



NKGSB CO-OPERATIVE BANK LTD

HEAD OFFICE, FACILITIES DEPT,
LAXMI SADAN, 361, V.P. ROAD,
GIRGAUM, MUMBAI – 400 004.

TENDER FOR THE PRE-QUALIFICATION (PQ)

OF

REPUTED CIVIL & ALLIED WORKS CONTRACTOR'S / FIRMS

FOR

PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING FOR
NKGSB BANK LTD ON PLOT OF LAND SITUATED AT CTS NO. 14 AT
VILLAGE KONDIVITA, ANDHERI (E), MIDC, MUMBAI – 400093,
MAHARASHTRA.

Last Date and Time of submission: 13/07/2026 up to 15:00 Hours

NAME OF THE APPLICANT / FIRM :

ADDRESS :

DATE :

CLIENTS:

The Assistant General Manager
Facilities Dept., Head Office,
NKGSB Co-Op Bank Ltd,
Laxmi Sadan, 361, V.P. Road,
Girgaum, Mumbai – 400 004.
Tel: 022-67545000

ARCHITECT:

M/s SHETGIRI & ASSOCIATES

Block no.:1, 1st Floor, "Safalya" S. K. Bole Road,
Dadar (West), Mumbai-400028.
Tel: 022 24 229300 / 022 24 220414
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NOTICE INVITING APPLICATIONS (NIA)

Pre-Qualification of Contractors / Firms for Proposed Construction of Commercial Office Building for NKGSB Bank Ltd on Plot of Land “Situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093. (Maharashtra).

NKGSB Co-Operative Bank Ltd invites applications for the Pre-Qualification of Contractor's / Firms having experience for the following Composite works (Civil Construction, Interiors, MEP, LV & Allied Services works) of Proposed Construction of Commercial Office Building of the Bank situated on Plot of land situated at CTS No. 14 at Village Kondivita, Andheri (E), MIDC, Mumbai - 400093, Maharashtra.

The Pre-qualification tenders would be displayed on the website of the Bank <http://www.nksb-bank.com> as well as available with the Bank's Head Office at Laxmi Sadan, 361, V.P. Road, Girgaum, Mumbai – 400004, however intended only for reference and inspection. The Pre-qualification Tender comprising of the terms and conditions of the bids including the requisite forms and formats expected to be submitted by the bidders in order to get themselves pre-qualified for the tendering process will be available at the Office of the Bank's appointed Architect & Project Management Consultants M/s Shetgiri & Associates having their Office at “Safalya, 1st Floor, S. K. Bole Road, Dadar (W), Mumbai – 400028, Maharashtra” with effect from 03/07/2026 to 10/07/2026 during office hours on all working days on payment of Rs. 2000/- cash (Non-refundable).

The sealed Pre-qualification tenders will be received in the Office of the Bank's Head Office at Laxmi Sadan, 361, V.P. Road, Girgaum, Mumbai – 400004 on or before 13/07/2026 upto 3.00 PM and will be opened on the same day at 4.00 PM in the presence of the Senior Executives of the Bank & also the attending tenderers / bidding agencies, if any.

The Assistant General Manager
Facilities Dept., Head Office,
NKGSB Co-Op Bank Ltd,
Laxmi Sadan, 361, V.P. Road,
Girgaum, Mumbai – 400 004.
Tel: 022-67545000

Date: - 03/07/2026

Pre-Qualification of Contractors / Firms for Proposed Construction of Commercial Office Building for NKGSB Bank Ltd on Plot of Land situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093, (Maharashtra).

1. BRIEF DESCRIPTION OF WORK

1.1 GENERAL

The details given below are indicative and not exhaustive. The following description is provided to appraise the prospective applicants / firms about the location, nature, details /scope and specifications of work in general which may however be modified at the time of tendering. Detailed specifications, terms and conditions etc. shall be included in the Technical Bid / Price Bid of Tender documents.

1.2 DETAILS OF THE PROPOSED PROJECT / WORK:

- i) Name of work : **Proposed Construction of Commercial Office Building for NKGSB Bank Ltd on Plot of Land “Situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093. (Maharashtra)”.**
- ii) Site Address : **CTS No. 14 at Village Kondivita, Andheri (E), MIDC, Mumbai – 400093, Maharashtra.**
- iii) Completion period : **18 months (including monsoon period)**
- iv) Estimated Cost : **Rs. 42.08 Crores (Excluding GST)**
- v) EMD : **Rs. 42,08,000/- (Rupees Forty Two Lakhs, Eight Thousand Only)** by means of the Demand Draft / Pay Order / Bankers Cheque (Valid for 90 Days from the last date of submission of tender) from any scheduled Nationalized Bank drawn in favor of **NKGSB Co-Operative Bank Ltd, Payable at Mumbai.**
- vi) Cost of the Prequalification Tender Document : **Tender copies shall be available at the Office of the Bank’s appointed Architect & Project Management Consultants M/s Shetgiri & Associates having their Office at “Safalya, 1st Floor, S. K. Bole Road, Dadar (W), Mumbai – 400028, Maharashtra” with effect **from 03/07/2026 to 10/07/2026** during office hours on all working days on payment of Rs. 2000/- cash (Non-refundable).**
- vii) Description of the Plot & Building:
NKGSB has approx. 710.00 Sq. Mtr. of Plot at CTS No. 14, Village Kondivita, MIDC, Andheri (E), Mumbai 400 093, where Bank intends to Construct a Corporate Office building for its Commercial office use & other Outfits. Brief particulars of Building (RCC Framed Structure) to be constructed are as under:
 - a) Building comprises of Ground / Stilt + 08 Stories (Approx. 2750 Sq. Mtr. Built-up area excluding Basement area, if decided to be constructed, if any, on or before the course of execution of works)
 - b) RCC Frame Structure with RCC retaining / diaphragm walls, UG tanks, overhead water tanks, lift wells, double height reception/podium area and terrace gardens.

- c) Building partition walls comprising of AAC Block masonry infill Wall.
- d) External finishing with dry stone cladding, structural glazing, Aluminum Composite Paneling.
- e) Internal related Civil finishing with vitrified tiles, ceramic tiles, granite stone as per specifications.
- f) Sanitary & Plumbing works.
- g) External Electrical Installation, Transformers HT & LT Panel including internal electrification of Toilets, Pantry etc., Compound Lighting.
- h) Fire Fighting System.
- i) External Development like Road work, Drainage, Rainwater Harvesting, Horticulture.
- a) Interior decoration & allied civil works
 - i) Interior furnishing works
 - ii) False Ceiling Work
 - iii) Office furniture (Modular & Loose).
 - iv) Chairs
- b) MEP Work
 - i)Electrical Work:
 - c) a. Internal Low side electrical work, Data & networking connectivity infrastructure
 - b. Electrical raceway modification work, if required.
 - c. Light Fixtures & Lighting Management System
 - ii) HVAC Cassette / AHU/ Extraction/ Exhaust Fans
 - a. Ducting, diffuser, Grill Fixing
 - b. Machines re-fixing
 - iii) ELV Work:
 - a. Fire Alarm & Detection System and Public Address System
 - b. CCTV, Scanner & Security system.
 - c. Access Control System (ACS)
 - f. Integration of Pressurization fans, Smoke extraction fans with fire alarm panel
 - i. Sprinkler System below the false ceiling.
 - j. Power Back up
- d) Bidders must submit details of only those works which are having the items as mentioned herein above in similar works. During the documents verification & inspection of works items as mentioned, will be ascertain.
- e) Getting NOC from the concerned authorities of Government departments (Central & State) & Municipal authorities / MIDC / UD / Electricity authorities / Fire department / Airport authorities / Road department / Municipal Ward offices / Estate department / Lift Inspector / PWD etc for Commencement of building & other works on site including obtaining all the requisite approvals and sanctions from all the concerned Statutory authorities from whom the said approvals are expected to be obtained, Payment of all the necessary charges and expenses associated with obtainment of such approvals and sanctions including IOD, CC, NOC's from all concerned departments and allied Ward offices, departments of MCGM, State Government, Central Government, MIDC etc including Commissioning of the building project in totality as per the DCPR 2034, Rules, Regulations, Bye-Laws & all the necessary Compliance's of Government / Municipal, Statutory authorities & Local authorities as and whenever required.
- f) Any other activity associated with the commencement and upto the completion of the construction of the said building including Interiors, Furniture, MEP works etc which may not have been covered above, however deemed to be included in the scope of the activities and works to be performed by the contractor to ensure successful implementation of the project on site.

The Tender Technical & Price Bid document shall be issued only to the Pre-qualified Contracting agencies who are shortlisted for the project based on the Minimum Eligibility criteria stipulated herein-under & shortlisted in the Pre-qualification round herein-below: -

2. MINIMUM ELIGIBILITY CRITERIA FOR PRE-QUALIFICATION

The Companies / Firms that fulfill the criteria as given below shall be eligible to bid for the project:

1. The Company should be either a Proprietorship or Partnership or a Public Limited Company or a Private Limited Company, duly registered under the relevant Act such as Partnership Act, Indian Companies Act 1956 or Companies Act 2013.
2. The Company / Firm should have registration with Central/ State govt. bodies/ Public sector undertakings/ PSB's / Nationalized Banks / MES / Railway or similar governmental agencies. Evidence of the same has to be produced as documentary evidence.
3. The Firm / company should have an experience of minimum 07 years in relevant field i.e. Construction of buildings of similar nature as on 31.03.2026.
4. The Company / Firm should have average Financial Turnover of **Rs. 21.00 Crores** with similar works during the last three years ending 31st March 2026. The Profit & Loss Account & Balance sheet certified by CA to be produced. Copy of Certificate's from CA with Unique Document Identification Number (UDIN) to be submitted in hard copy, in support as documentary evidence.
5. Reports on financial standing of the Company / Firm, Annual turnover of the company / Firm, Profit and loss statement and auditors report for last three years. (Audited Balance sheets and copy of IT returns to be acknowledged) i.e. F.Y:- 2023-24, 2024-25 & 2025-26.
6. The company / firm should have their Head Office / Registered Office / Branch Office in Mumbai or anywhere within Maharashtra. Alternatively, for contractors having their registered office's outside Mumbai, the contractor shall submit an undertaking that they would open a branch Office within Mumbai within a period of 30 days after the award of the contract, if any. The Telephone bill/ Electricity/ registered rental lease agreement of local branch office will only be considered as an address proof.
7. The Contracting Company/ Firm during the last 7 years (Ending 31st March 2026) should have satisfactorily completed the following works/ Projects:
 - i) At least 3 similar type of works of individual contract value not less than **Rs. 16.83 Crores**
OR
 - ii) At least 2 similar type of works of individual contract value not less than **Rs. 21.08 Crores**
OR
 - iii) At least 1 similar type of works of individual contract value not less than **Rs. 33.66 Crores**

The definition of similar work shall mean Construction Works of the entire building comprising of "Civil works, Interior Renovation & Furnishing works, Plumbing & Sanitary works, Water Supply, Internal & External Electrical works, Fire-fighting System, Fire Alarm System, HT & LT installation, D.G. Set, L.V services works, Compound / Site Development Works, Parking related works, Lifts & Elevators and associated allied works etc executed for Commercial / Institutional / Office buildings for Public Sector Banks, PSU's, Government & Semi Government Organizations, Government departments, Private Sector organizations". Incase if the works are executed within a single tender package

comprising of Civil works, the work order and the completion certificate shall clearly indicate the amount of works completed pertaining to the above-mentioned services and as such the break-up thereof, which has to satisfy the minimum works qualifying criteria.

The Bank & Architect at its sole discretion reserves the right to shortlist / pre-qualify the contracting agencies even incase if all the Furnishing & Service's works such as Interior Renovation & Furnishing works, Fire Alarm System, D.G. Set, L.V services works, Lifts & Elevators as mentioned above are not included in the scope of the works duly performed by the contractor except the mandatorily required works of the PQ such as Civil works, Plumbing & Sanitary works, Water Supply, Internal & External Electrical works, Fire-fighting System, HT & LT installation, Compound / Site Development Works, Parking related works which however stands mandatory to be covered / included in the scope of works which would have been performed by the contractor in their past projects covered under similar works definition herein-above. The necessary documentary evidence shall be submitted by the contractor duly authenticated by their clients.

Note: - The contractors should provide proper documentary proof in support of satisfactory completion of similar works in terms of Certified copy of full occupation certificate from the concerned authority, Letter of award, photographic evidence, Completion certificate from the clients indicating the date of commencement, date of completion & estimated & actual cost of execution of the work failing which it may be treated that they have not completed such works. Certificate and testimonials of the project should clearly identify completion of the above activities satisfactorily for the projects referred to meet pre-qualification criteria. No completion from PMC/Architect will be accepted by the Bank on proof of completion of works. Completion Certificate shall be issued mentioning the above requirement with satisfactory completion of project. No Certificate of partial Completion or payment details will be considered as proof of experience.

8. Bank Solvency Certificate of **Rs. 21.00 Crores** along with an authority letter to seek reference from the Firm's Bankers issued after 1st May, 2026 to be submitted.
9. Should possess major construction equipment like H-frame, scaffolding and exterior cradles. The detailed list of machinery and equipment's to be submitted.
10. Should possess and furnish technical personnel with sufficient skill set in all the above work types and details of personnel with qualification and experience to be submitted.
11. Should possess in name of company or nominated sub-contractor valid license for executing water supply, sanitary, drainage works, Firefighting, fire detection and electrification, LV & site / compound works.
12. Joint Venture/ Consortium is strictly not allowed.
13. Confidential reports from previous employers will be sought by the Bank at its sole discretion.
14. A committee comprising Bank's representatives, ARCHITECTs & PMC representatives would inspect the work executed by the firms. The visit is to ascertain quality, workmanship & ability of the contracting firm. The Firm shall arrange for all necessary permissions for the said visit. The expenses of the visit shall be borne by the Bank.

15. The firm / company should have registration with GST, PF, ESIC and Prof. Tax and submit the proof of the same.
16. Bidders have to fulfil all the criteria of Pre-qualification failing which their bids will be summarily rejected and no correspondence in this regard will be entertained by the Bank. The Bank reserves the right to keep the results of the Pre-qualification exercise confidential and the same will not be shared with any bidder. The decision of the Bank as regards to the Prequalification shall be final and binding on all Bidders.

3. EVALUATION CRITERIA:

The applications documents received upto last date & time (as mentioned in NIA) shall be short-listed, evaluated and finalized by the Bank in the following manner:

- (i) The application documents shall be first scrutinized for minimum eligibility criteria described above in respect of all parameters. The applications fulfilling the eligibility criteria supported with relevant and valid documents shall be shortlisted for further process of pre-qualification.
- (ii) The authorized representatives of the Bank shall visit any one or more completed projects / site of the shortlisted applicants, in order to satisfy themselves regarding scope, quantum building, quality, workmanship etc. of works. Which buildings / sites have to be visited, shall be decided by the Bank at its own discretion.
- (iii) On the basis of the Application Documents, Completion Certificate, Performance Report submitted by the Applicants, and the Confidential Report received from previous / present clients and / or Bank, evaluation / assessment of the Applicant/ Firm shall be done for their performance, timely execution, integrity as regards working ease in setting extra items, litigation if any involving arbitration / Court of Law, financial soundness, infrastructure, work completed, works in hand etc, the shortlisting procedure would be carried out.
- (iv) It may please be noted that if any adversity, which in the view of the Bank is / are not of normal nature, is observed during site visit of the completed work and / or in Performance Report, Confidential Report etc. of any Applicant, such application shall not be included in the list of Pre-qualified Contractors / Firms.
- (v) On the basis of the points mentioned above and the PQ criteria's as defined, the list of the Pre-qualified Contractors / Firms shall be finalized by the Bank.

CRITERIA FOR EVALUATION OF THE PERFORMANCE OF BIDDERS FOR PRE-QUALIFICATION

S. No.	Attributes	Marks	Evaluation
(a)	Financial Strength: Maximum 20 Marks		
	(i) Average Annual Turnover	12 Marks 16 Marks 20 Marks	60% marks for minimum eligibility criteria (Minimum Rs. 21.00 Crores) 80% marks for above the minimum eligibility and upto twice the minimum (Above Rs. 21 Crores and upto {Equal to} Rs. 42 Crores) 100% marks for twice the minimum eligibility criteria or more (Above Rs. 42 Crores)
(b)	Experience in similar class of work: Maximum 40 Marks		
	Experience in similar class of work	24 Marks 32 Marks 40 Marks	60% marks for 3 Projects of minimum eligibility criteria (Minimum Rs. 16.83 Crores) OR 2 Projects of minimum eligibility criteria (Minimum Rs. 21.08 Crores) OR 1 Project of minimum eligibility criteria (Minimum Rs. 33.66 Crores) 80% marks for 3 Projects of minimum eligibility criteria (Minimum Rs. 21.08 Crores) OR 2 Projects of minimum eligibility criteria (Minimum Rs. 33.66 Crores) OR 1 Project of minimum eligibility criteria (Minimum Rs. 42.08 Crores) 100% marks for 4 Projects of minimum eligibility criteria (Minimum Rs. 21.08 Crores) OR 3 Projects of minimum eligibility criteria (Minimum Rs. 33.66 Crores) OR 2 Project of minimum eligibility criteria (Minimum Rs. 42.08 Crores)
(c)	Solvency: Maximum 10 Marks		
	Minimum Solvency	6 Marks 8 Marks 10 Marks	60% marks for minimum eligibility criteria (Minimum Rs. 21.00 Crores) 80% marks for above the minimum eligibility and upto twice the minimum (Above Rs. 21 Crores and upto / Equal to Rs. 42 Crores) 100% marks for twice the minimum eligibility criteria or more (Above Rs. 42 Crores)
(d)	Performance of works – Quality Assessment based on Site visit: Maximum 15 Marks		
(i)	Overall assessment of the completed work in terms of the Parameters as herein under: -	Marking system (Max 15 marks)	(Total marks Assessed by the committee visiting the site & attending the presentation)

	Quality, Finishing, Workmanship of Site of works (Project) executed by the contractors based on assessment of the committee visiting the site	10 Marks	
	Timelines of the Project completed based on feedback obtained from the clients for whom the contracting agency has completed the past projects as mentioned under similar works in PQ. Without levy of compensation (Penalty) / With levy of compensation (Penalty)	5 Marks	
(e)	Presentation – Maximum 10 Marks		
(ii)	Presentation of the Contractor with regards to any single / multiple Projects of similar nature executed by them to prove their competence and capability. Presentation should demonstrate the efficiency and experience of handling projects of similar nature and provide for the confidence in executing the project under reference with highest level of professionalism.	10 Marks	
(ii)	The bidder should have positive net worth during last three consecutive financial year ending on 31.03.2025.	Certificate mentioning net worth by a Chartered Accountant.	Maximum = 3 Marks 1 Mark for each year of positive net worth
(iii)	The bidder should have not incurred any loss (Profit after tax should be positive) in more than two consecutive financial years out of the last five financial years ending on 31.03.2025.	Audited Financial Statements for last five financial years ending 31.03.2025 duly certified by a Chartered Accountant.	Maximum = 2 Marks 1 Mark for each year of Profit for two consecutive years
(iv)	The copies of PAN and GSTN shall be enclosed and registration mandatory apart from other statutory registrations as called for in this tender.	Signed and stamped Copies of all documents	Mandatory

Average Marks (To be awarded out of 100 Marks based on average of marks assessed on each attribute mentioned above).

Note:

1. All the above parameters may be considered for assessing the overall quality of work executed by the contractor.
2. In case, any attribute is not applicable, the same may not be included in assessment and mentioned as not applicable (N/A).
3. The contracting agencies securing a minimum of 75 Marks and above shall be shortlisted / Prequalified for the further process of tendering and to whom the technical and price bid documents shall be issued as a part of further evaluation and shortlisting of the contracting

agency for the award of the project. No claim whatsoever from the contractor with regards to the marking as above shall be entertained and the award of the marks shall be strictly at the sole discretion of the Bank & the Architect.

PRESENTATION BY THE BIDDERS (Total = 10 Marks): -

Presentation of the Contractor with regards to any single / multiple Projects of similar nature executed by them to prove their competence and capability. Presentation should demonstrate the efficiency and experience of handling projects of similar nature and provide for the confidence in executing the project under reference with highest level of professionalism. Presentation will be held at Bank's Head office. The date, time and venue of presentation will be intimated to the bidders. A separate note covering the technical contents expected to be presented / covered by the bidders would also be shared separately.

The contracting agencies securing a minimum of 75 Marks and above shall be shortlisted / Prequalified for the further process of tendering and to whom the technical and price bid documents shall be issued as a part of further evaluation and shortlisting of the contracting agency for the award of the project.

4. IMPORTANT INSTRUCTIONS TO THE APPLICANTS:

- i. The application documents will be available at the office of the Bank's appointed Architect and Project Management Consultant, as mentioned in the Notice Inviting Applications (NIA).

Submission date & Time : As per Notice Inviting Application (NIA)

Place of submission : Assistant General Manager,
Facilities dept., Head Office,
NKGSB Co-Operative Bank Ltd,
Laxmi Sadan, 361, V.P. Road,
Girgaum, Mumbai – 400 004.

- ii. Duly filled in Application Documents alongwith requisite annexures, enclosures / documentary proofs duly signed by the authorized signatory should be collectively kept in an envelope which should be sealed securely. The Application Documents must reach by above date and time at above address. Please super-scribe / write on the top of the envelope as **“Prequalification Application for Proposed Construction of Commercial Office Building for NKGSB Co-Operative Bank Ltd on Plot of Land “Situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093”. (Maharashtra),** the bottom left portion of the envelope please clearly mention the **Name, Address and Phone Number / Mobile Number of the Applicant / Firm.**

- iii. Only such applicants /Firms / Contractors who fulfil the aforesaid minimum eligibility criteria need apply.
- iv. The applicants agree to facilitate the Bank's authorized representative / officials / Architect's to visit & inspect one or more completed project/ sites. Such facilitation shall be deemed to be part of the application. If applicant fails to facilitate the said visits and inspection, his application shall not be considered for Pre-Qualification.
- v. The Bank reserves the right to obtain the Confidential Report from the clients of the applicants with regard to Quality, Timely Execution, Integrity, ease in setting extra item rates, Litigations if any involving Arbitration / Court of Law, financial soundness, Magnitude of works, List of works executed etc. and Credit Opinion Report from the Applicant's Bank.
- vi. The Applicant shall ensure that all pages of Pre-qualification Application Documents are properly bound, paginated and indexed, otherwise the application may not be considered for further processing.
- vii. Any & all cost / expenditure incurred by the Applicants in relation to making this application shall be borne by the applicant. No payment by way of compensation or whatsoever shall be made by the Bank.
- viii. The Application Documents must be filled in English and all entries must be typed or neatly written and must be legible.
- ix. The Applicant should strictly furnish all the information only on the formats furnished / provided / made available here in these application documents. No deviations from the Terms and Conditions specified in these Documents or Tender shall be allowed. The applications not complying with this requirement are liable to be rejected and the decision of the Bank in this regard shall be final and binding.
- x. All corrections should be attested & countersigned by the authorized signatory. Overwriting is not permissible. Applications not complying this condition are liable to be rejected.
- xi. In case, the applicant intends to give additional information for which specified space is not sufficient, they may furnish such information by adding extra sheets by specifying/indicating the same in the appropriate column.
- xii. Please ensure that the application, enclosures etc are signed by the authorized signatory only and proof of mode of authorization (such as Power of attorney, Partnership deed indicating such authorization, resolution, authorization letter etc as applicable) is enclosed as mentioned in the application form. The applications not fulfilling this term / condition are liable to be rejected and the decision of the Bank in this regard shall be final and binding.
- xiii. The pre-qualification application submitted by an applicant shall become the property of NKGSB and NKGSB shall have no obligation to return the same to the applicant.
- xiv. The Applicant should submit Affidavit / Certificate from Chartered Accountant mentioning Financial Turnover of the Applicant / Firm of last 03 financial years as specified in the Application Document. There is no need to submit entire voluminous Balance Sheet. However, one page of summarized Profit & Loss Account (Audited) for the last 03 financial years should

be submitted. Please do not enclose / attach unnecessary documents like Work Orders, Brochures, Firm's Balance Sheet, Site, Photographs etc. Applications containing unnecessary attachments are liable for rejection.

- xv. It is recommended that the applicant must visit the project site at their own cost and get acquainted to local conditions etc. before filling up and submitting the Application Documents.
- xvi. Regarding location and inspection of the project site the Applicants / Bidder may contact the officials in **Assistant General Manager, Facilities department, NKGSB Co-Op. Bank Ltd, Head Office, Laxmi Sadan, 361, V.P. Road, Girgaum, Mumbai - 400 004**. Tel: - (022) - 67545000 and can get any clarifications. Preferably for any technical query / related information sought by the bidders, they are advised to contact the Project Architects & PMC Shetgiri & Associates having their Office at "Safalya, 1st Floor, S. K. Bole Road, Dadar (W), Mumbai – 400028, Maharashtra. The contact no of the Firm is 022-24223900 / 24224014. Email Id: - shetgiri@shetgiriassociates.in / designteam@shetgiriassociates.in
- xvii. For the purpose of these documents, the following terms shall have the meanings as defined hereunder:
- a. "Applicant" / "Contractor" / "Firm" mean Proprietary Firm, Partnership Firm, LLP, Private or Public Ltd. Company applying through their Authorised Signatory for Pre-qualification. Joint Ventures are not allowed.
 - b. "Bank" means NKGSB Co-Operative Bank Ltd.
 - c. Prequalification and empanelment mean one and the same.
 - d. Singular & plural are interchangeable.

xviii. Intimation to pre-qualified Contactors / firm for future course of action shall be advised separately.

5. OTHER TERMS AND CONDITIONS:

- i. The Bank reserves the right to call off the pre-qualification process and / or proposed subsequent tendering process and / or drop this Project and / or may alter / change the scope of this Work / Project at any time prior to finalization of award of work without any obligation / compensation to any of the bidders and without assigning any reason thereof.
- ii. This Pre-qualification shall be valid for issuing NIT / Tender for a period of 6 months commencing from issuance of PQ letter to successful applicants and can be extended further for another 3 months at the sole discretion of the Bank.
- iii. The Pre-qualified Applicants may be invited to participate in competitive bidding for the work and their participation shall be governed by the NIT and Tender documents finalized by the Bank at that point of time.
- iv. Contractors / Firms with any of its Partner / Director / Proprietor having near relatives in the NKGSB have to give the details of the relationship in the Application Documents. Near relatives means Spouse, Father (including step-father), Mother (including step-mother), Son (including step-son) and / or his Wife, Grandson, Daughter (including step-daughter) and / or her Husband, Brother (including step- brother) and / or his Wife, Sister and / or her Husband, Father-in-law, Mother-in- law, Brother-in-law, and / or his Wife, Sister-in-law and / or His husband.

- v. **Conditional applications** will be rejected.
- vi. Only the Pre-qualified Contractors will be intimated through letter and / or email about their being Pre-qualified by the Bank on finalization and approval of the Pre-qualification process. No communication shall be made or entertained further with the contractors who have not been prequalified for the said tenders and no details of prequalification evaluation shall be shared with any of the bidders.
- vii. The jurisdiction for any dispute, if any, arising out of the pre-qualification process shall be to the courts situated at Mumbai only.
- viii. If required, the Bank may ask the Applicant / firm to furnish additional documents also. The Applicant / Firm shall submit the same as advised by the Bank, failing which the application of the Firm shall not be considered for Pre- qualification.
- ix. Canvassing in any form or manner on the part of the applicants shall lead to disqualification of their application.
- x. A very high standard of workmanship and speed of construction is expected for this project.

ANNEXURE- 1-

APPLICATION FORM

Pre-Qualification of Contractors / Firms for Proposed Construction of Commercial Office Building for NKGSB Bank Ltd on Plot of Land “Situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093. (Maharashtra).

(Please read the Application Documents carefully before filling-up) (Please strike-off which is not applicable)

1.	Name of the Applicant and address of the Registered office. Phone No. : E-mail address : Name of Authorized representative: Mobile No. : Website, if any :	
2. (a)	Year of establishment (Enclose documentary evidence)	
(b)	No. of years of experience in the relevant field (Minimum experience required is 7 years as on 31.03.2026 in relevant field)	
3	Type of the organization (Whether sole proprietorship, Partnership, Private Ltd. or Co-operative body etc.)	
4.	Name of the Proprietor/Partners/Directors of Applicant with address and phone Numbers.	
	(a)	
	(b)	
	(c)	
	(d)	
5	Details of registration – Whether Partnership firm, Company, etc. Name of Registering Authority, Date and Registration number.	
6.	Whether the firm has worked for the Central/ State govt. bodies/ Public Sector/ Banks and Railways.	
7.	No. of years of experience in the relevant field. (Enclose C.A's certificate)	
8.	Address of office through which the proposed work of the Bank will be handled and the name & designation of the officer in charge.	

9.	Adequate and satisfactory evidence to indicate financial capacity of the Applicant to undertake the said works with names of Bankers and their full addresses. (Solvency certificate from a Bank & Income tax clearance certificate has to be attached).		
10.	Yearly turnover of the Organization during last Three Financial years. (year wise) – As certified by the Chartered Accountant (C.A's certificate has to be enclosed).	Rs..... For	31 st March 2023-2024
		Rs..... For	31 st March 2024-2025
		Rs..... For	31 st March 2025-2026
11.	Number of supplementary sheets attached.		
12.	Enclose Performance Certificates from previous clients during last 7 years for the work carried out and matching each of the similar work criteria indicated.		
13.	Whether any Civil Suit/litigation /Arbitration arisen with Govt./Semi Govt./PSU/Banks etc. during the last 7 Years/being executed now. If yes, please furnish the details in the Performa given below.		

(Note: - All Enclosures must be self-certified by Authorized Signatory)

1. I/We have read and understood all the contents of these Application Documents and are acceptable to us. I/We also certify that my/our firm fulfills the ELIGIBILITY CRITERIA for this work.
2. I/We hereby confirm and certify that the information given above are correct and true and the Annexures / Enclosures etc. enclosed herewith are genuine.
3. I/We are authorized to sign and submit the Application Documents for pre- qualification.
4. I/We understand and agree that if at any stage it is found / noticed by the Bank that any information provided by us is untrue / incorrect, partly or fully and / or concealed in these Application Documents and / or also in case of receipt of any adverse / unsatisfactory report from previous or present clients / Bankers, the Bank on its own discretion may reject application at any stage and / or may de-list us from PQ / Empanelment List and / or may take any other appropriate action as deemed fit by the Bank.
5. I/We also understand and agree that partly / wrongly filled application and / or applications not on prescribed proforma and / or applications not accompanying relevant Documents / Enclosures / Annexures and Application Documents not signed by the Authorized Signatory and / or received after the due date and time and / or conditional applications and / or applications with deviations from prescribed conditions are liable to be summarily rejected by the Bank at its own discretion and the decision of the Bank shall be final and binding on me / us.
6. I/We understand and agree that this is merely an application/ and does not entitle us to be necessarily pre-qualified by the Bank and/or invite us for participation in tender process and

Bank reserves the right to reject all and / or any application without assigning any reason thereof.

(Signature of Authorized Signatory)

(Seal of the Firm)

Name :

Designation in Firm :.....

Place :

Date

(Please ensure to enclose all annexures / enclosures / relevant documents etc with application documents before submitting)

ANNEXURE- 2-

Details of Litigation History

Sr. No.	Name of the project and employer	Nature of work	Work Order No. & date	Present stage of work	Value of contract (Rs.)	Brief details of the Dispute

ANNEXURE- 3
LIST OF REFERENCES

Give reference of Two Respectable Consulting Engineers, PMC/ARCHITECTS Officers with Designations from Govt., /Semi Govt./Public Sector Corporation Office with address and phone numbers, who may be directly contacted by the Bank, so as to enquire about your ability, competence, capability of your organization in confidence.

i)

ii)

Signature of Applicant

ANNEXURE- 4
LIST OF IMPORTANT PROJECTS EXCECUTED

Part 2 : Work capability and previous experience.

- a) List of important Projects executed by the organization as per the criteria of similar works specified previously, during last 7 years costing minimum of **Rs. 16.83 Crores** and above.

(Supporting documentary proofs such as copies of work order, satisfactory completion certificate of the work from clients etc. with proper indexing to be enclosed failing which the application will be liable for rejection) Satisfactory Completion Certificate is mandatory to be enclosed.

Sr. No	Name of the Project mentioning all features, scope of services and location	Name & full postal address of the owner & Consultant. Also indicate whether Govt. or Private body with full postal address & phone no.	Total final value of work (Rs.)	Completion period with dates		No. of Storeys	Whether work was left incomplete or contract was terminated from either side. Give full details.	Any other relevant information
				Stipulated	Actual			
1.	2.	3.	4.	5.	6.	7.	8.	9.

Signature of Applicant

NOTES:

- Information has to be filled up specifically in this format. Please do not write remark "As indicated in Brochure / as enclosed" unless unavoidable.
- Information shall be limited to the Applicant. If any relevant data concerning the Group of Companies to which the Applicant belong is desired to be given, the same shall be given separately in a supplementary sheet.

ANNEXURE 5
IMPORTANT WORKS IN HAND

- a) List of Important works IN HAND costing minimum of **Rs. 16.83 Crores and above:**
(Supporting documentary proofs such as copies of work order etc. to be enclosed failing which the application will be liable for rejection)

Sr. No.	Name of the Project and location	Name & full postal address of the owner & Consultant. Also indicate whether Govt. or Private body with full postal address.	Contract Amount (Rs.) & date of award of work	Progress of work along with Completion Period in months		Any other relevant information
				Stipulated	Expected date of completion	
1.	2.	3.	4.	5.	6.	8.

Signature of Applicant

NOTES:

1. Information has to be filled up specifically in this format. Please do not write remark "As indicated in Brochure / as enclosed" unless unavoidable
2. Information shall be limited to the Applicant. If any relevant data concerning the Group of Companies to which the Applicant belongs to is desired to be given, the same shall be given separately in a supplementary sheet.

ANNEXURE- 6
TECHNICAL PERSONNEL & WORK FORCE DATA

a) List of your technical personnel, giving details about their technical qualifications & experience including that in your establishment.

Sr. No.	Name	Age	Qualifications	Experience	Nature of Works handled	Name of the projects Handled costing Rs 16.83 Crores & above	Date from which employed in your organization	Indicate special experience such as Advance Management Techniques, ISO Certificate etc.
1.	2.	3.	4.	5.	6.	7.	8.	9.

Signature of Applicant

NOTES:

1. Information has to be filled up specifically in this format. Please do not write remark "As indicated in Brochure / as enclosed" unless unavoidable.
2. Information shall be limited to the Applicant. If any relevant data concerning the Group of Companies to which the Applicant belongs-to is desired to be given, the same shall be given separately in a supplementary sheet.

ANNEXURE – 7
DETAILS OF OWNED MACHINERY, PLANTS & EQUIPMENT's

Sr. No.	Description of Machinery / Equipment	Nos	Age in Years

ANNEXURE- 8

PERFORMANCE CERTIFICATE

FORMAT OF PERFORMANCE CERTIFICATE TO BE GIVEN BY THE PREVIOUS CLIENTS OF THE APPLICANT CONTRACTOR

- i. Name of work executed with scope of work in brief:
- ii. Client's name and address:
- iii. ARCHITECTs for the project:
- iv. PMC of the Project, if any:
- v. a) Tendered cost;
b) Value of work executed:
- vi. a) Time allowed for completion
b) Actual time taken for completion
c) If delayed, reasons for the same and whether extension granted
d) Whether liquidated damages levied on the contractor
- vii. General attitude and approach of the contractor in the work
- viii. Assessment of work:

	<i>Excellent</i>	<i>Good</i>	<i>Satisfactory</i>	<i>Poor</i>
Workmanship				
Competence				
Integrity and reliability				
Attitude and approach				
Quality of work				
Financial soundness				

- ix. Any Litigation involving Arbitration/ Court of Law with details:

- x. Any other information about the overall performance of the contractor, the authority would like to mention

(Additional Performance Report on the same Format may be submitted, if required)

Signature:

Place:

Date:

Name and Designation:

Address:

ANNEXURE 9

FINANCIAL INFORMATION

Financial Analysis – Details to be furnished duly supported by figures in balance sheet/profit and loss account for the last five years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (copies to be attached).

	Financial Year				
Particulars	2021-22	2022-23	2023-24	2024-25	2025-26
i. Gross Annual turnover on Consultancy Fees(In Rs. Crores)					
ii. Profit/Loss					
iii. Certified by					

In case if Audited information pertaining to the F.Y 2025-26 is not available, hasn't been completed the F.Y data of 2024-25 shall form the basis of evaluation and the last Four years ending 2021-2022 as the last year shall be considered for evaluation.

Financial arrangements for carrying out the proposed work.

The following certificates are enclosed:

- Current Income Tax Clearance Certificate
- Profit & Loss account for last 3 years

Signature of Chartered Accountant with seal

ANNEXURE 10

PRE- CONTRACT INTEGRITY PACT

ON NON-JUDICIAL STAMP PAPER (Rs. 500)

General: This pre-bid pre-contract Agreement (hereinafter called the Integrity Pact) is made on ____ day of month of _____ 2026, between on one hand, NKGSB CO-OPERATIVE BANK LTD through authorized official Shri. _____, Assistant General Manager, Facilities Department, NKGSB Co-Op. Bank Ltd, Head Office, Laxmi Sadan, V.P. Road, Mumbai (hereinafter called the “BANK”, which expression shall mean and include unless the context otherwise required, his successors in office and assigns) of the First Part and M/s _____ represented by Shri. _____ Proprietor (herein called the “BIDDER” which expression shall mean and include unless the context otherwise requires his successors and permitted assigns) of the Second Part.

WHEREAS the BANK proposes to carry out “Proposed Construction of Commercial Office of NKGSB Co-Operative Bank Ltd on Plot of Land “Situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093.” (said work) and the BIDDER is willing to offer/has offered for the aforesaid work and

WHEREAS the BIDDER is a private company/public company/Government undertaking/ partnership / registered export agency / LLP, constituted in accordance with the relevant law in the matter and the BUYER is Facilities Department of NKGSB Co-Op. Bank Ltd.

NOW, THEREFORE,

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

Enabling the BANK to obtain the desired said Equipment/product/services at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement, and Enabling BIDDER to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the BANK will commit to prevent corruption, in any form by its officials by following transparent procedures.

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

Commitments of the BANK:

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

1.2. The BANK will, during the pre-contract stage, treat all BIDDERS alike, and will provide to all BIDDERS the same information and will not provide any such information to any particular BIDDER which could afford an advantage that particular BIDDER in comparison to other BIDDERS.

1.3. All the officials of the BANK will report to the appropriate Government office any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

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

COMMITMENTS of BIDDERS

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

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

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

3.3. BIDDERS shall disclose the name and address of agents and representatives and Indian BIDDERS shall disclose their foreign principals or associates. 3.4. BIDDERS shall disclose the payments to be made by them to agents/brokers or any other intermediary, In connection with bid/contract.

3.5. The BIDDER further confirms and declares to the BANK that the BIDDER is the original manufacturer/integrator and not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the BUYER or any of its functionaries whether officially or unofficially to the award of the contract to the BIDDER, nor has any amount been paid, promised or intended to be paid to any such individual firm or company in respect of any such intercession facilitation or recommendation.

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

3.7. The BIDDER will not collude with other parties interested in the contract impair the transparency fairness and progress of the bidding process, bid evaluation contracting and implementation of the contract.

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

3.9. The BIDDER shall not use improperly, for purposes of competition or personal gain, or pass on to others any information provided by the Bank as part of business relationship, regarding plans, technical proposals and business details including information contained in any electronic data carrier. The BIDDER also undertakes to exercise due and adequate care lest any such information is divulged.

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

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

3.12. If the BIDDER or any employee of the BIDDER or any person acting on behalf of the BIDDER either directly or indirectly, is a relative of any of the officers of the BANK, or alternatively, if any relative of an officer of the BANK has financial interest/stake in the BIDDER's firm, the same shall be disclosed by the BIDDER at the time of filing of tender. The term 'relative; for this purpose would be as defined in Section 6 of the Companies Act 1956

3.13. The BIDDER shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the BANK.

4. Previous Transgression

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

4.2. The BIDDER agrees that if it makes incorrect statement on this subject, BIDDER can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.

5. Earnest Money (Security Deposit)

5.1. While submitting commercial bid, the BIDDER shall deposit an amount **Rs. 42,08,000/- (Rupees: Forty Two Lakhs, Eight Thousand Only)** (to be specified in Tender) as Earnest Money Deposit/ Security Deposit, with the BANK through any of the following instruments:

5.1.1. Bank Draft or Pay Order in Favor of **NKGSB Co-Operative Bank Ltd.** payable at Mumbai.

5.1.2. A Confirmed guarantee by an Indian Nationalized Bank, promising payment of the guaranteed sum to the BANK on demand within three working days without any demure whatsoever and without seeking any reason whatsoever. The demand for payment by the BUYER shall be treated as conclusive proof of payment.

5.2. The Earnest Money/Security Deposit shall be valid up to a period of as mentioned in the tender clause or the complete conclusion of the contractual obligations to the complete satisfaction of both the BIDDER and the BANK, including warranty period, whichever is later. Tender fee will be non-returnable once paid to the Bank.

5.3. In case of the successful BIDDER a clause would also be incorporated in the Article pertaining to Performance Bond/performance security deposit for the said work that the provisions of Sanctions for Violation shall be applicable for forfeiture of performance Bond/performance security deposit in case

of decision by the Bank to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

5.4. No interest shall be payable by the Bank to the BIDDER in Earnest Money/Security Deposit for the period of its currency.

6. Sanctions for Violations:

6.1. Any breach of the aforesaid provisions by the BIDDER or any one employed by its or action on its behalf (Whether with or without the knowledge of the BIDDER) shall entitled the Bank to take all or any one of the following actions, wherever required:-

6.1.1. To immediately call of the pre contract negotiations without assigning any reason or giving any compensation to the BIDDER. However, the proceedings with the other BIDDER(s) would continue.

6.1.2. The Earnest Money Deposit (in pre-contract stage) and /or Security Deposit / Performance Bond /performance security deposit (after the contract is signed) shall stand forfeited either fully or partially, as decided by the Bank and the Bank shall not be required to assigning any reason therefore.

6.1.3. To immediately cancel the contract, if already signed, without giving any compensation to the BIDDER.

6.1.4. To recover all sums already paid by the BANK, and in case of an Indian BIDDER with interest thereon at 2% higher than the prevailing Prime Lending Rate of NKGSB, while in case of a BIDDER from country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the BIDDER from the Buyer in connection with any other contract for any other project such outstanding payment could also be utilized to recover the aforesaid sum and interest.

6.1.5. To encash the advance Bank guarantee and performance bond/warranty bond, if furnished by the BIDDER, in order to recover the payments, already made by the Bank, along with interest.

6.1.6. To cancel all or any other Contracts with the Bidder. The Bidder shall be liable to pay compensation for any loss or damage to the Bank resulting from such cancellation/rescission and the BANK shall be entitled to deduct the amount so payable from the money(s) due to the Bidder.

6.1.7. To debar the BIDDER from participating in future bidding processes of the Bank for a minimum period of five years, which may be further extended at the discretion of the BANK.

6.1.8. To recover all sums paid in violation of this Pact by Bidder(s) to any middleman or agent or broker with a view to securing the contract.

6.1.9. In cases where irrevocable letter of credit have been received in respect of any contract signed by the BANK with the BIDDER, the same shall not be opened.

6.1.10. Forfeiture of Performance Bond in case of a decision by the BANK to forfeit the same without assigning any reason for imposing sanctions for violation of this Pact.

7. Fail Clause:

The Bidder undertakes that it has not supplied / is not supplying similar products/systems or subsystems/ services at a price lower than that offered in the present bid in respect of any other Ministry/department of the Government of India or PSU and if it is found at any stage that similar products/systems or sub systems was supplied by the Bidder to any other Ministry/Department of Government of India or a PSU at a lower price, then that very price, with due allowance for elapsed

time, will be applicable to the present case and the difference in the cost would be refunded by the BIDDER to the BANK, if the contract has already been concluded.

8. Facilitation of Investigation

In case of any allegation of violation of any provisions of this Pact or payment of commission the BANK or its agencies shall be entitled to examine all the documents including the Books of Accounts of the BIDDER and the BIDDER shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

9. Law and Place of Jurisdiction

All disputes whatsoever arising between the parties out of or in relation to the construction, meaning and operation of effect of these Tender Documents or breach thereof shall be settled amicably. If however, the parties are not able to solve them amicably within 30 days, the same shall be settled as per the procedure mentioned at ARBITRATION clause of this RFP in accordance with the applicable Indian laws and the award made in pursuance thereof shall be binding on the parties. The Arbitrator/Arbitrators shall give a reasoned award. Any appeal will be subject to the exclusive jurisdiction of courts at MUMBAI.

10. Other Legal Actions:

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

11. NON Disclosure:

It is hereby agreed that all the parties in this agreement hereby agree as follows: Contractor shall hold all information about this tender and /or information gathered about the Bank through this process in strict confidence with the same degrees of care with which contractor protects its own confidential and proprietary information. Contractor shall restrict disclosure of the information solely to its employees, agents and sub-contractors on a need to know basis and advise those persons of their obligations hereunder with respect to such information. To use the information only as needed for the purpose solely related to this project: Except for the purpose of execution of this project, not disclose or otherwise provide such information or knowingly allow anyone else to disclose or otherwise provide such information. Contractor shall not disclose any information to parties not involved in supply of the products and services forming part of this order and disclose any information to parties not involved in supply of the products and services forming part of this order will be treated as breach of trust and invite legal action. This will also mean termination of the contract and disqualification of the contractor in any future tendering process of the Bank. Any information considered sensitive must be protected by the contractor from unauthorized disclosure or access.

12. Validity:

12.1. The validity of this Integrity Pact shall be from date of its signing and extend up to 5 years or the complete execution of the contract to the satisfaction of both the BANK and the BIDDER/Seller, including warranty period whichever is later, in case BIDDER is unsuccessful, this Integrity Pact shall expire after six months from the date of the signing of the contract.

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

13. The parties hereby sign this Integrity Pact at _____ on _____

BANK

Name of the Officer:

Designation:

Facilities Department

NKGSB Co-Op Bank Ltd

(Office Seal)

BIDDER

Proprietor

(Office Seal)

Place _____

Date _____

Witness:

Witness

1 _____ :1 _____
(Name & Address): _____ (Name & Address): _____

2 _____ 2 _____
(Name & Address): _____ (Name & Address): _____

ANNEXURE- 11

ARTICLES OF AGREEMENT ON NON-JUDICIAL STAMP PAPER (Rs. 1000) OF SUITABLE DENOMINATION ARTICLES OF AGREEMENT (FORMAT)

ARTICLES OF AGREEMENT made at Bombay on the ____day_____of July 2026 between NKGSB Co-Operative Bank Ltd. a body constituted by the Act having its office at Facilities Department, NKGSB Co-Operative Bank Ltd, Head Office, Laxmi Sadan, V.P. Road, Girgaum, Mumbai. (Hereinafter called “the owner”) of the one part

AND

------(Here in after called “the Contractor” which expression shall, unless repugnant to the context, mean and include of the other part.

WHEREAS

The Owner is desirous of getting constructed Building of NKGSB Co-Operative Bank Ltd. Hereinafter referred to as the said plot of land) and the said Building is more fully described in the layout drawings and for the purpose the parties hereto have agreed to enter into this contract (hereinafter referred to as the work).

The Owner has for the purpose, caused the building plans, drawings and specifications, describing the works to be done; prepared by **M/s. SHETGIRI & ASSOCIATES** its Architects having office at **Safalya 1st Floor, S. K. Bole Road, Dadar (W), Mumbai. (Hereinafter referred to as the Architects)**

The Owner has appointed **M/s. SHETGIRI & ASSOCIATES** as the Architect Cum Project Consultant having their office at **Safalya 1st Floor, S. K. Bole Road, Dadar (W), Mumbai. (Hereinafter referred to as the APC)** for management, monitoring and supervision of day – to day works and progress thereof.

The said drawings have been signed by or on behalf of the parties hereto and are annexed as Annexure I hereto in series.

The Contractor has agreed to execute the said works viz. construction of the said office complex and other structures etc. subject to the provisions hereinafter contained and subject also to general conditions of contract, special conditions of contract with appendix, annexure, specifications, priced schedule of quantities, preamble, construction schedule and drawings asper list all of which are hereinafter collectively referred to the contract documents strictly in accordance with the building plans approved / to be approved (hereinafter referred to as “The approved building plans”) by the MCGM / MIDC and the drawings annexed hereto, specifications and the schedule of quantities referred to above at or for the respective rates set out there in amounting the sum as there under arrived at or such other sums as shall become payable there under. (Hereinafter referred to as the said contract value).

NOW IT IS HEREBY AGREED AS FOLLOWS: -

In consideration of the said contract value to be paid by the Owner to the Contractor at the time and in the manner set forth in the said contract documents and in accordance with the Schedule of payments to execute and complete the work shown upon the said Drawings and the approved building plans strictly in accordance with the specifications and priced schedule of quantities and other contract documents.

Signature of Authorized Signatory

Seal of the Firm

Page 31 out of 35

The expression “**Architect**” in the said documents shall mean architect for construction of said office complex viz. **M/s. SHETGIRI & ASSOCIATES**, and the expression APC shall mean Project Management Consultant for the construction of the said Commercial office building viz. **SHETGIRI & ASSOCIATES** or in the event of their or any of them ceasing to the APC, as the case may be, for whatever reason, such other person or persons as shall be appointed by the Owner for that purpose PROVIDED ALWAYS that no person subsequently appointed to be APC shall be entitled to disregard any opinion or decision or approval or instructions given or expressed in writing by the APC for the time being.

The said contract documents shall be read and construed as forming part of this contract and the parties hereto shall respectfully abide by, submit themselves to the said conditions and perform the agreements on their part respectively contained in the said conditions.

The expression “Structural Consultant” shall mean and refer to Structural Consultants for construction of the Commercial Office Building for NKGSB Bank Ltd on Plot of Land “Situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093. (Maharashtra) viz. M/s. Engaged by the Architect to carry out on his behalf structural consultancy with the approval of the Client. The Architect to provide the authority letter of Structural Consultant to Bank for Approval or in the event of their ceasing to be the Structural Consultants for this project, such other person or persons as may be appointed by the Architect with the approval of the Owner.

This contract shall be neither a fixed lump sum Contract nor a piece work contract but shall be a contract to carry out the work in accordance with contract documents on item rate contract / percentage rate basis to be carried out and to be paid for according to the actual measured quantities at the rates priced in schedule of rates &/or percentage applied.

The Contractor shall afford every reasonable facility for the carrying out of all works relating to contract as may be awarded by the Owner in respect of specialized jobs such as external and internal electrical works, central air conditioning, lifts installation, water treatment plant etc. and other ancillary works in the manner laid down in the said conditions and shall make good any damage caused by him to such works.

The approved building plans and drawings mentioned herein shall also form the bases of this contract.

The contract herein contained shall comprise not only the works mentioned above but all subsidiary works connected there with and within the same site as may be ordered to be done from time to time by the said APC for the time being, even if such work may not be shown on the said drawings or described in the said of the specifications and Priced Schedule of Quantities.

The Owner reserves to itself the right of altering the drawings and the nature of the work through the APC by adding to or omitting any items of work or having portions of the same carried out without prejudice to this contract.

Time shall be considered as the essence of this contract and the Contractor hereby agrees to commence the work within 15 days from the date of work order or handing over the site as provided for in the said terms and conditions, whichever is later, and shall complete the entire work within 6 months from the date of work order or handing over the site subject, nevertheless, to the provisions for extension of time as may be agreed to by the Owner and as contained in the said conditions.

All payments by the Owner under this Contract will be made only at Mumbai.

All disputes arising out of or in any way connected with this contract shall be deemed to have arisen at Mumbai and only courts in Mumbai shall have jurisdiction to determine the same.

This contract shall be signed in quadruplicate, the original whereof shall be kept in the custody of the Owner, the duplicate with the Contractor, the triplicate with the Architects and the quadruplicate with APC.

IN WITNESS WHERE OF the Owner has herein to and three duplicates here of through its duly authorized official and the Contractor has caused these presents and three duplicates hereof under its common seal / by its duly authorized representatives at the place and on the date month and year first herein above written.

SIGNATURE CLAUSE

SIGNED SEALED AND DELIVERED by NKGSB Co-Op. Bank Ltd.
by the _____ hand of
Shri. _____

(Name and Designation)

1) in the presence of

Address _____

2) Address _____

SIGNED SEALED AND DELIVERED BY

M/s. _____
_____ The Contractor by the name of Shri _____ (Name &
Designation) in the presence of:

(1) _____
Address _____

(2) _____

Address _____

WITNESS

OR

THE COMMON SEAL OF M/s. _____ the
contractor was affixed pursuant to the resolutions passed by its Board of Directors at
the meeting held on

In the presence of: (1)

(2) Directors who have signed these presents in token thereof in the presence of

(1) _____

(2) _____

ANNEXURE-12
COVERING LETTER FORMAT
(ON LETTER HEAD OF BIDDER)

To
Assistant General Manager,
Facilities dept., Head Office,
NKGSB Co-Operative Bank Ltd,
Laxmi Sadan, 361, V.P. Road,
Girgaum, Mumbai – 400 004.

Dear Sir,

I / We have read and understood the press notice and the notification in Bank's web-site for Pre-qualification and instructions to the Applicants. I/We do hereby declare that the information furnished by me / us are correct to the best of my/our knowledge and belief. I also state that there is no deviations have been taken from any of the terms and conditions of the Tender Documents.

Yours faithfully,

Authorized Signatory:

Name:

Designation:

Address:

Seal:

ANNEXURE-13
LETTER OF TRANSMITTAL
(ON LETTER HEAD OF BIDDER)

From: M/s _____

To,
Assistant General Manager,
Facilities dept., Head Office,
NKGSB Co-Operative Bank Ltd,
Laxmi Sadan, 361, V.P. Road,
Girgaum, Mumbai – 400 004.

Subject: Pre-Qualification of Contractors / Firms for Proposed Construction of Commercial Office Building for NKGSB Bank Ltd on Plot of Land “Situated at CTS No. 14, Village Kondivita, Andheri (E), MIDC, Mumbai – 400 093. (Maharashtra).

Sir,

Having examined the details given in Prequalification NIA document for the above work, I/We hereby submit the Prequalification document and other relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms and accompanying statement are true and correct.
2. I/We have furnished all information and details necessary for Prequalification and have no further pertinent information to supply.
3. I/We submit the requisite certified Annual Turnover certificate and authorize the Client to approach the Bank / CA to confirm the correctness thereof. I/we also authorize the Client/Architect to approach individuals, employers, firms and corporation to verify our competence and general reputation.
4. I/We submit the following certificates in support of our suitability, technical knowhow and capability for having successfully completed the following works:

Sr. No.	Name of work	Certified by	Performance / Completion certificate
			YES / NO
			YES / NO
			YES / NO
			YES / NO
			YES / NO
			YES / NO

Signature of Applicant(s) with date & seal

Signature of Authorized Signatory

Seal of the Firm

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