

Eligibility Criteria for the Lot-1 Tenders of Unitech Group

A number of contractors/ prospective bidders, who are interested in participating in the bid process of recently floated Lot-1 of tenders (35 nos.) for Unitech's pan-India projects, have enquired about the Eligibility Criteria for the respective Tenders before the purchase of Tender Documents through Unitech's e-Tendering portal. Since the Eligibility Criteria is part of the Tender Document, they are unable to open and see the same until and unless they remit the Tender Fee. On the other hand, they would like to pay the Tender Fee only if they meet the Eligibility Criteria. Keeping their requests in view, the Eligibility Criteria, as mentioned in the Tender Documents, is extracted herein below for the benefit of interested bidders.

There is a General Eligibility Criteria, which is common to all the Tenders, and which is reproduced below under Clause 2.0. In addition to the general eligibility criteria, the project/ tender-specific Eligibility Criteria is given under Clause 2.3 below:

2.0 Eligibility Criteria (Common to all Tenders):

The interested bidders should meet the following qualifying criteria:

2.1 Work Experience:

Experience of having successfully completed similar works during the last 07 (seven) years ending previous day of last date of submission of tenders.

- (a) Three similar works each costing not less than 40% of the estimated cost put to tender, OR
- (b) Two similar works each costing not less than 60% of the estimated costput to tender, OR
- (c) One similar work costing not less than 80% of the estimated costput to tender.

Notes: -

- (i) The past experience in similar nature of work should be supported by certificates i.e. copies of Letter of Award & Completion Certificate issued by the respective Employer's organizations. In case, the work experience is of Private sector, the said certificates shall be supportedwith copies of Corresponding TDS Certificates. Value of work will be computed from the amount reflected in the TDS Certificates in conjunction with the completion certificate.
- (ii) The value of executed works shall be brought to the current level by enhancing the actual value of work done at a simple rate of 7% per annum, calculated from the date of completion to the date of submission of tenders including extension(s) given, if any.

- (iii) The values of completed work shall be exclusive of Service Tax/GST. Bidder shall produce documentary evidence against the Taxes & Duties applicable against the concerned job(s). In case the value of job submitted by the bidder does not have clarity with regard to inclusion/ exclusion of Service tax/GST, the amount appearing in the Completion Certificate, the bidder shall provide statutory auditors certificates clearly stating the service tax/GST in the computation to arrive at the completed work value in conjunction with the completion certificate. In case where such certification is not provided or the completion certificate does not have clarity, the value of completed work shall be considered inclusive of applicable GST @18% tax and shall be evaluated accordingly.
- (iv) **Joint venture/ consortium of firms/ companies shall not be allowed, and the bidder should meet the above criteria himself.**
- (v) **Certificates of Subsidiary/ Group Companies:**
- (a) Any company/ firm while submitting the bid can use the work experience of its subsidiary company to the extent of its ownership in the subsidiary company.
 - (b) In case, the companies/ firms, which intend to get qualified on the basis of experience of the parent company/Group Company, the same shall not be considered. However, for the purpose of clarification, the parent company by itself only can submit the bid.
 - (c) In case, the companies/ firms, which intend to get qualified on the basis of experience of their own works/in-house works, the same shall not be considered.
 - (d) In case of a Company/ firm, formed after merger and/ or acquisition of other companies/ firms, past experience and other antecedents of the merged/ acquired companies/ firms will be considered for qualification of such Company/ firm provided such Company/ firm continues to own the requisite assets and resources of the merged/ acquired companies/ firms relevant to the claimed experience.
- (vi) **Foreign Certificate:**
- (a) In case the work experience is for the work executed outside India, the bidders must submit the completion/ experience certificate issued by the owner duly signed & stamped and a self-attested undertaking towards the correctness of the completion/ experience certificates. The contractor shall also get the completion/ experience certificates attested by the Indian Embassy/ Consulate/ High Commission in the respective country.
 - (b) In the event of submission of completion/ experience certificate by the Bidder in a language other than English, the English translation of the same shall be duly

authenticated by Chamber of Commerce of the respective country and attested by the Indian Embassy/ Consulate/ High Commission of the respective country.

- (c) For the purpose of evaluation of bidders, the conversion rate of such currency into INR shall be arrived at by the daily representative exchange rate published by the IMF as of 7 (Seven) days prior to last date of Submission of bid including extension(s) given, if any.

2.2 Financial Strength:

- (i) The Average annual financial turnover for last 3 years shall be at least 50% of the estimated cost put to tender. The requisite Turn-over shall be duly certified by a Chartered Accountant/ Statutory auditor with his Seal/ signatures and registration number. In case of Companies/ Firms less than 3 years old, the Average annual financial turnover shall be worked out as relevant to the available period only.
- (ii) Net Worth of the company/ firm as on the last day of preceding Financial Year should be positive.

Net worth means paid-up share capital, Share Application Money pending allotment* and reserves # less accumulated losses and deferred expenditure to the extent not written off. Net worth has been calculated using the following formula.

Reserves to be considered for the purpose of Net worth shall be all reserves created out of the profits and securities premium account but shall not include reserves created out of revaluation of assets, write back of depreciation and amalgamation.

** Share Application Money pending allotment will be considered only in respect of share to be allotted.*

Paid up share capital	
Add: Share Application Money pending allotment	
Add: Reserves (As defined Above)	
Less: accumulated losses	
Less: Deferred Revenue Expenditure to the extent not written off	
Net Worth	

Notes:-

- (a) Self-certified copy of Bank Solvency Certificate issued from Nationalized or any Schedule Bank should be at least 40% of Estimated Cost of the Project put to tender. The certificate should have been issued within 6 months from the last

date of the submission of the tender including extension(s) given if any.

- (b) Bank Solvency Certificate is not required if estimated cost put to tender is less than or equal to INR 25 Crores.
- (c) The bidders are required to upload and submit one page of summarized Balance Sheet (Audited) and also one page of summarized Profit & Loss Account (Audited) for the last three years.

2.3 Tender -specific Eligibility Criteria is as follows:

Sr. No.	Tender Document Number	Name of Work	Additional Eligibility Criteria
1	UL/HL/KOL/ Garden/ 2023/001	Execution of Balance Miscellaneous Works for Apartments/ Retail Units in Handed Over Towers/Blocks at Garden, Horizon, Vista, Downtown Tower, Downtown Retail, Cascade, Harmony, Heights and Fresco at Uniworld City, Kolkata (West Bengal)	Contractor should have completed similar type of miscellaneous balance works especially in Finishes, Façade and MEP works as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
2	UL/HL/KOL/ Gateway/ 2023/002	Execution of Balance Miscellaneous Work for Apartments Units in Handed Over Towers/Blocks and Construction of Balance Common Boundary Wall at Kona Expressway Gateway City, Kolkata	Contractor should have completed similar type of miscellaneous balance works especially in Boundary wall structure, Finishes, Façade and MEP works as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
3	UL/HL/KOL/ UniworldCity/ 2023/003	Construction of Balance Common Boundary Wall, Guard room and New School Boundary Wall Work at Uniworld City, Kolkata (West Bengal)	Contractor should have completed boundary wall works (RCC/Precast) as mentioned in the brief scope of work.
4	UL/HL/BHU/ Bhubaneswar one/ 2023/004	Balance Miscellaneous Works for Civil, Structure, Finishing and MEP Works, External Development & External Services at Bhubaneswar One Mall, Bhubaneswar, (Odisha)	Contractor should have experience in execution of civil, finishes, façade and MEP Works as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
5	UL/KY/GRG/ Vistas/ 2023/005	Construction of Balance works of Tower No. A1 to A8 including Civil, MEP & other contingent Works for Unitech Limited at Vistas, Sector 70, Gurgaon	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/

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			Institutional/ Multi-storeyed residential buildings".
6	UL/KY/GRG/ Vistas/2023/006	Construction of Balance works of Tower No. A9 to A11 including Civil, MEP & other contingent Works for Unitech Limited at Vistas, Sector 70, Gurgaon	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. "Similar works" shall mean "Commercial/ Institutional/ Multi-storeyed residential buildings".
7	UL/KY/GRG/ Vistas/ 2023/007	Construction of Balance development works like Water Supply, Sewerage System, storm water drainage, roads and all other works at Vistas, Sector 70, Gurgaon	No specific Criteria. The General Criteria, as given above, shall be applicable
8	UL/KY/GRG/ Concourse/ 2023/008	Construction of Balance works of Aluminium Glazing at "The Concourse" Commercial Building, Sector 71, Gurugram	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. "Similar works" shall mean "Commercial/ Institutional/ Multi-storeyed residential buildings".
9	UL/KY/GRG/ Vistas/ 2023/009	Execution of Horticulture & soft Landscaping works at Vistas, Sector 70, Gurugram	No specific Criteria. The General Criteria, as given above, shall be applicable
10	UL/KY/GRG/ Concourse/ 2023/010	Execution of Horticulture & soft Landscaping works at "The Concourse" Commercial Building, Sector 71, Gurugram.	No specific Criteria. The General Criteria, as given above, shall be applicable
11	UL/KY/GRG/ Concourse/ 2023/011	Construction of Balance development works like Water Supply, Sewerage System, storm water drainage, roads and all other works at Concourse, Sector 71, Gurgaon	No specific Criteria. The General Criteria, as given above, shall be applicable
12	UL/RE/GRG/ Southcity/ 2023/012	Proposed Construction of Balance Work at South City II Floors, Sector 49 & 50, Gurugram, (HARYANA) – 122002"	"Similar works" shall mean "Commercial/ Institutional/ Multi-storeyed residential buildings".
13	UL/RE/GRG/ Woodstock/ 2023/013	Balance Works of Woodstock Floors, Nirvana Country, South City-II, Sector-50, Gurugram, (Haryana) – 122002	"Similar works" shall mean "Commercial/ Institutional/ Multi-storeyed residential buildings".

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14	UL/RE/GRG/ Fresco/ 2023/014	Balance Internal Works of FRESCO, Nirvana Country South City-II, Sector-50, Gurugram, Haryana-122018	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
15	UL/RE/GRG/ Fresco/ 2023/015	External area development (Boundary Wall, Swimming pool & expansion joint) works for Fresco at Sector-50, Gurugram	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
16	UL/RE/GRG/ Escape/ 2023/016	Construction of balance Civil, Plumbing & Electrical Work in Towers & EWS. Escape, Gurugram.	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
17	UL/RE/GRG/ Business zone/ 2023/017	Balance Works of Business Zone, J.V Projects, Sector-50, Gurugram, (Haryana) – 122018.”	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
18	UL/RE/GRG/ UniworldTower/ 2023/018	Balance Civil & MEP Works of Uniworld Tower, Sector-33 Gurugram, (Haryana)	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
19	UL/RE/GRG/ Global Gateway/ 2023/019	Balance Civil works for Global Gateway at Sector-26, Gurugram	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
20	UL/RE/GRG/ Harmony/ 2023/020	Balance Civil & MEP Works at ‘HARMONY’, Sector-50, Gurugram, (Haryana)	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
21	UL/RE/GRG/ Close North/ 2023/021	Balance Civil & MEP Works at ‘CLOSE NORTH’, Gurugram, (Haryana)	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
22	UL/RE/GRG/ Close South/ 2023/022	Balance Civil & MEP Works at ‘CLOSE SOUTH’, Gurugram, (Haryana)	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
23	UL/RE/GRG/ Uniworld Resort/ 2023/023	Balance Civil & MEP Works at ‘UNIWORLD RESORTS PLOTS’, Sector-33, Gurugram, (Haryana)	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
24	UL/RE/GRG/ Uniworld Garden 2/2023/024	Balance Civil & MEP Works at ‘UNIWORLD GARDEN-II’, Gurugram, (Haryana)	“Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
25	UL/SA/NOD/Unihomes/2023/025	STP, External Drainage, SWD, Water Supply works for Unihomes Phase 1, 2 and 3 at Sector 117, NOIDA, UP.	One of the STP’s proposed by bidder for qualification should at least have equal to or more than 2050 KLD MBBR STP, WTP (completed for 50% of BUA 16,19,510 Sq.Ft.) and Swimming Pool (18 m x 7.5 m) (in the completed Building) of the largest Swimming Pool, STP & WTP, as mentioned in the brief scope of work. “Similar works” shall mean “MBBR STP

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			(2050 KLD or above), Swimming Pool and WTP Works” in Commercial/ Institutional/ Multi-storeyed residential buildings / Group Housing Projects”.
26	UL/SA/BLR/ Uniworld Resorts/ 2023/026	RCC, Civil & Internal MEP Works for Phase 1 & Phase 2, Uniworld Resorts, Bengaluru	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “RCC, Finishing & MEP Works: in Group Housing/ Mass Housing Complex / Commercial/ Institutional/ Multi-storeyed residential buildings”.
27	UL/SA/BLR/ Uniworld Resorts/ 2023/027	STP and External Drainage Works for Phase 1 & Phase 2, Uniworld Resorts, Bengaluru	One of the STP’s proposed by bidder for qualification should at least have equal to or more than 110 KLD SBBR/SBR/MBBR STP and Swimming Pool (18 m x 7.5 m) (in the completed Building) of the largest Swimming Pool & STP, as mentioned in the brief scope of work. “Similar works” shall mean “SBBR/SBR/MBBR STP Works in Commercial/ Institutional/ Multi-storeyed residential buildings / Group Housing Projects”.
28	UL/SA/LKW/ Garden/ 2023/028	Balance Civil, Finishing, HVAC, Internal & External MEP Works incl. Landscaping etc. for Gardens Galleria, Lucknow	One of the Mall or Data Centre or Commercial buildings proposed by bidder for qualification should at least have equal to or more than 50% of the Built-up Area construction (Built-up-Area of Gardens Galleria Mall = 1,50,000 Sq.Ft.), HVAC work having Chiller of 300 TR capacity and Cooling Towers of equivalent capacity, Surveillance work, FLS work, Substation work, HT & LT Electrical work, 150 KLD MBBR STP work, Finishing & Landscape work (in the completed Building) of the largest Mall / Data Centre / Commercial building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Mall / Data Centre buildings with MEP including HVAC & FLS, STP, Landscaping, Glazing and Finishing works”.
29	UL/SA/BLR/ Uniworld Resorts/	Uniworld Resorts Phase 1 and Phase 2 Basement Ventilation	One of the Basement Ventilation work proposed by bidder for qualification should

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	2023/029	Works, Bengaluru.	at least have equal to or more than 50% of the HVAC work of equivalent capacity, (in the Page 9 of 123 completed Building) amongst the largest buildings as mentioned in the brief scope of work. “Similar works” shall mean “Basement Ventilation work in Residential or Commercial Buildings with one or more Basements”.
30	UL/VY/NOD/ Amber/ 2023/030	Amber (Tower-1 to 7), Noida - Civil, Structural, Finishing & Internal MEP Works	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
31	UL/VY/NOD/ Burgundy/ 2023/031	Burgundy (Tower-1 to 5), Noida - Civil, Structural, Finishing & Internal MEP Works	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
32	UL/VY/GND/ Verve/ 2023/032	Verve, Greater Noida - Civil, Structural, Finishing, MEP & STP Works	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
33	UL/VY/GND/ Habitat/ 2023/033	Habitat & Habitat Corner, Greater Noida - Civil, Structural, Finishing, MEP & STP Works	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
34	UL/VY/GND/ Cascade/	Horizon, Cascades & Heights, Greater Noida - Civil, Structural,	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors

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	2023/034	Finishing, MEP & STP Works	(in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.
35	UL/VY/NOD/ Burgundy/ 2023/035	Burgundy (Tower-6 & 7), Noida - Civil, Structural, Finishing & Internal MEP Works	One of the buildings proposed by bidder for qualification should at least have equal to or more than 50% of the number of floors (in the completed Building, rounded off to higher value) of the tallest building as mentioned in the brief scope of work. “Similar works” shall mean “Commercial/ Institutional/ Multi-storeyed residential buildings”.

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