												
	iii) Enclose solvency/Banker's certificate indicating amount from a Scheduled Commercial (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks). (The certificate should not be more than Six Months older from the last date of submission of Bid including authorised extension last date of submission of Bid). Please provide following details about solvency certificate: a) Complete address of the Bank who has issued solvency certificate: b) Telephone No. of the Bank connecting Branch Head: c) E-mail ID of the Bank: OR Net worth certificate issued by CA														
	iv) Bank Guarantee limit with Various banks.		i) Rs.....Lakhs with..... ii) Rs.....Lakhs with..... iii) Rs..... Lakhs with.....												
	v) Payment received details certified by Chartered Accountant of Qualifying works executed for private sector														

14	i) Enclose list of immovable properties of developer with complete postal addresses, full description and reasonable market value of property duly self attested /certified.		
	Note: If called for Valuer's Certificate for above declared list and value to be submitted by Developer.		Rs. of Date _____
15	i) Particulars of movable properties along with Banker's reference		
	Value of tools & plants		Rs.
	Other Assets		Rs.
	Total		Rs.
	Note: If called for, Valuer's Certificate for above declared list and value, to be submitted by Developer		
16	Fill in and enclose list of tools & Plants/Machinery as per Annexure-C enclosed.		
17	Fill in & enclose Annexure-D giving full particulars about major works completed during past Seven years NOTE: List of only those works which are carried out by firm requesting for enrolment is to be given. Work Completion Certificate for qualified projects must be notarized with addresses and contact number of issuing authority.		
18	Work in Progress:		
	i) Whether full details of major work on hand given in Annexure-'E' Note: The details must be notarized.		
	ii) Are copies of work orders for such large works enclosed		
19	Provide full information regarding permanent technical staff employed in the format as per Annexure 'F'		
20	How do you normally carry out works for the following trades		
	Electrical installations		
	Fire fighting work & Fire alarm and Public address system		
21	i) Who is the license holder & what is their experience for the following trades		
	water supply, sanitary and plumbing installations		
	Electrical installations		
22	Any other information the applicant might like to give		

DECLARATION

I/We agree to notify the Office accepting this application and registering my/our names on list of Developers of Life Insurance Corporation of India, of any changes in the foregoing particulars and when they occur and to verify and confirm these annually.

I/We understand and agree that the appropriate Authority of Life Insurance Corporation of India has the right as he may decide, our qualification/disqualification for opening of Price Bid of above tender, not to issue tender form in any particular case and also to suspend, remove or blacklist my/our name from Life Insurance Corporation of India list of Developers for future tenders in the event of my/our furnishing false particulars in the enrolment/qualification form or submitting non-bonafide tenders or for technical or other delinquency in regard to which the decision of appropriate Authority Life Insurance Corporation of India shall be final and conclusive.

I/We certify that the particulars furnished in the enrolment/qualification forms are correct and that should it be found that I/We have given a false certificate or that if I/We fail to notify the fact of my/our subsequent amalgamation with another Developer or firm, the Life Insurance Corporation of India may remove my/our name from the list of Developers and any contract that I/We may be holding at the time may be rescinded.

PLACE :

DATE: SIGNATURE OF DEVELOPER WITH SEAL

ANNEXURE – A1

AFFIDAVIT

(On Non Judicial Stamp paper of appropriate amount in case the individual who is the sole proprietor of the firm)

I/We

.....

s/o age

..... years, occupation business r/o do hereby state on oath as under:

That I am residing in locality of District
..... since last years.

That I am the sole proprietor of a proprietary concern name and style as “.....” having

..... it's office at
..... District
..... dealing in
..... business of Government, civil
contracts and ancillary works attached thereof.

Hence this affidavit.

Developer _____

Note: This Affidavit shall be notarized.

ANNEXURE A2

**CONSTITUTION OF FIRM –
SOLE PROPRIETORSHIP/PARTNERSHIP/LTD.CO./OTHER**

DETAILS OF CONSTITUTENTS

Sr. No .	Name of sole partner or Director / other High Officials	Age	Share	Technical Experience			Whether power of attorney Holder
				Year to Year to	As Employee	As Devel oper	
1	2	3	4	5	6	7	8

SIGNATURE OF DEVELOPER
WITH SEAL

ANNEXURE – B

PARTICULARS OF ENROLMENT WITH LIC AND OTHER ORGANIZATION

I.ENROLMENT WITH LIC:

Name of works for

Which enrolled by

L.I.C. in the past

Sr. Nos. for which tenders were submitted :

Sr. Nos. for which work-order was received:

II.ENROLMENT WITH OTHER ORGANISATIONS:

Sr. No.	Name & Address of Authority with whom you are enrolled	FIRST TIME ENROLMENT		LAST RENEWAL OR ENROLMENT			
		Year to year	Is copy of letter enclosed	Year to year	Class or Category	Limit (Rs. in Lac)	Is copy of letter enclose d
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

SIGNATURE OF
DEVELOPER WITH SEAL

ANNEXURE – C

LIST OF TOOLS & PLANTS/MACHINERY

Sr. No.	Name of Tools & Plant/Machinery	Quantity in Numbers	Details
(1)	(2)	(3)	(4)



ANNEXURE – D

LIST OF MAJOR REDEVELOPMENT WORKS COMPLETED DURING LAST SEVEN YEARS

The detail address along with Phone No. and E-mail ID of the Authority under whom works was carried out must be given.

Sr. No.	Name and Complete Postal Address of			Order			Value of work as per final bill (Rs. in Lac)	Commencement of work, month Year	Completion of work, month Year	Height of the Building from finished ground level to parapet.	Penalty levied for delay of completion, if any
	Site of Work & Nature of Work	Owner	Authority under whom work was carried out	Ref. No. & Date	Project Amount (Rs. in Lac)	Is copy enclosed					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)

SIGNATURE OF DEVELOPER WITH SEAL

Developer

Chief Engineer (Projects)

Bid-II/ 30 | Page



ANNEXURE – E

LIST OF REDEVELOPMENT WORKS IN HAND

The detail address along with Phone No. and E-mail ID of the Authority under whom works was carried out must be given.

Sr. No.	Name and Complete Postal Address of			Order			Date of commence -ment of work	Scheduled date of completion of work	Progress made and expected date of completion and reasons for delay, if any
	Site of Work & Nature of Work	Owner	Authority under whom work was carried out	Ref. No. & Date	Amount (Rs. in Lac)	Is copy enclosed			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

SIGNATURE OF DEVELOPER WITH SEAL

Developer

Chief Engineer (Projects)

Bid-II/ 30 | Page

PARTICULARS OF PERMANENT TECHNICAL STAFF

Sr. No.	Name	Designation	Age	Academic Qualification	Service with the Firm	Details of Experience Year to Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)

SIGNATURE OF DEVELOPER WITH SEAL

PERFORMANCE REPORT OF REDEVELOPMENT WORKS REFERRED IN QUALIFICATION BID

1. **Name of Work / Project & Location:**
2. **Name of Developer / Development Entity:**
3. **Agreement / Development Agreement No.:**
4. **Estimated Project Cost:**
Rs. _____ /-
5. **Total Development / Construction Cost:**
Rs. _____ /-
6. **Date of Commencement of Project:**
7. **Date of Completion / Present Status:**
8. **Period of Delay Beyond Stipulated Date of Completion, if any:**
(a) Extended period without imposition of penalty: _____ Days / Months
(b) Extended period with imposition of penalty: _____ Days / Months

9. Performance Report

Sr. No.	Particulars	Performance
I	Developer's Project Organisation & Management	(a) Well Organised (b) Adequate (c) Poorly Organised
II	Financial Capacity & Commitment towards Project	(a) Good (b) Satisfactory (c) Poor
III	Quality of Construction & Materials	(a) Good (b) Satisfactory (c) Poor
IV	Workmanship, Project Management & Supervision	(a) Good (b) Satisfactory (c) Poor
V	Statutory Approvals & Regulatory Compliance	(a) Good (b) Satisfactory (c) Poor
VI	Tenant / Occupant Management & Rehabilitation	(a) Good (b) Satisfactory (c) Poor
VII	Stakeholder Coordination & Settlement of Disputes	(a) Co-operative (b) Satisfactory (c) Non-Co-operative
VIII	Safety Record	(a) Good (b) Satisfactory (c) Poor
IX	Adherence to Project Schedule	(a) Good (b) Satisfactory (c) Poor
X	Compliance with Contractual / Development Agreement Conditions	(a) Good (b) Satisfactory (c) Poor

10. Safety Record

(a) Were there any major accidents / structural failures / safety incidents during the project?



(i) Yes (ii) No

(b) If the answer to (a) is Yes, state whether the same was attributable to:

- (i) Negligence of Developer / Contractor
- (ii) Improper Workmanship
- (iii) Reasons beyond the control of the Developer / Contractor

11. Tenant / Occupant Management

Whether the Developer successfully managed tenant / occupant related matters including rehabilitation, temporary relocation, rent / compensation payments, shifting arrangements, documentation and resolution of disputes:

- (a) Successfully Managed
- (b) Satisfactorily Managed
- (c) Poorly Managed

12. Any Other Remarks:

Dated: _____

Name & Designation of Certifying Authority:

Name of Employer / Organisation:

Signature & Official Seal:

Contact Details:

Note: This format shall form part of the Qualification Bid. The Developer shall obtain the Performance Certificate from the Employer / Client / Competent Authority for the above-mentioned redevelopment project and submit the same along with the qualification documents.

(**Note:** This format shall be part of Qualification Form and the Developer shall obtain Performance Certificate from the Employer in above format and submit along with Qualification documents)

To

Chief Engineer / Dy. Chief Engineer (I/C),
.....Office,

BANKERS CERTIFICATE FROM A BANK

This is to certify that to the best of our knowledge and information that M/s / Shri.....
.....having marginally noted address as a customer of our bank are/ is respectable
and can be treated as good for any engagement up to a limit of Rs.....
(Rupees.....).

This certificate is issued without any guarantee or responsibility on the bank or any of the officers.

(Signature of Authorized official)
For the Bank

NOTE:

1. Banker's certificate should be on letter head of the Bank, addressed to Tender Issuing Authority.
2. In case of partnership firm, certificate should include names of all partners as recorded with the Bank.
3. The bid will not be considered valid if any change to the above format is made.



Annexure –I

FORM OF CERTIFICATE OF NET WORTH FROM CHARTERED ACCOUNTANT.

It is to certify that as per the audited balance sheet and Profit & Loss Account during the Financial Year, the Net Worth of M/s. (name & registered address of / Firm/ Company)as on 31st March (previous financial year from the year in which NIT is published) is Rs. (Rupees) after considering all liabilities. It is certified that computation of Net Worth based on my / our scrutiny of the Books of Accounts, Records and Documents is true and correct to the best of my / our knowledge.

It is further certified that Net Worth of the Company has not eroded by more than 30% in the last three years ending on 31st March (previous financial year from the year in which NIT is published)

(Signature of Chartered Accountant)

Name of Chartered Accountant.

Membership No. of ICAI:

Date:

Seal:

Note :

1. The Net Worth certificate should be on letter head of the Chartered Accountant.
2. In case of Developer is partnership firm, certificate should include names of all partners as recorded with the Chartered Accountants.



PRE CONTRACT INTEGRITY PACT

General:

This pre-bid pre-contract Agreement (hereinafter called the Integrity Pact) is made on..... day of the month of 2026, between, on one hand, the Life Insurance Corporation of India (hereinafter referred to as "LIC") a statutory Corporation established under section 3 of Life Insurance Corporation Act 1956 (XXXI of 1956) and having its corporate office at "Yogakshema" Jeevan Bima Marg Mumbai 400021 (here in after called the "OWNER/USER" which expression shall mean and include, unless the context otherwise requires, his successors in office assigns) of the First part. And M/s

.....repr
esented by Shri
/Mr/Ms..... (Hereinafter called
the "DEVELOPER
/SELLER/SERVICE PROVIDER" which expression shall mean and include, unless the context otherwise requires, his successors and permitted assigns) of the Second part.

WHEREAS the OWNER/USER proposes to procure(*Name of the Stores/ Equipment/Item/Service*) and the DEVELOPER/Seller/Service Provider is willing to offer/has offered the stores/services and WHEREAS the DEVELOPER/Seller/Service Provider is a private company/public company/Government undertaking/partnership/registered export agency, constituted in accordance with the relevant law in the matter and the OWNER/USER is performing its function under the LIC Act 1956.

NOW, THEREFORE,

To avoid all forms of corruption by following a system that is fair, transparent and free from any influence/prejudiced dealings prior to, during and subsequent to the currency of the contract to be entered into with a view to:-

Enabling the OWNER/USER to obtain the desired said stores/ equipment/ item/service at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement, and

Enabling DEVELOPERS/Sellers/Service Providers to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the OWNER/USER will commit to prevent corruption, in any form, by its officials by following transparent procedures.

The parties hereto hereby agree to enter into this Integrity Pact and agree as follows:-

1. Commitments of the BUYER/USER/TENANT

The OWNER/USER undertakes that no official of the OWNER/USER, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favor or any material or immaterial benefit or any other advantage from the DEVELOPER, either themselves or for any person, organisation or third party related to the contract in exchange for an advantage in the bidding process, bid evaluation, contracting on implementation process related to the contract.

The OWNER/USER will, during the pre-contract stage/evaluation stage, treat all



DEVELOPERs alike and will provide to all DEVELOPERs the same information and will not provide any such information to any particular DEVELOPER which could afford an advantage to that particular DEVELOPER in comparison to other DEVELOPERs.

All the officials of the OWNER/USER will report to the “**Chief Vigilance Officer**” of the OWNER/USER any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

2. In case any such preceding misconduct on the part of such official(s) is reported by the DEVELOPER to the OWNER/USER with full and verifiable facts and the same is prima facie found to be correct by the OWNER/USER, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the OWNER/USER and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the OWNER/USER the proceedings under the contract would not be stalled.

Commitments of DEVELOPERs

2. The DEVELOPER commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its bid or during any pre-contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following:-

The DEVELOPER will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the OWNER/USER, connected directly or indirectly with the bidding process or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.

The DEVELOPER further undertakes that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the OWNER/USER or otherwise in procuring the Contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract of any other contract with the government for showing or forbearing to show favor or disfavor to any person in relation to the contract of any other contract with the Government.

Foreign DEVELOPERs shall disclose the name and address of their Indian agents and representatives in India and Indian DEVELOPERs shall disclose their foreign OWNER/USER or associates.

DEVELOPERs shall disclose the payments to be made by them to their agents/brokers or any other intermediary, in connection with this bid/contract.

The DEVELOPER further confirms and declares to the OWNER/USER that the DEVELOPER is the original manufacturer/ integrator/authorized agent of the stores/equipment/items and has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the OWNER/USER or any of its functionaries, whether officially or unofficially to the award of the contract to the DEVELOPER, nor has any amount been paid, promised or intended to be paid to



any such individual, firm or company in respect of any such intercession, facilitation or recommendation.

The DEVELOPER, either while presenting the bid or during pre-contract negotiations or before signing the contract, shall disclose any payments he has made, is committed to or intend to make to agents, brokers or any other intermediaries, including officials of the OWNER/USER or their family members, if any, in connection with the contract and the details of services agreed upon for such payments.

The Developer will not enter with other Developers into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to introduce cartelization in the bidding process.

The DEVELOPER will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.

The DEVELOPER/Contractor will not commit any offence under the relevant India Penal Code (IPC) /Bhartiya Nyaya Sanhita, 2023 BNS/Prevention of corruption (PC) act. Further, the Developer will not use improperly, for purposes of competition or personal gain, pass on to others, any information provided by the OWNER/USER as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The DEVELOPER also undertakes to exercise due and adequate care lest any such information is divulged.

The DEVELOPER commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.

The DEVELOPER shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.

If the Developer or any of the key personnel of the Developer, actively involved in the project is a relative of any of the actively involved personnel of the OWNER/USER, the same should be disclosed.

The term 'relative' for this purpose would be as defined in section 2(77) of the Companies Act, 2013.

The DEVELOPER shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee or the OWNER/USER.

The Developer(s) /Contractor(s) who have signed the Integrity Pact shall not approach the Courts while representing the matter to IEMs and shall wait for their decision in the matter.

4. Previous Transgression

The DEVELOPER declares that no previous transgression occurred in the last three years immediately before signing of this Integrity Pact, with any other company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise in India or any Government Department in India that could justify; DEVELOPER's exclusion from the tender process.

The DEVELOPER agrees that if it makes an incorrect statement on this subject or committed a transgression through a violation of any of the clauses of the commitments of Developer, DEVELOPER can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.

5. Sanctions for Violations:

Any breach of the aforesaid provisions by the DEVELOPER or any one employed by it or acting on its behalf (whether with or without the knowledge of the DEVELOPER) shall entitle the OWNER/USER to take all or any one of the following actions, wherever required:-

- (i) To immediately call off the pre contract negotiations without assigning any reason or giving any; compensation to the DEVELOPER. However, the proceedings with the other DEVELOPER(s) would continue.
- (ii) The Earnest Money Deposit (in pre-contract stage) and/or Security Deposit/ Performance Bond (after the contract is signed) shall stand forfeited either fully or partially, as decided by the OWNER/USER and the OWNER/USER shall not be required to assign any reason therefore.
- (iii) To immediately cancel the contract, if already signed, without giving any compensation to the DEVELOPER.
- (iv) To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the DEVELOPER, in order to recover the payments, already made by the OWNER/USER, along with interest.
- (v) To cancel all or any other contracts with the DEVELOPER. The DEVELOPER shall be liable to pay compensation for any loss or damage to the OWNER/USER resulting from such cancellation/recession and the OWNER/USER shall be entitled to deduct the amount so payable from the money(s) due to the DEVELOPER.
- (vi) To debar the DEVELOPER from participating in the future bidding processes of LIC for a minimum period of five years which may be further extended at the discretion of the OWNER/USER.
- (vii) To recover all sums paid in violation of this Pact by DEVELOPER(s) to any middleman or agent or broker with a view to securing the contract.
- (viii) Forfeiture of Performance Bond in case of a decision by the OWNER/USER to forfeit the same without assigning any reason for imposing sanction for violation of this pact.

The OWNER/USER will be entitled to take all or any of the actions mentioned at para 5.1(i) to (viii) of this pact also on the Commission by the DEVELOPER or any one employed by it or acting on its behalf (whether with or without the knowledge of the DEVELOPER), of an offence as defined in chapter IX of the Indian Penal Code, 1860 or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

The decision of the OWNER/USER to the effect that a breach of the provisions of this pact has been committed by the DEVELOPER shall be final and conclusive on the DEVELOPER. However, the DEVELOPER can approach the Independent Monitor(s) appointed for the purposes this Pact.

6. Independent Monitors:

The OWNER/USER has appointed (hereinafter referred to as Monitors) for this Pact in consultation with the Central Vigilance Commission.

Name, address, email of the Monitor(s):

1. Shri Jose T. Mathew, IFS (Retd), House No.37/930, Ebrahim Pillai Lane, Via Kakkanad, Thrikkakara, Dt. Ernakulam, Kerala, email: itmat507@gmail.com

2. Shri Sanjay Kumar Srivastava, IAS (Retd), C-II, 2475, Vasant Kunj, New Delhi-110070, email: srivastava.sk001@gmail.com.

The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.

The Monitors shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently. It will be obligatory for him to treat the information and documents of the Developer as confidential.

Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings.

As soon as the Monitor notices, or has reason to believe, a violation of this pact, he will so inform the **Executive Director (E & OS), LIC**.

The DEVELOPER(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the OWNER/USER including that provided by the DEVELOPER. The DEVELOPER will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors. The Monitor shall be under contractual obligation to treat the information and documents of the DEVELOPER/Subcontractor(s) with confidentiality. The Monitor has also signed declarations on 'Non-Disclosure of Confidential Information' and of 'Absence of Conflict of Interest'. In case of any conflict of interest arising at a later date, the IEM shall inform **CEO & MD, LIC** and recues himself / herself from that case.

The OWNER/USER will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.

The Monitor will submit a written report to the **CEO & MD, LIC** within 8 to 10 weeks from the date of reference or intimation to him by the Developer and should the occasion arise, submit proposals for correcting problematic situations.



If the Monitor has reported to the **CEO & MD, LIC**, a substantiated suspicion of an offence under relevant IPC/ Bhartiya Nyaya Sanhita, 2023 BNS /PC Act, and the **CEO & MD, LIC** has not, within the reasonable time taken visible action to proceed against such offence or reported it to the Chief Vigilance Officer, the Monitor may also transmit this information directly to the Central Vigilance Commissioner.

7. Facilitation of Investigation:

In case of any allegation of violation of any provisions of this pact or payment of commission, the OWNER/USER or its agencies shall be entitled to examine all the documents including the Books of Accounts of the DEVELOPER. The DEVELOPER shall provide necessary information and documents in English and shall extend all possible help of the purpose of such examination/inspection.

8. Law and Place of Jurisdiction:

This Pact is subject to Indian Law. The place of performance and jurisdiction is the seat of the OWNER/USER.

9. Other Legal Actions:

The actions stipulated in this Integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extent law in force relating to any civil or criminal proceedings.

If the Developer is a partnership Firm this agreement must be signed by all partners/members. Changes and supplements as well as termination notices need to be made in writing.

10. Validity:

The validity of this Integrity Pact shall be from date of its signing and extend upto 12 months after the last payment under the contract. In case DEVELOPER is unsuccessful, this Integrity Pact shall expire after six months from the date of the signing of the contract.

Should one or several provisions of this Pact turn out to be invalid; the remainder of this pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

11. The parties hereby sign this Integrity Pact at.....on.....

OWNER/USER

DEVELOPER Name of the Officer:

CEO:

Designation

Deptt./

Witness

1

1

2

2

(Note: Developer/Seller/Service

Provider

Stores/equipment/item/service

Bidding process/ bid evaluation/process of availing services

Appropriate word may be used where ever applicable without altering the purpose /desired intention of the clause.

ANNEXURE – H

ENROLMENT CHECKLIST

Sr. No.	Description of Enclosure	Refer Item of form	Upload ed YES/N O
1.	Partnership deed / Articles of Association / Affidavit (□) (□) Annexure A-1	9 (ii)	
2.	Annexure (A-2) as supplied	9 (iii) (Particulars of Partners)	
3.	Annexure – B (as supplied)	10 (Particulars of enrolment in LIC and other Organization)	
4.	Proof of Turnover	12 (i)	
5.	Copy of IT Returns	12 (iii)	
6.	NEFT Details	13 (ii)	
7.	Solvency Certificate /Banker's Certificate or Net worth Certificate	13 (iii)	
8.	Certificate of Bank Guarantee	13 (iv)	
9.	Copy of final bill showing values of specialized works like Fire Fighting and Façade etc if it has executed for private party		
10.	Immovable Property certificate	14 (ii)	
11.	Movable Property certificate	15 (ii)	
12.	Annexure 'C' (as supplied)	16(Particulars of Tools & plants/ Machinery)	
13.	Annexure 'D' (as supplied)	17 (List of major works completed during years) last 7	
14.	Annexure 'E' (as supplied)	19 (i) (List of work in hand)	
15.	Copies of work order from clients	19 (ii)	
16.	Annexure 'F' (as supplied)	20 (Particulars of permanent technical staff)	
17.	Annexure 'G'	Performance certificate	
18.	Annexure 'H'		
19.	Integrity Pact		