

कार्यकारी अभियंता - १ / कोंकण मंडळ

रुम नं. १६९अ, पोटमाळा, गृहनिर्माण भवन, वांद्रे (पू), मुंबई - ५१.

जा.क्र./का.अ.-१/को.मं./ १२१ /२०२४

दिनांक: १५ / ०३ / २०२४

प्रति,
मुख्य माहिती व संगणक तंत्रज्ञान अधिकारी,
माहिती व संगणक तंत्रज्ञान कक्षा/प्राधिकरण.

ITC Cell,
M. H. & A. D. Author
Inward No.: 1126
Date: 15.03.2024

विषय : सर्व्हे क्र.२०८ हिस्सा क्र.४(पै), ५(पै), ६(पै) व ७(पै) मौजे माजिवडे, सेक्टर ४, ठाणे या वर्तकनगर म्हाडा अभिन्यासातील
(१) निवासी भूखंड क्र. A (अस्तित्वातील इमारत क्र. १४ व १६ चा भूखंड) ,
(२) भूखंड क्र. 'B' (अस्तित्वातील इमारत क्र. ५१, ५२ व ५३ चा भूखंड) ,
(३) भूखंड क्र. C (अस्तित्वातील इमारत क्र. ५७ ते ६१ (पैकी) चा भूखंड) करीता ई-लिलाव (E- Auction) पध्दतीने देकार मागविण्याबाबत.

संदर्भ : प्राधिकरण ठराव क्र. ७०९७ दिनांक २९.०२.२०२४.

विषयांकीत भूखंडाचा ई-लिलाव करणेकरीता प्राधिकरण ठराव क्र. ७०९७ दिनांक २९.०२.२०२४ अन्वये मान्यता मिळालेली आहे. त्या अनुषंगाने विषयांची ई-लिलाव बाबत जाहिरात आज दि.१५/०३/२०२४ रोजी विविध वर्तमानपत्रांमध्ये देण्यात आलेली आहे. तरी सदर जाहिरात म्हाडाच्या संकेत स्थळावर प्रदर्शित करण्याकरीता पुढील कार्यवाहीस्तव आपल्याकडे पाठविण्यात येत आहे.

सोबत: - भूखंड क्र. A, B, C करीता ई-लिलाव सुचनापत्रे (३)

कार्यकारी अभियंता-१
कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ,
मुंबई

प्रत : उपमुख्य कार्यकारी अधिकारी/ प्रा. यांना माहितीकरीता सविनय सादर.
प्रत : वित्त नियंत्रक/ प्रा. यांना माहितीकरीता सविनय सादर.
प्रत : विधी सल्लागार/ प्रा. यांना माहितीकरीता सविनय सादर.
प्रत : मुख्य अभियंता-२/प्रा. यांना माहितीकरीता सविनय सादर.
प्रत : मुख्य अधिकारी/ को.मं. यांना माहितीकरीता सविनय सादर.
प्रत : स्वीय सहायक, मा. उपाध्यक्ष/प्रा. यांना माहितीकरीता.

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

कार्यकारी अभियंता-१ / कोंकण मंडळ

ई - लिलाव (E-Auction) मागविण्याबाबत



कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा घटक) यांच्या कडून स्वारस्य असणा-या व्यक्ति/ संस्था यांचेकडून खालील नमूद रहिवास भूखंडाचे सद्यस्थितीतील पूर्ण चटई क्षेत्रासहीत ई-लिलाव (E- Auction) पध्दतीने देकार मागविण्याचे प्रस्तावित आहे.

- मौजे माजिवडे, सेक्टर ४, ठाणे येथील वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. 'A' (अस्तित्वातील इमारत क्र. १४ व १६ चा भूखंड) म्हणून दर्शविण्यात आलेला आहे.
- कामाची व्याप्ती व पात्रता निकषाबाबत माहिती www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावरील (web portal) lottery मधील E-Auction या tab वर उपलब्ध आहे. पात्रता निकषामध्ये पात्र ठरलेल्या अर्जदारांनाच पुढील निवडीच्या / वितरणाच्या कार्यवाहीत ग्राह्य धरण्यात येईल.
- ई-लिलाव (E-Auction) ही प्रक्रिया ऑनलाईन आहे. ई-लिलाव अर्जाकरीता www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावर (web site), visit / login दि. १९/०३/२०२४ पासून करता येईल.

क्र.	विषय	विश्लेषण
०१	प्रकल्पाचे नाव	सर्व्हे क्र.२०८ हिस्सा क्र.४(पै), ५(पै), ६(पै) व ७(पै) मौजे माजिवडे, सेक्टर ४, ठाणे या वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. 'A' (अस्तित्वातील इमारत क्र. १४ व १६ चा भूखंड) ची Lease वर विक्री व उपलब्ध संपूर्ण चटई क्षेत्रफळाची विक्री.
०२	E-Auction document uploading date	१९/०३/२०२४ ते १०/०४/२०२४

कोणतेही कारण न देता E-Auction स्विकारण्याचे अथवा रद्द करण्याचे सर्व अधिकार मा. उपाध्यक्ष / म्हाडा यांना राहतील.

दिनांक: - १५.०३.२०२४

स्थळ: - मुंबई

सही/-
कार्यकारी अभियंता
कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ,
मुंबई

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

कार्यकारी अभियंता-१ / कोंकण मंडळ

ई - लिलाव (E-Auction) मागविण्याबाबत



कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा घटक) यांच्या कडून स्वारस्य असणा-या व्यक्ति/ संस्था यांचेकडून खालील नमूद रहिवास भूखंडाचे सद्यस्थितीतील पूर्ण चटई क्षेत्रासहीत ई-लिलाव (E- Auction) पध्दतीने देकार मागविण्याचे प्रस्तावित आहे.

- मौजे माजिवडे, सेक्टर ४, ठाणे येथील वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. 'B' (अस्तित्वातील इमारत क्र. ५१, ५२ व ५३ चा भूखंड) म्हणून दर्शविण्यात आलेला आहे.
- कामाची व्याप्ती व पात्रता निकषाबाबत माहिती www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावरील (web portal) lottery मधील E-Auction या tab वर उपलब्ध आहे. पात्रता निकषामध्ये पात्र ठरलेल्या अर्जदारांनाच पुढील निवडीच्या / वितरणाच्या कार्यवाहीत ग्राह्य धरण्यात येईल.
- ई-लिलाव (E-Auction) ही प्रक्रिया ऑनलाईन आहे. ई-लिलाव अर्जाकरीता www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावर (web site), visit / login दि. १९/०३/२०२४ पासून करता येईल.

क्र.	विषय	विश्लेषण
०१	प्रकल्पाचे नाव	सर्व्हे क्र.२११ हिस्सा क्र. १(पै), २(पै), ४(पै) व ५(पै) आणि सर्व्हे क्र.२१२ हिस्सा क्र.३ (पै) मौजे माजिवडे, सेक्टर ४, ठाणे या वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. B (अस्तित्वातील इमारत क्र. ५१, ५२ व ५३ चा भूखंड) ची Lease वर विक्री व उपलब्ध संपूर्ण चटई क्षेत्रफळाची विक्री.
०२	E-Auction document uploading date	१९/०३/२०२४ ते १०/०४/२०२४

कोणतेही कारण न देता E-Auction स्विकारण्याचे अथवा रद्द करण्याचे सर्व अधिकार मा. उपाध्यक्ष / म्हाडा यांना राहतील.

दिनांक: - १५.०३.२०२४

स्थळ: - मुंबई

सही/-
कार्यकारी अभियंता-१
कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ,
मुंबई

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

कार्यकारी अभियंता-१ / ठाणे विभाग/कोंकण मंडळ
ई - लिलाव (E-Auction) मागविण्याबाबत



कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा घटक) यांच्या कडून स्वारस्य असणा-या व्यक्ति/ संस्था यांचेकडून खालील नमूद रहिवास भूखंडाचे सद्यस्थितीतील पूर्ण चटई क्षेत्रासहीत ई-लिलाव (E- Auction) पध्दतीने देकार मागविण्याचे प्रस्तावित आहे.

- मौजे माजिवडे, सेक्टर ४, ठाणे येथील वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. C (अस्तित्वातील इमारत क्र. ५७ ते ६१ (पैकी)) म्हणून दर्शविण्यात आलेला आहे.
- कामाची व्याप्ती व पात्रता निकषाबाबत माहिती www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावरील (web portal) lottery मधील E-Auction या tab वर उपलब्ध आहे. पात्रता निकषामध्ये पात्र ठरलेल्या अर्जदारांनाच पुढील निवडीच्या / वितरणाच्या कार्यवाहीत ग्राह्य धरण्यात येईल.
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क्र.	विषय	विश्लेषण
०१	प्रकल्पाचे नाव	सर्वे क्र. २०९ हिस्सा क्र. १(पै) मौजे माजिवडे, सेक्टर ४, ठाणे या वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. C (अस्तित्वातील इमारत क्र. ५७ ते ६१ (पैकी)) ची Lease वर विक्री व उपलब्ध संपूर्ण चटई क्षेत्रफळाची विक्री.
०२	E-Auction document uploading date	१९/०३/२०२४ ते १०/०४/२०२४

कोणतेही कारण न देता E-Auction स्विकारण्याचे अथवा रद्द करण्याचे सर्व अधिकार मा. उपाध्यक्ष / म्हाडा यांना राहतील.

दिनांक: - १५.०३.२०२४

स्थळ: - मुंबई

सही/-
कार्यकारी अभियंता-१
कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ,
मुंबई



Invitation for E- Auction from person/ any entity for sale of Residential Plot on lease earmarked as Plot No. 'A' (for existing Bldg. No. 14 and 16) as per the approved Vartak Nagar Mhada layout with full potential FSI BUA bearing Survey No. 208, Hissa No.4 (Pt.), 5(Pt.), 6(Pt.) & 7(Pt.) of village Majiwade, Sector IV, Thane – 400606.

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

कार्यकारी अभियंता-१ / कोंकण मंडळ

ई - लिलाव (E-Auction) मागविण्याबाबत



कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा घटक) यांच्या कडून स्वारस्य असणा-या व्यक्ति/ संस्था यांचेकडून खालील नमूद रहिवास भूखंडाचे सद्यस्थितीतील पूर्ण चटई क्षेत्रासहीत ई-लिलाव (E- Auction) पध्दतीने देकार मागविण्याचे प्रस्तावित आहे.

- मौजे माजिवडे, सेक्टर ४, ठाणे येथील वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. 'A' (अस्तित्वातील इमारत क्र. १४ व १६ चा भूखंड) म्हणून दर्शविण्यात आलेला आहे.
- कामाची व्याप्ती व पात्रता निकषाबाबत माहिती www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावरील (web portal) lottery मधील E-Auction या tab वर उपलब्ध आहे. पात्रता निकषामध्ये पात्र ठरलेल्या अर्जदारांनाच पुढील निवडीच्या / वितरणाच्या कार्यवाहीत ग्राह्य धरण्यात येईल.
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क्र.	विषय	विश्लेषण
०१	प्रकल्पाचे नाव	सर्व्हे क्र.२०८ हिस्सा क्र.४(पै), ५(पै), ६(पै) व ७(पै) मौजे माजिवडे, सेक्टर ४, ठाणे या वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. 'A' (अस्तित्वातील इमारत क्र. १४ व १६ चा भूखंड) ची Lease वर विक्री व उपलब्ध संपूर्ण चटई क्षेत्रफळाची विक्री.
०२	E-Auction document uploading date	१९.०३.२०२४ ते १०.०४.२०२४

कोणतेही कारण न देता E-Auction स्विकारण्याचे अथवा रद्द करण्याचे सर्व अधिकार मा. उपाध्यक्ष / म्हाडा यांना राहतील.

दिनांक: -

स्थळ: - मुंबई

मुख्य अधिकारी /कोंकण मंडळ

CONTENTS

Sr. No.	Section	Page no.
1	Invitation of E- Auction	
	1.1 Brief Introduction	
	1.2 Schedule of Events	
	1.3 Selection Method	
	1.4 Prequalification Criteria	
	1.5 Evaluation Criteria	
	1.6 Authorised Signatory	
	1.7 Amendment to E-auction	
	1.8 Preliminary examination for the applications	
	1.9 Evaluation	
2	Instructions to Applicants	
	2.1 Instructions to Participants	
	2.2 Offset Rate	
	2.3 Bidding Process	
	2.4 Rejection of to E- Auction	
	2.5 Disclaimer	
	2.6 Documents to accompany e-auction	
3	Formats of submission	
	3.1 Form-I E- Auction letter	
	3.2 Form-II, Pre-Qualification criteria	
	3.3 Form III, Financial Capability of applicant entity	
	3.4 Form IV, Financial Capability of organization/ institute providing financial assistance to applicant entity	
	3.5 Form-V, Affidavit or Self-Declaration	
4	Bidding process	

1) Invitation for E- Auction

1.1) Brief Introduction

- a) Plot No. 'A' (for existing Bldg. No. 14 and 16) is under reference (u/r.) is part of Vartak Nagar Mhada Colony layout situated in Panchpakhadi, Majiwade, Sector IV, Thane. This plot u/r is in residential zone and abutting each other.
- b) This plot is part of Vartak Nagar Mhada Colony, approved by Thane Municipal Corporation, Thane with provision of UDCPR 7.4 (sub-clause 1 to 10). The plot is abutting 12 m. wide roads of sanctioned layout, on East and West direction on the plot.
- c) There are 2 existing vacated buildings on the plot u/r. (Ground + 4 upper) with existing built-up area of 2201.20 sq.m. to be demolished by the successful bidder.
- d) Details of the permissible built-up area on the plot u/r. are as under: -

Table- 1		
No.	Descriptions	Area in sq.mt.
01	Plot Area	1446.19
02	Total Permissible built-up area	8250.00

1.2) Schedule of Events: -

Table - 2		
No.	Items	Description
1	E- Auction reference no.	E- Auction 15/03/2024
2	Name of the project	To sell full potential Built up area (8250.00 sqm. as of now) and lease of Plot No. 'A' (for existing Bldg. No. 14 & 16) admeasuring 1,446.19 sq.mts bearing plot survey no. 208 hissa no. 4(pt), 5(pt), 6(pt) & 7(pt) in Vartak Nagar MHADA colony, Majiwade, Thane 400 606.
3	E- Auction processing / Registration Fee	Rs.1,18,000/- (Non-Refundable) (Rs.1,00,000 + Rs.18,000 GST)
4	Permissible Built-up area on the combined plot no. 14 & 16	As mentioned in Table - 1
5	Offset Rate (Residential Built-up area)	Rs. 64,584/- per sq.m.
	a) Commercial Built-up area.	In case on any demand for non-residential built up area by the bidder the said non-residential built up area shall be chargeable @ 1.5 times the final bid Rate.
6	EMD	Rs. 26,64,090/-
7	E- Auction advertisement date	Dt. 15/03/2024
8	E- Auction downloading and uploading & paper/document submission online	Dt. 19/03/2024 TO 10/04/2024

9	Pre- E- Auction meeting	Dt. 27/03/2024 at 12.00 pm. in the Chamber of Dy. CEO/MHADA. It is mandatory for applicant entity to produce all original documents uploaded for e-Auction in this meeting.
10	Finalizing and uploading the eligible bidders list	16/04/2024
11	EMD Payment and submission of required documents as per 2.2(i)	18/04/2024 to 22/04/2024
12	E-Auction date (who are eligible in phase-I)	24/04/2024 (11 am to 5pm)
13	Result	26/04/2024 (11 am onwards)

1.3) SELECTION METHOD: Stage/Phase I:

E- Auction

MHADA invites E-Auction from person/ any entity for sale of Residential plot on lease earmarked as Plot No. 'A' (for existing Bldg. No. 14 & 16) along with full potential FSI admeasuring 8250.00 Sq.mt. BUA on land bearing S.No.208, Hissa No.4(Pt), 5(Pt), 6(Pt) & 7(Pt) in Vartak Nagar, Mhada Colony, Panchpakhadi, Majiwade, Thane.

The full potential FSI permissible as of now has been offered for sale vide this auction and only incremental FSI in future can be purchased as per Govt. and Mhada prevailing policy by the successful bidder.

1.4) Pre-Qualification Criteria:

All interested participants are hereby informed that only those who meet the following pre-qualification criteria shall be considered for further evaluation.

Table-3	
No.	Documents required for prequalification Note: - document mentioned herein below should be relevant with project cost/ turnover of Rs. 75 crores
1	Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor
2	Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.
3	Letter from any financial institution / organization/ Joint Venture regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).
4	Separate documents as mentioned in point no. 3 for projects executed in joint venture (if required/if any).
5	The participant shall not have been black listed in India. (In support of this undertaking should be submitted/format of same attached as form V).

Every claim should be supported by authorized documents.

Note:- Please note that in the following evaluation criteria, the bidder has the liberty of combining the strength & financial assistance with any organization/institute (wherever applicable) with the applicant entity in respect this project i.e. sale of potential Built up area and lease of Plot No. 'A' (for existing Bldg. No. 14 & 16) along with various other parameters given herein. If/Wherein required documents shall be submitted for the funds available with the applicant entity, and also available with the assisting

organization/institute, which is ready to be grant the funds to applicant entity for the said purpose in stipulated time, same shall be considered for evaluation.

1.5) Evaluation Criteria.

The participants who have met the Pre-Qualification Criteria as above will be finalised by the technical evaluation committee for evaluating the E- Auction will comprise of the following members:-

- a) Dy. CEO/ MHADA
- b) Finance Controller / MHADA
- c) Legal Advisor/ MHADA
- d) Chief Engineer – II/ MHADA
- e) Chief Officer / KHADB
- f) Executive Engineer –I / KHADB
- g) Chief Accounts Officer / KHADB

1.6) Authorized Signatory

The 'Applicant' mentioned in the E- Auction document shall mean the one who has signed the EOI /E- Auction document forms. The applicant should be the duly Authorized Representative of the applicant entity, for which a certificate of authority should be submitted. All certificates and documents (including any clarifications sought and any subsequent correspondence) received hereby, shall, as far as possible, be furnished and signed by the Authorized Representative.

Every sheet and all forms complete in all respects shall be signed by the person duly authorized representative on behalf of the participants with affixing the rubber stamp. Any / all corrections / alterations made in the offer shall be duly authenticated by the signature of the Authorized Signatory.

1.7) Amendment to E- Auction

At any time prior to the last date for receipt of proposals, MHADA, may for any reason, whether at its own initiative or in response to a clarification requested by a prospective participant, modify the E- Auction document by an amendment. In order to provide prospective participants reasonable time in which to make the amendment in preparing their proposals, MHADA may, at its discretion, extend the last date for the receipt of proposals and/or make other changes in the requirements set out in the E- Auction

The participant is required to visit the eauction.mhada.gov.in website for any changes or amendments in the invitation of E- Auction before submitting their Expression of Interest.

1.8) Preliminary examination for the applications

- a) The MHADA shall examine the applications to determine whether they are complete, whether the documents have been signed as indicated in this document, whether all Forms as asked have been filled in properly, whether applications are generally in order and all information as indicated under various clauses have been furnished.
- b) The MHADA reserves the right to waive minor deviations in the proposal application if they do not materially affect the capability of the participant to perform the assignment.
- c) Prior to detailed evaluation formalities, MHADA shall determine the substantial responsiveness of each application to the Invitation documents. A substantially responsive proposal is one, which conforms to all the terms and conditions of the Invitation document without any material deviation. A material deviation is one, which limits in any way responsibilities and liabilities of the participant or any right of the employer as required in this

document. MHADA may waive any minor non-conformity in an application, which does not constitute material deviation. Non-responsiveness shall run the risk of rejection.

- d) The evaluation shall be carried out on the basis of data available in the application documents received in the first instance. However, MHADA reserves the right to call for such clarifications confined in scope to the contents of the application, should such a clarification become necessary for proper judgment in evaluation.

1.9) Evaluation

The procedure of evaluation of the applications is indicated below:

- a) MHADA has specified the Pre-Qualification Criteria (Clause 1.4) in the E-Auction document. The applicant shall submit the proposals in the same sequence indicating the Qualification Criteria on each certificate.
- b) Only the Participants, who meet the Pre-Qualification Criteria, will be evaluated for selection as per Evaluation Criteria mentioned in Clause 1.4.

2) Instruction to Applicants.

2.1) Instructions

2.1.1) This E- Auction document indicates the scope of work, qualifying requirements, forms and procedure for submission of proposal for interested participants. Those applications meeting Pre-Qualification Criteria shall only be evaluated and short listed further. Konkan Board / MHADA reserves the right to accept or reject any or all the offers at any stage of the process without assigning any reason thereof and no claim/dispute on this aspect shall be entertained. Interested participants may contact following office for more details during office hours from 10.30 AM to 06.00 PM (IST):-

i) Executive Engineer-I /Konkan Board/ MHADA

OR

ii) Dy. Engineer /Thane Division /Konkan Board/ MHADA

Off Phn: 022-66405018

Email: eethanekb@gmail.com

- 2.1.2) Eligible entities who meet the prequalification criteria shall furnish in pre-Auction meeting their expression of interest with all necessary documents in a sealed covers along with the covering letter duly signed by an authorised signatory and receipt of non-refundable processing fees of Rs. 1,00,000/- (Rupees One Lakh Only) and receipt of EMD Rs. 26,64,090/- (Rupees Twenty Six Lakhs Sixty Four Thousand Ninety only) in the form RTGS in the Account No. 7739722074 of Police Housing E Auction – 2023-24, Indian Bank, Mumbai Fort (eAB) Branch, IFS Code No. IDIB000F523 from date 18/04/2024 to 22/04/2024.

2.2) Offset Rate: -

Please refer point no. 1.1 (d) for plot area & built-up details along with the note mentioned in rehabilitation details in the project. Offset rate for the said project is mentioned as under: -

(Table-4)					
No.	Description	Plot area (sqm.)	Permissible built up area (sqm.)	Offset Rate in Rs. Per sq.m	Amount in Rs.
1	For Residential Built-up area	1446.19	8250.00	Rs. 64584/-	53,28,18,000/-

Note:- 1) In case on any demand for Non-residential built up area by the bidder the said Non-residential built up area shall be chargeable @ 1.5 times the final bid price

2) The rate mentioned in table-4 is of basic built-up area exclusive of permissible ancillary area. For the design build process successful bidder shall consider basic built-up area + ancillary area (ancillary area to be obtained from Thane Municipal Corporation, Thane at his risk and cost)

2.2.1) If the successful bidder withdraws/surrender's his claim of successful bid, in any case, the EMD of the said Auction shall be forfeited and shall be penalised as decided by MHADA and subsequent bidder/s shall be considered for disposal of the said plot.

2.2.2) The final rate quoted in E-Auction shall prevail over the offset rate mentioned herein above Table – 4. The payment for the same shall be made as under:

Table - 5		
No.	Details	Payment in %
01	Within 30 days after issuing LOI to the successful bidder	25% (less EMD)
02	Within 180 days after issuing LOI to the successful bidder	25%
03	Within 270 days after issuing LOI to the successful bidder	25%
04	On or before 365 th day after issuing LOI to the successful bidder	25%

2.3) Phase-II – Bidding Process: -

- The successful bidder who have cleared Phase-I shall be allowed to participate in e-auction process to be held on 24/04/2024 (11am to 5pm)
- The bidder quoting the highest rate over and above the offset rate of the land along with Built-up area as mentioned in Table -4 shall be considered as successful bidder.
- The payment shall be made as mentioned in Table – 5 of clause no.2.2.2.
- Result of e-auction shall be uploaded on site date 26/04/2024 (11am onwards)

2.4) Rejection of E- Auction

The application is liable to be rejected if:

- Not in prescribed forms and not containing all required details.
- E- Auction not accompanied with supporting document(s).

2.5) Disclaimer

MHADA shall not be responsible for any late receipt of applications for any reasons whatsoever. The applications received late will not be considered.

Based on the marks scored as per Clause 1.7, names of the Bidders shall be short-listed for the e-auction process for the Plot No. 'A' (for existing Bldg. No. 14 and 16) admeasuring 1,446.19 sq.mts bearing plot survey no. 208 hissa no. 4(pt), 5(pt), 6(pt) & 7(pt) of Village, Majiwade, are under reference (u/r.) and are part of Vartak Nagar Mhada Colony layout situated in Panchpakhadi, Majiwade, Sector IV, Thane. the land parcel admeasuring 1,446.19 shall be leased to the society for period of 30 years + 2 times on the terms of renewal of lease agreement every after 30 years, with MHADA as per the MHADA policy and full potential FSI BUA as of now confirming to UDCPR provision of Thane Municipal Limit (i.e. 8250.00 sqm.).

2.6) Documents to accompany E- Auction

The applications shall be complete with the following documents:

- a) Certified copy of Registrar of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor
- b) Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.
- c) Letter from any financial institution/organization regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).
- d) Letter of Authority for appointed authorized person (if any).
- e) Processing Fee and EMD payment receipt/proof
- f) Each page of the E- Auction document duly signed by the authorized person.
- g) Expression of Interest in Form – I.
- h) Pre-Qualification Criteria in Form-II
- i) Affidavit or Self-declaration for participant not black listed in Form –V.
- j) Self-Attested copies of Supporting Documents.
- k) Any other information to substantiate their claims.

The entire E- Auction along with supporting documents and detail presentation shall be submitted on eauction.mhada.gov.in and E-mail on eethanekb@gmail.com

3) Formats for Submissions

FORM- I Interest Letter Proforma

To,
Hon. Chief Officer
Konkan Housing & Area Development Board,
Mezz. Floor, Gruhnirman Bhavan,
Bandra (E), Mumbai – 400 051.

Sub: Invitation for E- Auction from person any entity for sale of Residential Plot on lease earmarked as Plot No. 'A' (for existing Bldg. No. 14 and 16) as per the approved Vartak Nagar Mhada layout bearing Survey No. 208, Hissa No.4 (Pt.), 5(Pt.), 6(Pt.) & 7(Pt.) of village Majiwade, Sector IV, Thane – 400606.

Sir,

The undersigned having read and examined in detail all the E- Auction documents pertaining to your assignment; do hereby express the interest to do the work as specified in the scope of work.

No.	Description	Response
1	Name of the entity	
2	Address	
3	Name, designation & address of the person to whom all references shall be made	
4	Telephone no. (with STD/ISD code)	
5	Mobile no./details of contact person	
6	E-mail address of the contact person	
7.	Fax no. (with STD/ISD code)	

We have enclosed the following documents:

Note: - has mentioned in point no. 2.6

a) Any other information to substantiate their claims.

FORM- II
Pre- Qualification Eligibility Criteria

Table-3		
No.	Conditions	Remarks
1	Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor	
2	Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.	
3	Letter from any financial institution/organization regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).	
4	The participant shall not have been black listed or bankrupt in India. (In support of this undertaking should be submitted/format of same attached as form V).	

Date: _____

Place _____

Signature of the applicant

Note: -

- Participant shall submit all documentary evidence in support of their claim for above criteria, duly signed by Authorized Signatory. It is requested to kindly highlight / flag the item requested above, if being submitted, as part of a larger document.

FORM-III
(Financial Capability)

Annual Income of applicant entity for past three years.

No.	Balance sheet / Profit & Loss Statement	Year
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: _____

Place _____

Signature of the applicant

FORM- IV
(Financial Capability)

Annual Income of organization / institute providing financial assistance to applicant entity for past three years

No.	Balance sheet / Profit & Loss Statement	Year
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: _____

Place _____

Signature of the applicant

FORM- V
REGISTERED UNDERTAKING

Reference: Invitation for E- Auction from person any entity for sale of Residential Plot on lease earmarked Plot No. 'A' (for existing Bldg. No. 14 and 16) as per the approved Vartak Nagar Mhada layout bearing Survey No. 208, Hissa No.4 (Pt.), 5(Pt.), 6(Pt.) & 7(Pt.) of village Majiwade, Sector IV, Thane – 400606.

Candidates shall be excluded from participation in the selection procedure if:

1. They are bankrupt or black listed or being wound up, are having their affairs administered by the courts, have entered into an arrangement with creditors, have suspended business activities, are the subject of proceedings concerning that matter, or are in any analogous situation arising from a similar procedure provided for in national legislation or regulations;
2. They have been convicted for an offense concerning their professional conduct by judgment, which has the force of res judicature;
3. They have been guilty of grave professional misconduct proven by any means, which the contracting authority can justify;
4. They have not fulfilled obligations in respect of payment of social security contribution or the payment of taxes in accordance with the legal provisions of the country in which they are established or with those of the country of the contracting authority or those of the country where the contract is performed;
5. They have been the subject of a judgment, which has the force of res judicature for fraud, corruption, and involvement in a criminal organization or any other illegal activity detrimental to the communities' financial interests;
6. Following another procurement procedure or grant award procedure financed by the community budget, they have been declared to be in serious breach of contract for failure to comply with their contractual obligations.

In response to your call for expression of interest, I/We hereby declare that:

1. Am/are not in any of the situations excluding me/us from participation.
2. Agree to abide by the highest ethical standards in the profession and, in particular, have no potential conflict of interest;
3. Will inform the Authority immediately if there is any change in the above circumstances at any stage during the E- Auction procedure or during the implementation of the project;
4. Fully recognize and accept that any inaccurate or incomplete information deliberately provided in this E- Auction may result in my/our rejection.

(Signature of the applicant or of authorized representative of Charitable Public Trust / Registered Non-government organization/ Public Societies with office seal)

Date: _____

Place _____

Signature of the applicant

PHASE-II

Bidding Form

I/ We hereby declare that my/ our E- Auction is made in good faith and the information contained is true and correct to the best of my/ our knowledge and belief.

Thanking you,

Yours faithfully,

(Signature of the Applicant)

Name:

Designation:

Seal:

Date: _____ Place _____ Page



Invitation for E- Auction from person/ any entity for sale of Residential Plot on lease earmarked as Plot 'B' (for existing vacated Bldg. No. 51, 52 and 53) as per the approved Vartak Nagar Mhada layout with full potential FSI BUA bearing Survey No 211, H.No.1(pt), 2(pt), 4(pt), and 5(pt), S.No 212, H.No. 3(pt) of village Majiwade, Sector IV, Thane – 400606.

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

कार्यकारी अभियंता-१ / ठाणे विभाग/कोंकण मंडळ

ई - लिलाव (E-Auction) मागविण्याबाबत



कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा घटक) यांच्या कडून स्वारस्य असणा-या व्यक्ति/ संस्था यांचेकडून खालील नमूद रहिवास भूखंडाचे सद्यस्थितीतील पूर्ण चटई क्षेत्रासहीत ई-लिलाव (E- Auction) पध्दतीने देकार मागविण्याचे प्रस्तावित आहे.

- मौजे माजिवडे, सेक्टर ४, ठाणे येथील वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. 'B' (अस्तित्वातील इमारत क्र. ५१, ५२ व ५३ चा भूखंड) म्हणून दर्शविण्यात आलेला आहे.
- कामाची व्याप्ती व पात्रता निकषाबाबत माहिती www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावरील (web portal) lottery मधील E-Auction या tab वर उपलब्ध आहे. पात्रता निकषामध्ये पात्र ठरलेल्या अर्जदारांनाच पुढील निवडीच्या / वितरणाच्या कार्यवाहीत ग्राह्य धरण्यात येईल.
- ई-लिलाव (E-Auction) ही प्रक्रिया ऑनलाईन आहे. ई-लिलाव अर्जाकरीता www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावर (web site), visit / login दि. १९/०३/२०२४ पासून करता येईल.

क्र.	विषय	विश्लेषण
०१	प्रकल्पाचे नाव	सर्व्हे क्र.२११ हिस्सा क्र. १(पै), २(पै), ४(पै) व ५(पै) आणि सर्व्हे क्र.२१२ हिस्सा क्र.३ (पै) मौजे माजिवडे, सेक्टर ४, ठाणे या वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. 'B' (अस्तित्वातील इमारत क्र. ५१, ५२ व ५३ चा भूखंड) ची Lease वर विक्री व उपलब्ध संपूर्ण चटई क्षेत्रफळाची विक्री.
०२	E-Auction document uploading date	१९.०३.२०२४ ते १०.०४.२०२४

कोणतेही कारण न देता E-Auction स्विकारण्याचे अथवा रद्द करण्याचे सर्व अधिकार मा. उपाध्यक्ष/ म्हाडा यांना राहतील.

दिनांक: -

स्थळ: - मुंबई

मुख्य अधिकारी /कोंकण मंडळ

CONTENTS

Sr. No.	Section	Page no.
1	Invitation of E- Auction	
1.1	Brief Introduction	
1.2	Schedule of Events	
1.3	Selection Method	
1.4	Prequalification Criteria	
1.5	Evaluation Criteria	
1.6	Authorised Signatory	
1.7	Amendment to E-auction	
1.8	Preliminary examination for the applications	
1.9	Evaluation	
2	Instructions to Applicants	
2.1	Instructions to Participants	
2.2	Offset Rate	
2.3	Bidding Process	
2.4	Rejection of to E- Auction	
2.5	Disclaimer	
2.6	Documents to accompany e-auction	
3	Formats of submission	
3.1	Form-I E- Auction letter	
3.2	Form-II, Pre-Qualification criteria	
3.3	Form III, Financial Capability of applicant entity	
3.4	Form IV, Financial Capability of organization/ institute providing financial assistance to applicant entity	
3.5	Form-V, Affidavit or Self-Declaration	
4	Bidding process	

1) Invitation for E- Auction

1.1) Brief Introduction

- Plot No. 'B' (for existing vacated Bldg. No. 51, 52 and 53) is under reference (u/r.) and is part of Vartak Nagar Mhada Colony layout situated in Panchpakhadi, Majiwade, Sector IV, Thane. This plot u/r is in residential zone and abutting each other.
- This plot is part of Vartak Nagar Mhada Colony, approved by Thane Municipal Corporation, Thane with provision of UDCPR 7.4 (sub-clause 1 to 10). The plot is abutting 12 m wide roads of sanctioned layout, on East and West direction on the plot.
- There are 3 existing vacated buildings on the plot u/r. (Ground + 4 upper) with existing built-up area of 4,767 sq.m. to be demolished by the successful bidder.
- Details of the permissible built-up area on the plot u/r. are as under: -

Table- 1		
No.	Descriptions	Area in sq.mt.
01	Plot Area	3,254.00
02	Total Permissible built-up area	25,250.00

1.2) Schedule of Events: -

Table - 2		
No.	Items	Description
1	E- Auction reference no.	E- Auction 15/03/2024
2	Name of the project	To sell full potential Built up area (25250.00 sqm. as of now) and lease of Plot No. 'B' (for existing Bldg. No. 51, 52 & 53) admeasuring 3,254.00 sq.mts bearing plot Survey No 211, H.No.1(pt), 2(pt), 4(pt), and 5(pt), S.No 212, H.No. 3(pt) in Vartak Nagar MHADA colony, Majiwade, Thane 400 606.
3	E- Auction processing /Registration Fee	Rs. 1,18,000/- (Non-Refundable) (Rs.1,00,000 + Rs. 18,000 GST)
4	Permissible Built-up area on the combined plot no. B	As mentioned in Table - 1
5	Offset Rate (Residential Built-up area)	Rs. 64,584/- per sq.m.
	a) Commercial Built-up area.	In case on any demand for non-residential built up area by the bidder the said non-residential built up area shall be chargeable @ 1.5 times the final bid rate.
6	EMD	Rs. 81,53,730/-
7	E- Auction advertisement date	Dt. 15/03/2024
8	E- Auction downloading and uploading & paper / document submission online	Dt. 19/03/2024 TO 10/04/2024

9	Pre- E- Auction meeting	Dt. 27/03/2024 between 12.00 pm. in the chamber of Dy. CEO/ MHADA. It is mandatory for applicant entity to produce all the original document uploaded for e-Auction in this meeting.
10	Finalizing and uploading the eligible bidders list	16/04/2024
11	EMD Payment and submission of required documents as per 2.2(i)	18/04/2024 to 22/04/2024
12	E-Auction date (who are eligible in phase-I)	24/04/2024 (11 am to 5pm)
13	Result	26/04/2024 (11 am onwards)

1.3) SELECTION METHOD: Stage/Phase I:

E- Auction

MHADA invites E- Auction from person/ any entity for sale of Residential Plot on lease earmarked as Plot No. 'B' (for existing Bldg. No. 51, 52 & 53) alongwith full potential FSI admeasuring 25,250.00 Sq.mt. BUA on land bearing S. No. 211, H.No.1(pt), 2(pt), 4(pt), and 5(pt) & S.No 212, H.No. 3(pt) in Vartak Nagar, Mhada Colony, Panchpakhadi, Majiwade, Thane.

The full potential FSI permissible as of now has been offered for sale vide this auction and only incremental FSI in future can be purchased as per Govt. and Mhada prevailing policy by the successful bidder.

1.4) Pre-Qualification Criteria:

All interested participants are hereby informed that only those who meet the following pre-qualification criteria shall be considered for further evaluation.

Table-3	
No.	Documents required for prequalification Note: - document mentioned herein below should be relevant with project cost of Rs. 200 crores
1	Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor
2	Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.
3	Letter from any financial institution / organization/ Joint Venture regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).
4	Separate documents as mentioned in point no. 3 for projects executed in joint venture (if required/if any).
5	The participant shall not have been black listed in India. (In support of this undertaking should be submitted/format of same attached as form V).

Every claim should be supported by authorized documents.

Note:- Please note that in the following evaluation criteria, the bidder has the liberty of combining the strength & financial assistance with any organization/institute (wherever applicable) with the applicant entity in respect to design, build & sell in free market the constructed premises on the said plot no 'B' (for existing Bldg. No. 51, 52 & 53) along with various other parameters given herein. If/Wherein required documents shall be submitted

for the funds available with the applicant entity, and also available with the assisting organization/institute, which is ready to be grant the funds to applicant entity for the said purpose in stipulated time, same shall be considered for evaluation.

1.5) Evaluation Criteria.

The participants who have met the Pre-Qualification Criteria as above will be finalised by the technical evaluation committee for evaluating the E- Auction will comprise of the following members:-

- a) Dy. CEO/ MHADA
- b) Finance Controller / MHADA
- c) Legal Advisor/ MHADA
- d) Chief Engineer – II/ MHADA
- e) Chief Officer / KHADB
- f) Executive Engineer –I / KHADB
- g) Chief Accounts Officer / KHADB

1.6) Authorized Signatory

The ‘Applicant’ mentioned in the E- Auction document shall mean the one who has signed the EOI /E- Auction document forms. The applicant should be the duly Authorized Representative of the applicant entity, for which a certificate of authority should be submitted. All certificates and documents (including any clarifications sought and any subsequent correspondence) received hereby, shall, as far as possible, be furnished and signed by the Authorized Representative.

Every sheet and all forms complete in all respects shall be signed by the person duly authorized representative on behalf of the participants with affixing the rubber stamp. Any / all corrections / alterations made in the offer shall be duly authenticated by the signature of the Authorized Signatory.

1.7) Amendment to E- Auction

At any time prior to the last date for receipt of proposals, MHADA, may for any reason, whether at its own initiative or in response to a clarification requested by a prospective participant, modify the E- Auction document by an amendment. In order to provide prospective participants reasonable time in which to make the amendment in preparing their proposals, MHADA may, at its discretion, extend the last date for the receipt of proposals and/or make other changes in the requirements set out in the E- Auction

The participant is required to visit the eauction.mhada.gov.in website for any changes or amendments in the invitation of E- Auction before submitting their Expression of Interest.

1.8) Preliminary examination for the applications

- a) The MHADA shall examine the applications to determine whether they are complete, whether the documents have been signed as indicated in this document, whether all Forms as asked have been filled in properly, whether applications are generally in order and all information as indicated under various clauses have been furnished.
- b) The MHADA reserves the right to waive minor deviations in the proposal application if they do not materially affect the capability of the participant to perform the assignment.
- c) Prior to detailed evaluation formalities, MHADA shall determine the substantial responsiveness of each application to the Invitation documents. A substantially responsive proposal is one, which conforms to all the terms and conditions of the Invitation document without any material deviation. A material deviation is one, which limits in any way responsibilities and liabilities of the participant or any right of the employer as required in this

document. MHADA may waive any minor non-conformity in an application, which does not constitute material deviation. Non-responsiveness shall run the risk of rejection.

- d) The evaluation shall be carried out on the basis of data available in the application documents received in the first instance. However, MHADA reserves the right to call for such clarifications confined in scope to the contents of the application, should such a clarification become necessary for proper judgment in evaluation.

1.9) Evaluation

The procedure of evaluation of the applications is indicated below:

- a) MHADA has specified the Pre-Qualification Criteria (Clause 1.4) in the E-Auction document. The applicant shall submit the proposals in the same sequence indicating the Qualification Criteria on each certificate.
- b) Only the Participants, who meet the Pre-Qualification Criteria, will be evaluated for selection as per Evaluation Criteria mentioned in Clause 1.4.

2) Instruction to Applicants.

2.1) Instructions

2.1.1) This E- Auction document indicates the scope of work, qualifying requirements, forms and procedure for submission of proposal for interested participants. Those applications meeting Pre-Qualification Criteria shall only be evaluated and short listed further. Konkan Board / MHADA reserves the right to accept or reject any or all the offers at any stage of the process without assigning any reason thereof and no claim/dispute on this aspect shall be entertained. Interested participants may contact following office for more details during office hours from 10.30 AM to 06.00 PM (IST):-

i) Executive Engineer-I /Konkan Board/ MHADA

OR

ii) Dy. Engineer /Thane Division /Konkan Board/ MHADA

Off Phn: 022-66405018

Email: eethanekb@gmail.com

- 2.1.2) Eligible entities who meet the prequalification criteria shall furnish in pre-Auction meeting their expression of interest with all necessary documents in a sealed covers along with the covering letter duly signed by an authorised signatory and receipt of non-refundable processing fees of Rs. 1,00,000/- (Rupees One Lakh Only) and receipt of EMD Rs. 81,53,730/- (Rupees Eighty One Lakhs Fifty Three Thousand Seven Hundred Thirty only) in the form RTGS in the Account No. 7739722074 of Police Housing E Auction – 2023-24, Indian Bank, Mumbai Fort (eAB) Branch, IFS Code No. IDIB000F523 from date 18/04/2024 to 22/04/2024.

2.2) Offset Rate: -

Please refer point no. 1.1 (d) for plot area & built-up details along with the note mentioned in rehabilitation details in the project. Offset rate for the said project is mentioned as under: -

(Table-4)					
No.	Description	Plot area (Sqm.)	Permissible built up area	Offset Rate in Rs. Per sq.m	Amount in Rs.
1	For Residential Built-up area	3,254.00	25,250.00	Rs. 64584/-	163,07,46,000/-

- Note:-** 1) In case on any demand for Non-residential built up area by the bidder the said Non-residential built up area shall be chargeable @ 1.5 times the final bid price
- 2) The rate mentioned in table-4 is of basic built-up area exclusive of permissible ancillary area. For the design build process successful bidder shall consider basic built-up area + ancillary area (ancillary area to be obtained from Thane Municipal Corporation, Thane at his risk and cost)

2.2.1) If the successful bidder withdraws/surrender's his claim of successful bid, in any case, the EMD of the said Auction shall be forfeited and shall be penalised as decided by MHADA and subsequent bidder/s shall be considered for disposal of the said plot.

2.2.2) The final rate quoted in E- Auction shall prevail over the offset rate mentioned herein above Table – 4. The payment for the same shall be made as under:

Table - 5		
No.	Details	Payment in %
01	Within 30 days after issuing LOI to the successful bidder	25% (less EMD)
02	Within 180 days after issuing LOI to the successful bidder	25%
03	Within 270 days after issuing LOI to the successful bidder	25%
04	On or before 365 th day after issuing LOI to the successful bidder	25%

2.3) Phase-II – Bidding Process: -

- The successful bidder who have cleared Phase-I shall be allowed to participate in e-auction process to be held on 24/04/2024 (11 am to 5 pm)
- The bidder quoting the highest rate over and above the offset rate of the land along with Built-up area as mentioned in Table-4 shall be considered as successful bidder.
- The payment shall be made as mentioned in Table – 5 of clause no.2.2.2.
- Result of e-auction shall be uploaded on site date 26/04/2024 (11am onwards)

2.4) Rejection of E- Auction

The application is liable to be rejected if:

- Not in prescribed forms and not containing all required details.
- E- Auction not accompanied with supporting document(s).

2.5) Disclaimer

MHADA shall not be responsible for any late receipt of applications for any reasons whatsoever. The applications received late will not be considered.

Based on the marks scored as per Clause 1.7, names of the Bidders shall be short-listed for the bidding process for the Plot No. 'B' (for existing Bldg. No. 51, 52 & 53) admeasuring 3,254.00 sq.mts bearing plot survey no. 211, H.No.1(pt), 2(pt), 4(pt), and 5(pt), and S.No 212, H.No. 3(pt)of Village, Majiwade, are under reference (u/r.) and are part of Vartak Nagar Mhada Colony layout situated in Panchpakhadi, Majiwade, Sector IV, Thane. The land parcel admeasuring 3254.00 sqm. shall be leased to the society for period of 30 years + 2 times on the terms of renewal of lease agreement every after 30 years, with MHADA as per the MHADA policy

and full potential FSI BUA as of now confirming to UDCPR provision of Thane Municipal Limit (i.e. 25250.00 sqm.).

2.6) Documents to accompany E- Auction

The applications shall be complete with the following documents:

- a) Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor
- b) Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.
- c) Letter from any financial institution/organization regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).
- d) Letter of Authority for appointed authorized person (if any).
- e) Processing Fee and EMD payment receipt/proof
- f) Each page of the E- Auction document duly signed by the authorized person.
- g) Expression of Interest in Form – I.
- h) Pre-Qualification Criteria in Form-II
- i) Affidavit or Self-declaration for participant not black listed in Form –V.
- j) Self-Attested copies of Supporting Documents.
- k) Any other information to substantiate their claims.

The entire E- Auction along with supporting documents and detail presentation shall be submitted on eauction.mhada.gov.in and E-mail on eethanekb@gmail.com

3) Formats for Submissions

FORM- I **Interest Letter Proforma**

To,
Hon. Chief Officer
Konkan Housing & Area Development Board,
Mezz. Floor, Gruhnirman Bhavan,
Bandra (E), Mumbai – 400 051.

Sub: Invitation for E-Auction from person/ any entity for sale of Residential Plot on lease earmarked as Plot No. 'B' (for existing Bldg. No. 51, 52 & 53) as per approved Vartak Nagar Mhada layout bearing survey no. 211, H.No.1(pt), 2(pt), 4(pt), and 5(pt), and S.No 212, H.No. 3(pt) in Vartak Nagar MHADA colony, Majiwade, Thane 400 606.

Sir,

The undersigned having read and examined in detail all the E- Auction documents pertaining to your assignment; do hereby express the interest to do the work as specified in the scope of work.

No.	Description	Response
1	Name of the entity	
2	Address	
3	Name, designation & address of the person to whom all references shall be made	
4	Telephone no. (with STD/ISD code)	
5	Mobile no./details of contact person	
6	E-mail address of the contact person	
7.	Fax no. (with STD/ISD code)	

We have enclosed the following documents:

Note: - has mentioned in point no. 2.6

- a) Any other information to substantiate their claims.

FORM- II
Pre- Qualification Eligibility Criteria

Table-3		
No.	Conditions	Remarks
1	Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor	
2	Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.	
3	Letter from any financial institution/organization regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).	
4	The participant shall not have been black listed in India. (In support of this undertaking should be submitted/format of same attached as form V).	

Date: _____

Place _____

Signature of the applicant

Note: -

- Participant shall submit all documentary evidence in support of their claim for above criteria, duly signed by Authorized Signatory. It is requested to kindly highlight / flag the item requested above, if being submitted, as part of a larger document.

FORM-III
(Financial Capability)

Annual Income of applicant entity for past three years.

No.	Balance sheet / Profit & Loss Statement	Year
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: _____

Place _____

Signature of the applicant

FORM- IV
(Financial Capability)

Annual Income of organization / institute providing financial assistance to applicant entity for past three years

No.	Balance sheet / Profit & Loss Statement	Year
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: _____

Place _____

Signature of the applicant

FORM- V
REGISTERED UNDERTAKING

Reference: Invitation for E-Auction from person/ any entity for sale of Residential Plot on lease earmarked as Plot No. 'B' (for existing Bldg. No. 51, 52 & 53) as per approved Vartak Nagar Mhada layout bearing survey no. 211, H.No.1(pt), 2(pt), 4(pt), and 5(pt), and S.No 212, H.No. 3(pt) in Vartak Nagar MHADA colony, Majiwade, Thane 400 606.

Candidates shall be excluded from participation in the selection procedure if:

1. They are bankrupt or black listed or being wound up, are having their affairs administered by the courts, have entered into an arrangement with creditors, have suspended business activities, are the subject of proceedings concerning that matter, or are in any analogous situation arising from a similar procedure provided for in national legislation or regulations;
2. They have been convicted for an offense concerning their professional conduct by judgment, which has the force of res judicature;
3. They have been guilty of grave professional misconduct proven by any means, which the contracting authority can justify;
4. They have not fulfilled obligations in respect of payment of social security contribution or the payment of taxes in accordance with the legal provisions of the country in which they are established or with those of the country of the contracting authority or those of the country where the contract is performed;
5. They have been the subject of a judgment, which has the force of res judicature for fraud, corruption, and involvement in a criminal organization or any other illegal activity detrimental to the communities' financial interests;
6. Following another procurement procedure or grant award procedure financed by the community budget, they have been declared to be in serious breach of contract for failure to comply with their contractual obligations.

In response to your call for expression of interest, I/We hereby declare that:

1. Am/are not in any of the situations excluding me/us from participation.
2. Agree to abide by the highest ethical standards in the profession and, in particular, have no potential conflict of interest;
3. Will inform the Authority immediately if there is any change in the above circumstances at any stage during the E- Auction procedure or during the implementation of the project;
4. Fully recognize and accept that any inaccurate or incomplete information deliberately provided in this E- Auction may result in my/our rejection.

(Signature of the applicant or of authorized representative of Charitable Public Trust / Registered Non-government organization/ Public Societies with office seal)

Date: _____

Place _____

Signature of the applicant

PHASE-II

Bidding Form

I/ We hereby declare that my/ our E- Auction is made in good faith and the information contained is true and correct to the best of my/ our knowledge and belief.

Thanking you,

Yours faithfully,

(Signature of the Applicant)

Name:

Designation:

Seal:

Date: _____ Place _____ Page



Invitation for E- Auction from person/ any entity for sale of Residential Plot on lease earmarked as Plot No. 'C' (For existing Bldg. No. 57 to 61 (part)) as per the approved Vartak Nagar Mhada layout with full potential FSI BUA bearing Survey No 209, H.No.1(pt) of village Majiwade, Sector IV, Thane – 400606.

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

कार्यकारी अभियंता-१ / ठाणे विभाग/कोंकण मंडळ

ई - लिलाव (E-Auction) मागविण्याबाबत



कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा घटक) यांच्या कडून स्वारस्य असणा-या व्यक्ति/ संस्था यांचेकडून खालील नमूद रहिवास भूखंडाचे सद्यस्थितीतील पूर्ण चटई क्षेत्रासहीत ई-लिलाव (E- Auction) पध्दतीने देकार मागविण्याचे प्रस्तावित आहे.

- मौजे माजिवडे, सेक्टर ४, ठाणे येथील वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. C (अस्तित्वातील इमारत क्र. ५७ ते ६१ (पैकी)) म्हणून दर्शविण्यात आलेला आहे.
- कामाची व्याप्ती व पात्रता निकषाबाबत माहिती www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावरील (web portal) lottery मधील E-Auction या tab वर उपलब्ध आहे. पात्रता निकषामध्ये पात्र ठरलेल्या अर्जदारांनाच पुढील निवडीच्या / वितरणाच्या कार्यवाहीत ग्राह्य धरण्यात येईल.
- ई-लिलाव (E-Auction) ही प्रक्रिया ऑनलाईन आहे. ई-लिलाव अर्जाकरीता www.mhada.gov.in व eauction.mhada.gov.in या संकेतस्थळावर (web site), visit / login दि. १९/०३/२०२४ पासून करता येईल.

क्र.	विषय	विश्लेषण
०१	प्रकल्पाचे नाव	सर्वे क्र. २०९ हिस्सा क्र. १(पै) मौजे माजिवडे, सेक्टर ४, ठाणे या वर्तकनगर म्हाडा अभिन्यासातील भूखंड क्र. C (अस्तित्वातील इमारत क्र. ५७ ते ६१ (पैकी)) ची Lease वर विक्री व उपलब्ध संपूर्ण चटई क्षेत्रफळाची विक्री.
०२	E-Auction document uploading date	१९.०३.२०२४ ते १०.०४.२०२४

कोणतेही कारण न देता E-Auction स्विकारण्याचे अथवा रद्द करण्याचे सर्व अधिकार मा. उपाध्यक्ष / म्हाडा यांना राहतील.

दिनांक: -

स्थळ: - मुंबई

मुख्य अधिकारी /कोंकण मंडळ

CONTENTS

Sr. No.	Section	Page no.
1	Invitation of E- Auction	
1.1	Brief Introduction	
1.2	Schedule of Events	
1.3	Selection Method	
1.4	Prequalification Criteria	
1.5	Evaluation Criteria	
1.6	Authorised Signatory	
1.7	Amendment to E-auction	
1.8	Preliminary examination for the applications	
1.9	Evaluation	
2	Instructions to Applicants	
2.1	Instructions to Participants	
2.2	Offset Rate	
2.3	Bidding Process	
2.4	Rejection of to E- Auction	
2.5	Disclaimer	
2.6	Documents to accompany e-auction	
3	Formats of submission	
3.1	Form-I E- Auction letter	
3.2	Form-II, Pre-Qualification criteria	
3.3	Form III, Financial Capability of applicant entity	
3.4	Form IV, Financial Capability of organization/ institute providing financial assistance to applicant entity	
3.5	Form-V, Affidavit or Self-Declaration	
4	Bidding process	

1) Invitation for E- Auction

1.1) Brief Introduction

- a) Plot No 'C' (For existing Bldg. No. 57 to 61 (part)) are under reference (u/r.) and are part of Vartak Nagar Mhada Colony layout situated in Panchpakhadi, Majiwade, Sector IV, Thane. This plot u/r is in residential zone and abutting each other.
- b) This plot is part of Vartak Nagar Mhada Colony, approved by Thane Municipal Corporation, Thane with provision of UDCPR 7.4 (sub-clause 1 to 10). The plot is abutting 12 m. wide roads of sanctioned layout, on South direction on the plot.
- d) Details of the permissible built-up area on the plot u/r. are as under: -

Table- 1		
No.	Descriptions	Area in sq.mt.
01	Plot Area	5,345.00
02	Total Permissible built-up area	35,192.12

1.2) Schedule of Events: -

Table - 2		
No.	Items	Description
1	E- Auction reference no.	E- Auction 15/03/2024
2	Name of the project	To sell full potential Built up area (35192.12 sqm. as of now) and lease of Plot No. 'C' (for existing Bldg. No.57 to 61 (part)) admeasuring 5345.00 sqm. bearing Survey No 209, H.No.1(pt) of village Majiwade, Sector IV, Thane - 400606.
3	E- Auction processing /Registration Fee	Rs. 1,18,000/- (Non-Refundable) (Rs. 1,00,000 + Rs. 18,000 GST)
4	Permissible Built-up area on the plot no. C	As mentioned in Table - 1
5	Offset Rate (Residential Built-up area)	Rs. 64,584/- per sq.m.
	a) Commercial Built-up area.	In case on any demand for non-residential built up area by the bidder the said non-residential built up area shall be chargeable @ 1.5 times the final bid rate.
6	EMD	Rs. 1,13,64,240/-
7	E- Auction advertisement date	Dt. 15/03/2024
8	E- Auction downloading and uploading & paper / document submission online	Dt. 19/03/2024 TO 10/04/2024
9	Pre- E- Auction meeting	Dt. 27/03/2024 at 12.00 pm in the chamber of Dy.CEO/MHADA. It is mandatory for applicant entity to produce all the original document uploaded for e- Auction in this meeting.
10	Finalizing and uploading the eligible bidders list	16/04/2024

11	EMD Payment and submission of required documents as per 2.2(i)	18/04/2024 to 22/04/2024
12	E-Auction date (who are eligible in phase-I)	24/04/2024 (11 am to 5pm)
13	Result	26/04/2024 (11 am onwards)

1.3) SELECTION METHOD: Stage/Phase I:

E- Auction

MHADA invites E-Auction from person/ any entity for sale of Residential plot on lease earmarked as Plot No. 'C' (for existing Bldg. No.57 to 61 (part)) alongwith full potential FSI admeasuring 35192.12 Sq.mt. BUA on land bearing S.No. 209, H.No.1(pt) Vartak Nagar, Mhada Colony, Panchpakhadi, Majiwade, Thane.

The full potential FSI permissible as of now has been offered for sale vide this auction and only incremental FSI in future can be purchased as per Govt. and Mhada prevailing policy by the successful bidder.

1.4) Pre-Qualification Criteria:

All interested participants are hereby informed that only those who meet the following pre-qualification criteria shall be considered for further evaluation.

Table-3	
No.	Documents required for prequalification Note: - document mentioned herein below should be relevant with project cost of Rs. 300 crores
1	Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor
2	Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.
3	Letter from any financial institution / organization/ Joint Venture regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).
4	Separate documents as mentioned in point no. 3 for projects executed in joint venture (if required/if any).
5	The participant shall not have been black listed in India. (In support of this undertaking should be submitted/format of same attached as form V).

Every claim should be supported by authorized documents.

Note:- Please note that in the following evaluation criteria, the bidder has the liberty of combining the strength & financial assistance with any organization/institute (wherever applicable) with the applicant entity in respect to this project i.e. sale of potential Built up area and lease of Plot No. 'C' (for existing Bldg. No.57 to 61 (part)) along with various other parameters given herein. If/Wherein required documents shall be submitted for the funds available with the applicant entity, and also available with the assisting organization/institute, which is ready to be grant the funds to applicant entity for the said purpose in stipulated time, same shall be considered for evaluation.

1.5) Evaluation Criteria.

The participants who have met the Pre-Qualification Criteria as above will be finalised by the technical evaluation committee for evaluating the E- Auction will comprise of the following members:-

- a) Dy. CEO/ MHADA
- b) Finance Controller / MHADA
- c) Legal Advisor/ MHADA
- d) Chief Engineer – II/ MHADA
- e) Chief Officer / KHADB
- f) Executive Engineer –I / KHADB
- g) Chief Accounts Officer / KHADB

1.6) Authorized Signatory

The 'Applicant' mentioned in the E- Auction document shall mean the one who has signed the EOI /E- Auction document forms. The applicant should be the duly Authorized Representative of the applicant entity, for which a certificate of authority should be submitted. All certificates and documents (including any clarifications sought and any subsequent correspondence) received hereby, shall, as far as possible, be furnished and signed by the Authorized Representative.

Every sheet and all forms complete in all respects shall be signed by the person duly authorized representative on behalf of the participants with affixing the rubber stamp. Any / all corrections / alterations made in the offer shall be duly authenticated by the signature of the Authorized Signatory.

1.7) Amendment to E- Auction

At any time prior to the last date for receipt of proposals, MHADA, may for any reason, whether at its own initiative or in response to a clarification requested by a prospective participant, modify the E- Auction document by an amendment. In order to provide prospective participants reasonable time in which to make the amendment in preparing their proposals, MHADA may, at its discretion, extend the last date for the receipt of proposals and/or make other changes in the requirements set out in the E- Auction

The participant is required to visit the eauction.mhada.gov.in website for any changes or amendments in the invitation of E- Auction before submitting their Expression of Interest.

1.8) Preliminary examination for the applications

- a) The MHADA shall examine the applications to determine whether they are complete, whether the documents have been signed as indicated in this document, whether all Forms as asked have been filled in properly, whether applications are generally in order and all information as indicated under various clauses have been furnished.
- b) The MHADA reserves the right to waive minor deviations in the proposal application if they do not materially affect the capability of the participant to perform the assignment.
- c) Prior to detailed evaluation formalities, MHADA shall determine the substantial responsiveness of each application to the Invitation documents. A substantially responsive proposal is one, which conforms to all the terms and conditions of the Invitation document without any material deviation. A material deviation is one, which limits in any way responsibilities and liabilities of the participant or any right of the employer as required in this document. MHADA may waive any minor non-conformity in an application, which does not constitute material deviation. Non-responsiveness shall run the risk of rejection.
- d) The evaluation shall be carried out on the basis of data available in the application documents received in the first instance. However, MHADA

reserves the right to call for such clarifications confined in scope to the contents of the application, should such a clarification become necessary for proper judgment in evaluation.

1.9) Evaluation

The procedure of evaluation of the applications is indicated below:

- a) MHADA has specified the Pre-Qualification Criteria (Clause 1.4) in the E-Auction document. The applicant shall submit the proposals in the same sequence indicating the Qualification Criteria on each certificate.
- b) Only the Participants, who meet the Pre-Qualification Criteria, will be evaluated for selection as per Evaluation Criteria mentioned in Clause 1.4.

2) Instruction to Applicants.

2.1) Instructions

2.1.1) This E- Auction document indicates the scope of work, qualifying requirements, forms and procedure for submission of proposal for interested participants. Those applications meeting Pre-Qualification Criteria shall only be evaluated and short listed further. Konkan Board / MHADA reserves the right to accept or reject any or all the offers at any stage of the process without assigning any reason thereof and no claim/dispute on this aspect shall be entertained. Interested participants may contact following office for more details during office hours from 10.30 AM to 06.00 PM (IST):-

i) Executive Engineer-I /Konkan Board/ MHADA
OR

ii) Dy. Engineer /Thane Division /Konkan Board/ MHADA
Off Phn: 022-66405018
Email: eethanekb@gmail.com

2.1.2) Eligible entities who meet the prequalification criteria shall furnish in pre-bid meeting their expression of interest with all necessary documents in a sealed covers along with the covering letter duly signed by an authorised signatory and receipt of non-refundable processing fees of Rs. 1,00,000/- (Rupees One Lakh Only) and receipt of EMD Rs.1,13,64,240/- (Rupees One Crore Thirteen Lakhs Sixty Four Thousand Two Hundred Forty only) in the form RTGS in the Account No. 7739722074 of Police Housing E Auction – 2023-24, Indian Bank, Mumbai Fort (eAB) Branch, IFS Code No. IDIB000F523 from date 18/04/2024 to 22/04/2024.

2.2) Offset Rate: -

Please refer point no. 1.1 (d) for plot area & built-up details along with the note mentioned in rehabilitation details in the project. Offset rate for the said project is mentioned as under: -

(Table-4)					
No.	Description	Plot Area (sqm.)	Permissible built up area	Offset Rate in Rs. Per sq.m	Amount in Rs.
1	For Residential Built-up area	5,345.00	35,192.12	Rs. 64584/-	227,28,47,878/-

Note:- 1) In case on any demand for Non-residential built up area by the bidder the said Non-residential built up area shall be chargeable @ 1.5 times the final bid price

- 2) The rate mentioned in table-5 is of basic built-up area exclusive of permissible ancillary area. For the design build process successful bidder shall consider basic built-up area + ancillary area (ancillary area to be obtained from Thane Municipal Corporation, Thane at his risk and cost)

2.2.1) If the successful bidder withdraws/surrender's his claim of successful bid, in any case, the EMD of the said Auction shall be forfeited and shall be penalised as decided by MHADA and subsequent bidder/s shall be considered for disposal of the said plot.

2.2.2) The final rate quoted in E- Auction shall prevail over the offset rate mentioned herein above Table – 4. The payment for the same shall be made as under:

Table - 5		
No.	Details	Payment in %
01	Within 30 days after issuing LOI to the successful bidder	25% (less EMD)
02	Within 180 days after issuing LOI to the successful bidder	25%
03	Within 270 days after issuing LOI to the successful bidder	25%
04	On or before 365 th day after issuing LOI to the successful bidder	25%

2.3) Phase-II – Bidding Process: -

- The successful bidder who have clear Phase-I shall be invited to participate during financial bid process to be held on 24/04/2024 (11 am to 5 pm)
- The bidder quoting the highest rate over and above the offset rate of the land along with Built-up area as mentioned in Table -4 shall be considered as successful bidder.
- The payment shall be made as mentioned in Table – 5 of clause no.2.2.2.
- Result of e-auction shall be uploaded on site date 26/04/2024 (11am onwards)

2.4) Rejection of E- Auction

The application is liable to be rejected if:

- Not in prescribed forms and not containing all required details.
- E- Auction not accompanied with supporting document(s).

2.5) Disclaimer

MHADA shall not be responsible for any late receipt of applications for any reasons whatsoever. The applications received late will not be considered.

Based on the marks scored as per Clause 1.7, names of the Bidders shall be short-listed for the bidding process for the Plot No. 'C' (for existing Bldg. No. 57 to 61 (part)) admeasuring 5,345.00 sq.mts bearing plot survey no. 209, H.No.1(pt) of Village, Majiwade, are under reference (u/r.) and are part of Vartak Nagar Mhada Colony layout situated in Panchpakhadi, Majiwade, Sector IV, Thane. The land parcel admeasuring 5,345.00 shall be leased to the society for period of 30 years + 2 times on the terms of renewal of lease agreement every after 30 years, with MHADA as per the MHADA policy and full potential FSI BUA as of now confirming to UDCPR provision of Thane Municipal Limit (i.e. 35192.12 sqm.).

2.6) Documents to accompany E- Auction

The applications shall be complete with the following documents:

- a) Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor
- b) Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.
- c) Letter from any financial institution/organization regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).
- d) Letter of Authority for appointed authorized person (if any).
- e) Processing Fee and EMD payment receipt/proof
- f) Each page of the E- Auction document duly signed by the authorized person.
- g) Expression of Interest in Form – I.
- h) Pre-Qualification Criteria in Form-II
- i) Affidavit or Self-declaration for participant not black listed in Form –V.
- j) Self-Attested copies of Supporting Documents.
- k) Any other information to substantiate their claims.

The entire E- Auction along with supporting documents and detail presentation shall be submitted on eauction.mhada.gov.in and E-mail on eethanekb@gmail.com

3) Formats for Submissions

FORM- I Interest Letter Proforma

To,
Hon. Chief Officer
Konkan Housing & Area Development Board,
Mezz. Floor, Gruhnirman Bhavan,
Bandra (E), Mumbai – 400 051.

Sub: Invitation for E- Auction from person any entity for sale of Residential Plot on lease earmarked as Plot No. 'C' (for existing Bldg. No. 57 tp 61 (part)) as per the approved Vartak Nagar Mhada layout bearing Survey no. 209, H.No.1(pt) in Vartak Nagar MHADA colony, Majiwade, Thane 400 606.

Sir,

The undersigned having read and examined in detail all the E- Auction documents pertaining to your assignment; do hereby express the interest to do the work as specified in the scope of work.

No.	Description	Response
1	Name of the entity	
2	Address	
3	Name, designation & address of the person to whom all references shall be made	
4	Telephone no. (with STD/ISD code)	
5	Mobile no./details of contact person	
6	E-mail address of the contact person	
7.	Fax no. (with STD/ISD code)	

We have enclosed the following documents:

Note: - has mentioned in point no. 2.6

- a) Any other information to substantiate their claims.

FORM- II
Pre- Qualification Eligibility Criteria

Table-3		
No.	Conditions	Remarks
1	Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor	
2	Certified copy of Profit and Loss statement for past 3 years. And income tax documents supporting the same.	
3	Letter from any financial institution/organization regarding financial assistance provided to the applicant entity for the said purpose (if required/if any).	
4	The participant shall not have been black listed in India. (In support of this undertaking should be submitted/format of same attached as form V).	

Date: _____

Place _____

Signature of the applicant

Note: -

- Participant shall submit all documentary evidence in support of their claim for above criteria, duly signed by Authorized Signatory. It is requested to kindly highlight / flag the item requested above, if being submitted, as part of a larger document.

FORM-III
(Financial Capability)

Annual Income of applicant entity for past three years.

No.	Balance sheet / Profit & Loss Statement	Year
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: _____

Place _____

Signature of the applicant

FORM- IV
(Financial Capability)

Annual Income of organization / institute providing financial assistance to applicant entity for past three years

No.	Balance sheet / Profit & Loss Statement	Year
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: _____

Place _____

Signature of the applicant

FORM- V
REGISTERED UNDERTAKING

Reference: Invitation for E- Auction from person any entity for sale of Residential Plot on lease earmarked as Plot No. 'C' (for existing Bldg. No. 57 tp 61 (part)) as per the approved Vartak Nagar Mhada layout bearing Survey no. 209, H.No.1(pt) in Vartak Nagar MHADA colony, Majiwade, Thane 400 606.

Candidates shall be excluded from participation in the selection procedure if:

1. They are bankrupt or black listed or being wound up, are having their affairs administered by the courts, have entered into an arrangement with creditors, have suspended business activities, are the subject of proceedings concerning that matter, or are in any analogous situation arising from a similar procedure provided for in national legislation or regulations;
2. They have been convicted for an offense concerning their professional conduct by judgment, which has the force of res judicature;
3. They have been guilty of grave professional misconduct proven by any means, which the contracting authority can justify;
4. They have not fulfilled obligations in respect of payment of social security contribution or the payment of taxes in accordance with the legal provisions of the country in which they are established or with those of the country of the contracting authority or those of the country where the contract is performed;
5. They have been the subject of a judgment, which has the force of res judicature for fraud, corruption, and involvement in a criminal organization or any other illegal activity detrimental to the communities' financial interests;
6. Following another procurement procedure or grant award procedure financed by the community budget, they have been declared to be in serious breach of contract for failure to comply with their contractual obligations.

In response to your call for expression of interest, I/We hereby declare that:

1. Am/are not in any of the situations excluding me/us from participation.
2. Agree to abide by the highest ethical standards in the profession and, in particular, have no potential conflict of interest;
3. Will inform the Authority immediately if there is any change in the above circumstances at any stage during the E- Auction procedure or during the implementation of the project;
4. Fully recognize and accept that any inaccurate or incomplete information deliberately provided in this E- Auction may result in my/our rejection.

(Signature of the applicant or of authorized representative of Charitable Public Trust / Registered Non-government organization/ Public Societies with office seal)

Date: _____

Place _____

Signature of the applicant

PHASE-II

Bidding Form

I/ We hereby declare that my/ our E- Auction is made in good faith and the information contained is true and correct to the best of my/ our knowledge and belief.

Thanking you,

Yours faithfully,

(Signature of the Applicant)

Name:

Designation:

Seal:

Date: _____ Place _____ Page