

Ref/UPMC/25/PanchavatiCHS/KL/016

Date: 18/08/2025

To,
The Secretary/Chairman
Panchavati Co-Op Housing Society Ltd.
KL-6, Sec- 1E,
Kalamboli, Panvel.

Subject: Draft Tender Finalized & Approved for Publication

Respected Sir/Madam,

We refer to the Managing Committee meeting held on **16/09/2025** at the society premises regarding the **finalisation of the Draft Tender Document** for inviting bids from developers for the proposed redevelopment of Panchavati Co-operative Housing Society Ltd.

The meeting was attended by the Managing Committee members, members, and representatives from Unique PMC LLP – Mr. Himesh Limbani and Adv. Anagha Powale.

After detailed deliberations and incorporating suggestions from members, the following changes/confirmations were agreed upon and duly recorded:

1. Tender cost shall be **₹1,00,000/- (Rupees One Lakh only)**, payable in the form of Demand Draft drawn in favour of **Panchavati Co-operative Housing Society Ltd.**
2. Tender pickup location will be from the **office of Unique PMC LLP.**
3. Bid submission shall be made at the **Society Office** between **12/09/2025 to 15/09/2025, from 5:00 PM to 8:00 PM.**
4. Earnest Money Deposit (E.M.D) shall be kept at **₹60,00,000/- (Rupees Sixty Lakhs only).**
5. Performance Bank Guarantee shall be kept at **₹5,00,00,000/- (Rupees Five Crores only).**
6. **Unique PMC LLP logo** to be brought down on front page of the Tender Document.
7. In **Part III – Bid Process, Clause 2.4.15(ii)**, it is clarified that '*any payment made to the PMC without certification by the Society shall be considered null and void*'.
8. In **Clause 3.8 – Amalgamation Benefits**, the words "*if consented by Society*" shall be added.
9. In **Part III – Experience Requirements, Clause 2(ii)**, the condition shall be modified to require '*at least two (2) redevelopment projects*'.
10. In **Part III – Bid Process, Clause 3(i)**, the bidder must have an **annual turnover of ₹50 Crores in construction activities over the last three (3) financial years.**
11. In **Part III – Bid Process, Clause 4(v)**, it is specified that the **bidder must have at least two (2) redevelopment projects registered in MahaRERA.**
12. In **Part V – Society's Proposal & Bidder's Offer, Clause 1.1**, the following facilities are to be included:



- a. Solar Panels and Rainwater Harvesting as per UDCPR and other statutory requirements.
- b. Swimming Pool
- c. Community Hall
- d. Temple

13. In **Part V - Society's Proposal & Bidder's Offer, Content 3, Society Proposal 2(a)**, the **MOFA Carpet Area is fixed at 975 sq.ft.**

14. In **Part II - Bid Guidelines, Clause 9**, the following shall be incorporated:

BID CAPACITY CRITERIA: - The Prospective Bidder will be qualified only if their available bid capacity is more than the Cost put to the Bid (For item rate percentage bid) / block estimated cost worked out by the department (for lump sum bid) of the work as per notice inviting Bid. The available bid capacity will be calculated based on the following formula:

$$\text{Available Bid Capacity} = 2 \times A \times N - B$$

where, **A** = Audited Average (Annual) Turnover for last Three financial years. (Excluding GST and any other Taxes) *(In case audit of previous year is not done the provisional turnover on the basis of certificate from Statutory auditor shall be considered for evaluation.)*

N = No. of years prescribed for Completion of the work.

B = Value of existing commitments and ongoing works to be completed during the period of Completion of work.

With the above amendments, the draft tender stands finalised and approved for publication and circulation.

We sincerely thank the Managing Committee and all members for their active participation and valuable contribution shaping the way forward for the successful redevelopment of your society.

Warm Regards

For UNIQUE PMC LLP

MR. HIMESH ~~IMRANI~~

M.D

UNIQUE PMC LLP

