

Clarifications to Bidder's Pre-Bid Queries
Sub: Purchase of 32 Nos. Flats admeasuring 350-550 Sq.Ft. on Outright basis
Tender No: MDL/EMS/TENDER/Flats/CISF/02dated 25 Sep '17

Sr. No.	Page No.	Clause no.	Brief description of tender clause	Bidder's Query	MDL's Response
1	1 & 5	1.3 & 6.1 (a)	1.3: The details of requirements are as under: (a) Total number of flats: 32 Nos. (b) Carpet Area of flats: 350 to 550 Sq.Ft 6.1 (a) Bids shall be for not less than 32 Nos. Flats admeasuring 350-550 Sq.ft.	We have one of our project named as "DAHLIA", located at Ghodbunder Road, Thane.It is a tower of 2 wing each of 17th floor. We are haveing unsold inventories of 18 flats ranging from 465 to 550 sq.ft carpet area and 14 fltas having carpet area 677 sq.ft, in the same project. Can we put the flats of 677 sq.ft for submission of tender	No. Flats with carpet area admeasuring 350-550 Sq. Ft. are eligible as per the tender.
2	1 & 5	1.3 & 6.1 (a)	1.3: The details of requirements are as under: (a) Total number of flats: 32 Nos. (b) Carpet Area of flats: 350 to 550 Sq.Ft 6.1 (a) Bids shall be for not less than 32 Nos. Flats admeasuring 350- 550 Sq.ft.	1. Carpet Area: Will enclosed balcony area and cupboard area be included in the carpet area ? 2. No. of flats:We have around 100 flats in our project which can be offered to you as per terms and conditions mentioned in the tender, but we will not be able to hold specific flats for you in our project. In the event of closure of the said deal, we shall handover possession of 32 flats to you as per the availability of flats at that time. Will this kind of arrangement work?	Calculation of carpet area shall be as defined in the tender, which is as per RERA. Carpet Area: The Carpet Area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. <i>Explanation- For the purpose of this cluase, the expression " exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be which is appruenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appruenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;</i> Bidder has to clearly indicate the exclusivity of flats offered in their bid as per the Assessment Parameters and hold these flats till the bid validity period of 180 days.
3	1 & 5	1.3 & 6.1 (a)	1.3: The details of requirements are as under: (a) Total number of flats: 32 Nos. (b) Carpet Area of flats: 350 to 550 Sq.Ft 6.1 (a) Bids shall be for not less than 32 Nos. Flats admeasuring 350- 550 Sq.ft.	(a) We are willing to offer you 32 Units of 2 BHK on Outright basis in Ready Possession in a Single Project ,which is Ready with O.C. Carpet Area: The Carpet Area means the net usable floor of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. . Joint measurement will be taken in the presence of MDL representatives and authorized representative of Bidder for computation/finalization of the carpet area. . For computation of the carpet area, the definition adopted in this Tender shall be the covered areas excluding the outer walls, i.e. from plastered to plastered surface of the walls. Niches, flowerbeds, sit-outs, etc. will not be taken into consideration for calculating the carpet area. (b) The Carpet Area as per your definition of our project is approx 500sq.ft. as per RERA Guidelines. I would like to bring it to your kind attention that as our project was completed and we have received the O.C. prior to the RERA ACT came into force. So as per our Architect Certificate, CC Copy, Sale Agreement the Carpet Area mentioned on it is 555.84sq.ft. Our project is out off RERA ACT as our project is not applicable in RERA because only New Constructions and On-Going projects apply into the guidelines of RERA ACT and Our Project is already with O.C and in Ready Possession. The requirement of carpet area as per your definition is of maximum of 550sq.ft. and the project we are offering is of approx 500sq.ft. and as our project is out off RERA ACT the carpet area mentioned in our documents is 555.84sq.ft. The difference coming in the carpet area is only of 5.84sq.ft. We kindly request you to consider our plea to participate in the tender. (c) Distance of the Project from MDL is approximately 40KM.	Calculation of carpet area shall be as defined in the tender, which is as per RERA.
4	3	2.21	Occupation Certificate: Occupation Certificate means the occupancy certificate, or such other certificate by whatever name called, issued by the Competent Authority permitting occupation of any building, as provided under local laws, which has provision for civic infrastructure such as water, sanitation and electricity;	We believe that the ready possession flats is being the preference for the purchase. Due to this the purchaser is sure of title. Also GST is not applicable. Sir we would like to suggest you to keep the higher marks for ready possession flats, since after OC to hold 32 flats for Mazgaon dock for 2 to 3 months has a huge financial risk. Also many taxes & outgoings is already going on.We have 2 projects with us. One with OC & one without OC. So if dock is actually looking for flats with OC than we suggest to increase the points for project submitted with OC.	No. Marks as stipulated in the Assessment Parameters shall prevail.
5	9	12.1.4	Status of completion of the project i) Ready Possession with all municipal approvals including Occupancy Certificate (13 Marks) ii) Occupancy Certificate yet to be obtained (0 Mark)	As per clause 4 of points 13 marks allotted for project ready with OC. We beleive it is for the project submitting OC along with technical bid. Please clarify on the same.	Yes.
6	20	Price Bid	Price Bid	For non OC projects do we have to give rate including GST or excluding GST. Please clarify. Since in your financial bid it is written rate excluding stamp duty & registration charges	GST, if applicable, is to be quoted in the Price Bid.
7	9	12.1.5	General amenities viz., Parking, Power Back up, Elevators, Garden, Children's Play area i) Flats with all the amenities listed above (10 Marks) ii) Flats with lesser amenities – Marks will be allotted on pro-rata basis. (If only 04 out of the 05 listed amenities are available, marks allotted will be 4/5 x 12)	Please clarify about car parking. Open or Covered. Is it mandatory or not. Also we don't see any special points for covered car parking. Normally with other tenders points specially allotted for car parking.	Not mandatory. However, if bidder(s) are offering parking space along with the flats, separate charge(s) are to be quoted as prescribed in the Price Bid. No special points shall be allotted for parking (open or covered).
8	Nil	Nil		What will be the time to complete the process?	The process shall be completed within the stipulated validity period.
9	5	5.1	5.1. Offers shall remain valid for a period of not less than 180 Days after the deadline date of submission of Techno-Commercial Bid (Part-I).	As per Tender Clause No. 5.1 the validity period of 180 days after the deadline date of submission of bid should be cut to a reasonable time period since keeping ready flats on hold for sale for such a long period attracts financial loss.	Not acceptable. Validity Period as stipulated in the tender shall prevail.
10	5	6.1 (a)	Bids shall be for not less than 32 Nos. Flats admeasuring 350-550 Sq.ft.	1) Do you want ready possession with OC flats or under construction flats will do?	Flats with ready possession & OC shall be allotted marks as stipulated in the Assessment Parameters.
11	3	2.21	2.21. Occupation Certificate: Occupation Certificate means the occupancy certificate, or such other certificate by whatever name called, issued by the Competent Authority permitting occupation of any building, as provided under local laws, which has provision for civic infrastructure such as water, sanitation and electricity;	2) You have mention a definition of carpet are. We suggest since new RERA authority has come up with unified single carpet definition ,it will be ideal to go with the same definition of carpet area.So will suggest to definition of carpet are to RERA carpet area.	Calculation of carpet area shall be as defined in the tender, which is as per RERA.
12	5	6.1 (c)	The Builder/Developer/Promoter shall have an average annual turnover of `3.0 Crore (Rupees Three Crore Only) during the last three financial years ending on 31 Mar '16. The bidder has to submit copies of audit certified Balance Sheets and Profit & Loss Accounts for the last three financial years ending on 31 Mar '16.	3) In prequalification criteria ITR & construction experience of the company is sought. But in many case a single project is done under one name & then new company is floated for new project. So how will you consider the ITR & construction area of the same for different company with many partner common (May be having more than 50% stack of company)	The average annual turnover shall be worked out considering the turnover of the earlier companies in which the bidder/bidding firm's partner has/have stake in proportion to their shareholding, subject to submission of necessary documentary evidence/audit certified balance sheets and Profit & Loss Accounts of the earlier firms.

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Sr. No.	Page No.	Clause no.	Brief description of tender clause	Bidder's Query	MDL's Response
13	NIL	NIL	Price Bid- Enclosure 7	4) In Price bid we believe it is not giving clear idea of the per sq. ft. rate for deciding L1. In notes of financial bid it is written that rate should be excluding stamp duty & registration charges. So Last column should be added as Rate per sq.ft. inclusive of all rate. Since on that basis only L1 can be decided.	Refer Corrigendum-I.
14	3	2.22	The successful bidder shall obtain the Occupation Certificate within 04 months time from the date of issue of Letter of Intent (LoI) by MDL. In case of delays in obtaining Occupation Certificate beyond 04 months by the successful bidder, liquidated damages @ 0.5 % per week shall be levied subject to maximum of 5 % of Agreement Value.	5) OC within 4 months from the issue of LOI. Please clarify. So approximately what is the time for LOI from opening of technical bid.	The process shall be completed within the stipulated validity period.
15	8	10.1 (C)	5% of the consideration amount (without any interest) will be withheld as Retention Money and shall be paid after completion of the Defect Liability Period. However, in case of execution of Conveyance Deed, as per para 2.17, the bidder shall submit Bank Guarantee in lieu of 5 % of the consideration amount towards Defect Liability Period.	6) Defect liability period amount of 5% should be kept in FD. So that at least interest will be payable. This is followed by many other government institute.	Not acceptable. The successful bidder shall have to submit Bank Guarantee for 5 % of consideration amount.
16	NII	NII	Nil	7) No where in technical bid flats details is asked. Like floor, list of flats etc. Need to incorporate that.	NIL
17	NIL	NII	NII	8) Do we need to freeze the inventory of flats given to MDIL in tender. Is their any change will be accepted by MDL.	Bidder has to clearly indicate the exclusivity of flats offered in their bid as per the Assessment Parameters and hold these flats till the bid validity period of 180 days.
18	1 & 5	1.3 (a) & 6.1 (a)	Bids shall be for not less than 32 Nos. Flats admeasuring 350-550 Sq.ft.	9) Do any one with few less number of flats than 32 can bid.	No.
19	1 & 5	1.3 (a) & 6.1 (a)	Bids shall be for not less than 32 Nos. Flats admeasuring 350-550 Sq.ft.	10) We have flats of area little more than 550 sq.ft. But we are bidding for 550 sq.ft. only & filling the rates for flats of per sq.ft. rate on the basis of 550 sq.ft. Normally no flats is made as per requirement of any government institute and hence there is a possibility of little more area. But we will not charge for it. Will it be fine. Please clarify.	Carpet area of the flats shall be in the range of 350-550 Sq.ft as stipulated in the tender.
20	NIL	NII	NIL	11) Do car parking is compulsory.	Not Mandatory
21	9	12.1.5	General amenities viz., Parking, Power Back up, Elevators, Garden, Children's Play area i) Flats with all the amenities listed above (10 Marks) ii) Flats with lesser amenities – Marks will be allotted on pro-rata basis (If only 04 out of the 05 listed amenities are available, marks allotted will be 4/5 x 12)	12) Mistake in point 5 of technical bid evaluation sheet. 12 marks for amenities . But below it shows 10 points.	Refer Corrigendum-I.
22	9	12.5.6	Location(preferably proximity to railway station, hospital, schools, bank, market within distance of 5 Km) i) Location within a distance of 5km from railway station, (03 Marks) ii) Location within a distance of 5km from hospital (03 Marks) iii) Location within a distance of 5 km from Schools (03 Marks) iv) Location within a distance of 5 km from Bank (03 Marks) v) Location with a distance of 5 km from market (03 Marks) Note: In case the distance is more than that stipulated, marks allotted will be zero (0 Marks)	13) 3 marks allotted for projects near station. Is it for operational station railway/Metro/Mono rail or even for under construction railway/Metro/Mono rail. Please clarify.	Railway/Metro Station should be in existence or planned as per approved Master Plan of the designated Planning Authority, appointed by the Govt. of Maharashtra. document such as approved Development plan.
23	10	12.5.7	Age of Building (i) Age upto 02 years (10 marks) (ii) Age above 02 years and upto 05 years (05 marks) (iii) Age beyond 05 years (02 marks)	14) Point 7 of technical evaluation sheet says about age of the building. Age of the building means what? Is it from the date of CC or from date of OC?	The Age of the building shall be calculated from the date of Occupation Certificate, issued by the statutory authority.