

**Price: ₹590**  
(Inclusive of GST)

## **EXPRESSION OF INTREST**

**Engagement of Transaction Advisor/Consultant for Property  
Development of JMRC land spaces**



**JAIPUR METRO**

**Jaipur Metro Rail Corporation Ltd.**  
**(A Govt. of Rajasthan Enterprises)**

Corporate Affairs Directorate,  
2<sup>nd</sup> Floor, Wing-A, Admin Building, Metro Depot,  
Brighu Path, Mansarovar, Jaipur-302020

Website: [www.jaipurmetrorail.in](http://www.jaipurmetrorail.in), <http://transport.rajasthan.gov.in/jmrc>

Email: [jmrc.revenue@gmail.com](mailto:jmrc.revenue@gmail.com)

CIN: U60221RJ2010SGC030630

## EXPRESSIONS OF INTEREST

### 1. Introduction

- 1.1. Jaipur Metro Rail Corporation Limited (JMRC) is a Government of Rajasthan Undertaking, incorporated under the companies Act 1956, having its registered office at Admin Building, Metro Depot, Brighu Path, Mansarovar Jaipur-302020. JMRC started its commercial operations on its first line from Mansarovar to Chandpole (Phase 1A) from 3rd June, 2015 with the mission of providing safe, green, comfortable and fast mass rapid urban transit system to the capital city of Rajasthan Phase 1A is of 9.6 KM in length, with eight elevated and one underground station, at approximately one KM intervals. Phase 1B is a 2.4 KM stretch from Chandpole to Bari Chaupar (Underground) is under construction at present.
- 1.2. JMRC has land spaces at important business area locations and the details are as under:

S. No	Available land space at	Area (Sqmt.) (Approx.)
1.	Around stabling yard inside Mansarovar Metro Depot with Two level underground parking below stabling yard	14070 at Ground Level and 9390 above deck level
2.	Lalkothi Marketing Board Land	19205
3.	PWD Chowki Dev Nagar Land	5000

JMRC proposes to develop these land parcels/spaces through public private partnership (PPP) on Design, Build, finance, operate & transfer (DBFOT) basis.

- 1.3. EOIs are invited from reputed National/International consultancy organizations having experience and core competencies in project structuring including survey of land, feasibility study, market assessment, development of conceptual layouts and its cost estimation along-with financial viability analysis, term sheet, preparation of RFP document, bid process management for selection of developers as per details provided in the draft Terms of Reference [\(Annexure A\)](#)
- 1.4. Through this process of EOI, the eligible consultants will be shortlisted based on the eligibility criteria provided herein. A **“Request for Proposal”** (RFP) for engagement of consultant will be firmed up based on the feedback received during this EOI process and will be issued only to the shortlisted applicants.

## 2. Eligibility Criteria for Short listing

### 2.1 Management Competence : The bidder/applicant

S. No	Eligibility	Supporting Document required for Eligibility
1.	Should be a registered company/ partnership/ proprietary firm and should have been incorporated on or before 31.03.2013 and working in the field of consultancy in India since or before 31.03.2013	Copy of registration/ copy of Memorandum/ Article of Association
2	Should have received average annual consultancy fees of Rs 50 Crores per annum in last three Financial years.	Audited Balance Sheet or CA certified copy of ITR for last 3 financial years.
3	Should have minimum 5 Sr. Management level experts (1) PPP consultant (2) Real Estate/Infrastructure expert (3) Finance analyst (4) Architecture/planner (5) Legal Expert Each of whom have handled at least 2 project on PPP basis during last 5 years.	Consent letter/ copy of the any document which can prove their association with organization along with their self-attested resume. A format of Resume is enclosed herewith at <b>Annexure-I</b>
4	Should not have been blacklisted or debarred during the period of from 01.04.2015 & upto the due date of submission of EOI, by Government of India/Govt. of Rajasthan/ any of the state Government's /Government organization	Self-declaration/undertaking to this effect.

### 2.2 Technical Competence : The bidder/applicant should have

S. No	Eligibility	Supporting Document for Eligibility
1	Should have completed or in hand minimum 10 similar/or PPP consultancy projects during last 7 years, i.e., beyond 01 <sup>st</sup> April 2012.	Completion certificate from the assignee or copy of agreement/ allotment letter
2	Out of above (1), should have completed at least 2 similar/or PPP consultancy projects in last three financial years (Beyond 01.04.2016)	Completion certificate
3	Out of above (1), should have completed or in hand at least 1 similar /or PPP consultancy projects	Completion certificate or copy of agreement along with proof of project value.

S. No	Eligibility	Supporting Document for Eligibility
	from Government /public undertaking of any of the state or central government(s) each of Rs. 50 Crore or above project value.	
4	Out of above (1) completed one similar consultancy project under PPP model	Completion certificate.

### 3. Submission Of EOI

#### (A) GENERAL INFORMATION

- (i) A Consultant will be selected through two stage bidding process in accordance with the Rajasthan Transparency in Public Procurement Rules, 2013, Government of Rajasthan. This EOI is first stage of process for short listing the eligible applicants. The RFP so prepared after first stage will be issued to the short listed applicants only.
- (ii) The EOI & draft of TOR can be downloaded from JMRC website [www.jaipurmetrorail.in](http://www.jaipurmetrorail.in), SPP Portal <http://sppp.rajasthan.gov.in> and e-procurement portal by 15/05/2019.
- (iii) A pre EoI meeting will be held on 20/05/2019 at 1200 hrs at 2<sup>nd</sup> floor, Wing-A, Admin Building, Metro Depot, Brighu Path, Mansarovar Jaipur.
- (iv) The submission of queries/ clarification in response to EOI & draft TOR must be submitted by 24/05/2019.
- (v) Amendment/clarification, if any, in the EOI shall only be published on JMRC website, SPP Portal and e-procurement portal by 29/05/2019.
- (vi) Further information can be obtained from the address below during any working day office hours (9.30 am to 6.00 pm):

Joint General Manager (Administration),  
 Room No. 216, 2<sup>nd</sup> Floor RSIC Wing-A, Admin Building,  
 Metro Depot, Brighu Path, Mansarovar Jaipur-302020.  
 Email: [jgmadm@jaipurmetrorail.in](mailto:jgmadm@jaipurmetrorail.in)

- (vii) Expressions of interest along with dully filled and signed draft ToR (Annexure A) and other required document must be submitted online in prescribed template on E-procurement portal (<http://sppp.rajasthan.gov.in>) by 14/06/2019 (1700 Hrs.)
- (viii) Cost of EoI document and E-tender fee:
  - a) Cost of EoI document, ₹590(Rupees Five Hundred Ninty Only), including GST, shall be paid in the form of Demand Draft /Bankers Cheque of Scheduled bank drawn in favour of 'Jaipur Metro Rail Corporation Ltd.', payable at Jaipur.

- b) An e-tender processing fee of ₹1,180 (including 18% GST) shall be paid in the form of Demand Draft /Bankers Cheque of Scheduled bank drawn in favour of Managing Director, RISL payable at Jaipur.

The DD/Banker Cheque of both the above fees, EoI Document cost and e-tender processing fee must be submitted physically by 14/06/2019 (1700 Hrs.) to the following with a covering letter mentioning therein the details & name of the EoI,:

*Joint General Manager (Administration)  
Jaipur Metro Rail Corporaion Limited,  
Room No. 216, 2<sup>nd</sup> Floor RSIC Wing-A, Admin Building,  
Metro Depot, Brighu Path, Mansarovar Jaipur-302020*

Also, the scanned copy of DD/Bankers Cheque of both the above fees are to be submitted online along with the EoI on the e-Procurement Portal.

- c) EOI from consortiums of bidders is not allowed. EOI is invited only from eligible single entity i.e. Partnership/ proprietorship/ company, etc.

**(B) TEMPLATE FOR SUBMITTING EXPRESSION OF INTEREST**

- (i) EoI forwarding letter is to be addressed to MD, Jaipur Metro Rail Corporation on letter head of applicant in prescribed **Annexure-II**.
- (ii) Proof of payment of EoI document cost and e-tender processing fee in acceptable form (scanned copy of DD/BC deposited in JMRC's office).
- (iii) Profile of the bidder covering following :-
- Name
  - Whether registered under legal framework
  - Address for communication
  - Head Office and branch office details
  - Authorized Signatory or Head of the Organization
  - Tax registration details; PAN, TIN, Service Tax registration
- (iv) Eligibility documents: The documents as mentioned in point No. 2 are to be enclosed in support of the eligibility.
- (v) A brief note on Understanding of the objective and scope of the assignment and requirement of resources to complete the task, qualification & estimated man hours requirement of individual resources for execution of the said consultancy work and budget estimates for execution of said consultancy work.
- (vi) Comments on the draft TOR and suggestion for further improvements in TOR along with justification.
- (vii) Suggested requirement of man hours of various expert levels to complete the task.

#### **4. Evaluation of EOI and short listing of Bidders**

- (i) The response of EoI from applicant will be evaluated by a team of JMRC.
- (ii) In case of non-receipt of E tender fee in prescribed form and by the due date & time in JMRC, the EoI submitted online will be rejected.
- (iii) To assist JMRC in evaluation, the applicants may be asked to submit clarification & additional documents, if required.
- (iv) Further, the applicants may be asked to give a presentation before the team of JMRC, if required.
- (v) The eligibility of applicants to participate in 2nd stage of bidding (RFP) will be based on the eligibility documents submitted in the EoI. The discretion of JMRC shall be final in short listing of eligible bidders.
- (vi) The RFP containing detailed TOR will be issued to short listed applicants after evaluation of EoI in first stage as above.

**5.** The 2<sup>nd</sup> stage RP shall be evaluated on QCBS method details of which shall be provided in RFP. After successful evaluation of 2<sup>nd</sup> stage RFP, the contract shall be awarded to the successful bidder. The successful bidder will be give work order on deposition of Performance Security and signing of agreement.

**6.** JMRC may remove or add any land parcels from the scope at the time of 2<sup>nd</sup> stage RFP as per its requirement.

**7.** The EoI does not constitute an offer by JMRC. JMRC at any point of time may annul the process, at its sole discretion without assigning any reason for such annulment to the applicant. JMRC will not bear any cost incurred by applicant for preparation & submission of EoI.

**Director (Corporate Affairs)  
Jaipur Metro Rail Corporation Ltd.**

**ENCLOSURES: ANNEXURE A- DRAFT TERMS OF REFERENCE (TOR)**

**Annexure-I**

**Format for Resume of Expert**

<b>S.No.</b>	<b>Details</b>	<b>To be filled by the Expert</b>
<b>1.</b>	Proposed Position	
<b>2.</b>	Name of Personnel	
<b>3.</b>	Date of Birth	
<b>4.</b>	Nationality	
<b>5.</b>	Educational Qualifications	
<b>6.</b>	Employment Record (Starting with present position, list in reverse order every employment held.)	
<b>7.</b>	List of projects on which the Personnel has worked	
<b>8.</b>	Name of project Description of responsibilities	
<b>9.</b>	Details of the current assignment and the time duration for which services are required for the current assignment	
<b>10.</b>	Whether employee is on roll of the organisation or associated with applicant through contract/agreement	

**Certification:**

I, the undersigned, certify that this resume correctly describes myself, my qualifications and my experience to the best of my knowledge and belief.

Place.....

(Signature and name of the Expert)

**Note:**

1. Use separate form for each expert
2. Each page of the resume shall be signed by both the Personnel concerned and by the Authorized Representative of the Applicant firm along with the seal of the firm.

(Signature and Name of the authorised signatory of the Applicant)

**Annexure-II**

**Format of Forwarding Letter**

(To be submitted by the applicant's letterhead)

**From:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(NAME OF AGENCY)

**To,**

**Managing Director,  
Jaipur Metro Rail Corporation Limited,  
Tilak Marg, C-Scheme, Jaipur.**

**Subject: Submission of Expression of Interest** for “*Engagement of Transaction Advisor / Consultant for Property Development of the spaces available at adjacent / above the Metro Stations of Phase 1A*”.

**Sir,**

Having examined the details given in Expression of Interest (EoI) for the above work, we hereby submit the duly sealed & signed EoI and the relevant supporting documents.

1. I hereby certify that all the statement made and information supplied in EoI and accompanying statements are true & correct.
2. I have furnished all the information and details necessary for EoI and have no further pertinent information to supply.
3. I hereby certify that our company firm has not been debarred/blacklisted for undertaking any work by any central government department/organization/ PSU or any other organization working in India or abroad during last 3 financial years 2015-16, 2016-17& 2017-18) and upto the date of submission of EoI.

Encls: As above

**Date of submission:  
Seal**

**Signature of Applicant**



## Annexure A

### ENGAGEMENT OF TRANSACTION ADVISOR/CONSULTANT FOR PROPERTY DEVELOPMENT OF JMRC LAND SPACES

#### Draft Terms of Reference (ToR)

#### 1. Introduction :

- 1.1. JMRC has land spaces with leading business area location at the centre of city and the details are as under:

S. No	Available land	Area (Sqmt.)
1.	Inside Mansarovar Metro Depot with Two level underground parking below stabling yard	14070 sqmtr. at ground space & 9390 Sqmtr. above deck level
2.	Lalkothi Marketing Board Land	19205
3.	PWD chowki Dev Nagar Land	5000

These shall be developed through Public Private Partnership (PPP) on Design, Build, Finance, Operate & Transfer (DBFOT) basis.

- 1.2. In pursuance to above, JMRC has decided to carry out the process for selection of a reputed transaction adviser (consultant) for concept development, project structuring, bid process management and assist JMRC in selection of concessionaire through a competitive bidding.

#### 2. Objectives Of Consultancy Services

To prepare concept plan for property development on the available land spaces based on studies conducted as defined in the scope of work.

- a) Concept Development
- b) Demand assessment
- c) Evolve a model for implementing the concepts
- d) Preparation of Business Plan and Project Structuring
- e) Preparation of the RFP documents
- f) Undertake Bid Process Management for selection of a developer/concessionaire and assist JMRC for signing of agreement and implementation of the project.
- g) Providing assistance to JMRC till achieving final closure by the selected / concessionaire.

### **3. Scope Of Work**

The Scope of Work services shall inter alia concern various activities with reference to the property development on the land spaces available at LalKothi Marketing Board Land, PWD Dev Nagar Chowki, and Mansarovar Metro Depot yard. However, the consultant may be required to include other necessary tasks, as may be needed for preparing detailed project structuring reports, covering all the aspects involved in the development of the project and its mode of implementation. The deliverables task are identified, as under:

#### **3.1 Reconnaissance Surveys of land/space parcels (Deliverable: Inception Report)**

The consultant will conduct reconnaissance surveys for each of the Land/space available and shall prepare inception report and accordingly submit the same to JMRC for approval. This survey shall include but not be limited to the physical inspection of the present condition of land/space available and examination of access parameters, development potential, development FSI with respect to applicable regulations, availability of water, power and other infrastructural elements, etc. for property development. The consultant will deploy its team as per contract requirement and will submit details of team deployment & brief understanding of project after site visit reconnaissance survey and deliberations with JMRC team.

The inception report submitted to JMRC will be deliberated and comments of JMRC sent to consultant within next 15 days.

#### **3.2 Concept Plan and feasibility Study [Deliverable: Feasibility Report]**

The consultant shall prepare a Feasibility Report based upon the Market Demand Assessment, Detailed Survey and Investigation and Infrastructure Survey conducted by it, laying down various options for development at land spaces as under:

##### **3.2.1. Market Assessment**

- a) Developing a vision for the proposed facilities/components, keeping in view the location constraints and potential, as well as the possibility of new or existing niche markets and the demand potential.
- b) Identification of potential list of investors/developers/operators who would be willing to develop the proposed facilities/components.
- c) Benchmarking with reference to proposed facilities/components at similar National/International destinations.
- d) Review of current market scenario for various development options.

### 3.2.2. Detailed Survey and Investigation

- a) Total survey and contour mapping of project areas
- b) Area calculations and measurements
- c) Index and location sketches
- d) Utility survey
- e) Site planning, study of landform and existing infrastructure taking into consideration interface with the existing development on the site, where applicable.
- f) Preparation of base plan based on survey report, contour map and data collected including maps/drawings. Other necessary tasks to be performed in this regard shall include:
  - 1) Collecting and updating existing survey details especially with reference to the land use map
  - 2) Identifying and indicating existing roads, water bodies, ground levels and other geographical features
  - 3) Identifying and indicating existing service lines including transmission lines, telephone lines, water supply lines, storm water drainage lines, gas and petroleum lines etc.

### 3.2.3. Infrastructure Survey

- a) Identifying and enclosing the public and private agencies / organisations that are responsible for providing vital infrastructure in the region such as
  - (1) **Power:** Survey of Power availability like the loads, number of receiving stations, sub-stations and corridors of the area and clearly laying down their physical locations on the plan.
  - (2) **Water, Sewerage and Solid Waste Disposal:** The Agency should examine provisions in the master plans for water, sewerage and solid waste disposal in the area and survey about their present status.
  - (3) **Telecom:** The Agency should assess telecom requirements for the proposed facilities / development and identify details of the service providers available in the vicinity.

The Agency shall co-ordinate with Government and private agencies as may be required for the above.

- b) Marketing survey and demand assessment for different types of proposed facilities / development.
- c) Study and recommendation of institutional mechanism for operation & maintenance of the Land area of JMRC metro station and integrating the same with project.

The comments of JMRC on inception report will be incorporated in the feasibility report. The feasibility report shall be submitted to JMRC along with a presentation explaining pros & cons of various options. JMRC will send its comments on feasibility report within 15 days

#### **4. Development Plan & Project Structuring Deliverable: (DPSR Report)**

The consultant shall proceed with preparation of conceptual layout & project structuring after submission of feasibility report to the satisfaction of the JMRC, as under:

##### **4.1 Conceptual Layout and Cost Estimation**

- a) Preparation of conceptual layouts (including indicative zoning plans of site utilization) of the proposed facilities / developments at the land space taking into account its market potential and considering product mix and sizing with respect to following considerations (indicative, not limited to)
  - (1) Topography
  - (2) Available area for development
  - (3) Accessibility
  - (4) Location of components with respect to surrounding activities
  - (5) On site infrastructure
  - (6) Applicable Development Control Regulation / Building bylaws

##### **Note:**

- i. The conceptual layout should take into account formulation of a smooth inter face with the Metro Station so as to mutually benefit the proposed facility as well as the Metro System by enhancing ridership / footfalls.
  - ii. Further, all proposed layouts should be prepared taking into consideration applicable policies which have a direct implication on the property development.
- b) Provide preliminary estimates of the cost of proposed facilities / developments.
  - c) Provide preliminary estimates of the revenue projections of proposed facilities/developments.
  - d) Provide details of all taxes that would apply to the proposed facilities / developments.
  - e) Provide assessment of acceptable price of lease rentals by potential investors for proposed facilities / developments for each Land Parcel.

##### **4.2 Clearances and Approvals:**

The consultant shall

- a) Identify necessary approvals and clearances to be obtained for the

proposed facilities / developments.

- b) Assist the Authority in identifying and preparing appropriate documentation to support any applications with regard to (a) above.

#### **4.3 Financial Viability Analysis:**

The consultant shall

- a) Provide financial viability analysis (Internal Rate of Return, NPV) for the proposed facilities / developments.
- b) Prepare risk management matrix with mitigation measures
- c) Undertake sensitivity analysis based on variations in key parameters including
  - (1) Variation in size/type and inclusion/exclusion of project components
  - (2) Occupancy, volumes and tariff for the facilities
  - (3) Changes in variable and fixed operating costs

#### **4.4 Project Structuring**

For facilities/developments proposed for each Land Parcel, the consultant shall prepare a Business Plan including but not limited to the following:

- a) Anticipated Project Cash Out flow (capital expenditure and revenue expenditure)
- b) Anticipated Sources of Funds (capital, government grants, schemes, land sale / leasing, PPP, or any similar concept)
- c) Anticipated Revenue Projections
- d) Investment Plan and Phasing of development

Comments of JMRC on feasibility report, if any, shall be incorporated in the DPSR report. Consultant will also give a presentation on DPSR report to JMRC for each of land parcel/space.

#### **5. Preparation of Term Sheet**

- Based on the preliminary project structure and discussions with stakeholders term sheet will be prepared broadly outlining the project structure, broad scope of private sector developer, JMRC's obligations, performance standards, tariff/user charges, monitoring and supervision mechanism, bidder's qualification criteria (technical and financial capacity), bid criteria for selection of a private sector developer;
- Conduct preliminary scope discussions with potential private sector developers and get feedback on draft project structure;
- Finalize project structure/ term sheet in consultation with JMRC's officials;
- Norms/regulations of competent authorities wherever applicable e.g. provisions of Rajasthan Transparency in Public Procurement Act (RTPPA), 2012 and Rajasthan Transparency in Public Procurement Rules (RTPPR), 2013, GF&AR rules of GoR will be taken into consideration while preparing the Term Sheet and the Bid Documents

## **6. Preparation of RFP Document:**

The consultant, in consultation with JMRC shall:

- Prepare suitable eligibility criteria (financial and technical eligibility) based on the project requirements, and prevailing market condition.
- After approval of project structure/term sheet, prepare Request for Proposal (RFP) document comprising of (1) Project Information, (2) Scope of Work, (3) Information & Instructions to Bidders, (4) Terms & Condition and (5) Draft Agreement for each of land parcels.
- The RFP(s) shall also include rights and obligations of both parties, grant of authorization, authorization period, actions in support of authorization, condition precedents, representation and warranties, implementation framework, project inspection during construction period monitoring, mechanism during project operation duration, information and reporting requirement, force majeure events, events of default, liability & indemnification, insurance, dispute resolution mechanism, termination payments, transfer of assets on completion of project period etc.
- The Draft RFP(s) so prepared will be submitted to JMRC for approval. JMRC after deliberations with the consultant may suggest some changes in the RFP. Accordingly, the consultant shall submit final RFP documents for approval and issuance by JMRC.

## **7. Bid Process Management and Selection of Developer/Concessionaire**

- a) The consultant will assist JMRC in identifying prospective bidders and will send them RFP(s) so issued & invite them for pre-bid meeting. The consultant will give detailed presentation in pre-bid meeting(s) on behalf of JMRC.
- b) The consultant shall also assist JMRC in responding to the queries that may be raised during the pre-bid meeting(s) and prepare minutes along with addendum/corrigendum to the bid documents as required.
- c) The consultant shall assist JMRC in technical and financial evaluation of the bids so received in short listing and selection of property developer(s) based on evaluation criteria for implementation of the project.
- d) The consultant shall assist JMRC in the bid process in issuance of LOA(s) to the successful bidder(s).
- e) The consultant shall assist JMRC in formulating the Contract Agreement(s) consequent to the bid process and shall associate with and assist JMRC in signing of contract agreement(s) with the successful bidder(s).
- f) In case of failure of Bid process in first attempt, the transaction advisor will assist JMRC in floating Bid upto 2 more rounds (total 3 rounds) without any additional cost of JMRC and with or without any changes in RFP.

**8. Assistance to JMRC for execution of the contract & monitor during development of the project:**

- a) To assist JMRC in approving of preliminary plans submitted by selected bidder and prepare Notice to Proceed (NTP);
- b) To monitor the compliances of contract provisions as per agreement and advise/report to JMRC whenever required, till the construction period (occupancy certificate) and till invoicing of first lease amount by JMRC after moratorium period.

**9. Timelines and Deliverables**

The Agency shall follow the time schedule as under:

<b>S.No.</b>	<b>Deliverable</b>	<b>Tentative Period (in days)</b>
1.	Inception Report	30 days from LOA
2.	Feasibility Report including product mix and sizing, Market assessment, detailed survey and investigations & infrastructure gap assessment	90 days from LOA
3.	Suggestive development plan including conceptual layouts & costing & its financial viability assessment (DPSR)	60 days from approval of feasibility report by JMRC
4.	Preparation of term sheet and draft RFP document for long term leasing on PPP basis	30 days after approval of DPSR
5.	Final RFP document	10 days from approval of draft RFP document
6.	Submission of Bid Evaluation Report(s) & Draft Contract Agreement(s)	07 days after opening of Bid(s).
7.	Assistance to JMRC with regard to signing of Contract(s) with the successful bidder(s)	Till signing of Contract Agreement(s).
8.	Assistance to JMRC in monitoring contract compliance	Till obtaining of occupation certificate by the developer.

The duration of contract shall initially be for 3 years which shall be extended by transaction advisor upto the scheduled period of occupancy certificate. The Performance Bank Guarantee (PBG) shall accordingly be extended for the duration of 6 month after the scheduled date of occupancy certificate.

**Note:** While the report at Serial No. 1 to 2 above will be combined for all land parcels, the deliverables for Sr. No. 3 & onwards shall be provided & dealt separately for each land parcels.

## 10. Consultation with JMRC

- 10.1. At every stage of activity identified above, JMRC may seek presentation from the consultant, call them for deliberation and may suggest some changes or provide feedback to the consultant.
- 10.2. Consultant shall professionally advise JMRC on the suggestions/feedback and accordingly incorporate the same in the planning, next stage of deliberations and final RFP, as the case may be.

## 11. Project Professional Fee

JMRC will pay Project Development Fee land/space plus applicable taxes to CONSULTANT as per the payment milestone given below:

<b>S.No.</b>	<b>Payment Milestone</b>	<b>%age of Project Development Fee</b>
1.	Mobilisation amount within 10 days of letter of award/NTP after submission of performance security and signing of agreement with JMRC	10%
2.	Submission of Inception Report	10%
3.	Submission of Feasibility Report covering Site Survey Outputs, Suggestive Development	10%
4.	Plan and Financial Viability Assessment & DPSR	20%
5.	Submission of Term Sheet and draft RFP	10%
6.	Submission of Final RFP Document(s)	10%
7.	Submission of Technical Bid Evaluation Report	10%
8.	Issuance of Letter of Acceptance (LoA) to Selected Private Sector Developer	10%
9.	Success fees (to be paid by successful bidder at the time of LoA)	1.5% of Project cost estimated by the successful bidder in the bid
10.	Contract compliance monitoring	10% (to be paid in 3 instalments during the period of monitoring)



## **12. Role of JMRC:**

- a) Provide all information/data/details as may be required for preparation of feasibility report, term sheet, RFP document comprising concession agreement.
- b) Arrange and facilitate meetings of consultant team with official and other stakeholders as may be required.
- c) Provide regular feedback to the consultant.