

**Clarifications to Bidder's Pre-Bid Queries During the Pre-Bid Meeting Held on 25.04.2017, 1030 Hrs.**

**ANNEXURE - A**

**Sub: Purchase of 32 Nos. 1 BHK Flats admeasuring 350-450 Sq.Ft. on Outright basis at Navi Mumbai**

**Tender No: MDL/EMS/TENDER/Flats/CISF/01 dated 07 Apr '17**

Sr. No.	Page No.	Clause no.	Brief description of tender clause	Bidder's Query	MDL's Response
1	11	15.2 (h)	On the basis of the Combined Scores obtained, the bidders shall be ranked. The bidder obtaining the highest Combined score will be ranked as L-1 followed by the bidder securing lesser marks as L-2, L-3 etc. The bidder securing the highest Combined score and ranked as L-1 will be invited for negotiation, if required, and shall be considered for awarding the contract/order.	Are you looking for 32 numbers of flats only or even with less number of flats one can bid? Because as per clause 15.2(h) you have written that if all flats are not offered from L1 then you will go for L2 & L3 if required. But on other hand you have asked for flats not less than 32. So please confirm.	Bidder has to bid for a minimum number of 32 flats. Refer to Clause 8 ( e) of the Tender Document.
2	NIL	NIL	NA	Approx timeline of the whole process to complete?	The approx. timeline for completion of the whole process would be 4-5 months. However, it may vary depending on the respondent bidders' submission of requisite documents as stipulated in the tender and time taken by bidders for submission of deficient documents, if any, sought by MDL during the scrutiny.
3	NIL	NIL	NA	Is there is any limitation of budget of the flats to be purchased? Since the rates has variation in the location asked by you.	Bidder(s) have to quote their most competetive & reasonable price, however Budget has not been specified in Tender
4	9	14.1	The Technical bid shall be evaluated by adopting a system of Combined Quality Cum Cost Based System (CQCCBS). The salient features of the evaluation system are as under: a) All the offers received will be screened and short listed by a constituted Committee of MDL based on the requirements specified vis-à-vis the details submitted by the bidders and inspection carried out of the offered sites. All such short listed offers will be inspected and examined by the Committee and evaluated on various parameters.	If flats are offered in 2 projects then how the technical points are going to be allotted? Also what about title.	Evaluation of offers will be done based on the Assessment parameters stipulated under Clause14 of the tender.
5	3	3.15	The bidder should explain and submit the brief history of any litigation or arbitration filed against it in the preceding ten (10) years or shall provide a declaration that there are no litigations as on the date of submission of this Tender. Further, the bidder should indicate for each case the year, cause of litigation, matter of dispute, disputed amount and whether the award was for or Against	You want a note on litigation of the property offered if it is. We believe it should be on our letterhead only. Please confirm.	Bidders should provide detailed declaration on their letterhead as required under clause 3.15 of the tender document and attach supporting documents.
6	6	8(d)	The Builder/Developer/Promoter shall have completed and sold at least 40000 Sq.Ft. of built-up area over the last 03 years. Documentary proof to be attached.	What is the documentary evidence are you looking for 40,000 sq.ft. are sold in last 3 years? We can provide balance sheet and CA/ Architect certificate for the same. Do you have any other thing specific do let us know. ( As per clause 8 ( d ))	Tender clause shall prevail. Bidder should provide an affidavit on ₹100 Non-Judicial Stamp Paper enclosing copies of Index No. II in respect of the flats sold as indicated at clause 8 of the tender document.
7	6	8(a)	The Builder/Developer/Promoter shall have been in the business of construction of residential/commercial buildings for a minimum period of 05 years as on the date of the Tender. The bidder has to submit suitable documentary proof in this regard	What is the evidence are you looking for 5 years' experience of builder? We have gumasta licence for our parent Company. And all sister concern companies are registered at the same address. When we go for VAT etc certification, on the same license we get the confirmation & acceptance from the government body. So we can furnish that as a proof. Please confirm for acceptance of the same. { As per clause 8 ( a )}	Bidder should submit copies of Certificate of Incorporation or Registered Partnership Deed/LLP. Refer to clause 9.2 (F) of the tender document.
8	6	8(b)	The Builder/Developer/Promoter shall have an average annual turnover of ₹7.80 Crore during the last three financial years ending on <b>31 Mar '16</b> . The bidder has to submit copies of audit certified Balance Sheets and Profit & Loss Accounts for the last three financial years ending on <b>31 Mar '16</b> .	On the same lines we are giving you the balance sheet of all this sister concern companies to fulfill the clause 8 (b). All the projects under the sister companies are also available on the official website of the Group Website. Also at least one Partner or Director will be common in all the companies. Different companies have been formed for different project for few statutory compilation & Taxation perspective.	Bidder should submit copies of Certificate of Incorporation or Registered Partnership Deed/LLP.

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9	10	14 Assessment Parameter (4)(ii)	ii) Possession available with all municipal approvals except Occupancy Certificate which will be applied and obtained within 04 months' time from the date of opening of technocommercial bid	we would like to know the time by which we can get intimation of acceptance of our proposal if selected. Because as per tender process we need to furnish you the OC by 4 months from the opening of the technical bid. We normally apply the OC once we get confirmation from the concern Company/Client. So if we are getting the Intimation by 2 months we can complete the process smoothly. We normally need 2 months' time to complete the process of OC considering the government procedural delay	<b>Necessary Corrigendum is being issued seperately.</b>
10	12	16	16.1. On completion of the due process of selection of the successful Bidder(s), the Bidder(s) shall have to execute an "Agreement of Sale" within <b>30 days</b> after receipt of intimation from MDL. 16.2. The payment of Stamp Duty & Registration Fee shall be borne by MDL. All other incidental expenses, if any, in connection with the process of execution of the Agreement shall be borne by the successful Bidder(s). 16.3. All the flats as per the "Agreement of Sale" shall have to be handed over to MDL by the successful Bidder within 15 days from the date of execution of the Agreement.	Also As per clause 16 MDL is looking to do registration in 30 days from Intimation & 15 days for possession. Sir we request you to please increase the time to 60 days after intimation. So ultimately it will be 4 months from the opening of technical bid.( 2 months for Intimation & 2 months for OC & Possession)	<b>Necessary Corrigendum is being issued seperately.</b>
11	11	15.2 (h)	On the basis of the Combined Scores obtained, the bidders shall be ranked. The bidder obtaining the highest Combined score will be ranked as L-1 followed by the bidder securing lesser marks as L-2, L-3 etc. The bidder securing the highest Combined score and ranked as L-1 will be invited for negotiation, if required, and shall be considered for awarding the contract/order.	Sir you have floated the tender for 32 flats. Sir considering the same , as per our normal practice we would like to give you the best of best rate ( Much less than the 1 flats purchase rate) to the MDL. But as written in clause 15.2 , MDL is looking for negotiations with L1. Sir we would like to know whether we should keep the negotiation margin or should give our best of best rate to you in the tender. Sir as per our tender practice we give our best of best rate only. So please let us know for the same. Also would like to know the reason of negotiations, since we are openly competing in tender process only & knowingly purchase of 32 flats giving you the best rate so that there is no logic seems for negotiations.	Bidder(s) have to quote their most competetive & reasonable price. However, negotiation with the L1 bidder may be carried out by MDL, if required.
12	NIL	NIL	NA	We have little more are than 450 sq.ft. asked by MDL. We are giving you the bid for 450 sq.ft. only & rate per sq.ft. quoted as per 450 sq.ft. is accepted to us. And giving rest of the area to MDL without charging for it. So please give the confirmation for the same too. Also we have 2 toilets in our flats. Also configuration is of 2 rooms, So MDL can utilize it for more people if required in future. This information is for your record	Bidder(s) are required to offer 1 BHK Flats admeasuring 350-450 Sq.Ft. Refer to clause 1.3 of the tender document.
14	6	8.1(c)	The Builder/Developer/Promoter shall have completed and sold at least 3 projects of minimum 12 flats each in the last 5 years. The bidder has to submit building sanction/CC/OC of these projects	<b>You have asked about completed and sold three project of minimum 12 flats each in the last 5 year. Query-</b> We have in past completed one project and sold out the Flats-16 & Shop-06.And in our current project We have sold out the Flats.12 out of Flats.136.	Tender clause shall prevail.
15	1	2	The flats should be located in Navi Mumbai (areas developed by CIDCO) within a distnce of maximum 50 KM, preferably in the nodes of Kamothe, Kalamboli, Kharghar, New Panvel, taloja and Ulwe.	<i>M/s Balaji Symphony &amp; M/s Pioneer Group</i> enquired whether flats located in the Navi Mumbai Airport Influence Notified Area (NAINA), which is being developed by CIDCO and within a distance of 50 KM from MDL are eligible as per the tender. The Committee stated that as per the terms of the tender, flats located in Navi Mumbai area and within 50 KM from MDL are eligible. The firms requested MDL to include flats located in the NAINA area for wider participation and competitive rates.	<b>Necessary Corrigendum is being issued seperately.</b>