

## Tender for Purchase of “RESIDENTIAL FLATS IN PUNE”

### Part I – Technical Bid (to be kept in Envelope marked II to be superscribed as Technical Bid)

#### Introduction:

UTI Infrastructure And Services Ltd., has been retained as a consultant for Bank of Maharashtra and therefore this tender is invited on behalf of Bank of Maharashtra in two bid system comprising of (a) Technical bid and (b) Financial bid.

In case of any clarifications the intending bidder may contact Ms. Varsha Bhure, Assistant Manager, UTI Infrastructure And Services Ltd., Ground Floor, UTI Tower, Gn Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 at Telephone No. 022-66786113 or 022-66786000.

#### General Instructions:

1. The tender document can be freely downloaded from the website [www.utiasl.com](http://www.utiasl.com) and website [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) or can be obtained free of cost from the office of UTI Infrastructure And Services Ltd., Ground Floor, UTI Tower, Bandra Kurla Complex, Bandra (E), Mumbai-400051.
2. The bid can be forwarded by Owner or owner’s representative. Representative will have to enclose the letter of authority/ the Power of Attorney along with this offer or before the opening of Financial bids as per the format (as at page 6), otherwise the offer will be considered null and void at any stage as per the decision of UTI IASL/ Bank of Maharashtra.
3. The requirement is for purchase of 85 flats in Pune (70 Flats of 2 BHK admeasuring approximately around 700-800 sq.ft. of Carpet area & 15 Flats of 3 BHK admeasuring approximately around 1000-1100 sq.ft. of Carpet area). This requirement can be increased at the discretion of UTI IASL/ Bank of Maharashtra by about 22 more flats (of 2 / 3 Bedroom Hall Kitchen each) admeasuring as per the area given above later.
4. Premises/property would mean a group/ cluster of flats in the same building/ complex as the case may be. If the owner/ bidder has more than one such premises/properties to be offered, separate tender has to be submitted for **each** of the premises/properties/cluster or group of flats **separately**.
5. The intending bidder has to submit three envelopes and mark the envelopes as I, II and III. Envelope No. I and II will be put inside the Envelope No. III. Usage of these envelopes will be as under:
  - i) **Envelope marked as I:** The Financial bid be put in this envelope and sealed. This envelope would be super scribed as Financial bid. This bid will be opened if the offer is found suitable and the date to be intimated.
  - ii) **Envelope marked as II:** The duly completed Technical bid be put in this envelope and sealed. This envelope would be super scribed as Technical bid.
  - iii) **Envelope marked as III:** The above two sealed envelopes No. I and No. II be placed in Envelope No. **III** and sealed. (i.e. Envelope marked as III, will contain

two envelopes marked as I & II). This envelope marked as No. III would be superscribed as Tender for “ **Offer for purchase of ‘RESIDENTIAL FLATS’ in Pune for Bank of Maharashtra**”.

- iv) If the tender is not superscribed then there are chances of accidental opening and for liable rejection of the tender, therefore it is advised that the tender be superscribed as above and deposited in the tender box kept for the purpose.
6. The duly filled in and sealed and super scribed tenders must be deposited in the specified tender box kept at the address “The Deputy General Manager, **HRM & Corporate Services**, Bank of Maharashtra, ‘LOKMANGAL’, 1501, Shivajinagar, Pune 411 005”, up to 3:00 p.m. on **September 02, 2009**.
7. The Tenders will be opened at 3:30 p.m. on the same day i.e. on **September 02, 2009**.
8. The tenders may also be sent by post to reach before the scheduled time of 3.00 pm on **September 02, 2009**. addressed to “The Deputy General Manager, **HRM & Corporate Services**, Bank of Maharashtra, ‘LOKMANGAL’, 1501, Shivajinagar, Pune 411 005”.
9. The following essential conditions to be followed for the tender sent by post, failing which the tender may not be opened and not considered or may be treated invalid:
- a. Tender should be sent by Speed Post or Registered Post or by depositing in the Tender Box only. Tenders sent through any other means may not be considered at all.
  - b. Tender should be sent only to “The Deputy General Manager, **HRM & Corporate Services**, Bank of Maharashtra, ‘LOKMANGAL’, 1501, Shivajinagar, Pune 411 005” if sent by Speed Post or Registered Post.
  - c. Acknowledgement will be given to Department of Post only for tender sent by Speed Post and Registered Post.
  - d. Tender should be superscribed as “**Offer for purchase of ‘RESIDENTIAL FLATS’ in Pune for Bank of Maharashtra**”. (The tenderer has to necessarily super scribe the envelope, failing which the tender may not be considered and may remain unopened or may be accidentally opened before due date rendering it invalid.)
  - e. UTIIASL/ BOM takes no responsibility for any tender not reaching in time.
  - f. UTIIASL/ BOM takes no responsibility for tender not reaching at all.
  - g. UTIIASL/ BOM takes no responsibility for tenders received in torn, opened or mutilated conditions. Such tenders will not be accepted at all.
  - h. In case of tenders sent by post, the role of UTIIASL/ BOM is limited and restricted to put in the appropriate tender box if the aforesaid tenders are received in time as stipulated in the conditions laid out.
  - i. It is, therefore, advised that prospective tenderers / bidders should deposit the tender directly in the tender box to avoid any delay in submission of the tender or to avoid any tearing / accidental opening during sending by post.
  - j. Tenders, which are not superscribed, may not be considered.
  - k. Tenders, which are not addressed properly, may not be considered.

Senders name & address:

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To,

The Deputy General Manager,  
HRM & Corporate Services,  
Bank of Maharashtra,  
'LOKMANGAL',  
1501, Shivajinagar,  
**Pune 411 005**

Sir,

Sub: “ **Offer for purchase of “RESIDENTIAL FLATS ” in Pune for Bank of Maharashtra”**.”

This offer is with reference to the advertisement released on \_\_\_\_\_ 2009 in the press/ put up on the websites of UTI Infrastructure And Services Ltd. (UTIISL), and Bank of Maharashtra, for purchasing Residential Flats in Pune for Officers.

Desirable features of flats:

- The flats be in a group/ cluster like 10-15 flats at one location, each of such group/ cluster is called as a premise/property and for each premises there should be a separate tender submitted as per Clause 4 of page 1.
- The flats should be preferably on 1<sup>st</sup> floor onwards. Flat should preferably be not on the top floor.
- Flats should have easy access to Railway Station/ Bus depot and adequate transport facilities should be available nearby.
- The flats should be in prime and convenient locations with schools, banks, markets and other amenities in the neighborhood.
- Title of the premises should be clear, marketable and transferable.
- The land on which the flats are constructed should be free from any encroachment of whatsoever nature with all permissions.
- The flat should be modern with vitrified flooring, concealed wiring, POP and painted, powder coated aluminium windows, granite/ marble sills, granite kitchen platform, steel sinks, W.C. bath with full height dado, concealed plumbing, standard fittings, adequate water supply, electric connection, pipe gas connection, lift, generator and other amenities are desirable.

- The building should be Earthquake resistant, RCC structure with adequate sunlight and air flow. Garden, gymnasium, clubhouse, parking would be preferred features.

I/We understand that:

- a) No brokerage is payable by UTI IASL / Bank of Maharashtra to us or our representative in this transaction.
- b) All payments for EMD etc. would be made through bankers cheque / draft payable to Bank of Maharashtra at Pune.
- c) Preference would be given to the premises offered by Public Sector Undertakings/ Government Departments and other Government bodies.
- d) Preference would be given to the suitability of location of the premises keeping the features as listed in reference.
- e) The premises should be available with all the necessary documents required for sale along with chain of transfer of property and necessary entries in the office of Revenue Authorities and No Objection Certificate from all concerned authorities as required by the Solicitors/ Advocates/ Lawyers appointed by UTIIASL / Bank of Maharashtra.
- f) The owners of the short listed offers would be asked to give a certificate through their lawyers to the extent that the premises can be used as residential premises.
- g) The 70 flats should be 2 BHK having carpet area of approximately 700-800 sq.ft. and 15 flats be of 3 BHK having the carpet area of 1000-1100 sq.ft.. However, this area is approximate and UTI IASL/ Bank of Maharashtra reserves the right to take somewhat more or somewhat less area.
- h) The owner or the seller has to pay all the outgoing and all other expenses till the date of handing over of possession of the premises or completion of the transaction whichever is later. Any expenditure /expenses prior to the said date will be borne by the sellers. These charges also include consumable charges like electricity charges consumed by the owner / seller.

As indicated in this para, the outgoing would mean all the charges applicable for the usage of the premises like society charges, all applicable property taxes, applicable ground lease rent/ other taxes, cess, levies, applicable water tax, applicable electricity charges, applicable charges for the supply of water (either through the piped supply or through tankers or by any other mode), applicable security charges, applicable technical maintenance charges for the equipments installed therein (like water pumps, transformers etc.), applicable sewerage charges, if any, applicable water tank cleaning charges, if any, applicable sullage maintenance charges, if any, applicable charges for operation of electrical and electro mechanical appliances, if any, applicable switchgear maintenance charges, if any, similar applicable maintenance charges for electro mechanical equipments, as pumps, DG sets, fire extinguishers, if any, telephones and other maintenance contracts, administration and similar other charges, etc. if any. These are basically charges attributable to the area of use and can be generalized as the charges payable for using the premises. These charges would include any arrears payable/become payable to any Statutory Authority or local bodies.

- i) The stamp-duty, registration charges payable in respect of this sale transaction through the tender called for the purpose and/or Instrument of Sale and on all other documents would be borne by the purchaser, Bank of Maharashtra
- j) The advertisement released in this context will form part of the contract.
- k) By submitting this offer the owner/ seller has permitted UTIIASL/ Bank of Maharashtra or their representatives, with prior appointment, to inspect the premises offered as well as the property documents and to carry out the measurements, valuations thereof.

The details of the premises of offered by us are as under:

Sr. No	Description	Details
1.	Name of the Owner/ Seller (In case of the Joint ownership, please specify all the names, with whom the agreement would be signed and payment would be made).	
2.	Address of the Owner who is selling the premises, where the correspondence will have to be made.	
3.	<ul style="list-style-type: none"> <li>a) Telephone no. with STD Code</li> <li>b) Mobile No.</li> <li>c) Fax No.</li> <li>d) Email address.</li> </ul>	
4.	PAN no. of all the owner / owners' selling the premises.	
5.	Details of the flats offered including floor, flat no. and address ( add detailed sheet)	
6.	Built-up area of the flats offered in sq.ft. / sq.mtrs.(add detailed sheet)	
7.	Carpet area of the flats offered in sq.ft. / sq.mtrs.(add detailed sheet)	
8.	Is Municipal approved plan available? It is to be provided within 5 days of demand. If not submitted on demand as indicated then the offer is liable to be rejected.	
9.	Is completion/ occupation certificate available? It is to be provided within 5 days of demand. If not submitted on demand as indicated then the offer is liable to be rejected.	
10.	Structural Stability certificate from Structural Engineer would have to be provided within 5 days of demand. If not submitted on demand as indicated then the offer is liable to be rejected.	
11.	Details of the Building <ul style="list-style-type: none"> <li>1. Year of Construction</li> </ul>	

	2. No. of Floors 3. Any other details 4. Nearby landmark	
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12.	Open car parking space which can be exclusively earmarked for Bank of Maharashtra or Covered / Stilt parking space proposed to be sold along with the flat. <b>The consideration for this would have to be included in the total consideration for the flat to be given in the financial bid only.</b>	Give the parking nos/stilt nos. or garage no. or explain the availability. Cost need not be given here but to be included in the financial bid.  a) Covered garages _____ b) Stilt Parking _____ c) Open parking _____
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13.	Other remarks, if any.	
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**Certificate from the Owners**

I/We \_\_\_\_\_ (Name) M/s \_\_\_\_\_ (Name of Company/Body/Firm) hereby certify that I/we am/are the owner/s of the flat property as described at \_\_\_\_\_ (Address) and are legally entitled to sell the subject flat property. On our behalf, the bidder as signed below has made the bid to UTIASL for requirement of the flat by BOM.

\_\_\_\_\_  
Signature of the Owner

\_\_\_\_\_  
Signature of the Bidder:

Name of the Bidder :

**Procedure**

- a) After opening the first part of the tenders i.e. the Technical bid, UTIASL / BOM would carry out the evaluation of the tenders received in response to the advertisement.
- b) The premises/ flats which are not as per the location indicated or unsuitable or do not meet the criteria would be summarily rejected even without inspection.
- c) BOM reserves the right to give preference to Public Sector Enterprises/ Government undertakings.
- d) The financial bid envelopes (without opening) of the bidders, which have not been shortlisted as above, will be returned.
- e) Subject to (b) above, the premises/ flats for which offers received will be visited by a joint Committee of UTIASL and BOM for shortlisting and a preliminary list will be prepared to limit the premises to the suitably best 2 or 3 or more choices.

- f) The owners/ sellers of the short listed offers would be asked to give a certificate through their lawyers to the extent that the title of their property is clear, marketable and the property could be transferred to Bank of Maharashtra. This Certificate would be given by the owners solicitors.
- g) In addition to the above, owners of such shortlisted offers would be required to get their property documents examined by the Solicitors appointed by UTIIASL/ BOM and the decision of the UTIIASL/BOM solicitors in this matter would be final.
- h) The unopened financial bids for the short listed offers which do not qualify on legal grounds for transfer or any other such ground by the solicitors would be returned.
- i) A list of premises qualifying legally as above would be prepared after step (f, g).
- j) After the transferability of the shortlisted premises/flats is ascertained, the purchasers reserve the right to call for an Earnest Money Deposit (EMD) of Rs.5,00,000/- (Rs. Five Lakhs Only) or any amount as decided, from such bidders which would qualify to open their financial bids. This EMD of unsuccessful bidders would be returned within a period of 10 days from the date of opening of financial bids to the owners as mentioned at Sr. No. 1 in the Technical bid. However, in case of a successful bidder the EMD would be retained and returned at the time of registration. In case the successful bidder refrains from transferring the said property or delays beyond a period of six months then the EMD would be forfeited. The EMD would be non-interest bearing. If EMD is called and not deposited then UTIIASL/ BOM reserve the right to reject the offer. UTIIASL/ BOM may not call for EMD from Public Sector Undertakings/ Government Departments and other Government bodies.
- k) This period of six months reckoned from the date of opening of the financial bid for effective transfer would be the essence of the contract.
- l) The valuation of the property for which the transferability is ascertained would be carried out. The measurement of the premises/ flats will be carried out and the area computed through Auto CAD. For computation of the carpet area the definition adopted in this tender will be the covered areas excluding the outer walls. Inner walls, toilets, kitchen, store, passage, covered balconies, will be counted.
- m) The financial bids for only those properties, which qualify for transfer, would be opened **by a Committee constituted by BOM/ UTIIASL**, in front of the bidders. The date for the financial bid will be intimated at the address given above by the bidder through speed post only.
- n) The sealed corresponding valuation reports will be opened by the same committee, which opens the financial bids.
- o) After the financial bids are opened, comparative statement would be prepared and the lowest bidder out of the financial bids from the shortlisted bidders would be ascertained and requisite decisions would be taken by the purchaser.
- p) The EMD of the unsuccessful bidders will be returned as stated above.
- q) The lowest bidder would be appropriately defined to mean the bidder who has quoted the lowest rate or amount as the case be. If the bidder has quoted the lumpsum amount this lumpsum amount and the amount obtained by multiplication

of the rate quoted with the verified area would be compared and the lower of the two would be considered.

- r) Discretion of the Committee set up by BOM in this would be final. Negotiation may be carried out with the lowest bidder if the corresponding valuation of his premises is low compared to the bid price.
- s) In all cases wherever applicable the quoted rate/ amount written in words will be considered wherever there is a difference between the quoted amount/ rate mentioned in words and numerals/ figures.
- t) Ascertaining stamp duty and registration charges would be carried out by the solicitors and the stamp duty and the registration charges would be payable by BOM.
- u) The bidder/ owner/ seller would sign all the requisite documents as advised by the solicitors of UTIIASL/ BOM.

I/ We further declare, confirm and undertake:

- (A) I/We undertake to provide a structural stability certificate from a qualified Architect/Chartered Engineer within 5 days, when called for.
- (B) I/We declare that the premises/flats have a clear marketable title and the premises are free from all court cases, litigation and is free from any kind of dispute of any nature.
- (C) I/ We also declare that the premises will be delivered mortgage free,( if mortgaged) at the time of registration.
- (D) I/ We also declare that the premises, if mortgaged, required NOC would be provided to the satisfaction of UTIIASL/ Bank of Maharashtra and their solicitors at the time of registration of Agreement. I undertake to follow the process and the payment terms as suggested by UTIIASL/ Bank of Maharashtra and their solicitors to effectively transfer/ assign the flat to Bank of Maharashtra The decision of UTIIASL/ Bank of Maharashtra and their solicitors to pay to the agency with whom the flat is mortgaged would be acceptable to me.
- (E) The drafts of all documentation that may be finalized by UTIIASL/ BOM and their solicitors / lawyer shall be final and binding on me/us.
- (F) I am /We are aware that all the outgoing and other expenses will be borne by BOM from the date of handing over of possession of the premises/flats or conclusion of the sale transaction, whichever is later. Any expenditure /expenses prior to the said date will be borne by us.
- (G) The Transfer Fees or any other charges or contributions or outgo and all other expenses demanded by and/or payable for transfer of the above mentioned premises by the Society, or to any other entity /authorities etc. in by either parties shall be borne and paid by me/us alone.
- (H) I/ we am/ are aware that BOM is not bound to accept the lowest or any or all the Tenders and will not be required to give any reason for rejecting any Tender.
- (I) I/ we are also aware that in case my/our offer is as not as per the price range consideration decided by UTIIASL/ BOM and that UTIIASL/ BOM may reject my/ our offer even if I/ we are the lowest bidders.
- (J) In all disputes and/or differences arising out of or relating to or concerning this offer and the contract, if any, between myself/ ourselves and the BOM concerning and/or

relating thereto and/or relating to the above mentioned premises Civil Courts in Pune shall have exclusive jurisdiction.

- (K) I/ we am/ are aware that the car parking (whether covered / under stilts or open) would be as per the measurement at site and would be incorporated in the sale deed before execution of the sale deed or a letter authorizing the said use will be provided by us.
- (L) The form which is downloaded from the website has not been changed or corrected in any manner. I understand that only the conditions as appearing in the original will be treated as valid. For checking the form used by me will be compared and confirmed with the original available with UTIIASL. If there is any changes/ corrections in the form my tender is liable to be rejected at the discretion of BOM.
- (M) I/ We hereby confirm that, all the terms and conditions specified in this Tender Form are acceptable to me/us. I/We further confirm that all the required details have been furnished in the appropriate blank places to the best of my/our knowledge, and if this Tender form is incomplete in any respect on my/our part then the same is liable to be rejected at the discretion of UTIIASL/ BOM.
- (N) All the over writings have been duly authenticated by signing beside such over writings.
- (O) Any strike off made while filling in the forms have been authenticated by signing beside such strike offs.
- (P) There is no mention of any financial details in the Technical bid or anywhere else other than Financial Bid.
- (Q) In the Financial Bid, in case of any ambiguity between the amount derived through calculation by multiplying the rate per sft. with the verified area and the lump sum amount quoted ,if any , the lower of the two will be considered.
- (R) I/We would provide the following documents (so far as applicable):
- i. Sale deed or any other title documents through which the offered flat was purchased by me/ us earlier.
  - ii. All the Original Chain documents pertaining to the flat.
  - iii. Permission of the lesser in case of leasehold land on which flats are constructed..
  - iv. Duly stamped and registered Letter of Authority /Power of Attorney (if applicable).
  - v. Receipt of payment of latest Society charges, Electricity Bill and any other charges.
  - vi. In case of documents in vernacular, English translations thereof.
  - vii. Non-encumbrance Certificate and any other document required for effective transfer of the flat to BOM.
- (S) My/ Our offer is open for acceptance for a period of 6 months from the date of opening of the financial bids.
- I / We, the undersigned am / are submitting this offer (in a sealed envelope No. III duly superscribed and as per directions given in the instructions) for selling of our flat by dropping the same in the Tender Box kept for the purpose at the office

address of “The Deputy General Manager, HRM & Corporate Services, Bank of Maharashtra, ‘LOKMANGAL’, 1501, Shivajinagar, Pune 411 005”, before 3:00 p.m. on 02.09.2009. I am aware that, the offers will be opened at 3.30 p.m. on the same day and I am invited to be present at the time of tender opening.

(T) There are 13 pages in this complete offer and I have signed on each page.

Signature of owner/ Joint owners/Authorised Signatory

\_\_\_\_\_

Name of the signatory : \_\_\_\_\_

Date : \_\_\_\_\_

Place : \_\_\_\_\_

\_\_\_\_\_  
Signature of Tenderer

**Check List**

Sr No.	Enclosures/ Activities to be done by the tenderer	Please tick to ensure completion of the activity
1.	Entered the sale price in the Financial bid of the Tender Documents and sealed in Envelope No I. duly superscribed.	
2.	The quoted rate/amount is written in words also	
3.	There is no mention of any financial details in the technical bid which is enclosed in Envelope No. II duly superscribed.	
4.	Signed on each page of the Tender Documents.	
5.	All the over writings have been duly authenticated by signing beside such over writings.	
6.	Any cutting made while filling in the forms have been have to be authenticated by signing beside such cuttings.	

I/ We hereby confirm that, all the terms and conditions specified in this Tender Form are acceptable to me/us. I/We further confirm that all the required details have been furnished in the appropriate blank places and if this Tender form is incomplete in any respect on my/our part then the same is liable to be rejected at the discretion of BOM.

I / We, the undersigned am / are submitting this offer (in a sealed envelope No. III **duly superscribed** and as per directions given in the instructions) for sale of our premises/ flats at (give complete address below):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

by dropping the same in the Tender Box kept for the purpose at your above office address by 3.00 p.m. on **September 02, 2009**. I am aware that, the offers will be opened at 3.30 p.m. on the same day and I am invited to be present at the time of tender opening.

\_\_\_\_\_  
Signature of owner/ Joint owners/Authorized Signatory

Name of the signatory : \_\_\_\_\_

Date : \_\_\_\_\_

Place : \_\_\_\_\_

\_\_\_\_\_  
Signature of Tenderer

**Part II - Financial Bid**

**Offer for purchase of residential flats at Pune by Bank of Maharashtra (BOM) on ownership basis to be sealed and put in Envelope No.I to be super scribed as Financial Bid**

The Financial bid for each premises (meaning group/ cluster of flats), has to be submitted separately.

Details of financial bid and terms and conditions are as under:

Sr. No.	Description																																																												
1.	<p><b><u>Price per sft basis or on lumpsum amount basis.</u></b></p> <p><b><u>Details of flat:</u></b></p> <table border="1" style="width:100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width:15%; text-align:center;">1</th> <th style="width:25%; text-align:center;">2</th> <th style="width:25%; text-align:center;">3</th> <th style="width:15%; text-align:center;">4</th> <th style="width:20%; text-align:center;">5</th> </tr> <tr> <th style="text-align:center;"><u>Flat No.</u></th> <th style="text-align:center;"><u>Area of flat as per clause (I)</u></th> <th style="text-align:center;"><u>Number of such flats with same area</u></th> <th style="text-align:center;"><u>Rate per sft.</u></th> <th style="text-align:center;"><u>Amount (2x3x4)</u></th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr> <td colspan="2" style="text-align:left;"><b><u>Total</u></b></td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Use separate sheet if required)</p> <p><b><u>Summary:</u></b>            Rs. _____ per sft (in figures) Rs. _____ per sft (in words)            _____ Or            Lumpsum Rs. _____ (in figures) Rs. _____            _____(in words).</p> <p>I/We confirm that besides this no other amount will be payable to me.</p>	1	2	3	4	5	<u>Flat No.</u>	<u>Area of flat as per clause (I)</u>	<u>Number of such flats with same area</u>	<u>Rate per sft.</u>	<u>Amount (2x3x4)</u>																																														<b><u>Total</u></b>				
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<b><u>Total</u></b>																																																													

In case of lumpsum amount, all columns have to be filled up other than column 4 above and the total bid lumpsum amount be written in column 5.

- a) The society charges and any other charges by whatever name called payable to the Society or any other authority for the transfer of the said premises/ flats in the name of BOM would be payable by the **seller**.
- b) If Building is constructed on leasehold land then the Collector/ MHADA/ MMRDA /any other authority's charges required for transfer of the premises/flats in the name of BOM would be payable by the **seller**.
- c) Stamp duty and registration charges would be paid by the purchaser.
- d) The property transfer document charges (legal charges) payable to the lawyer would be paid by the purchaser.
- e) Title search charges would be payable by the purchaser.

I have noted that apart from the above no other charges (except stamp duty, registration charges and legal / title search charges) will be payable by BOM.

I will pay for the charges towards the said point (a) and (b)).

I understand that this entire amount would be paid to me/ my representative/ my bank at the time of registration subject to the declaration (D) on page 8.

In case of a discrepancy between the amount quoted in figures and words, the amount quoted in words would be considered.

\_\_\_\_\_  
Signature of owner/ Joint owners/Authorised Signatory

Name of the signatory : \_\_\_\_\_

Date : \_\_\_\_\_

Place : \_\_\_\_\_

\_\_\_\_\_  
Signature of Tenderer