



Thane Divisional Office
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TECHNICAL BID TO BE SUBMITTED IN SEALED ENVELOPE - I

Reference No.

NOTE : The reference no. to be filled up by the tenderers for the particular Ready Built PREMISES for office area offered and shall be quoted in **Price Bid** also - for easy and correct identification.

SI No	Details of vendor / Owner / Builder / Firm	Remarks
1.1	Name :	
1.2	Address	
	Phone No.	
	Fax No.	
	E - Mail ID	
1.3	Name of the contact person duly authorised.	
	Phone No.	
1.4	Constitution of vendor / firm (Proprietary/Partnership/Private / Pvt. Ltd./ Public Ltd/PSU etc)	
1.5	Copy of registered Memorandum of Understanding between Developers and the land owners if the land does not belong to the developers.	
1.6	Solicitors/Advocates name	
	Address,	
	Phone	
	Fax no	
1.7	Detailed report of the Solicitor/Advocate for marketability of title is to be enclosed:	

Signature of vendor with seal & date.

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2	Details of the property :	
2.1	Name of the Owner	
2.2	Address :	
	Phone No.	
2.2	Name of the building	
2.3	Details of encumbrances , if any ?	
2.3	Location and address of the property	
	(a) Name of the scheme	
	(b) Sector No. etc.	
	© Street No. etc.	
2.4	Usage of the property (as approved by the Competent Authority). Whether any other special regulations like CRZ / MOEF act were applicable?	
	(a) Residential	
	(b) Commercial	
	© Residential cum Commercial	
	(d) Shopping centre	
2.5	Whether the proposal is for sale of Residential Flats / Office premises in a multi - storied building.	
	(a) No. of floor levels in the building.	
2.6	At which floor, the premises (Flats) / Office are offered.	
2.7	No. of residential flats offered in the building.	

Signature of vendor with seal & date.

2.8	CTS No	
2.9	Survey No	
2.10	Ward NO	
2.11 (a)	Whether the plot is free hold or lease hold?	
2.11 (b)	If lease hold, please mention the details of	
	(i) Name of the Title Holder / Lesser	
	(ii) Tenure of the land	
	(iii) Residual lease period	
	(iv) Annual lease rents and amount.	
	(v) Consent of Lesser for sale of flats	
2.12	Topography of the Land	
	(a) Level	
	(b) Undulated	
	(c) Sloping	
	(d) Low lying or raised	
2.13	Character / Type of locality	
	(a) Residential	
	(b) Commercial	
	© Commercial cum Residential	
	(d) Industrial	
	(e) Slum	
2.14	Area of the plot	
2.15	Size of the plot	
	(a) Frontage in metres	
	(b) Depth in metres	

Signature of vendor with seal & date.

2.16	Schedule of the plot i.e. boundaries of the plot on	
	North	
	East	
	South	
	West	
2.17	Do any easement rights exist on the plot (including like water supply line, sewer, storm water drains, electric cables etc)? If yes, please give details.	
2.18	Does the site or portion fall within Railway/ National Highway and whether underground cable traverse the site.	
2.19	Whether the locality is free from Special hazards like fire / flood etc.	
2.20	Whether the locality has protection from adverse influence such as	
	(a) Encroachment.	
	(b) Industrial nuisance , smoke , noise etc.	
2.21	Marketability of the title. Please enclose copies of agreements/sale deeds establishing ownership/ development rights.	
2.22	Please enclose copy of PR card.	
2.23	Ground coverage and FSI permissible	
2.24	FSI consumed	
2.25	Details of TDR used, if any	
2.26	Please also indicate distance from the nearest	
	(i) Railway (local) station	
	(ii) Bus Stand	
	(iii) Airport	
	(iv) Hospital	
	(v) Schools / Colleges / Universities.	
2.27	Year of construction. Enclose a attested copy of NOC or Occupancy certificate issued by the Municipal Authority or any other Govt. Bodies.	

Signature of vendor with seal & date.

2.28	(a) Incase of old constructions, NOC from the Society may be enclosed	
	(b) Mention year of completion (as given in Completion Occupancy Certificate issued by the Authority) .	
	(c) Indicate in whose name the conveyance deed is executed.	
2.29	If the project is under construction , please indicate the :	
	(a) Stage of construction.	
	(b) Probable date of completion	
2.30	Date on which all the flats ----- nos./ Office premises can be handed over to LIC after finalization of the deal.	
2.31	Built up area of the flats / Office being offered for sale now. Please enclose copies of approved plans.	
2.32	What is the carpet area (for consideration purpose).	
2.33	If flats are not identical and vary in built up areas, a separate sheet statement for all the flats may be enclosed.	
2.34	No of storeys and the height of the each floor including basement.	
2.35	Total number of flats in the building/wing and No of flats in each floor.	
2.36	Number of flats offered for sale.	
3	Specifications	
3.1	Type of building (Residential/Semi commercial)?	
3.2	Type of structure (RCC / Steel framed / load bearing).	
3.3	Type of foundation. Please indicate for how many storeys the foundation is designed and whether scope for vertical extension is available? Whether the building is designed for earthquake and wind loads?	
3.4	Details of Flooring (M.M.Tiles/Ceramic/ Vitrified / Marble) or any other.	

Signature of vendor with seal & date.

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3.5	Details of Door frames (Sal wood/Teak Wood/ Hard wood/ Aluminum) or any other.	
3.6	Details of Door shutters (Flush door / Teak wood/ Aluminum / PVC) or any other.	
3.7	Details of Window frames (Sal wood/Teak Wood/ Hard wood/ Aluminum) or any other.	
3.8	Details of window shutters (Teak wood / Aluminum / steel) or any other.	
3.9	Details of Floors & Dado in Bathrooms / Toilets	
3.10	Details of Kitchen	
	(i) Floors.	
	(ii) Kitchen platform finishing i/c walls.	
	(iii) Storage cabinet if any or any other.	
3.11	Details of Toilet water proofing and terrace water proofing (if the water proofing work carries guarantee period, please mention the details)	
3.12	(a) External Walls i/c finishing.	
	(b) Internal Walls i/c finishing.	
3.13	Amenities Provided	
	(a) No of light points.	
	(b) No. of fans including Size.	
	(c) No. of exhaust fan.	
	(d) No. of Geysers.	
	(e) Type of Geyser.	
	(f) Capacity of Geyser.	
	(g) No. of wardrobes.	
	(h) Wash basins and mirrors.	
	(i) Any other facilities like Telephones, Dish Antena, Intercom.	
4	Whether Structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)	

Signature of vendor with seal & date.

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5	SERVICES:	
5.1	If Lift facility is available, please give details of Number of lifts, capacity , make and the year of installation.	
5.2	Please indicate source of water supply. Water meter installed? Please give details.	
5.3	Is bore well provided? If so what is the yield and depth of bore well.	
5.4	Please indicate the type of plumbing (GI/Copper/Composite like Kitec/PP)	
5.5	Capacity of the over head tank feeding to the flats office premises under consideration for sale.	
5.6	Please give details of sewerage system and for storm water disposal.	
5.7	Please indicate whether the building is prone to flooding.	
6	Electricity	
6.1	What is the connected load to the flats?	
6.2	Pl. indicate the type of wiring used , Aluminum or copper?	
6.3	Whether ELCB is provided	
7	Common services	
7.1	Car parking	Reserved ----- nos./ Open ----- nos.
7.2	Two wheeler parking	Reserved ----- nos./ Open ----- nos.
7.3	Power / Electricity supply.	Yes / No
7.4	24 Hrs. water / Overhead tanks.	Yes / No
7.5	Generator for emergency. If yes mention, capacity of the Generator.	Yes / No
7.6	Anti lightening device	Yes / No
7.7	Security arrangements, please give details.	
8	Other Information	
8.1	Whether any ready built flats / Office premises have been constructed and sold by the builder to any government and semi government institutions/Financial institutions? If so please give name and addresses of such clients and total cost of such sales to clients to be given.	

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8.2	No of years in the construction business.	
8.3	Turnover in last 3 years (in crores).	
8.4	Details of last 5 projects completed	
	(i) Date of completion	
	(ii) Total value of the project	
9	Details of Plan / Blue Prints / Sanctioned Plan	
9.1	Whether the plan of the property is sanctioned by the Competent Authority.	
9.2	If sanctioned , please enclose copy of approved Floor Plan/s and Site Plan.	
9.3	Name/s and Address Phone No. of the Architect / Engineer.	
10	Provision for proper arrangement of fire safety.	
10.1	Are the safety measures taken?	
10.2	If yes , give details of arrangement.	
10.3	Is No Objection certificate obtained / Secured from fire control authorities.	
10.4	If yes , produce copies of proof / certificates.	
12	List of Enclosures	

I / We declare that the information furnished above is true and correct to the best of my knowledge.

Place

Date:

Signature of vendor with seal & date.