

September 10,2024

CORRIGENDUM 01: EXTENSION OF BID SUBMISSION DATE AND CLARIFICATION OF QUERIES RELATED TO THE TENDER OF PURCHASE OF RESIDENTIAL FLATS (2 BHK & 3 BHK) IN MUMBAI.

Please refer to E-tender no. EXIM/RFP/2024-25/02 (Published on the Bank's website) for "Purchase of Residential flats (2 BHK & 3 BHK) in Mumbai", the last date for submission of the tender is extended up to September 23, 2024, 04:00 PM. The bidders are advised to consider the following amendments/corrigendum before submission of their bids against this tender.

The details are as follows:

Tender Reference No.	EXIM/RFP/2024-25/02
End Date for Bid Submission	September 23, 2024, 4.00 PM
Date & time for Opening of Tender	September 23, 2024, 5.00 PM

The clarification for the queries raised by the bidders is attached at **Annexure.**

All other terms and conditions of the tender documents will remain unchanged. The RFP is available on the Bank's website <https://www.eximbankindia.in> and e-Tender Portal: <https://eximbankindiatenders.procuretiger.com>.

Sd/-
Navendu Bajpai
General Manager-Admin

Sr. No.	RFP Document No.	RFP Document Clause No /Para No./Sr.No.	Existing Clause	Bidder's Query	Exim Bank's Response
1	3	7	Total Nos. of Flat Required 25 Nos.(The Bank reserves the right to increase or decrease number of flats as per its requirement.	Out of 25 units what is the bifurcation of number 2 BHK and 3 BHK units.	There is no bifurcation. The Bank reserves the right to increase or decrease no. of flats as per requirement.
2	3	7	Carpet Area as per RERA norms 2 BHK [650 - 800 Sq. ft \pm 10% variation] 3 BHK [900 - 1200 Sq. ft \pm 10% variation]	Units with RERA Carpet of 800-850 sq ft has been registered in RERA as 2.5 BHK which we intend to offer as 2 BHK.The 0.5 BHK can be used as study room / Dining area / place of worship / additional utility.	2.5 BHK will be considered as a 2 BHK & 3.5 BHK will be considered as a 3 BHK.
3	9	9.ii	Eligibility Criteria Bidder either on standalone or consolidated basis should have an average annual turnover of Rs. 400 Crore from construction of buildings or similar nature of works in last three financial years FY 2021-22, 2022-23 and 2023-24. (only CA Certificate be submitted by the Bidder)	Do we require annual turnover of Rs. 400 Cr for every financial year starting FY22 or average of 3 financial years. As per RFP we have to state average annual turnover of FY22, FY23 & FY24. However, our FY24 Statutory Audit is in process and will take some time, please advise.	The CA certificate to be submitted by the bidder should confirm the average turnover for the last three financial years, i.e., FY 2021-22, 2022-23, and 2023-24. and same should be submitted on or before bid submission date.
4	9	9.ii	Eligibility Criteria Bidder either on standalone or consolidated basis should have an average annual turnover of Rs. 400 Crore from construction of buildings or similar nature of works in last three financial years FY 2021-22, 2022-23 and 2023-24 (only CA Certificate be submitted by the Bidder)	Does turnover mean Revenue recognised and audited in P&L or Agreement Value of area sold.	Turnover means revenue recognised in the audited Balance sheet.
5	9	9	Eligibility Criteria: Bidders meeting all the following criteria and statutory requirements are eligible to submit their bids along with supporting documents. If the Bid is not accompanied by all the required documents supporting eligibility criteria and statutory requirements, the same would be rejected. Documentary evidence must be furnished against each of the below criteria along with an index. All documents must be signed by the authorized signatory of the bidder. Relevant portions, in the documents submitted in pursuance of eligibility criteria, should be highlighted. This Bid is open to all Bidders who meet the minimum eligibility criteria as per clause no. 7 and clause no. 9 of Instructions to the Bidder and technical parameters for selection as per annexure – 'VI'.	Do we have to stamp and sign the approvals/plans/NOC received from government authority.	The bidder has to submit the self attested photocopy of the approvals/plans/NOC received from government authority.

6	12	13. iv	Submission of Price Bid. Separate price bid has to be submitted for separate location.	Do we have to submit two bids for 2 wings constructed in same layout which is registered under 1 RERA number.	No, it will be treated as one bid for one location.
7	34	Annexure – VII - i), ii), iii) ,iv)	STAGES OF PAYMENT The stages of payment will be as follows:- 95.00% of agreed cost on complying Point i), ii) and iii) of Annexure - VII and 5 % after successful completion of Defects Liability Period (DLP) of one year to be measured from the date of occupation/possession.	On possession, will EXIM bank pay Common Area Maintenance Charges, additional deposits of MGL, Electric meter other charges over and above the bid cost	Yes, please refer to the tender document page no. 47, price bid under other charges.
8	4	4	Earnest Money Deposit (EMD) :- The EMD of successful Bidder will be retained till handover of the property and no interest shall be payable in whatsoever manner. The initial EMD in the form of DD shall be released only after Performance Bank Guarantee (PBG) of equivalent amount is submitted. EMD of unsuccessful bidders will be returned within 30 days after conclusion of the successful bidding process and no interest shall be payable in whatsoever manner.	What is the mechanism to adjust EMD against payment to successful bidder ?	Earnest Money Deposit (EMD) The EMD of successful Bidder will be retained till handover of the property and no interest shall be payable in whatsoever manner. The initial EMD in the form of DD shall be released only after Performance Bank Guarantee (PBG) of equivalent amount is submitted. EMD of unsuccessful bidders will be returned within 30 days after conclusion of the successful bidding process and no interest shall be payable in whatsoever manner.
9	30	Annexure - VI, Sr. No. 2	Technical parameters and maximum score for each parameter Sr.No. (2) proximity of the road for entry to building:- (i) Road above 18 mtr. and up to 27 mtr. wide road – 5 Marks (ii) Road above 12.2 mtr. and up to 18 mtr. wide road – 3 Marks (iii) Road above 9 mtr. and up to 12.2 mtr. road – 2 Marks (iv) Road above 4.5 mtr. and up to 9 mtr. road – 1 Marks (v) Road less than 4.5 mtr. – 0 Marks	Project has access to 2 roads available each of 12m and 18m, which one will be applicable for scoring, hence can it be considered as 30 metres.	The road which is wider will be considered for marking purpose.

10	31	Annexure - VI, Sr.No. 8	Technical parameters and maximum score for each parameter:- Sr.No. 8 Provision of Lifts (i) Four and above (provision of High efficiency lift as per BIS standard and Local bylaws of reputed brand like Mistubishi, Kone, Schindler, Thyssen Krupp, OTIS Johnson)- 2.5 marks (ii) More than 2 and upto 3 (provision of High efficiency lift as per BIS standard and Local bylaws of reputed brand like Mistubishi, Kone, Schindler, Thyssen Krupp, OTIS Johnson) – 1.5 marks (iii) Less than 2 (provision of High efficiency lift as per BIS standard and Local bylaws of reputed brand like Mistubishi, Kone, Schindler, Thyssen Krupp, OTIS Johnson)– 0 Marks	Are the number of lifts cumulative or per tower/wing, if units are spread across different wings in same layout.	Lifts installed for the particular wing will be considered for marking purpose.
11	31	Annexure - VI, Sr.No. 14	Technical parameters and maximum score for each parameter:- Sr.No. 14 Presentation from Bidder, Inspection by the Bank's Architect and Committee	Presentation of bidder - Is there a standard format .	Bidders may use their own format; however, the presentation should cover the points such as background, experience, project executed, financials, key highlights of the project offered.
12	31	Annexure - VI, Sr.No. 14	Technical parameters and maximum score for each parameter:- Sr.No. 14 Presentation from Bidder, Inspection by the Bank's Architect and Committee	What is the date and location of presentation by bidder .	After evaluation of technical bids, all eligible bidders will be called for a presentation. Date and venue will be communicated separately.
13	31	Annexure - VI, Sr No. 12	Technical parameters and maximum score for each parameter:- Sr No. 12: If the Building/Complex/Premises has Green Building certification and EV charging facility (i) Both available – 5 Marks (ii) Green Building certification available but EV facility not available – 3 Marks (iii) Green Building certification not available but EV facility available – 2 Marks (iv) Green Building certification not available and EV facility not available – 0 Marks	Is this certificate required at the time of possession or at specific stage of construction.	The said certificate will be required to be submitted at the time of bid submission.
14	31	Annexure - VI, Sr.No. 12	Same as above	In case if certificate is not available, can bidder apply now and present it in next 6 months once received ?	The said certificate will be required to be submitted at the time of tender submission.

15	14	19	Execution of Agreement and Handing Over of Property: 1) The successful Bidder shall obtain OC within 12 months of signing of LOI. Post receives of OC; the Bank may sign agreement for sale/sale deed/conveyance deed/any other documents of property suggested by the Bank's advocate with successful bidder or within such extended period as may be decided by the Bank. Final sale document and incidental documents will be in the format prepared by the Bank's Advocate and no changes by the successful bidder will be entertained.	Should the bidding be under project SPV or the main Group company .	It should be in the name of the bidder who is offering the flats to the Bank.
16	8	7	Mandatory Requirement of Flats / Minimum Eligibility Criteria:- Carpet Area as per RERA Norms for 2 BHK [650 - 800 Sq. ft \pm 10% variation]	Our 2 BHK is 580, here we have a delta of 5 Sqft.	Please be guided by the criteria mentioned in the tender document.
17	34	Annexure – VII	The stages of payment will be as follows:- 95.00% of agreed cost on complying Point i), ii) and iii) of Annexure - VII and 5 % after successful completion of Defects Liability Period (DLP) of one year to be measured from the date of occupation/possession.	We are looking for CLP method.	Please be guided by Annexure-VII of the tender document.
18	9	7. (iii)	Statutory and Other Requirements:- Combined flats (Jodi flats) system to meet the said requirement under the tender will not be entertained.	3 BHK Amended in the Rera but the registration will be happening on the the both the units ?	As per the tender document, combined flats (jodi flats) system to meet the said requirement under the tender will not be entertained.
19	9	9. (ii)	Eligibility Criteria: Bidder either on standalone or consolidated basis should have an average annual turnover of Rs. 400 Crore from construction of buildings or similar nature of works in last three financial years 2021-22, 2022-23 and 2023-24. (only CA Certificate be submitted by the Bidder)	We basically believed in completion based, currently with we haven't booked 400 crs in the market .	Bidder either on standalone or consolidated basis should have an average annual turnover of Rs. 400 Crore from construction of buildings or similar nature of works in last three financial years FY 2021-22, 2022-23 and 2023-24. (only CA Certificate be submitted by the Bidder)
20	9	7. (iii)	Statutory and Other Requirements:- Combined flats (Jodi flats) system to meet the said requirement under the tender will not be entertained.	407 + 407 (The plan is amended but the registration will be happening on 2 units).	As per the tender document, combined flats (jodi flats) system to meet the said requirement under the tender will not be entertained.
21	9	7. (iii)	Statutory and Other Requirements:- Combined flats (Jodi flats) system to meet the said requirement under the tender will not be entertained.	580+ 560 (Here we are offering 3 BHK by the jodi of 2 BHK. The plan is Ammeded)	As per the tender document, combined flats (jodi flats) system to meet the said requirement under the tender will not be entertained.

22	5	Sr No. 20	Tender Fee (The tender document will be made available for the cost of Rs. 5,000/- plus applicable taxes)	Tender Fees (Who are we paying 5000 the bidding process. ? It is not Mentioned anything)	The tender fee of Rs. 5,000/- (plus taxes) to be in form of Demand Draft from any Scheduled Commercial Bank drawn in favour of Export-Import Bank of India payable at Mumbai
23	9	8	Measurement of Carpet Area as Per RERA: The cost of the flat will be decided based on the joint measurement of the actual carpet area at the site as per RERA norms as stated above.	Carpet area is rera area or rera carpet + balcony as per rera?	Please refer tender document page no. 9, clause no. 8 measurement of carpet area will be as per latest RERA norms.
24	47	Annexure-'XIV'	c) The rate per sq. ft. for techno commercial will be worked out by dividing total cost i.e. (A + B) / Total Carpet area offered as per MAHARERA.	APR (psf) is on which of the above areas?	Please refer tender document page no. 47 price bid Form (Annexure-'XIV')
25	47	Annexure-'XIV'	Price Bid Form	Can we add columns or notes to their format of pricing table?	No, sufficient number of rows will be added to the price bid format by the Bank
26	4	Sr.No. 04	EMD (₹ 1 Crore (Rupees One Crore Only) by means of Demand Draft / Bank Guarantee, as per Annexure – 'XI' format, (Valid for a period of 180 Days from the last date of submission of the tender) from any Scheduled Commercial Bank drawn in favour of Export-Import Bank of India payable at Mumbai. Validity can be extended mutually.)	If 2 projects, do we need to give 2 different DD or bank guarantees?	Each location will be considered as a separate bid. Therefore, each bid is accompanying by a separate Demand Draft or Bank Guarantee.
27	4	Sr.No. 04	EMD (₹ 1 Crore (Rupees One Crore Only) by means of Demand Draft / Bank Guarantee, as per Annexure – 'XI' format, (Valid for a period of 180 Days from the last date of submission of the tender) from any Scheduled Commercial Bank drawn in favour of Export-Import Bank of India payable at Mumbai. Validity can be extended mutually.)	As per our understanding the bidder has to submit either a pay order of Rs. 1 cr or a bank guarantee of 1 cr.	The bidder has to submit either Demand Draft or Bank Guarantee of Rs. 1 Cr.
28	9	9	Eligibility Criteria:	If some units are registered under the company's name and others under the promoter's name, can they be considered together in a single bid.	It will be considered as two separate bids, subject to fulfilling the eligibility criteria.