

Jaipur Metro Rail Corporation Limited

BIDDING DOCUMENT

For

**Development of Parking Land adjacent to Civil Lines Metro
Station of JMRC (Jaipur Metro)**

RFP No. RFP No. F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/13

Dated: 23.06.2025

(UBN – JMR2526SLOB00036) (E-bid Id: 2025_JMRC_481501_1)

Reply to Pre-Bid Queries

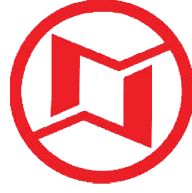
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Amendment No.1

Jaipur Metro Rail Corporation Limited
(A Govt. of Rajasthan Undertaking)

Office: 2nd Floor, Wing-A, Admin Building, Metro Depot,





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Jaipur Metro Rail Corporation Limited
(A Govt. of Rajasthan Undertaking)

Office: 2nd Floor, Wing-A, Admin Building, Metro Depot,



F.1 (R-169)/JMRC/DC/Rev./20-21/CLJP/

Dated

Pre-bid Clarification /Amendment No.-1

RFP No. RFP No. F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/13 Dated: 23.06.2025
(UBN – JMR2526SLOB00036) (E-bid Id: 2025_JMRC_481501_1)

The Pre-bid meeting for the RFP No. F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/ 13 Dated: 23.06.2025 for “Development of Parking Land adjacent to Civil Lines Metro Station of JMRC (Jaipur Metro)” was held on 30.06.2025 at 11:00 Hrs. In response to the queries, reply by JMRC is issued as hereunder:

S N	Reference Clause of RFP	Query/Clarification Sought	Existing clause and Page No. of RFP	Reply from JMRC
1.	1.2.1	Moratorium Period: Moratorium period should be increased to min two years as it takes time to design, get approvals from competent authorities and construct the project as envisaged.	Clause 1.2.1 at page no. 9 of RFP document: 365 days (one year) from the date of signing of lease agreement.	No change Please follow the existing Bid conditions.
2.	1.2.1	Moratorium Period: Moratorium period should start from the date of handing over as no work can be done without taking possession and since there is 30 days difference between signing and handing over, thus we request that the term and Moratorium period starts from handing over.	Clause 1.2.1 at page no. 9 of RFP document: 365 days (one year) from the date of signing of lease agreement.	Clause amended Please refer Clause 1.2.1 at page no. 9-R1 & 10-R1 and Clause 1.3.7 at page no. 13-R1 of Amendment-1.

Signature valid

RajKaj Ref No.:
16492393
 eSign 1.0



Digitally signed by Sanjay Bansal
 Designation : Executive Director
 Date: 2025.07.12 09:44:07 IST
 Reason: Approved



S N	Reference Clause of RFP	Query/Clarification Sought	Existing clause and Page No. of RFP	Reply from JMRC
3.	2.3.1 (a) of the Agreement	First Right of Refusal: We request JMRC to increase the quoted bid price to be within 30% rather than 15% from H1.	Clause 2.3.1 draft agreement at page no. 95 of RFP document: Lessee shall be required to participate in the open competitive bid process thereby need to submit its financial bid. In case, through this Open Competitive Bidding process, bid submitted by bidder other than Lessee is found as the most-advantageous bid to JMRC then Lessee shall be given an opportunity to match such most advantageous bid within the time period specified in the bid document, only in case when the bid-value submitted by Lessee in its financial-bid is within 15% of such most advantageous bid.	No change Please follow the existing Bid conditions.
4.	1.5 , Item 8	Payment of Quarterly Lease Premium: Please allow to pay Qtrly Lease premium before 7th of each quarter for which the Lease premium is due.	Clause 1.5 (8) at page no. 16 of RFP document: Lessee shall pay the Annual Lease Premium in 4 (four) equal parts on quarterly basis post moratorium period, in advance i.e. latest by 25 of the preceding month of the quarter without waiting for formal invoice from JMRC. The Annual Lease Premium shall be escalated by 15% after every 3 years on compounding basis.	Clauses amended Please refer Clause 1.5 (8) at page no. 16 -R1 and clause 3.4.1(i) at Pg. No. 101-R1 of Amendment-1.

Signature valid

RajKaj Ref No.:
16492393
 eSign 1.0

Digitally signed by Sanjay Bansal
 Designation : Executive Director
 Date: 2025.07.12 09:44:07 IST
 Reason: Approved



S N	Reference Clause of RFP	Query/Clarification Sought	Existing clause and Page No. of RFP	Reply from JMRC
5.	9.7.5 (ii)	Termination due to Lessee's default: Please remove 9.7.5 (ii), sub clause (a) as even if the termination is due to Lessee's default, JMRC has the right to collect all the outstandings but should not forfeit the Performance Security deposit.	Clause 9.7.5 (ii), sub clause (a) at page no. 118 of RFP document: JMRC shall forfeit the Performance Security submitted by Lessee	No change Please follow the existing Bid conditions.
6.	3.4.9 of Agreement	Property Tax: We request JMRC to pay the property tax and not Lessee.	Clause 3.4.9 from draft agreement at page no. 102 of RFP document: Any Utility bills such as electricity, water supply or property tax, etc. for the Project Land, which will be received in case in the name of JMRC, has to be paid by the Lessee to JMRC or be paid directly on behalf of JMRC and shall provide necessary proof of such payments.	No change Please follow the existing Bid conditions.
7.	5.1.1 (v)	Stamp Duty: Stamp Duty should be paid equally by the Lessor and the Lessee as Lessee also has to pay atleast 50% of the stamp duty for its tenant.	Clause 5.1.1 (v) from draft agreement at page no. 106 of RFP document: to compulsorily register the Lease Agreement under the Applicable Law and bear all fee/ charges/ stamp duty applicable to Lease Agreement.	No change Please follow the existing Bid conditions.
8.	Generic	Felling of Trees: We request JMRC to help us in obtaining permission for tree felling if they are within/abutting the premises	No specific clause available in RFP document	It will be Lessee's responsibility to obtain permission for removal of trees (if any). However, in case JMRC's role as Lessor is required at any stage,

Signature valid

RajKaj Ref No.:
16492393
 eSign 1.0

Digitally signed by Sanjay Bansal
 Designation : Executive Director
 Date: 2025.07.12 09:44:07 IST
 Reason: Approved



S N	Reference Clause of RFP	Query/Clarification Sought	Existing clause and Page No. of RFP	Reply from JMRC
				JMRC will provide necessary assistance.
9.	Generic	Encroachment: JMRC is requested to give encroachment free site for development	No specific clause available in RFP document	No change Please follow the existing Bid conditions.

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.

(Sanjay Bansal)
Executive Director (Corp. Affairs)

Signature valid

RajKaj Ref No.:
16492393
 eSign 1.0

Digitally signed by Sanjay Bansal
 Designation : Executive Director
 Date: 2025.07.12 09:44:07 IST
 Reason: Approved





Jaipur Metro Rail Corporation Limited

BIDDING DOCUMENT

For

**Development of Parking Land adjacent to Civil Lines Metro Station
of JMRC (Jaipur Metro)**

RFP No. RFP No. F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/13

Dated: 23.06.2025

(UBN – JMR2526SLOB00036) (E-bid Id: 2025_JMRC_481501_1)

Amendment No.1

**Jaipur Metro Rail Corporation Limited
(A Govt. of Rajasthan Undertaking)**

Office: 2nd Floor, Wing-A, Admin Building, Metro Depot,



F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/

Dated

AMENDMENT NO.1**“Development of Parking Land adjacent to Civil Lines Metro Station of JMRC (Jaipur Metro)”****RFP No. F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/13 Dated: 23.06.2025****(UBN – JMR2526SLOB00036) (E-bid Id: 2025_JMRC_481501_1)**

The following amendments to the above-referred bid are being hereby issued:

S.N.	Clause reference	In place of	Please read as	Remarks
1	Clause no. 1.2.1 of RFP document	Page-9 and 10	Page-9-R1 and 10-R1	Clauses amended
2	Clause no. 1.3.7 of RFP document	Page-13	Page-13-R1	Clause amended
3	Clause no. 1.5 (8) of RFP document	Page-16	Page-16-R1	Clause amended
4	Clause no. 3.4.1 of RFP document (Lease agreement)	Page-101	Page-101-R1	Clause amended

Note: All further updates, if any, will be available only on procurement portal (<https://eproc.rajasthan.gov.in>, <https://sppp.rajasthan.gov.in>) of the state and/or www.jaipurmetrorail.in, therefore interested parties are advised to visit these websites regularly.

Encl.: Revised Page No 9-R1, 10-R1, 13-R1, 16-R1 and 101-R1 of RFP document(Total 5 Pages)**Executive Director (Corporate Affairs)**
JMRC Limited**Copy to: (through email)**

- 1.PS to CMD,JMRC
- 2.Tender committee [Director (Corporate Affairs)/Director(Projects)/ Director(Finance)], JMRC
- 3.Standing committee [EDCA, EDTEM, GM (Civil), GM (Fin.)], JMRC
- 4.JE, IT Cell, JMRC
- 5.M/s Jones Lang LaSalle Property Consultants (India) Pvt. Ltd (Consultant)
- 6.Notice Board, JMRC



Signature valid

RajKaj Ref No.:
16493110

eSign 1.0

Digitally signed by Sanjay Bansal
Designation : Executive Director
Date: 2025.07.12 06:43:21 IST
Reason: Approved

existing metro stations of the metro corridor for the optimum use of development potential in form of commercial infrastructure.

- 1.1.7. As a part of this endeavour, the Authority has decided to undertake the development of Parking Land admeasuring 1,011.7 sqm. adjacent to Civil Lines Metro Station on 'as is where is' basis more particularly set-out under **Annexure-1** (Project Land details and Layout Plan) ("**Project Land**") as per the below-mentioned site owned by JMRC for Property Monetization through leasing on long term basis Project (hereinafter referred to as the "**Project**"), and has, therefore, decided to carry out the bidding process, for selection of an entity as the Bidder to whom the Project may be awarded.

1.2. About the Project

- 1.2.1. JMRC invites online Bids through a transparent open national competitive bidding process, from intending reputed, established, experienced and financially sound domestic eligible bidders or groups of Eligible Bidders ("**JV/Consortium**") to develop the Project Land to construct and develop a fully functional commercial infrastructure and develop facilities i.e., parking and landscaping, more particularly set out in the Lease Agreement ("**Scope of Project**") for a period of 45 (forty five) years ("**Lease Period**") in accordance with terms and conditions set forth in this RFP document and consequential lease agreement ("**Lease Agreement**"). Upon expiry of the Lease Period of 45 (forty-five) years, the lessee shall have the first right to refuse, matching the highest bid so received as per terms and conditions.

Critical Project details is being stated below for reference:

Site Area (in Sqm)	1,011.7 Sqm. (Approx.)
Abutting Road Width	30m.
Setbacks	Front – 4.5 m; Side – 4.5m; Rear – 4.5m.
Max. Ground Coverage	Within Setbacks
Max. Permissible Height	1.5 times of the road width + Front Setback
Built Area Ratio (BAR)	2.0 (Purchasable up-to unlimited as per local Byelaws)
Permissible Built-Up Area	21,783 sq. ft.
Permissible Product Type	Commercial/Retail
Land Use of the area	Commercial
Current Usage of the Area	Metro Parking
Minimum Parking Requirements	20 (Existing)+ 27 (Proposed) = 47ECS (Equivalent Car Space)* *The parking of metro passengers (existing 20 Nos. ECS) shall be designated separately and regulated as per the terms and conditions of JMRC which shall be decided later on.
Lease Period	45 (forty-five) years including moratorium period.
Moratorium Period	365 days (one year) from the date of handing



	over the site to the lessee.
Upfront Lease Premium payable to JMRC (excluding GST)	Rs 2,90,00,000 (Rupees Two Crores Ninety Lakhs Only). The payment of Upfront Lease Premium (as per clause no. 4.4) shall be done before the signing of Lease Agreement.
Performance Security	Equivalent to Approved Annual Lease Premium. The payment shall be made before the signing of Lease Agreement as per clause no. 4.1
Annual Lease Premium payable to JMRC (excluding GST)	To be quoted in Rate per sq m per month by the participating bidders. The Bidder quoting the highest Rate per Sq m per month shall be termed as highest bidder (H1). The highest quoted rate per Sq m per month multiplied by Land area multiplied by 12 (twelve) months shall be termed as "Annual Lease Premium". The payment of Annual Lease Premium shall be made as per clause no. 1.3.4.
Increase in Annual Lease Premium (for Remaining Lease Period)	15% (fifteen percent) after every 3 (three) Years on compounding basis

1.2.2. Key Scope of Bidder/ Developer/ Lessee

- a) Development of the proposed project as specified above for the users in accordance with the design and site-specific applicable building byelaws in the demised Land that has been awarded to the Lessee;
 - i. To develop and operate a Commercial Project on the land as provided by the Lessor on as is where is basis for usage and convenience of the end users;
 - ii. To make the Project operational within a time frame of two (2) years (24 months);
- b) Construction and development of Suggested facilities i.e. Parking and Landscaping as applicable during the course of the lease period at the Demised Land, after handover of land from the Lessor.
- c) Lessee is allowed to construct and develop after prior written approval for only those suggested facilities, which are deemed permissible by the Lessor.
- d) Operation and maintenance of all development at the Demised Land in accordance with the provisions of the lease agreement.
- e) Operation & Maintenance of parking with reserved spaces for Metro station requirements in the proposed development;
- f) Maintenance for landscaping of open area in the proposed development
- g) Lessee shall be responsible for all the necessary approvals and charges /cost associated with the approvals. JMRC will only assist the potential bidder in



to JMRC before signing of the Lease Agreement. The payment of Performance Security & Upfront Lease Premium shall be made before the signing of Lease Agreement as per clause no. 4.1 & 4.4 respectively.

- 1.3.7. The annual lease premium shall commence after the Moratorium Period of 365 days from the date of **handing over the site to the lessee**.
- 1.3.8. The Annual Lease Premium accepted for the Selected Bidder shall be escalated after every 3 (three) years at the rate of 15% (fifteen percent) on a compounding basis during the entire Lease Period post moratorium.
- 1.3.9. The Selected Bidder shall be required to pay Annual Lease Premium and other recurring charges as applicable with GST during the lease period. All the statutory taxes as applicable on the land shall be borne by JMRC being the owner of the land whereas all applicable taxes, duties, cess, surcharges, levies, etc. as applicable for the development, operation and maintenance of the property shall be borne by the lessee.
- 1.3.10. Notwithstanding anything contained in this RFP Document, the detailed terms specified in the Lease Agreement shall have overriding effect; provided, however, that any conditions or obligations imposed on the Bidder hereunder shall continue to have effect in addition to its obligations under the Lease Agreement.

1.4. Schedule of Bidding Process¹

- 1.4.1. Authority shall endeavor to adhere to the following schedule for Bidding:

S. N.	Event Description	Time Period
1.	Availability of RFP Document	Document can be downloaded from: Rajasthan E-proc Portal: www.eproc.rajasthan.gov.in JMRC Portal: www.transport.rajasthan.gov.in/content/transportportal/en/metro/BussinessWithUs/current-tenders.html#
2.	Payment to be made along with Submission of Bid	BID Processing Fee: Rs. 2500/- (Rupees Two Thousand Five Hundred Only) to be paid in form of Demand Draft/Banker's Cheque in favour of ["Managing Director, RISL"] payable at Jaipur. Tender Fee: Rs. 5,900.00 (Rupees Five Thousand Nine Hundred Only) including 18% GST in the form a Demand Draft /Banker's Cheque in favour of " Jaipur Metro Rail Corporation Limited " payable at Jaipur. Bid Security: Rs. 18,20,000 (Rupees Eighteen Lakhs Twenty Thousand Only) in the form of a Bank Guarantee/Demand Draft (DD)/ Banker's Cheque in favour of " Jaipur Metro Rail Corporation Limited " payable at Jaipur .



S. N.	Event Description	Time Period
5)	Success Fee	Success Fee i.e. 1.5% (One point five percent) of the Upfront Lease Premium + 1.5% (One point five percent) of the Net Present Value (NPV) of Annual lease premium receivable to JMRC for the entire Lease Period of 45 (forty-five) years excluding GST shall be payable to the Transaction Advisor/ Consultant of JMRC by the Lessee as per Clause No. 4.2 of RFP document.
6)	Signing of Lease Agreement	Within 45 (Forty) days from the date of issuance of Letter of Award. Note: - In case, lessee fails to sign the Lease agreement within 45 (Forty) days from the date of issuance of Letter of Award, JMRC may allow further extension upto 30 days at its own discretion to sign the Lease Agreement.
7)	Handing over of Project land	Project Land shall be handed over to the lessee within 30 days of signing of lease agreement.
8)	Payment of Annual Lease Premium to JMRC.	Lessee shall pay the Annual Lease Premium in 4 (four) equal parts on quarterly basis post moratorium period, in advance i.e. latest by 7 th of the first month of the applicable quarter without waiting for formal invoice from JMRC. The Annual Lease Premium shall be escalated by 15% after every 3 years on compounding basis.

Note 2: If the Successful Bidder fails to submit the aforesaid Performance Security, Upfront Lease Premium, Success Fee or any other amount required in terms and conditions of this document, LoA shall be cancelled and any other amount submitted shall be forfeited by JMRC.



Signature of the Authorised Signatory of the Bidder

by Lessee, during the Lease Period, on quarterly basis in advance, to JMRC, latest by **7th of the first month** of applicable quarter without waiting for formal invoice from JMRC. ("**Due Date**").

- 3.4.2. The annual lease premium shall commence after the moratorium period of 365 days (one year).
- 3.4.3. In case of delay in payment of Annual Lease Premium, interest shall be levied on delay payment @ SBI Base rate+5% Per annum. However, delay in payment beyond 60 days shall be treated as Lessee's event of default.
- 3.4.4. The Annual Lease Premium shall be subject to an escalation of 15% (fifteen percent) on compounding basis after every three years on the last paid Annual Lease Premium. For the purpose of escalation, the said period of 3 (three) years shall commence after the Moratorium Period.
- 3.4.5. In case payment is not made even within 30 (thirty) days of Due Date then Lessee shall be issued a cure notice to clear all outstanding with applicable interest within 15 (fifteen) days of issue of such notice. In the event of failure to clear all the dues with interest within the given 15 (fifteen) days, the Lessee including its Sub-Lessee/Licensee shall not be allowed to undertake any commercial activity till the time deposit of all pending dues. In case Lessee's failure to clear all dues persist for more than 60 (sixty) days of Due Date, then Authority shall be entitled to issue a Termination Notice under Clause 9.2
- 3.4.6. In case of payment of Annual Lease Premium and other charges electronically (NEFT/RTGS/ECS), the Lessee shall intimate to JMRC within 2 (two) days of making such payment(s) for reconciliation purpose(s) in the prescribed format provided by JMRC.
- 3.4.7. All statutory taxes, statutory dues, local levies, etc. as applicable shall be charged extra and will have to be remitted by the lessee along with the Lease Premium for onward remittance to the Government.
- 3.4.8. The responsibility of payment of all utility bills including electricity supply, water supply bills and any other supply bills of Project Land to the respective authority and adhering with the concerned rules/act shall rest with Lessee. JMRC shall not be responsible in any manner for lapses of payment on part of the Lessee.

