BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **KEYSTONE REALTORS LTD (RUSTOMJEE)**

ANNEXURE - A1

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	TOTAL REMARKS
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	Submitted							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	Submitted							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	Submitted							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not submitted.							Acceptable
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	See below project details	20	20	@ 5 marks for every additional set of projects	10	2.5	22.5	Okay (Subjected that document evidenicng BUA is submitted)
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		(1) Multiple Building Complex in Thane (namely: Azziana, Aurelia, Atelier, Acura, Astreae, Athena etc. Progressively completed till 2023. Total Area: 58.43 lakhs Sq. ft (Thane)							CC/OC Copies submitted. But documents to prove Built-up Area not submitted despite reminder.
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		(2) Prabhadevi, Crown Wing A & B. Completed in December 2025. Total Area : 29.35 lakhs Sq. ft (Prabhadevi)							CC/OC Copies submitted. But documents to prove Built-up Area not submitted despite reminder.
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

16/4/26

BIDDER NAME : **KEYSTONE REALTORS LTD (RUSTOMJEE)**

ANNEXURE - A1

				EVALUATION							
ITEM NO.	**DESCRIPTION**	**MARKS Allocation**	**COMMITTEE FINDINGS**	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**TOTAL REMARKS**	
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.										
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached										
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average annual financial turnover for the last three (3) years : Rs. 1,707.32 Cr. Year 2024-2025 Rs 2,121 Cr Year 2023-2024 Rs 2,276 Cr Year 2022-2023 Rs 725 Cr	10	10	@ 2 additional marks for every additional 500 Cr	10		10	Okay	
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES. Profit-making Comnpany during last three (3) financial years ending as on 31st March 2025							Okay	
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for last financial year ending 31st March 2025 : 2,772 Cr	10	10	@ 2 additional marks for every additional 100 Cr	10	10	20	Okay	
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	YES; Last 10 years complerted over 158,90,045 Sq. ft built up area.	10	10				10	Okay	
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under										

BIDDER NAME : KEYSTONE REALTORS LTD (RUSTOMJEE)

ANNEXURE - A1

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	TOTAL REMARKS
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	**13,524 Cr**	15	15	@ 2 additional marks for every 0.5 times of the estimated project cost.	5	5	20	Okay
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		2,275.63 Cr							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		04							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		4,680.27 Cr							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	YES							Okay
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**65**	**0**	**35**	**17.5**	**82.5**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ Narayanan Nair ______ Bipin Survey ______ R N Chaturvedi ______ S A Hassan ______ Veerandra Mathade ______ Ramakant Salve ______

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **EMBASSY DEVELOPMENTS LTD**

ANNEXURE - A2

				EVALUATION						
ITEM NO.	**DESCRIPTION**	**MARKS Allocation**	**COMMITTEE FINDINGS**	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**REMARKS (Recorded)**
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not provided							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but exclucing the cost of land. This should be certified by an Cfficer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	See below Projects detail	20	20	@ 5 marks for every additional set of projects	10	2.5	22.5	Okay (Subjected that document evidenicng BUA is submitted)
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		In 2017 one Completed Project total Built up Area 53.7 lakhs sq.ft but not falling in last 07 years.							CC/OC Copies submitted. But documents to prove Built-up Area not submitted despite reminder.
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		(1) CENTRUM Park, Gurugram : 25 Lakhs Sq.ft completed in year 2019							CC/OC Copies submitted. But documents to prove Built-up Area not submitted despite reminder.

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BIDDER NAME : **EMBASSY DEVELOPMENTS LTD** **ANNEXURE - A2**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION						REMARKS (Recorded)
				Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		(1) BLU Estate, Worli - 21 Lakhs Sq.ft completed in year 2018 (2) SKY Forest, Lower Parel : 22 Lakhs Sq.ft completed in year 2022 (3) ENIGMA, Gurugram : 21 Lakhs Sq.ft completed in year 2021							CC/OC Copies submitted. But documents to prove Built-up Area not submitted despite reminder.
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Year ending 31st March 2023 : 648.47 Cr; Year ending 31st March 2024 : 1,087.73 Cr; Year ending 31st March 2025 : 2,196.78. Average Annual Financial Turnover last three (3) Years ending 31st March 2025: 1,311 Cr	10	9	'@ 2 additional marks for every additional 500 Cr	10		9	Though not satisfactory but considering yearly jump of 50% and last two years average is more than 1459 Cr, this may be accepted. Post Covid period Financial Year Turn Over is less.
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							Okay
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for last financial year ending 31st March 2025 : 10,171 Cr	10	10	@ 2 additional marks for every additional 100 Cr	10	10	20	
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	YES. Bidder have more than 10 Years Experience in Construction of Building & Carrying out Business in Real Estate. Total Built up Area during last 10 Years over 172.6 Lakhs Sq. Ft	10	10				10	Oaky

BIDDER NAME : **EMBASSY DEVELOPMENTS LTD** **ANNEXURE - A2**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Develcper/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Ccst indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	Assessed Available Bidding Capacity : 15,866 Cr.	15	15	@ 2 additional marks for every 0.5 times of the project cost.	5	5	20	Okay
	A = Maximum value of Rea Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as wcrks in prɔgress		2196.78 Cr							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		04 Years							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		1708 Cr							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	YES							Okay
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**64**	**0**	**35**	**17.5**	**81.5**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ Narayanan Nair ______ Bipin Survey ______ R.M.Chaturvedi ______ S A Hassan ______ Veerandra Mathade ______ Ramakant Salve ______

BIDDER NAME : **REGENCY NIRMAN LTD** **ANNEXURE - A3**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	YES							Okay
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	(1) Largest One single Project Built up Area of 40 Lakhs Sq. Ft. - Project Name: Regency Anantam (Date of Completion: 01.08.2023). (2) Next Biggest Single Project Built up Area is for 17 Lakhs Sq. Ft. - Project Name : Regency Sarvam (Date of Completion 02.05.2024)	20	20	@ 5 marks for every additional set of projects	10		20	Satisfactory
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		Largest One single Project Built up Area of 40 Lakhs Sq. Ft. - Project Name: Regency Anantam. Year of Completion 2023							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

18/4/26

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION						REMARKS (Recorded)
				Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average financial Turnover during ladt three (3) Years ending 31st March 2025 : 833.59 Cr. (Turnover for F/Y 2022-23 : 816.91 Cr.; 2023-24 : 690.79 Cr.; 2024-25 : 993.07 Cr)	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							Okay
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for thr last financial year ending on 31st March 2025 : 2,257.89 Cr	10	10	@ 2 additional marks for every additional 100 Cr	10	10	20	Okay
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Bidder have experience in Construction of building works more than 10 years and have completed building works for total built up area of 85 Lakhs Sq. Ft.	10	10				10	Okay
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									

16/4/26

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	Assessed available Bid Capacity : 7,525.81 Cr	15	15	@ 2 additional marks for every 0.5 times of the project cost.	5	4	19	Okay
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		993.07 Cr							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		04 Years							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		418.75 Cr							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	YES							Okay
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**55**	**0**	**35**	**14**	**69**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ Narayanan Nair ______ Bipin Survey ______ Ravi Chaturvedi ______ S A Hassan ______ Veerandra Mathade ______ Ramakant Salve ______

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **MARATHON NEXTGEN REALTY LTD** **ANNEXURE - A4**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not Available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30		20	10	@ 5 marks for every additional set of projects	10		10	Partially satisfies (Only 01 project above 25 lakh sft againt 02 required. Also subjected that document evidenicng BUA is submitted)
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		One Project at Panvel - Marathon, Total Built up Area 28,58,967 Sq.ft (Say 29 lakh Sq.ft). Completed in May 2025							OC/CC proof of BUA not submitted despite reminder.
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

BIDDER NAME : **MARATHON NEXTGEN REALTY LTD** **ANNEXURE - A4**

				EVALUATION						
ITEM NO.	**DESCRIPTION**	**MARKS Allocation**	**COMMITTEE FINDINGS**	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**REMARKS (Recorded)**
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under		Cost of Projects in Hand not provided. Total Built up Area of Projects in Hand : 40,28,832 Sq.ft							
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	Assessed Available Bid Capacity: 22,324 Cr	15	15	@ 2 additional marks for every 0.5 times of the project cost.	5	5	20	More than estimated project cost. Hence okay
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		3,017 Cr.							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		04 Years							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		Approx. 1,812 Cr (calculated Construction Cost @ Rs. 4,500 per Sq.ft)							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not submitted							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**45**	**0**	**35**	**15**	**60**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ Narayanan Nair ______ Bipin Survey ______ R N Chaturvedi ______ S A Hassan ______ Veerandra Mathade ______ Ramakant Salve ______

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **ADITYA BIRLA REAL ESTATE LTD** **ANNEXURE - A5**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							
4	Developer/ Builders shall have ISO certification	Preferable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	(1) CC/OC submitted for the completed project @ Kalyan, Birla Vanya. Built-up Area shown in the CC not match with the List provided by the Bidder. (2) CC/OC submitted for the completed Project @ Gurugram, Sector-17, Birla Navya Built-up Area is not satisfactory.	20		@ 5 marks for every additional set of projects	10		0	(1) Society requested by e-mail to Aditya Birla's representative to Visit Society Office to explain the Built-up Area for the completed Projects as shown in their list against the submitted CC/OC. No reply from the Bidder in this respect.
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

BIDDER NAME : **ADITYA BIRLA REAL ESTATE LTD** **ANNEXURE - A5**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION						REMARKS (Recorded)
				Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This shoulc be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover for the last three years : **2,087 Cr** Year 2024-2025 Rs : 1,257 Cr Year 2023-2024 Rs : 1,149 Cr Year 2022- 2023 Rs : 3,856 Cr	10	10	'@ 2 additional marks for every additional 500 Cr	10	2	12	Okay
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	Net Loss for the Financial Year ended 31st March 2025 : **(157 Cr)**							Loss Making Company for the Financial Year 2024-25 **(157 Cr)**
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for the last financial year ending on 31st March 2025 : **4,377 Cr**	10	10	@ 2 additional marks for every additional 100 Cr	10	10	20	Okay
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Not available; (Recently entered in the Real Estate Market)	10					0	
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									

BIDDER NAME : **ADITYA BIRLA REAL ESTATE LTD** **ANNEXURE - A5**

				EVALUATION						
ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	**23,998 Cr**	15	15	@ 2 additional marks for every 0.5 times of the project cost.	5	5	20	Satisfactory
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		**3856 Cr**							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		**6,850 Cr**							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not provided							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**35**	**0**	**35**	**17**	**52**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ________ **Narayanan Nair** ________ **Bipin Survey** ________ **R N Chaturvedi** ________ **S A Hassan** ________ **Veerandra Mathade** ________ **Ramakant Salve** ________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **DOSTI REALTY LTD** **ANNEXURE - A6**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and exsting Incorporation Certificate of Registration.	MUST	YES							
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	YES							Okay
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	(1) Maximum one single Project Built up Area of 22.16 Sq. Ft. Next Biggest Project Built up Area is for Nine (9) Lakhs Sq. Ft. only	20		@ 5 marks for every additional set of projects	10		6	OC/CC proof of BUA not submitted despite reminder.
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		Maximum one single Project Built up Area of 22.16 Sq. Ft. - Project Name: Dosti Eastern Bay. Completed in June 2024.							Only 01 project above 20 Lakh sft BUA against 03 project requirement. That also evidence of BUA not submitted

8/4/26

BIDDER NAME : **DOSTI REALTY LTD** **ANNEXURE - A6**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average financial Turnover during ladt three (3) Years ending 31st March 2025 : 485.85 Cr. (Turnover for F/Y 2022-23 : 6.89 Cr.; 2023-24 : 2.19 Cr.; 2024-25 : 1,448.45 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							Okay
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for thr last financial year ending on 31st March 2025 : 814.3 Cr	10	10	@ 2 additional marks for every additional 100 Cr	10	6	16	Okay
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Bidder have experience in Construction of building works more than 10 years and have completed building works for total built up area of 78 Lakhs Sq. Ft.	10	10				10	Okay
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									

BIDDER NAME : **DOSTI REALTY LTD** **ANNEXURE - A6**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	Assessed available Bid Capacity : 8,528 Cr	15	15	@ 2 additional marks for every 0.5 times of the project cost.	5	4	19	Okay
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		1,448.45 Cr							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		04 Years							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		3,059.9 Cr							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	YES							Okay
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**35**	**0**	**35**	**10**	**51**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ____________ Narayanan Nair ____________ Bipin Survey ____________ Ravi Chaturvedi ____________ S A Hassan ____________ Veerandra Mathade ____________ Ramakant Salve ____________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **KALPATARU** **ANNEXURE - A7**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not Available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Maximum one single Project Built up Area of 10.5 Lakhs Sq. Ft. - Project Name: Kalpataru Aura @ Ghatkopar.	20		@ 5 marks for every additional set of projects	10		0	Not satisfactory. Hence OC/CC evidencing Built-up Area not asked.
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

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BIDDER NAME : **KALPATARU** **ANNEXURE - A7**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average financial Turnover during ladt three (3) Years ending 31st March 2025 : 589.31 Cr. (Turnover for F/Y 2022-23 : 666.90 Cr.; 2023-24 : 564.45 Cr.; 2024-25 : 536.59 Cr)	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							Okay
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for thr last financial year ending on 31st March 2025 : 2,575.49 Cr	10	10	@ 2 additional marks for every additional 100 Cr	10	10	20	Okay
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Bidder have experience in Construction of building works more than 10 years and have completed building works for total built up area of 65 Lakhs Sq. Ft.	10	10				10	Okay
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									

16/4/26

BIDDER NAME : **KALPATARU** **ANNEXURE - A7**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		Work in Hand cann't ascertain due to lack of information supplied							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not submitted							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**20**	**0**	**35**	**10**	**30**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ________ Narayanan Nair ________ Bipin Surve ________ Ravi Chaturvedi ________ S A Hassan ________ Veerandra Mathade ________ Ramakant Salve ________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **MAHINDRA LIFESPACES DEVELOPERS LTD**

ANNEXURE - A8

			STAGE - 1 (Review 1)	EVALUATION						
ITEM NO.	**DESCRIPTICN**	**MARKS Allocation**	COMMITTEE FINDINGS	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**REMARKS (Recorded)**
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not Available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Maximum similar works carried out for one Project Built up Area is: 3,96,527 Sq. ft (Say 4 Lakhs Sq.ft)	20		@ 5 marks for every additional set of projects	10		0	Not satisfactory. Hence OC/CC evidencing Built-up Area not asked.
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

16/4/26

BIDDER NAME : **MAHINDRA LIFESPACES DEVELOPERS LTD** **ANNEXURE - A8**

			STAGE - 1 (Review 1)	EVALUATION						
ITEM NO.	**DESCRIPTION**	**MARKS Allocation**	COMMITTEE FINDINGS	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**REMARKS (Recorded)**
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN) Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover during the last three (3) years ending 31st March 2025: 461.38 Cr. (includes other income) Year 2024-2025 Rs 632.59 Cr Year 2023-2024 Rs 123.43 Cr Year 2022-2023 Rs 628.12 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	Financial Year 2023-24 is a loss of 38.82 Cr							Loss Making Company
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for the last Financial Year ending on 31st March 2025 : 1,556.13 Cr	10	10	@ 2 additional marks for every additional 100 Cr	10	10	20	Okay
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Construction of Building works completed Ten (10) Lakhs Square feet Built up Area in the last 10 Years	10					0	Not satisfactory

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BIDDER NAME : **MAHINDRA LIFESPACES DEVELOPERS LTD** **ANNEXURE - A8**

ITEM NO.	DESCRIPTION	MARKS Allocation	STAGE - 1 (Review 1) COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	(5,086.28) Cr. No bidding Capacity	15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	No Bidding Capacity
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		632.59 Cr							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		04 Years							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		10,147 Cr							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not Submitted							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	100		65	10	0	35	10	20	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ Narayanan Nair ______ Bipin Survey ______ 16/4/26 R N Chaturvedi ______ S A Hassan ______ Veerandra Mathade ______ Ramakant Salve ______

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **GODREJ PROPERTIES LTD** **ANNEXURE - A9**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									WITHDRAWN FROM THE TENDERING PROCESS AS PER GODREJ E-MAIL DATED 01 APRIL 2026, citing regulation on height restriction by AAI.
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	YES							Okay
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Bidder have to provide list of Major Projects Completed & Ongoing (in Hand) separately in the last Ten (10) Years alongwith Commencement Certificate (CC) and Occupation Certificate (OC) as per the Format "Form B & C".	20		@ 5 marks for every additional set of projects	10		0	Letter written to Bidder to provide required details. Reply received providing copies of CC/OC. But Built-up Area not mentioned in the CC copies provided to prove the total BUA constructed.
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

BIDDER NAME : **GODREJ PROPERTIES LTD** **ANNEXURE - A9**

				EVALUATION						
ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residentia cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover for the last three years : **2,927 Cr** Year 2024-2025 Rs : 4,157.55 Cr Year 2023-2024 Rs : 2,526.7 Cr Year 2022- 2023 Rs : 2,100 Cr	10	10	'@ 2 additional marks for every additional 500 Cr	10	6	16	Okay
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth submitted for the financial year ending on 31st March 2025 : **17,312 Cr**	10	10	@ 2 additional marks for every additional 100 Cr	10	10	20	Okay
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	YES	10	10				10	Letter written to Bidder to provide required details
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									

BIDDER NAME : **GODREJ PROPERTIES LTD** **ANNEXURE - A9**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	Letter written to Bidder to provide required details
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	YES							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**30**	**0**	**35**	**16**	**46**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ____ Narayanan Nair ____ Bipin Survey ____ Ravi Chaturvedi ____ S A Hassan ____ Veerandra Mathade ____ Ramakant Salve ____

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **JP INFRA REALTY PRIVATE LTD**

ANNEXURE - A10

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compl ance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	YES							Okay
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	As per Bidderrs Pre-qualification documents, largest project executed as follows:	20	17	@ 5 marks for every additional set of projects	10		17	Partially satisfies
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		Mira Road one Project total Area: 25 Lakhs built up area (Date of Completion 2023)							01 project above 25 Lakh sft BUA against 02 project required
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		Mira Road another one Project total Area: 21 Lakhs built up area (Date of Completion 2024)							02 project above 20 Lakh sft BUA against 03 project required

16/4/26

BIDDER NAME : **JP INFRA REALTY PRIVATE LTD**

ANNEXURE - A10

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover for the last three years : **686.36 Cr** Year 2024-2025 Rs 730.15 Cr Year 2023-2024 Rs 516.27 Year 2022- 2023 Rs 812.66	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not Satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES. Bidder is Profit Making Company for the last three years							Okay
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for last financial year ending on 31st March 2025 : **337 Cr**	10		@ 2 additional marks for every additional 100 Cr	10		0	Not Satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	YES. Bidder have more than 10 years experience in Construction of Building and carrying business in real estate but no large type work executed more than Built-up Area 60 Lakhs Sq. Ft	10	10				10	

16/1/26

BIDDER NAME : JP INFRA REALTY PRIVATE LTD **ANNEXURE - A10**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	No clarification to be asked as multiple major criterias are not satisfactory.
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		The statement of Work in Hand, %age of work executed not indicated. Not stubmitted Assessed Available Bid Capacity.							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Form D-1 and E submitted. But seems not sufficient							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**27**	**0**	**35**	**0**	**27**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ____________ Narayanan Nair ____________ Bipin Survey ____________ 16/6/25 Ravi Chaturvedi ____________ S A Hassan ____________ Veerandra Mathade ____________ Ramakant Salve ____________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **PARADISE INFRA-CON PVT LTD** **ANNEXURE - A11**

				EVALUATION						
ITEM NO.	**DESCRIPTION**	**MARKS Allocation**	**COMMITTEE FINDINGS**	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**REMARKS (Recorded)**
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not Available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Maximum one single Project Built up Area of 5 (Five) Lakhs Sq. Ft. - Project Name: Sai World City, Panvel.	20		@ 5 marks for every additional set of projects	10		0	Not satisfactory
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

BIDDER NAME : **PARADISE INFRA-CON PVT LTD** **ANNEXURE - A11**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average financial Turnover during ladt three (3) Years ending 31st March 2025 : 629.54 Cr. (Turnover for F/Y 2022-23 : 492.84 Cr.; 2023-24 : 569.63 Cr.; 2024-25 : 826.15 Cr)	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							Okay
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth for thr last financial year ending on 31st March 2025 : 398.12 Cr	10		@ 2 additional marks for every additional 100 Cr	10		0	Not satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Bidder have experience in Construction of building works more than 10 years and have completed building works for total built up area of 9.24 Lakhs Sq. Ft.	10					0	Not satisfactory

BIDDER NAME : **PARADISE INFRA-CON PVT LTD** **ANNEXURE - A11**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	Assessed available Bid Capacity : 6,145.24 Cr	15	15	@ 2 additional marks for every 0.5 times of the project cost.	5	2	17	No clarification to be asked as multiple major criterias are not satisfactory.
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress		826.15 Cr							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		04 Years							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.		463.96 Cr							
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not submitted	Must						
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**15**	**0**	**35**	**2**	**17**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ________ Narayanan Nair ________ Bipin Survey ________ Ravi Chaturvedi ________ S A Hassan ________ Veerandra Mathade ________ Ramakant Salve ________

BIDDER NAME : **CHANDAK REALTORS PVT LTD** **ANNEXURE - A12**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES. (PRIVATE LIMITED COMPANY)							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Largest single Project Executed Built up Area is **19 Lakhs Sq. ft** - in 2025	20		@ 5 marks for every additional set of projects	10		0	Not fulfilling minimum Built up Area Criteria
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		NIL							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		NIL							
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		NIL							

26/4/26

				EVALUATION						
ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover for the last three years : **104.67 Cr** Year 2024-2025 Rs : 255 Cr Year 2023-2024 Rs : 57 Cr Year 2022- 2023 Rs : 1 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not fulfilling minimum Turnover Criteria.
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth submitted for the financial year ending on 31st March 2024 : **55 Cr**	10		@ 2 additional marks for every additional 100 Cr	10		0	Not satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Last 10 Years completed Projects Built up Area approx: **80 Lakhs Sq. Ft**	10	10				10	Okay
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under		No Calculation as Turnover is less							

16/4/26

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	Not satisfactory
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable								
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**10**	**0**	**35**	**0**	**10**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ____________ **Narayanan Nair** ____________ **Bipin Survey** ____________ **Ravi Chaturvedi** ____________ **S A Hassan** ____________ **Veerandra Mathade** ____________ **Ramakant Salve** ____________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **SHREEJI VENTURES REALTY PVT LTD** **ANNEXURE - A13**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	NOT PROVIDED							Not satisfactory
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	NOT PROVIDED							Not satisfactory
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not Avalable							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Projects Built-up Area not provided. Value of highest single Project Completed is **225 Cr** (i.e. estimated Built-up Aea 5 Lakhs Sq. Ft): Project Name : Shreeji Destiny, Nerul	20		@ 5 marks for every additional set of projects	10		0	Not satisfactory
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		NIL							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		NIL							
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		NIL							

16/4/26

BIDDER NAME : **SHREEJI VENTURES REALTY PVT LTD** **ANNEXURE - A13**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover for the last three years : **65.91 Cr** Year 2024-2025 Rs : 108.98 Cr Year 2023-2024 Rs : 68.79 Cr Year 2022- 2023 Rs : 19.96 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth Not Available	10		@ 2 additional marks for every additional 100 Cr	10		0	Not satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Not Avalable	10					0	Not satisfactory

16/4/26

BIDDER NAME : **SHREEJI VENTURES REALTY PVT LTD** **ANNEXURE - A13**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	**Not Avalable**	15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	Not satisfactory
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not Avalable	Must						
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**0**	**0**	**35**	**0**	**0**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ____________ **Narayanan Nair** ____________ **Bipin Survey** 10/4/24 ____________ **Ravi Chaturvedi** ____________ **S A Hassan** ____________ **Veerandra Mathade** ____________ **Ramakant Salve** ____________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **PROVISO CONSTRUCTION PVT LTD**

ANNEXURE - A14

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION						REMARKS (Recorded)
				Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act 1956 and/or the Ccmpanies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES. (1) Registration Certificate is in the name of "PROVISO CONSTRUCTION PVT. LTD." (2) Finanacial Data (Auditor's Report) in the name of "PROVISO BUILDERS & DEVELOPERS"							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	NOT PROVIDED							Not satisfactory
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferrable	Not Avalable							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Largest one Single Project Executed Built-up Area is **2 Lakhs Sq.ft.**	20		@ 5 marks for every additional set of projects	10		0	Not satisfactory
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		NIL							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		NIL							
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		NIL							

BIDDER NAME : **PROVISO CONSTRUCTION PVT LTD** **ANNEXURE - A14**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	NOT PROVIDED	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							Okay
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth Not Available	10		@ 2 additional marks for every additional 100 Cr	10		0	Not satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Not Avalable	10					0	Not satisfactory

16/4/26 Rajan

BIDDER NAME : **PROVISO CONSTRUCTION PVT LTD** **ANNEXURE - A14**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	Not Avalable	15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	Not satisfactory
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not Avalable							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**0**	**0**	**35**	**0**	**0**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ________ **Narayanan Nair** ________ **Bipin Survey** ________ 16/4/26 **Ravi Chaturvedi** ________ **S A Hassan** ________ **Veerandra Mathade** ________ **Ramakant Salve** ________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **OAKWOODS CORPORATION (PLATINUM GROUP)** **ANNEXURE - A15**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION						REMARKS (Recorded)
				Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	
	GENERAL									
A	ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)									As per Terms & Conditions of Pre-Qualification Bid "Partnership firms are not eligible to participate.
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES (Partnership Firm).							Partnership firms. Not satisfactory
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							
4	Developer/ Builders shall have ISO certification	Preferable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30		20		@ 5 marks for every additional set of projects	10		0	Minimum Construction Built up Area Criteria is not fulfilling by the Bidder
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

BIDDER NAME : **OAKWOODS CORPORATION (PLATINUM GROUP)** **ANNEXURE - A15**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying critera	EVALUATION: Marks obtained by Bidder	EVALUATION: Additional marks detail	EVALUATION: Additional Marks Total	EVALUATION: Addl. Marks Obtained by Bidder	EVALUATION: TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20		10		'@ 2 additional marks for every additional 500 Cr	10		0	
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST								
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20		10		@ 2 additional marks for every additional 100 Cr	10		0	
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10		10					0	

T6/4/24 Rajan

BIDDER NAME : OAKWOODS CORPORATION (PLATINUM GROUP) **ANNEXURE - A15**

				EVALUATION						
ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable								
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**0**	**0**	**35**	**0**	**0**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ________ Narayanan Nair ________ Bipin Survey ________ Ravi Chaturvedi ________ S A Hassan ________ Veerandra Mathade ________ Ramakant Salve ________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **AKSHAR REALTORS** **ANNEXURE - A16**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									As per Terms & Conditions of Pre-Qualification Bid "Partnership firms are not eligible to participate.
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES (Partnership Firm).							Not satisfactory
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							
4	Developer/ Builders shall have ISO certification	Preferrable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Largest Project execuated Built up Area is **12.57 Lakhs Sq.ft** - Project Name: Akshar Green World. Another Project Built up Area is **11 Lakhs Sq.ft**	20		@ 5 marks for every additional set of projects	10		0	Not Satisfactory
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									

BIDDER NAME : **AKSHAR REALTORS** **ANNEXURE - A16**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20		10		'@ 2 additional marks for every additional 500 Cr	10		0	
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST								
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20		10		@ 2 additional marks for every additional 100 Cr	10		0	
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10		10					0	
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									

BIDDER NAME : **AKSHAR REALTORS** **ANNEXURE - A16**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost	5		0	
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable								
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**0**	**0**	**35**	**0**	**0**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ____ Narayanan Nair ____ Bipin Survey ____ 16/2/26 Ravi Chaturvedi ____ S A Hassan ____ Veerandra Mathade ____ Ramakant Salve ____

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **LAL GEBI INFRA PVT LTD (GAMI GROUP)** **ANNEXURE - A17**

				EVALUATION						
ITEM NO.	**DESCRIPTION**	**MARKS Allocation**	**COMMITTEE FINDINGS**	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**REMARKS (Recorded)**
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferrable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Biggest single Project Executed Built up Area is Four **(4) Lakhs Sq. ft** - Gami Industrial Park	20		@ 5 marks for every additional set of projects	10		0	Not fulfilling minimum Built up Area Criteria
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		NIL							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		NIL							
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		NIL							

16/4/26

BIDDER NAME : **LAL GEBI INFRA PVT LTD (GAMI GROUP)** **ANNEXURE - A17**

				EVALUATION						
ITEM NO.	**DESCRIPTION**	**MARKS Allocation**	**COMMITTEE FINDINGS**	Minimum Marks on satisfying criteria	**Marks obtained by Bidder**	Additional marks detail	Additional Marks Total	**Addl. Marks Obtained by Bidder**	**TOTAL MARKS Obtained**	**REMARKS (Recorded)**
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover for the last three years : **104.33 Cr** Year 2024-2025 Rs : 148 Cr Year 2023-2024 Rs : 80 Cr Year 2022- 2023 Rs : 85 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not fulfilling minimum Turnover Criteria.
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth submitted for the financial year ending on 31st March 2024 : **220 Cr**	10		@ 2 additional marks for every additional 100 Cr	10		0	Not fulfilling minimum Net Worth Criteria
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Last 10 Years completed Projects Built up Area approx: **20 Lakhs Sq. Ft**	10					0	Not fulfilling minimum Built up Area Criteria

16/4/26

BIDDER NAME : **LAL GEBI INFRA PVT LTD (GAMI GROUP)** **ANNEXURE - A17**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under		No Calculation as Turnover is less							
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable								
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**0**	**0**	**35**	**0**	**0**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ **Narayanan Nair** ______ **Bipin Survey** ______ 10/4/25 **Ravi Chaturvedi** ______ **S A Hassan** ______ **Veerandra Mathade** ______ **Ramakant Salve** ______

BIDDER NAME : **SETH HOMES PVT LTD** **ANNEXURE - A18**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Company is registration in the name of "Seth Developers Pvt Ltd". We require clarification regarding relationship between Seth Developers Pvt Ltd and Seth Homes Pvt Ltd.
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law	MUST	YES							
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							
4	Developer/ Builders shall have ISO certification	Preferable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Biggest single Project Executed Built up Area is **10 Lakhs Sq. Ft** @ Pachpakhadi, Thane (up to 2021)	20		@ 5 marks for every additional set of projects	10		0	Not fulfilling minimum Built up Area Criteria
	i. At least one project having Built up area of 35 Lakhs Sq ft. or									
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or									
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.									
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion									

16/4/26

BIDDER NAME : **SETH HOMES PVT LTD** **ANNEXURE - A18**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual Financial turnover during the last three years : 200 Cr Year 2023-2024 Rs : 481 Cr Year 2022-2023 Rs : 96 Cr Year 2021- 2022 Rs : 22 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not fulfilling minimum Turnover Criteria. Turnover for the F/Y ending 31st March 2025 not provided
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth submitted for the financial year ending on 31st March 2024 : **423 Cr**	10		@ 2 additional marks for every additional 100 Cr	10		0	Net worth for the Financial Year ending 31st March 2025 not submitted
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Bidders has more than 10 years experience. But not fulfilling completed projects total built up area as per bid Criteria	10					0	
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under		No Calculation as Turnover is less							
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	

BIDDER NAME : **SETH HOMES PVT LTD** **ANNEXURE - A18**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable		Must						
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	100		65	0	0	35	0	0	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ________ Narayanan Nair ________ Bipin Survey ________ Ravi Chaturvedi ________ S A Hassan ________ Veerandra Mathade ________ Ramakant Salve ________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **THARWANI REALTORS** **ANNEXURE - A19**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									As per Terms & Conditions of Pre-Qualification Bid "Partnership firms are not eligible to participate.
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	PARTNERSHIP FIRM							Not satisfactory
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Largest single Project Executed Built up Area is **8 Lakhs Sq. ft** - in 2020 (Solitare)	20		@ 5 marks for every additional set of projects	10		0	Not fulfilling minimum Built up Area Criteria
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		NIL							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		NIL							
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		NIL							

16/4/26

BIDDER NAME : **THARWANI REALTORS** **ANNEXURE - A19**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Not Provided	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not provided
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST								
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth submitted for the financial year ending on 31st March 2024 : **72 Cr**	10		@ 2 additional marks for every additional 100 Cr	10		0	Not satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10		10					0	Not provided

16/4/26

BIDDER NAME : **THARWANI REALTORS** **ANNEXURE - A19**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	Not available							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**0**	**0**	**35**	**0**	**0**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ________ Narayanan Nair ________ Bipin Survey ________ 16/4/25 Ravi Chaturvedi ________ S A Hassan ________ Veerandra Mathade ________ Ramakant Salve ________

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **SAYAJI REALTY PVT LTD** **ANNEXURE - A20**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	NOT PROVIDED							Not satisfactory
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	Not available							
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Not available	20		@ 5 marks for every additional set of projects	10		0	Not provided
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		NIL							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		NIL							
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		NIL							

6/4/26

BIDDER NAME : **SAYAJI REALTY PVT LTD** **ANNEXURE - A20**

				EVALUATION						
ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Year 2024-2025 Rs : 4.7 Cr Year 2023-2024 Rs : 46 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Only Last Two years Annual financial Turnover provided by the Bidder and also very less amount. Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST								
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth Provided in the name of "Azhar Yusuf Dhamani" for **104 Cr**	10		@ 2 additional marks for every additional 100 Cr	10		0	Not satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10		10					0	

BIDDER NAME : **SAYAJI REALTY PVT LTD** **ANNEXURE - A20**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20		15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works in progress									
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.									
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable								
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	**100**		**65**	**0**	**0**	**35**	**0**	**0**	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ **Narayanan Nair** ______ **Bipin Survey** ______ **Ravi Chaturvedi** ______ **S A Hassan** ______ **Veerandra Mathade** ______ **Ramakant Salve** ______

BIDDERS PRE-QUALIFICATION COMPLIANCE REPORT

BIDDER NAME : **E.V. HOMES CONSTRUCTIONS PVT LTD** **ANNEXURE - A21**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	GENERAL									
A	**ELEGIBILITY CRITERIA FOR BIDDERS - (As per Pre-qualification Documents distributed to Bidderrs)**									
1	Bidder shall be a Company incorporated and registered under the Companies Act, 1956 and/or the Companies Act, 2013 and having valid and existing Incorporation Certificate of Registration.	MUST	YES							Okay
2	The Bidder shall have PAN, GST Registration Certificate and all other statutory compliance as per the law.	MUST	YES							Okay
3	The Bidder shall have its office at Mumbai or Mumbai Metropolitan Region	MUST	YES							Okay
4	Developer/ Builders shall have ISO certification	Preferable	YES							Okay
5	Applicant should have satisfactorily completed similar works of value stated below during the last 07 years ending last day of the month of March, 2026. For this purpose, "cost of work" shall mean gross value the completed work including all costs including designing, supervising, dismantling, construction, taking all necessary approvals and fees., handing over of units to individual owners etc. but excluding the cost of land. This should be certified by an Officer not below the rank of Executive Engineer / Project Manager or Equivalent.	30	Largest single project executed by the Bidder for the Built-up Area of **18.70 Lakhs Sq. Ft**. (Namely Shraddha CHS, Plot No. 10, Sector 10, Vashi). Date of Completion December 2025.	20		@ 5 marks for every additional set of projects	10		0	Not Satisfactory
	i. At least one project having Built up area of 35 Lakhs Sq ft. or		NIL							
	ii. At least two projects having Built up area of 25 Lakhs Sq ft. or		NIL							
	iii. At least three projects having Built up area of 20 Lakhs Sq ft.		NIL							

16/4/26

BIDDER NAME : **E.V. HOMES CONSTRUCTIONS PVT LTD** **ANNEXURE - A21**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
	The similar works means :- Redevelopment of Housing Society/Development of open land for residential cum commercial purposes including Builders/ Developers having experience of the Housing Projects area as mentioned here-in-before during last seven years ending 31st March 2025 in addition to other prequalification criterion.									
	Note:- Completion Certificate stating built up area of work and period of completion stipulated and actual completion for the works shown for purpose of similar work shall be attached									
6	Applicant should have had average annual financial turnover of Rs. 1450 Cr on construction works during last three years ending 31st March 2025. This should be duly audited by a Chartered Accountant (Applicant shall provide Annual Turn Over Certificates for last three years duly certified by Chartered Accountant with UDIN). Year in which no turnover is shown will also be considered for working out the average	20	Average Annual financial Turnover for the last three years : **112.14 Cr** Year 2024-2025 Rs : 179.89 Cr Year 2023-2024 Rs : 107.61 Cr Year 2022- 2023 Rs : 48.91 Cr	10		'@ 2 additional marks for every additional 500 Cr	10		0	Not satisfactory
7	Applicant should be a profit-making company and should not have made losses during last three financial years ending as on 31st March 2025	MUST	YES							
8	Net Worth of Applicant for last financial year ending on 31st March 2025 shall have more than 500 crores (Applicant shall provide Net Worth Certificates for last three years duly certified by Chartered Accountant with UDIN)	20	Net Worth submitted for the financial year ending on 31st March 2025 : **148.90 Cr**	10		@ 2 additional marks for every additional 100 Cr	10		0	Not satisfactory
9	Applicant shall have more than 10 years of experience of construction of buildings and carrying business of real estate and have completed minimum 60,00,000 square feet built up area in last 10 years	10	Last 10 Years completed Projects Built up Area **25 Lakhs Sq. Ft**	10					0	Not satisfactory

16/4/26

BIDDER NAME : **E.V. HOMES CONSTRUCTIONS PVT LTD** **ANNEXURE - A21**

ITEM NO.	DESCRIPTION	MARKS Allocation	COMMITTEE FINDINGS	EVALUATION: Minimum Marks on satisfying criteria	Marks obtained by Bidder	Additional marks detail	Additional Marks Total	Addl. Marks Obtained by Bidder	TOTAL MARKS Obtained	REMARKS (Recorded)
10	Bidding capacity of the Developer/Builders for each work shall be equal to or more than the respective estimated cost of the work. The Company, who meet the Qualifying criteria will be qualified only if their available bidding capacity is more than the total value of the estimated Project Cost indicated in this document. The available bid capacity will be calculated as under									
	Assessed Available Bid Capacity = A X N X 2 - B Where	20	(7,987) Cr	15		@ 2 additional marks for every 0.5 times of the project cost.	5		0	Negative. Not satisfactory.
	A = Maximum value of Real Estate Construction Works/Projects executed in any one year during the last Ten years ending 31st March 2025 taking into account the completed as well as works n progress		180 Cr							
	N = NGCHS has estimated the number of years for construction part of the redevelopment as 04 years. Hence value of "N" shall be considered as 04.		9,427 Cr							
	B = Value of existing commitments and on-going works to be completed during the period of completion of the works for which pre-qualification has been invited i.e. next 04 years.									
	The calculation shall be certified by Chartered Accountant with UDIN									
12	Applicant should have sufficient number of Technical hands, Administrative employees and major construction equipment for the proper execution of Contract. The applicant shall submit a list of these employees stating clearly how they would be involved in this work	Preferable	YES							
	OVERALL ASSESSMENT DATA : MARKS ALLOCATION / OBTAINED BY BIDDER	100		65	0	0	35	0	0	

SIGNED BY TECHNICAL COMMITTEE

Bibek Ray ______ Narayanan Nair ______ Bipin Survey ______ 16/4/26 Ravi Chaturvedi ______ S A Hassan ______ Veerandra Mathade ______ Ramakant Salve ______

Date: 16th April 2026

Honorary Chairman / Secretary ,
Nilgiri Gardens CHS Ltd,
Sector – 24, CBD Belapur, Navi Mumbai

Dear Sirs,

Sub: Redevelopment of Buildings of Nilgiri Gardens CHS Ltd.

-Technical Evaluation of Applications for Pre-qualification

Ref: Your letter No. NG/GEN/2026/648 dated 12.04.2024.

Please find enclosed herewith the Technical Evaluation Report of the applications for Pre-qualification of builders for above mentioned redevelopment work.

Kindly note that the Technical Evaluation Report prepared by the Technical Committee is on the basis of documents / data's available in applicant's submissions.

We express our sincere thanks to the Management Committee for their support and opinions extended during the evaluation process.

Yours sincerely,

For Technical Committee

Bibek Ray

15/4/26
Bipin Surve

Narayanan Nair

R. N. Chaturvedi

Veerendra Mathade

Ramakant Salve

Hasan
S A Hasan 16/4/2026

NILGIRI GARDENS COOPERATIVE HOUSING SOCIETY LIMITED

REDEVELOPMENT OF SOCIETY BUILDINGS

TECHNICAL EVALUATION OF APPLICATIONS FOR PREQUALIFICATION

DATED: 16th APRIL 2026

EVALUATION REPORT FOR PREQUALIFICATION OF BUILDERS

1. PREFACE

Criteria for prequalification of Developers were jointly prepared and agreed by the Managing Committee, the Technical Committee and the Redevelopment Committee in the presence of PMC. A marking system was also adopted and agreed upon by the Technical Committee and the Management Committee before the process of scrutiny of applications received from various builders.

This report should not be considered as conclusive and final or put up to the SGM, pending the following:

- There is certain data provided by builders in their self-declared statements but could not be verified with supporting documentary proof as identified in the report. This requires to be clarified/ obtained from the applicants.
- This report needs to be verified by the Project Management Consultant (PMC) on the correctness and provide independent comments especially since they are supposed to have Financial, Legal & technical experts. The matter of engaging the PMC for vetting at this stage was discussed with Managing Committee during the meeting on 22nd March 2026.

On the request of Managing Committee to submit the report based on the available data as of now, this non-conclusive report is submitted.

2. SEQUENCE OF PROCEDURAL EVENTS

Notice inviting application from prospective Developers were invited through News Paper publication In Times of India (English), Maharashtra Times (Marathi), Navshakti (Marathi), Press Journal (Marathi), Vashi Times (English), & Punyanagari on 20.01.2026 with a last submission date of 07.02.2026. Total of 27 (Twenty Seven applicant procured the application document till last date of issue. However, only 21 (Twenty one) applications were received till the last date and time of submission mentioned in the Notice Inviting Application. As per the scheduled date for opening of the Application i.e. on 08.02.2026, all the 21 applications were opened one by one in the presence of Joint Committee comprising Management Committee, Redevelopment Committee and Technical Committee as well as PMC. Following are the Developers who have submitted their application which were opened in the joint meeting.

1. KEYSTONE REALTORS LIMITED (RUSTOMJEE)
2. JP INFRA REALTY PVT LTD

3. MARATHON NEXTGEN REALTY LTD
4. MAHINDRA LIFESPACE DEVELOPERS LIMITED
5. BIRLA ESTATES PRIVATE LIMITED
6. EMBASSY DEVELOPMENTS LIMITED
7. PARADISE INFRACON PVT LTD (PARADISE GROUP)
8. SHREEJI VENTURES REALTY PVT LTD
9. PROVISO CONSTRUCTION COMPANY PVT LTD
10. KALPATARU LIMITED
11. OAKWOODS CORPORATION (PLATINUM GROUP)
12. REGENCY NIRMAN LTD
13. AKSHAR REALTORS (AKSHAR INSPIRELIFE)
14. LAL GEBI INFRA PRIVATE LIMITED (GAMI GROUP)
15. SHETH HOMES PRIVATE LIMITED
16. CHANDAK REALTORS PVT LTD
17. THARWANI REALTORS
18. GODREJ PROPERTIES LTD
19. SAYAJI REALTY PVT LTD
20. DOSTI REALTY LIMITED
21. E.V. HOMES CONSTRUCTIONS PVT LTD (EV GROUP)

Following are the six (06) Developers who have procured prequalification application document but have not submitted their application.

1. M/S SHREENATHJI ORGANISERSPVT. LTD. (DELTA GROUP)
2. KAMDHENU BUILDERS & DEVELOPERS
3. LAKHANI BUILDERS PVT. LTD.(LAKHANI TANSCENDING TIMES)
4. ASPECT REAL STATE DEVELOPERS LTD.
5. RUPAREL REALTY (INDIA) PVT. LTD.
6. SHRADDHA PRIME PROJECTS LTD.

3. METHODOLOGY APPLIED FOR SCRUTINY

A. Subsequent to opening of application, Technical Committee has been entrusted to scrutiny the applications and evaluate them for qualification who can be called for subsequent Commercial Bidding processes. Technical committee members jointly scrutinized the documents. While scrutinizing it is observed that certain bidders have not submitted certain document or not submitted in the required format. Query letters were issued to those Developers and after taking their response into account the evaluation of the applications are analysed. It needs to be noted that some information/ data are not provided by some of the bidders which are brought out in following paras.

B. It is to be noted that allocation of marks against various criteria, considered at the scale of 100 (full mark), was finalized before the process of applications and jointly agreed by Technical Committee & the Managing Committee.

C. After thorough scrutiny of applicant's various documents submitted with their application, the details are tabulated in attached Annexure A1 to Annexure A21. Bidders are grouped in three categories by their status of qualification as detailed below with providing the reasons for putting an applicant in a particular group as well as the mark obtained as per agreed marking criteria.

D. It is to be noted that against the criteria of experience in Similar Project in last seven (07) years, the Built-up Area (BUA) constructed as declared by most of the applicants could not be verified in absence of documentary evidence.

4. BRIEF NOTE ON EVALUATION

It is pertinent to mention that the qualification criteria set forth in the Prequalification Application Document can be categorized in 03 (three) major categories as under:

i) General information about the organization
ii) Criteria with respect to experience of the firm in Real Estate development work.
iii) Criteria regarding financial strength & capabilities of the firm

The application of Godrej is not reflected in the list since through their e-mail dated 01 April 2026, they have withdrawn their interest in bidding, citing present regulation on building height restrictions imposed by AAI in the locality.

Category A – Bidders who have satisfied all the minimum qualification criteria or exceeded. These applicants are the best qualified for consideration in the next commercial bidding process. The details of the findings vis-à-vis the minimum criteria is discussed below including putting their marks obtained.

1. M/S KEYSTONE REALTORS LIMITED (RUSTOMJEE)
   Satisfied all the criteria: experience in similar work (two major projects of 58 lakh sft & 29 lakh sft against single 35 lakh sft criteria), 10 years' experience (159 lakh sft against 60 lakh sft criteria), average turnover (1707 Cr against 1450 Cr criteria), Net Worth (2772 Cr against 500 Cr criteria and bidding capacity (13524 Cr). **However, evidence/ proof of BUA declared by the builder for completed similar project is still needs to be obtained from the agency.** Considering that BUA declaration is correct, they obtained 82.5 marks.

2. M/S EMBASSY DEVELOPMENTS LIMITED
   Satisfied all the criteria except marginally short in Av annual turnover; Experience in similar work (four major projects of 25 lakh sft, 21 lakh sft, 22 lakh sft & 21 lakh sft against three (03) projects of minimum 20 lakh sft criteria), They have also completed a project of 53 lakh sft but in the year 2017 which is outside the last seven year requirement), 10 years' experience (172 lakh sft against 60 lakh sft criteria), Net Worth (10,171 Cr against 500 Cr criteria and bidding capacity (15866

Cr). In average financial turnover marginally short (1,311 Cr against 1450 Cr criteria but turnover for the last financial year ending 31st March 2025 is 2,197 Cr). **However, evidence / proof of BUA declared by the builder for completed similar project is still needs to be obtained from the agency.** Considering that BUA declaration is correct, they obtained 81.5 marks.

Category B – Bidders who have satisfied major financial criteria but marginally short in experience or satisfied in major experience criteria but marginally short in financial criteria are kept in this category. The details of the shortcoming vis-à-vis the minimum criteria is discussed below along with marks obtained where full mark is 100.

1. M/S REGENCY NIRMAN LTD
   Satisfied all criteria in experience i.e. similar work (major project of 40 lakh sft against 35 lakh sft criteria), total 10 years' experience (85 lakh sft against 60 lakh criteria). In financial criteria though fulfilled the Net Worth (2258 Cr against 500 Cr), & Bid Capacity (7525 Cr) but does not satisfy average annual turnover (Rs 833.6 Cr as against 1450 Cr criteria). **Clarification required from the builder since Evidence / proof of BUA for completed similar project does not match with the declared BUA by the builder.** They obtained 69 Marks.

2. M/S DOSTI REALTY LIMITED
   Satisfied criteria like Net Woth (814 Cr against 500 Cr criteria), total 10 years' experience (78 lakh against 60 lakh criteria) and bidding capacity. However, they have not satisfied major criteria, i.e. similar work criteria (max size of project 22 lakh sft & 9 lakh sft) & Turnover criteria (only 485 Cr against 1450 Cr criteria). **Evidence/ proof of BUA declared by the builder for completed similar project is still needs to be obtained from the agency.** They obtained 51 marks (partial marks allotted in similar project experience).

3. M/S MARATHON NEXTGEN REALTY LTD
   Have marginally short of similar work criteria (01 project of 29 Lakh sft against 35 Lakh criteria) but satisfied in 10 years total work (78 Lakh sft against 60 Lakh sft criteria). Similarly Financial criteria though they satisfying Net worth (1186 Cr against 500 Cr Criteria) and Bid capacity, the Turnover criteria is short (1006 Cr against 1450 Cr criteria). **Evidence/ proof of BUA declared by the builder for completed similar project needs further clarification from the agency.** They obtained 60 Marks (partial mark allotted in similar project experience criteria).

Category Ba.- This is one case where company is a well-known business house in India & abroad in different businesses but new in Real Estate market, could not satisfy certain major experience criteria but have very good financial capability.

4. M/S BIRLA ESTATES PRIVATE LIMITED
   This is a Aditya Birla Group Company and have entered in Real Estate Development works in recent times. As such though the firm is satisfying all the financial criteria i.e. Turnover (2087 Cr against 1450 Cr criteria) and Net Worth

16/4/25

(3888 Cr against 500 Cr criteria). However, in similar work experience, it is far below the minimum criteria (13.3 Lakh sft declared by Birla against minimum 21 lakh sft criteria). Financial year ended 31st March 2025 Company has reported loss of 157 Cr. **Hence the risks by accepting loss making company as qualified bidder needs to be analysed by a CA. Also Copy of OC/CC and evidence/ proof of BUA declared by the builder for completed similar project is still needs to be obtained from the agency.** They obtained 52 Marks. (No marks allotted on similar work criteria).

Category C – Bidders who have not satisfied two or more major criteria or is a Partnership Firm (not acceptable as per criteria). The details of the shortcoming vis-à-vis the minimum criteria is discussed below including putting their marks obtained where full marks is 100.

1. M/S KALPATARU LIMITED
   Not satisfied with the similar work experience criteria (only 10.5 lakh sft against minimum 20 lakh sft criteria) but satisfied 10 years total experience (65 lakh sft against 60 lakh sft criteria). In financial criteria, average Turnover not satisfied (589 Cr against 1450 Cr criteria) but is satisfied in net worth (2575 Cr against minimum requirement of 500 Cr). The Bidding capacity could not be ascertained as they have not provided details of work in hand. **Since two major criteria viz. experience & turnover is substantially low, no further scrutiny carried out.** They obtained 30 Marks.

2. M/S JP INFRA REALTY PVT LTD
   Not satisfied with the financial criteria of average Turnover (686 Cr against minimum criteria 1450 Cr) and Net worth (337 Cr against minimum requirement of 500 Cr). In Similar work experience he has marginally short of the minimum criteria (only 01 project in 25 Lakh sft category against 02 projects required; or 02 projects in 20 Lakh sft category against 03 projects required). **Since Financial net worth & turnover is substantially low, and not satisfied in similar work criteria also, no further scrutiny carried out.** They obtained 27 Marks (partial marks in similar project experience).

3. M/S MAHINDRA LIFESPACE DEVELOPERS LIMITED
   In similar work experience only upto 04 lakh sft area which is much below the criteria and also does not satisfy 10 years' experience criteria. In Financial criteria like Turn over (461 Cr against criteria of 1450 Cr), Negative Bidding capacity and loss in business. Only satisfied the Net Worth criteria (1556 Cr against 500 Cr Criteria). **Since similar work, 10 year's experience, turn over is substantially low as well as negative bidding capacity no further scrutiny carried out.**. They obtained 20 Marks.

4. M/S PARADISE INFRACON PVT LTD (PARADISE GROUP)
   In similar work experience only upto 05 lakh sft BUA which is much below the minimum criteria and also far below 10 years experiences criteria (9.24 lakh sft against minimum 60 lakh sft criteria). Though they have Bidding capacity (6145 Cr), they do not satisfy Turnover (630 Cr against Criteria of 1450 Cr), Net Worth (398 Cr against criteria of 500 Cr). **Since none of the Financial or experience criteria are satisfied except bidding capacity, no further scrutiny carried out.**. They obtained 17 Marks.

5. M/S SHREEJI VENTURES REALTY PVT LTD
   They have not satisfied any of the criteria. They have completed similar work of only 5 lakh sft and Turnover is only 66 Cr. Hence they obtained no marks.

6. M/S PROVISO CONSTRUCTION COMPANY PVT LTD
   have similar work experience of 02 Lakh sft which is very negligible and does not call for further analysis. Financial information are not submitted. Hence No marks.

7. M/S OAKWOODS CORPORATION (PLATINUM GROUP)
   It is a PARTNERSHIP FIRM and does not satisfy the basic criteria of eligibility. Hence no further scrutiny was conducted and no marks obtained.

8. M/S AKSHAR REALTORS (AKSHAR INSPIRELIFE)
   It is a PARTNERSHIP FIRM and does not satisfy the basic criteria of eligibility. Also to note that they have similar work experience of only 12.5 Lakh sft). Hence no further scrutiny was conducted and no marks obtained.

9. M/S LAL GEBI INFRA PRIVATE LIMITED (GAMI GROUP)
   They have not satisfied any of the major criteria viz. similar work (Largest project is of 4 lakh), Last 10 years work (only 20 lakh against 60 Lakh), av Turnover (104 Cr against 1450 Cr), Net Worth (220Cr against 500 Cr). Hence have not obtained any marks.

10. M/S SHETH HOMES PRIVATE LIMITED
    They have not satisfied any of the major criteria viz. similar work (Largest project is of 10 lakh sft), Last 10 years work, av Turnover (200 Cr against 1450 Cr), Net Worth (423 Cr against 500 Cr). Hence obtained no marks.

11. M/S CHANDAK REALTORS PVT LTD
    They have not satisfied any of the criteria viz. similar work (Largest project is of 19 lakh sft), av Turnover (105 Cr against 1450 Cr), Net Worth (55 Cr against 500 Cr), except only satisfied 10 Years total experience criteria (80 Lakh sft against 60 lakh criteria) and obtained only 10 marks.

12. M/S THARWANI REALTORS
It is a PARTNERSHIP FIRM and does not satisfy the basic criteria of eligibility. Also to note that they have similar work experience of only 8 Lakh sft, and net worth of 72 Cr against 500Cr criteria, no turnover details provided. Obtained no marks

13. M/S SAYAJI REALTY PVT LTD
They have not submitted data on experience criteria. Annual Turnover of only 4.7 Cr & 46 Cr in last two years and Net Worth of only 104 Cr. Obtained no marks

14. M/s E.V. HOMES CONSTRUCTIONS PVT LTD (EV GROUP) have not satisfied any of the major criteria viz. similar work (Largest project is of 19 lakh sft), total last 10 years work (25 lakh against 60 lakh), av Turnover (112 Cr against 1450 Cr), Net Worth (149 Cr against 500 Cr) and Negative Bid Capacity. Hence obtained no marks.

5. CONCLUSION

At the outset, it is to be noted that this report is prepared based on the available data / information submitted by the applicants as enumerated in their analysis in the respective Annexures and according to Management Committee letter dated 12th April, 2026 requesting Technical Committee to finalize and submit the report with available documents by 17th April, 2026.

Since PMC is on board and has subject matter experts for evaluating / shortlisting of bidders, they need to be consulted or engaged on the task of finalizing the shortlisted bidders.

Based on the above details and attached analysis/ finding in Annexure A1 to A21, following bidders can be considered for commercial bidding. However, this should not be taken as a final recommendation from the Technical Committee pending matters enumerated in above paras.

1. M/S KEYSTONE REALTORS LIMITED (RUSTOMJEE)
2. M/S EMBASSY DEVELOPMENTS LIMITED

In case the joint committee agrees to increase the number of participants in commercial bidding, which is a reasonable option to get competitive offer from bidder, following developers may be included after detailed deliberation on the shortcomings that these bidders have while keeping in mind that experience of large project comparable to NGCHS is limited which can be given a consideration and the financial capability shall be the prime requirement.

1. M/S REGENCY NIRMAN LIMITED
2. M/S DOSTI REALTY LIMITED
3. M/s MARATHON NEXTGEN REALTY LTD.

16/4/26

4. M/S BIRLA ESTATES PRIVATE LIMITED – only after analyzing the risks factor due to their going through financial loss in last financial year by a CA, if found acceptable.

All other Fourteen (14) applicants are disqualified as their financial capacity & experience criteria are much below the minimum requirement set forth in the qualification criteria as detailed in this report. Since Godrej has withdrawn their application for shortlisting, they are also got out of the commercial bidding process.

SIGNED BY TECHNICAL COMMITTEE:

Bibek Ray ____________ **Narayanan Nair** ____________ **Bipin Survey** 16/4/26 ____________

R N Chaturvedi ____________ **S A Hassan** Hassan 16/04/26 ____________ **Veerandra Mathade** ____________

Ramakant Salve ____________

DATED : 16th APRIL 2026.