

NOOR CHS

COMPERATIVE CHART OF TENDER OPENED (Finicial Bid) ON 23/05/2026 AT Society's M.C. Meeting

ELIGIBILT Y CRITERIA								
			Okay Estate Developer Pvt. Ltd.			CCC B&D Pvt .ltd.		
S.No.	DISCRIPTION	Required	Submi tted	Details	Remark	Submitt ed	Details	Remark
01	FIRM TYPE (1.8.1)		Yes	Private Limited Company	Valid	Yes	Private Limited Company	Valid
02	CONSTRUCTION EXPERIENCE (1.8.2)	5 Years	Yes	27 Years	Valid	Yes	30 Years	Valid
03	TOTAL BUA OF CONSTRUCTION DONE (1.8.2)	80,000 Sq.Mt.	Yes	14,75,294 Sq. Ft. work done in different companies	Valid	Yes	52,13,00 Sq. Ft. work done in different companies as Developers & construction Company	Valid
04	NET WORTH (1.8.3)	10 Cr	Yes	Rs 150,42,91,134/- (Okay Estate) Rs 63,07,47,255/- (Mitkar B&D) Rs 213,50,38,389/- (TOTAL)	Valid	Yes	Rs 12,27,00,000/- (CCC Infra Projects) Rs 11,41,83,777/- (R.K. Azad) Rs 23,68,83,777/- (TOTAL)	Valid
05	BANK SOLVENCY (1.8.3)	10 Cr	Yes	Rs 7,50,00,000/- (Okay Estate) Rs 2,50,00,000/- (Mitkar B&D) Rs 10,00,00,000/- (TOTAL) Not Given in name of Noor CHS As demanded	Not Valid Certificate Not Given in name of Noor CHS As demanded	Yes	Rs 12,27,00,000/- (CCC Infra Projects) Given in name of Noor CHS As demanded	Valid
06	TURNOVER Last 3 YEAR Average (C.A. Certified) (1.8.3)	30 Cr	Yes	Rs 3,17,00,000/- (Okay Estate) Rs 1,70,00,000/- (Mitkar B&D) Rs 4,87,00,000/- (TOTAL)	Not Valid	Yes	Rs 42,24,11,462/- (CCC Infra Projects) Rs 33,63,99,118/- (R.K. Azad) Rs 75,88,10,580/- (TOTAL)	Valid
07	REDEVELOPMENT PROJECETS With 79-A completed OR Registered D/A OR C.C.OR OC (1.8.4)	2 No.	Yes	List of 4 No. Of Redevelopment Project Given <u>Project 1</u> :- Jewel Of Panvel – 79/A Is Not Been Submitted <u>Project 2</u> :- Is A Project In Goa Which Cannot Be Considered As Per Criteria <u>Project 3</u> :- Only L.O.I. Is Been Submitted, As Per Our Criteria 79/A And Above Is Needed <u>Project 4</u> :- 79/A Is Not Been Submitted	Not Valid Society's M.C. can demand more clarity on this matter from the Bidder	Yes	List of 5 No. Of the Redevelopment Project Given <u>Project 1</u> :- Sai Homes CHS - Nerul 79/A – Submitted in Name of CCC LifeSpace LLP <u>Project 2</u> :- Kohinoor CHS - Nerul 79/A – Submitted in Name of CCC & Shiv Parvati <u>Project 3</u> :- Asthvinayak CHS - Vashi 79/A – Submitted in Name of CCC LifeSpace LLP <u>Project 4</u> :- Punit Corner CHS - Vashi 79/A – Submitted in Name of CCC LifeSpace LLP	Valid




							Project 5 :- Balaji CHS - Vashi 79/A – Submitted in Name of CCC & Shiv Parvati	
08	REGISTERED OFFICE (1.8.5)	Navi-Mumbai /Mumbai /Thane	Yes	Nerul, Navi Mumbai	Valid	Yes	Vashi, Navi Mumbai	Valid
09	CONFLICT OF INTEREST / RELATIVE (1.8.6)	Perfoma - L	Yes	Notarized undertaking given of 500/- Stamp Paper	Valid	Yes	Notarized undertaking given of 500/- Stamp Paper	Valid

TECHNICAL BID

SECTION 3E-I			Okay Estate Developer Pvt. Ltd.		CCC B&D Pvt .Ltd.	
	Discription	Reference	Submitted	Remark	Submitted	Remark
01	I.T. Returns, along with Audited Balance Sheets and Profit & Loss Accounts, and a Turnover Certificate for the last 3 years,	Section 3e-i	Yes	Valid	Yes	Valid
02	Solvency Certificate(s)	Section 3e-ii	Yes	Not Valid	Yes	Valid
03	GST Registration Certificate	Section 3e-iii	Yes	Valid	Yes	Valid
04	Permanent Account Number (PAN) Card	Section 3e-iv	Yes	Valid	Yes	Valid
05	Registrar of Companies (ROC) / Memorandum of Association (MOA)/ Partnership Deed/	Section 3e-v/3e-vii/ 3e-viii	Yes	Valid	Yes	Valid
06	Board Resolution / Authorisation Letter / Power of Attorney	Section 3e-ix	Yes	Valid	Yes	Valid
07	MAHARERA Registration Certificates in respect of all completed and on-going projects of the Bidder,	Section 3e-x	Yes	Valid	Yes	Valid

SECTION -6			Okay Estate Developer Pvt. Ltd.		CCC B&D Pvt .Ltd.	
	Discription	Reference	Submitted	Remark	Submitted	Remark
01	Covering Letter / Acceptance Letter	Section 5	Yes	---	Yes	Heading Not written, but all points written, Stamped & Signed
02	Bid Document duly signed and stamped on all pages	Tender Requirement	Yes	Signed & Stamped on all pages	Yes	Signed & Stamped on all pages



03	Earnest Money Deposit (EMD) Details	Clause 1.4	Yes	KOKAN BANK	Yes	HDFC bank Ltd.
04	Particulars of the Bidder	Proforma A	Yes	All Points Mentioned	Yes	All Points Mentioned
05	Key Technical & Managerial Personnel	Proforma B	Yes	All Details Mentioned	Yes	All Details Mentioned
06	Developer Experience Summary	Proforma C	Yes	All Details with Documents Submitted	No	Submitted on Letterhead without Heading, the on-goings projects list, Stamped & Signed
07	Completed & Ongoing Redevelopment Projects	Proforma D	Yes	All Details with Documents Submitted	Yes	Submitted on Letterhead without Heading, with List of all Redevelopment Projects, Stamped & Signed
08	Projects Executed or Ongoing in Last 5 Years	Proforma E	Yes	All Details with Documents Submitted	No	Perfoma Not Submitted, but written on Bid Document & submitted all details
09	Financial Capacity of the Bidder	Proforma F	Yes	All Details with Documents Submitted	Yes	All Details with Documents Submitted
10	Banker's Details	Proforma G	Yes	ICICI Bank Ltd. /Kokan Mercantile Co-op Bank Ltd.	Yes	HDFC Bank
11	Site Visit Declaration	Proforma H	Yes		Yes	
12	Litigation & Arbitration History	Proforma I	Yes	Past History not Disclosed, as question raised by one committee member.	Yes	
13	Technical Bid Declarations & Compliance Statement	Proforma J	Yes	Two Deviation points added 1. Clause 1.7 & Schedule 18-A	Yes	No Deviation points
14	Undertaking for Eligibility, No Conflict of Interest & Tender Compliance	Proforma L	Yes	Before Me Notarized on RS 500/- Stamp paper	Yes	Before Me Notarized on RS 500/- Stamp paper
15	Undertaking For Escrow Account	Proforma M	Yes	Before Me Notarized on RS 500/- Stamp paper	Yes	Before Me Notarized on RS 500/- Stamp paper
16	Mandatory / Approved Brands & Makes	Annexure B	Yes	Had marked & accepted all as in tender book	Yes	Had marked & accepted all as in tender book
17	Any Additional Supporting Documents (if any)		Yes	Quality Control Plan, Project HSE Plan, Inspection & Test Plan & Method Statement	No	

Note:-

All the above data has been taken from the document submitted by the Bidder during the tender opening on 23/05/2026.

The Final Authority is with the managing committee, to Select Or Reject any of the Bidder on the Basis of Eligibility & Technical Criteria, of tender process which was published in Times of India & Maharashtra Times on 15th of April 2026

