

Jaipur Metro Rail Corporation Limited

BIDDING DOCUMENT

For

**Property Development of Parking Land at New Aatish Market
Metro Station of JMRC Gate No.-1 (North Side)**

RFP No. F.1 (R-308)/JMRC/DC/Rev/PD_NAMT_North/2024-25/10

Dated: 17.06.2025

(UBN – JMR2526SLOB00029) (E-bid Id: 2025_JMRC_480319_1)

Reply to Pre-Bid Queries

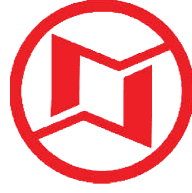
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Amendment No.1

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

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





Jaipur Metro Rail Corporation Limited

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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-308)/JMRC/DC/Rev/PD_NAMT_North/2024-25/

Dated

Pre-bid Clarification/Amendment no.1

RFP No. F.1 (R-308)/JMRC/DC/Rev/PD_NAMT_North/2024-25/10 Dated: 17.06.2025
(UBN – JMR2526SLOB00029) (E-bid Id: 2025_JMRC_480319_1)

The Pre-bid meeting for the RFP No. F.1 (R-308)/JMRC/DC/Rev/PD_NAMT_North/2024-25/10 Dated: 17.06.2025 for “Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-1 (North Side)” 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 and a half 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. 10 of RFP document: 2 (Two) years 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. 10 of RFP document: 2 (Two) years from the date of signing of lease agreement.	Clause amended Please refer Clause 1.2.1 at page no. 10-R1 and Clause 1.3.7 at page no. 13-R1 of Amendment-1.
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. 100 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,	No change Please follow the existing Bid conditions.

Signature valid

RajKaj Ref No.:
16494327

eSign 1.0



Digitally signed by Sanjay Bansal
 Designation : Executive Director
 Date: 2025.07.12 09:45:58 IST
 Reason: Approved



S N	Reference Clause of RFP	Query/Clarification Sought	Existing clause and Page No. of RFP	Reply from JMRC
			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.	
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 25th 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. 106-R1 of Amendment-1.
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. 126 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. 107 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.

Signature valid

RajKaj Ref No.:
16494327
 eSign 1.0

Digitally signed by Sanjay Bansal
 Designation : Executive Director
 Date: 2025.07.12 09:45:58 IST
 Reason: Approved



S N	Reference Clause of RFP	Query/Clarification Sought	Existing clause and Page No. of RFP	Reply from JMRC
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 at least 50% of the stamp duty for its tenant.	Clause 5.1.1 (v) from draft agreement at page no. 113 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, 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 terms & conditions 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.

Signature valid

Digitally signed by Sanjay Bansal
 Designation : Executive Director
 Date: 2025.07.12 09:45:58 IST
 Reason: Approved

RajKaj Ref No.:
16494327
 eSign 1.0





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

(Sanjay Bansal)
Executive Director (Corp. Affairs)

Signature valid

RajKaj Ref No.:
16494327
eSign 1.0

Digitally signed by Sanjay Bansal
Designation : Executive Director
Date: 2025.07.12 09:45:58 IST
Reason: Approved





Jaipur Metro Rail Corporation Limited

BIDDING DOCUMENT

For

**Property Development of Parking Land at New Aatish Market
Metro Station of JMRC Gate No.-1 (North Side)**

RFP No. F.1 (R-308)/JMRC/DC/Rev/PD_NAMT_North/2024-25/10

Dated: 17.06.2025

(UBN – JMR2526SLOB00029) (E-bid Id: 2025_JMRC_480319_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-308)/JMRC/DC/Rev/PD_NAMT_North/2024-25/

Dated

AMENDMENT NO.1**Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-1 (North Side)****RFP No. F.1 (R-308)/JMRC/DC/Rev/PD_NAMT_North/2024-25/10 Dated: 17.06.2025 (UBN – JMR2526SLOB00029) (E-bid Id: 2025_JMRC_480319_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-10	Page-10-R1	Clause 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-106	Page-106-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 10-R1, 13-R1, 16-R1 and 106-R1 of RFP document(Total 4 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.:
16494336**

eSign 1.0

Digitally signed by Sanjay Bansal
Designation : Executive Director
Date: 2025.07.12 06:45:25 IST
Reason: Approved

	applicable and prevailing during the layout plan by the Local authority, whichever is higher.
Lease Period	60 (Sixty) years including moratorium period.
Moratorium Period	2 (Two) years from the date of handing over the site to the lessee.
Upfront Lease Premium payable to JMRC	Rs 3,67,00,000 (Rupees Three Crores Sixty-Seven Lakhs Only) + GST as applicable The payment of Upfront Lease Premium (as per clause no. 4.4) shall be paid to JMRC 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 (GST as applicable)	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

Note: Local Building Bye-Laws shall prevail.

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 three (3) years;
- 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



- 1.3.5. Under the Financial Bid, the Bidders shall be required to quote in terms of rate per sq m per month of the total land area as the Annual Lease Premium for 1st Year (first year) post Moratorium period in the financial bid form through E-Tendering Portal. The Bidder who offers the Highest Annual Lease Premium shall be awarded the Project. GST and other applicable taxes at the prevailing rate, shall be payable extra by the Bidder.
- 1.3.6. The successful Bidder shall also submit/ deposit the Upfront Lease Premium of Rs. Rs 3,67,00,000 (Rupees Three Crores Sixty Seven Lakhs Only) along with the applicable GST and Performance Security to JMRC as per clause no. 4.1 & 4.4 respectively.
- 1.3.7. The annual lease premium shall commence after the Moratorium Period of 2 (Two) years 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	Details
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	<ul style="list-style-type: none">• BID Processing Fee: Rs. 2,500/- (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. 23,600/- (Rupees Twenty-Three Thousand Six Hundred Only) including 18% GST in the form a Demand Draft /Banker's Cheque in



S. N.	Event Description	Time Period
4)	Upfront Lease Premium	<p>Rs 3,67,00,000 (Rupees Three Crores Sixty-Seven Lakhs Only) + GST as applicable</p> <p>The successful bidder shall have an option to pay the Upfront Lease Premium:</p> <ul style="list-style-type: none"> • Either Rs 3,67,00,000 (Rupees Three Crores Sixty-Seven Lakhs Only) + GST as applicable as one Time (100%) within 45 days from the date of issuance of LoA or • Staggered in 2 (Two) instalments: <ul style="list-style-type: none"> a) Rs. 1,83,50,000 (Rupees One Crore Eighty Three Lacs and Fifty Thousand only) + GST as applicable as 1st installment within 45 days from the date of issuance of LoA. b) Rs. 1,83,50,000 (Rupees One Crore Eighty Three Lacs and Fifty Thousand only) + GST as applicable as 2nd installment to be paid with interest @10.5% (Ten point Five Percent) within 1 year from the signing of Lease Agreement.
5)	Success Fee	<p>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 60 (sixty) 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.</p>
6)	Signing of Lease Agreement	<p>Within 2 (Two) months from the date of issuance of Letter of Award.</p> <p>Note: - In case, lessee fails to sign the Lease agreement within 2 (Two) months from the date of issuance of Letter of Award, JMRC may allow further extension upto 1 (One) month at its own discretion to sign the Lease Agreement.</p>
7)	Handing over of Project land	<p>Project Land shall be handed over to the lessee within 1 (One) month of signing of lease agreement.</p>
8)	Payment of Annual Lease Premium to JMRC.	<p>Lessee shall pay the Annual Lease Premium in 4 (four) equal parts on quarterly basis post moratorium period, in advance i.e. latest by 7th 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</p>



Metro Rail Corporation Limited" and discharged by the bidder in advance. JMRC shall ensure before accepting the Fixed Deposit Receipt that the bidder furnishes an undertaking from the bank to make payment/premature payment of the Fixed Deposit Receipt on demand to the JMRC without requirement of consent of the bidder concerned. In the event of forfeiture of the performance security, the Fixed Deposit shall be forfeited along with interest earned on such Fixed Deposit.

- 3.3.6. In any case, no interest shall be payable by JMRC on Performance Security submitted by Lessee to JMRC.
- 3.3.7. JMRC shall release/ refund the Performance Security to Lessee upon expiry of Lease Period or termination of this Agreement, subject to deduction of any amount payable by Lessee to JMRC.
- 3.3.8. In case of extension of lease period granted by JMRC for additional period, the Lessee shall submit performance bank guarantee for the additional period plus one year in the manner mentioned above.

3.4. Annual Lease Premium

- 3.4.1. In consideration of the rights, privileges and interests granted by JMRC to the Lessee in terms of this Agreement, the Lessee shall pay the following amounts to JMRC in addition to the due performance of all other obligations, responsibilities and liabilities assumed by the Lessee under this Agreement:
 - i. **Annual Lease Premium:** Annual Lease Premium of Rs. [_____] [Rupees_____] + applicable GST or any other tax, surcharge + recurring charges (if any) shall be paid 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 2 (Two) years.
- 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,

