

TIDE WATER OIL CO (INDIA) LTD.

TENDER DOCUMENT

**SALE OF 1BHK & 2BHK
RESIDENTIAL FLATS AT :**

**Shilpam II, Building No. 2, Survey
No. 106 /1, Village Amli, Silvassa,
Union Territory – Dadra & Nagar
Haveli - 396230.**



Signature of the Bidder with seal

INDEX

Sr. No	Particulars	Page No.
1	TenderNotice	3
2	Instructions to Bidders	4
3	Tender Document	5
4	Tender Procedure to be followed	9
5	Property Details	10
6	Application Form	13

SignatureoftheBidderwithseal



1.TENDER NOTICE

SALE OF 1BHK & 2 BHK RESIDENTIAL FLATS AT SILVASSA.

1. Tide Water Oil Co. (India) Ltd herein after referred to as (TWOCL), Mumbai invites sealed tenders **for sale of 1BHK & 2BHK** residential flats at Silvassa on **“As is where is basis”**.
2. **Brief Description of property:-** The subject property is Ground plus two floors comprising 18 flats. Each floor contains four 1 BHK flats and two 2 BHK flats.
3. The Tender forms can be downloaded from our website www.veedol.com. Details of tender documents are given on our Website-(under Tender Documents).

1	Date of Issue of tender	18.08.2023
2	Last date of submitting the Tender Form	01.09.2023 (By 4.00 PM)
3	EMD (Earnest Money Deposits)	The bidders are required to submit DD in favour of “Tide Water Oil Co. (I) Ltd” payable at Mumbai Rs.10,00,000/- as Earnest Money Deposit (EMD) along with the tender application.
4	Tender Forms	Available on our website :- www.veedol.com

Signature of the Bidder with seal

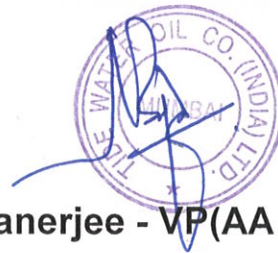


INSTRUCTIONS TO BIDDERS:

- Sealed Tenders containing Bid offer should be submitted in envelope.
- **Envelope** : Bid offer duly completed & signed should be put into the envelope and sealed. The sealed envelope should contain all the documents of Tender Bid & it should be superscribed as **"Offer for 'RESIDENTIAL FLATS at SILVASSA'"**. The name of bidder, address and contact number must be written on this envelope.
- The bids without EMD will be rejected.
- For further information, please contact:-
- **Mr. Anand Chatterjee (Manager-HR) – 9147134411 / 9820065466.**
- Tide Water Oil Co (India) Ltd. reserves the right to reject any or all tenders without assigning any reasons whatsoever.
- **Prior to submitting the offers**, Bidders can independently ascertain the title to the property/flat to ensure that the title of the flats are clear, marketable and free from any encumbrances, encroachments and the property can be transferred.
- **Locations of Residential Flats:** Shilpam II, Building No.2, Survey No. 106/1, Village Amli, Silvassa, Union Territory – Dadra & Nagar Haveli - 396230.
- **Each and Every document of the said Tender should be submitted duly signed & Stamped alongwith the EMD.**

Place : Mumbai
Date: 18/08/2023

Signature of the Bidder with seal



N. Banerjee - VP(AA & WR)

(Name of Authorized signatory)

Tender Document:

SALE OF RESIDENTIAL FLATS AT SILVASSA

1. Tide Water Oil Co. (India) Ltd invites sealed tenders for sale of 1BHK & 2BHK residential flats at Silvassa.
2. The interested bidders/parties may submit tenders/application for the properties.
3. **Sale to the highest bidder:-**The sale of the property will be done on the basis of highest tendered price. However the Company may keep the “**Base Price**” as is considered reasonable and the decision in this regard by the Company shall be final and binding on all the interested parties.
4. **Site Inspection:-**
 - a. Inspection of premises may be done on any working day between 10.00 AM to 5 PM before submitting the bid offer by the interested parties. Bidders may contact the designated person **Mr. Anand Chatterjee** for this purpose and familiarize themselves regarding other details of the property.
 - b. The existing sale agreements will also be available for inspection by prior appointment.

5. GENERAL TERMS AND CONDITIONS:

5.1 The terms and conditions/tender notice/advertisement etc. shall form part of the tender document for which bids are invited by Tide Water Oil Co. (India) Ltd. herein after referred to as “**Company**”.

Signature of the Bidder with seal



5.2 Tender documents received by the Company after due date and time shall be rejected outright.

5.3 All Bidders are requested to submit the tender documents duly signed & supported by relevant documents at : **Tide Water Oil Co (India) Ltd, CTS NO.90, Kachwadi, Deonar, Govandi (East), Mumbai 400088.** Any over-writing or use of white ink should be duly authenticated by the tenderer. The Company reserves the right to reject incomplete tenders or in cases where information submitted is found incorrect. The tenders are to be dropped in the Tender Box kept at the said premises.

5.4 An interest free Token Earnest Money Deposits (TEMD) of **Rs.10,00,000/- (Rs Ten lakhs only)** to be paid by bidders along with the tender documents.

5.5 Once the offer is submitted with TEMD, the offer has to remain valid for a period of 90 days from the last date of tender submission to Tide Water Oil Co. () Ltd. (herein after referred as TWOCL).

5.6 During the validity period of the offer, the bidder should not withdraw / modify the offer, in terms of price and other terms & conditions quoted in the bid. The said period of 90 days can be extended by prior written mutual agreement between TWOCL & bidders, if so required.

5.7 There should not be any deviations in the terms & conditions as have been stipulated in the tender document. However, in the event of imposition of any other condition, which may lead to deviation with respect to the terms & conditions as mentioned in the tender document, the bidder is required to attach a separate sheet marking "list of deviations". **Company is not under any obligation to accept the said deviation and his bid/tender is liable for rejection.**

Signature of the Bidder with seal



- 5.8 At any stage during the period of offer, TWOCL shall be free to terminate the entire process at its sole discretion without any explanation & return the TEMD of all bidders without interest. Thereafter, TWOCL shall be at liberty to proceed as they deem fit.
- 5.9 Canvassing in any form will automatically disqualify the bidder/tenderer. If it is found that the applicant has given false information or concealed certain facts, the allotment is liable to be cancelled without making any reference to the applicant and all the deposits made until then shall be forfeited.
- 5.10 TEMD of those bidders who have not been short listed will be returned without interest within 30 working days from the last date of submission of their offers.
- 5.11 **The vacant possession, keys and the Original title papers shall be handed over to buyer on receipt of full payment (after adjusting the TEMD) by TWOCL.** The selected party and TWOCL shall then proceed to complete registration or TWOCL will take undertaking from buyer for completing registration within 4 months of Sale Deed. All payments shall be in the form of crossed Demand Draft (DD) or Pay Order (P.O) or electronic transfer in favour of TWOCL.
- 5.12 At the completion of sale, the selected party shall also be obliged to execute such other forms, applications and other writings in respect of the sale and transfer of said premises.
- 5.13 The Sale Deed / Indenture after execution shall be registered by selected party in the concerned sub registrar's office at their own cost, expenses and efforts. And it will be the sole responsibility of the selected party to complete this formality within 4 months of completion sale

Signature of the Bidder with seal



5.14 All charges on account of stamp duty, registration, transfer charges etc (if any) or any other charges payable on transfer / conveyance shall be borne entirely by the selected party.

5.15 In case the selected party is unable to arrange funds or retracts from the deal / delays the full payment beyond the stipulated time then TWOCL will have full and unconditional right to cancel the offer and en-cash the full TEMD/EMD amount or as agreed upon.

5.16 In all disputes and/or differences arising out of or relating to or concerning this offer and the contract, if any, between the selected party and TWOCL concerning and/or relating there to and/or relating to the above mentioned flats, **Civil Courts in MUMBAI** shall have exclusive jurisdiction.

Signature of the Bidder with seal



Procedure To Be Followed:

- a) Each bidder is required to bid for the entire property (i.e. Ground floor plus two floors) . Any bid for the part of the property shall be rejected.
- b) Allotment shall be made in the name of bidder only. No nominee(s) of the allottees shall be entertained.
- c) The bidder is required to quote the lumpsum amount for the entire property only and not the Flat wise, rate per sq.ft. or rate per sq.mtrs.
- d) After opening the bids, TWOCL would carryout the evaluation of the tenders received in response to the advertisement for assessing suitability & short listing of bidders.



Signature of the Bidder with seal

Property Details

1.	Name of the Owner	M/s. Tide Water Oil Co. (India) Ltd.																								
2.	Nature of Ownership	Company Ownership																								
3.	Brief description of the Property	The property comprise of Ground plus two floors with six flats on each floor. Each floor contains two 2BHK flats and four 1BHK flats.The subject property is at a distance of 300 Meters from Silvassa Vapi road. Bhilad Railway Station is about 1.5 km from the subjectproperty and Mumbai Ahmedabad Highway is at a distance of 12 – 14 Kms																								
4.	Locations, Street, Ward No.	Residential Building Shilpam II Building No. 2, Survey no. 106/1, Village Amli Union Territory of Dadara & Nagar Haveli 396230 Silvassa.																								
5.	Area of Property (As per Physical Area)																									
	<table><tr><th>Floor</th><th>Flat No.</th><th>Area (SBA) in Sq.,Ft</th><th>Composition</th></tr><tr><td>Ground Floor</td><td>Flat No. 001</td><td>990</td><td>2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony</td></tr><tr><td>Ground Floor</td><td>Flat No. 002</td><td>675</td><td>1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony</td></tr><tr><td>Ground Floor</td><td>Flat No. 003</td><td>630</td><td>1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony</td></tr><tr><td>Ground Floor</td><td>Flat No. 004</td><td>630</td><td>1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony</td></tr><tr><td>Ground Floor</td><td>Flat No. 005</td><td>675</td><td>1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony</td></tr></table>	Floor	Flat No.	Area (SBA) in Sq.,Ft	Composition	Ground Floor	Flat No. 001	990	2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony	Ground Floor	Flat No. 002	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony	Ground Floor	Flat No. 003	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony	Ground Floor	Flat No. 004	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony	Ground Floor	Flat No. 005	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony	
Floor	Flat No.	Area (SBA) in Sq.,Ft	Composition																							
Ground Floor	Flat No. 001	990	2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony																							
Ground Floor	Flat No. 002	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony																							
Ground Floor	Flat No. 003	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony																							
Ground Floor	Flat No. 004	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony																							
Ground Floor	Flat No. 005	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony																							
	Signature of the Bidder with seal																									



Ground Floor	Flat No. 006	990	2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony
First Floor	Flat No. 101	990	2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony
First Floor	Flat No. 102	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
First Floor	Flat no. 103	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
First Floor	Flat no. 104	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
First Floor	Flat No. 105	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
First Floor	Flat No. 106	990	2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony
Second Floor	Flat No. 201	990	2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony
Second Floor	Flat No. 202	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
Second Floor	Flat No. 203	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
Second Floor	Flat No. 204	630	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
Second Floor	Flat No. 205	675	1 Bedroom + Hall + Kitchen + Bath + W.C. + Balcony
Second Floor	Flat No. 206	990	2 Bedrooms + Hall+ Kitchen + 2 Toilets + Balcony

Signature of the Bidder with seal



APPLICATION FORM
BID OFFER FOR PURCHASE OF FLATS AT SILVASSA

Senders name & address:

To,
The VP (AA & WR),
Tide Water Oil Company (India) Ltd,
CTS-90, Kachwadi,
Deonar Village Road, Govandi (East)
Mumbai- 400088

Sub: Offer for "Purchase of Residential Flats at _____

Of TWOCL at Silvassa".

Dear Sir,

With reference to your advertisement for the sale of Residential flats at Silvassa, I/we
apply for the same as per details given below.

1	Name of the person / Organization / Institution	
2	Permanent Address	
3	Present Address	
4	Address where business is carried out	
5	Name of the Designated person	
6	Mobile / Land Line Number	
7	PAN Number	
8	AAdhar Number	
9	E- Mail Address	

Signature of the Bidder with seal