



JAIPUR METRO

JAIPUR METRO RAIL CORPORATION LIMITED (A Govt. of Rajasthan Undertaking)
 2nd Floor, Wing-A, Admin Building, Metro Depot, Brighu Path, Mansarovar, Jaipur-302020
 Website: www.jaipurmetrorail.in, Email: edca@jaipurmetrorail.in



No.- F.1(R-253)/JMRC/DC/Rev./RCCP-01/15/.....⁷³..... dated^{05/04/2024}.....

Pre-bid Clarification/ Amendment

RFP No. F.1(R-253)/JMRC/DC/Rev./RCCP-01/15 dated 11.03.2024
(UBN – JMR2324SLOB00178) Tender Id: 2024_JMRC_388114_1

The Pre-bid meeting for the RFP No. F.1(R-253)/JMRC/DC/Rev./RCCP-01/15 dated 11.03.2024 for “Leasing out Retail Space RCCP-01 (384.42 sqm) at Chandpole Metro Station (Jaipur Metro)” was held on 21.03.2024. In response to the queries, reply by JMRC is issued as hereunder:

S N	Ref. Clause of RFP	Page No.	Existing Clause as per RFP	Query/Clarification Sought	Reply of JMRC
1	Clause No. 29.2 of Annexure-1 to RFP document (Scope of Lease)	55 of 94	<u>Clause 29.2</u> For example, if Notice to Proceed (NTP) is issued on April 01, then April 01 to August 28 will be Rent Free Grace Period for which no Lease Rent shall be applicable and the First Quarterly Instalment of Lease Rent paid before signing of Lease Agreement shall be for the period of August 29 to November 28.	As per clause number 28.1 page no. 55 of Bid document, the moratorium period has been shown as 45 days whereas example illustrated vide clause no. 29.1 page no. 55 of Bid document, The moratorium period has been shown as 5 months. Given the activities required for preparation etc., we request you to provide at least 5 months moratorium period.	No Change in Moratorium period. However, illustration given in clause No. 29.2 at Page No. 55 is amended as herein below: <u>Clause 29.2</u> For example, if Notice to Proceed (NTP) is issued on April 01, then April 01 to May 15 will be Rent Free Grace Period for which no Lease Rent shall be payable and the First Quarterly Instalment of Lease Rent will be paid before signing of Lease Agreement for the period of May 16th to August 15th.

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S N	Ref. Clause of RFP	Page No.	Existing Clause as per RFP	Query/Clarification Sought	Reply of JMRC
2	Clause No. 2.2 of draft Lease Agreement of RFP (no clause reference mentioned by the bidder)	68 of 94	2.2 Lease Period 2.2.1 Lease granted under the Agreement shall be valid for a period of 10 Years (" Lease Period ") starting from 46th day of issue of Notice to Proceed (NTP) in accordance with terms and conditions set forth in this RFP document and consequential Lease Agreement. Upon expiry of Lease Period of 10 Years, the Lease Period may further be extended for another 2 years on the same terms & conditions.	Successful bidder's right of refusal on expiry of current period of hiring. You will appreciate that a business will invest huge money and effort to engage in business activities from such a place. Having invested it would be important to look at business continuity. Therefore we request you to consider further extension by 10 years period. Alternatively, if rebidding is carried out, then the previous license should have right of refusal to match the highest bid. In case the incumbent matches the highest bid the lease should be continued with the existing lease holder.	No Change. Please follow the existing RFP conditions.
3	Clause No. 2.2(b)(i) of Request For Proposal (RFP) document at Pg. No. 10 & 11 (no clause reference mentioned by	10 & 11 of 94	2.2 Minimum Eligibility Criteria b) Financial Eligibility Net Worth: Bidder must have minimum net worth of Rs. 60.00 Lakhs as on March 31, 2023. In case of Consortium	Net worth: The turnover criteria is a sufficient measure of successful business. There should be no requirement of Net Worth please. Moreover, by incorporating the turnover criteria and net worth criteria, we are discouraging the START-UP entities in the	The following clauses of Request For Proposal (RFP) document is amended as herein below: 2.2 Minimum Eligibility Criteria b) Financial Eligibility Net Worth: Bidder must have positive net worth as on March 31, 2023.

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	the bidder)		Bidder, all members of the Consortium can meet Net Worth and Turnover criteria jointly.	bidding process.	<i>In case of Consortium Bidder, all members of the Consortium can meet Net Worth and Turnover criteria jointly.</i>
4	Financial Bid Form (BOQ)	42	3.2 Financial Bids Note: (ii) Bidders shall be required to quote % below/above the Base Rate Rs. 392.20 per sqm per month of Lease Rent exclusive of GST and other applicable taxes. GST and other applicable taxes at the prevailing rate, shall be payable extra by the Bidder.	As per financial bid form (BOQ) page number 42 of bid document the quoted rate is amount while as elsewhere in the bid document, it is mentioned in percentage.	No Change. Please follow the existing RFP conditions. However, to clarify the Bidding criteria, it is exemplified as under:- Total estimated Lease amount for a month is Rs. 150769.52 i.e. Rs 392.20 X 384.42. Bidder is required to quote the Lease Rent % below/above the Base Rate per sqm per month in Col. No. 6 of BoQ (exclusive of GST and other applicable taxes). Total Lease rent for one month of First year shall be calculated automatically in Col. No. 7 of BoQ on quoted rates.

Enclosed: Amendment-1

This Pre-bid Clarification/ Amendment shall be integral part of the RFP document. All other term & condition of the RFP shall remain same. Therefore, bidders are required to submit a signed copy of this clarification/ amendment along with the technical bid to be submitted online.

This is issued with the approval of competent authority.


Jt. General Manager (Revenue)

JMRC Limited