

Jaipur Metro Rail Corporation Limited

BIDDING DOCUMENT

For

**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/18

Dated 15.10.2025

(UBN – JMR2526SLOB00097) (E-bid Id: 2025_JMRC_507692_1)

Reply to Pre-Bid Queries

&

Amendment No.1

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

Office: 2nd Floor, Wing-A, Admin Building, Metro Depot,
Brighu Path, Mansarovar, Jaipur-302020



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JAIPUR METRO

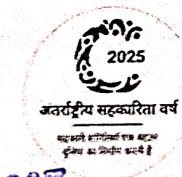
F.1 (R-169)/JMRC/DC/Rev./20-21/CLJP/4208

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



Dated 2 NOV 2025

Pre-bid Clarification/Amendment no.1

RFP No. F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/18 Dated: 15.10.2025

(UBN - JMR2526SLOB00097) (E-bid Id: 2025_JMRC_507692_1)

The Pre-bid meeting for the RFP No. F.1(R-169)/JMRC/DC/Rev./20-21/CLJP/18 Dated: 15.10.2025 for "Development of Parking Land adjacent to Civil Lines Metro Station of JMRC (Jaipur Metro)" was held on 28.10.2025 at 11:00 Hrs. In response to the queries, reply by JMRC is issued as hereunder:

SN	Reference Clause of RFP	Query/Clarification Sought	Existing clause of RFP	Reply from JMRC
1.	Clause 2.1.4 and clause 5.2.2 of draft lease agreement in the RFP document	Project Finance / Mortgage of Leasehold Rights: a) Whether the Successful Bidder will be permitted to mortgage the leasehold rights in the subject land to banks/financial institutions for the purpose of raising project finance ? b) If yes, kindly confirm the permissible extent of mortgage (e.g., up to the lease premium paid or full development value). c) Whether JMRC will	Clause 2.1.4 (i.e. Grant of lease): Nothing contained herein, including the act of granting permission for execution of the Project, the use of the Demised Land or any part thereof shall vest or create any proprietary interest in the Demised Land or any part thereof including any permanent fixtures, fittings, etc. installed in the Project Land in favour of the Lessee. The Lessee shall not in any manner sell, transfer, assign, mortgage, charge, create any lien or otherwise encumber or deal with the Project Land in any manner except Sub-Lease/Sub-License of the built up structure (Commercial/Retail facility) as provided under Clause 2.1.1 and 2.1.2 of the draft lease agreement in RFP document. The Lessee acknowledges,	No Change Please follow the existing RFP conditions



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SN	Reference Clause of RFP	Query/Clarification Sought	Existing clause of RFP	Reply from JMRC
		execute a tripartite agreement with the lender and the lessee for mortgage registration and enforcement rights?	accepts and confirms that the covenant contained herein is an essence of this Agreement and shall duly bind the Lessee. & Clause 5.2.2 (i.e. Assignability and Encumbrance): Under no circumstance, shall the Project Land including the facilities, constructions or installations therein, be mortgaged, charged or otherwise any lien (including negative lien), charge or encumbrance be created or agreed to be created in favour of any person, including Lenders/ Financial Institution(s)/ Banks.	
2.	Clause 1.3.9 of RFP document	Liability for Property Taxes & Municipal Levies: a) Please clarify who shall be responsible for payment of property tax, urban development cess, or any other statutory levies imposed by Jaipur Development Authority (JDA) / Jaipur Municipal Corporation during the entire 60-year lease period .	Clause 1.3.9 (i.e. Brief Description of the Bidding Process): 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.	Clause amended Please refer Clause 1.3.9 at page no. 13-R1 of Amendment-1.



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SN	Reference Clause of RFP	Query/Clarification Sought	Existing clause of RFP	Reply from JMRC
3.	Generic	Minimum Bid / Reserve Price: a) The NIB indicates an approximate value of the Tender/Bid . Kindly confirm whether this figure represents the Reserve Price / Minimum Bid Amount). b) If not, please disclose the minimum Reserve Price to enable realistic bid preparation.		No Change Please follow the existing conditions RFP
4.	Clause 12.14 of draft lease agreement of RFP document	Stamp Duty on Lease Agreement: a) The lease is proposed for 60 years . Please confirm the applicable stamp duty rate under the Rajasthan Stamp Act, 1998 (as amended) for execution and registration of the Lease Agreement . b) Whether JMRC will bear any portion of the stamp duty, or the entire liability rests with the Successful Bidder.	Clause 12.14 (i.e. registration of agreement): Registration of Lease agreement shall be executed within 60 (Sixty) days of signing of Agreement under the Applicable Laws and Lessee shall bear all fee/ charges/ stamp duty applicable to registration of Lease Agreement. Duly registered Lease Agreement and other documents shall be submitted to JMRC for records. Any amendment in the Lease Agreement, if required to be registered, shall also be registered within 60 days from the date of amendment and duly registered documents shall be submitted to JMRC for record.	No Change Please follow the existing conditions RFP



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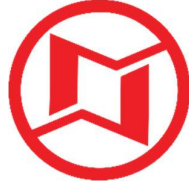
SN	Reference Clause of RFP	Query/Clarification Sought	Existing clause of RFP	Reply from JMRC
5.	Clause 1.2.1 of RFP document	Extension of Moratorium / Construction Period: We request extension of the construction/moratorium period to a minimum of 36 months from the date of handing over of vacant possession, considering the scale of development, statutory approvals (JDA building plan, fire NOC, environmental clearance, etc.), and financing closure.	Clause 1.2- About the Project Clause 1.2.1- Moratorium Period 1 (one year) from the date of handing over the site to the lessee.	No Change Please follow the existing conditions the RFP

Enclosed: Amendment-1

This Pre-bid Clarification/ Addendum/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/addendum/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)



Jaipur Metro Rail Corporation Limited

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RFP No. F.1 (R-169)/JMRC/DC/Rev./20-21/CLJP/18

Dated 15.10.2025

(UBN – JMR2526SLOB00097) (E-bid Id: 2025_JMRC_507692_1)

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F.1 (R-169)/JMRC/DC/Rev./20-21/CLJP/4201

Dated 19 2 NOV 2025

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/18 dated 15.10.2025
(UBN - JMR2526SLOB00097) (E-bid Id: 2025_JMRC_507692_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 1.3.9	Page no. 13	Page no. 13-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 13-R1 of RFP document (Total 01 Page)


Executive Director (Corporate Affairs)
JMRC Limited

Copy to: (through email) 4202-4207-19 2 NOV 2025

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


Executive Director (Corporate Affairs)
JMRC Limited

- 1.3.6. The successful Bidder shall also submit/ deposit the Upfront Lease Premium of Rs. 2,90,00,000 (Rupees Two Crores Ninety Lakhs Only) along with the applicable GST 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 01 (one) year 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 to the Land owner i.e. JMRC, in respect of this shall be borne by JMRC 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 .



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