Jaipur Metro Rail Corporation Limited

BIDDING DOCUMENT

For

**Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-2 (South Side)**

**RFP No. F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/20**
**Dated: 15.10.2025**

**(UBN – JMR2526SLOB00099) (E-bid Id: 2025_JMRC_507727_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

Jaipur Metro Rail Corporation Limited

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**Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-2 (South Side)**

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# Reply to Pre-Bid Queries

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

**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

2025
अंतर्राष्ट्रीय सहकारिता वर्ष

F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/4209 Dated 12 NOV 2025

## Pre-bid Clarification/Amendment no.1

**RFP No. RFP No. F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/20 Dated: 15.10.2025**
**(UBN – JMR2526SLOB00099) (E-bid Id: 2025_JMRC_507727_1)**

The Pre-bid meeting for the RFP No. F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/20 Dated: 15.10.2025 for "Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-2 (South Side)" 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:**<br>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**?<br>b) If yes, kindly confirm the **permissible extent of mortgage** (e.g., up to the lease premium paid or full development value).<br>c) Whether JMRC will execute a **tripartite agreement** with the lender and the lessee for mortgage registration and enforcement rights? | **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, accepts and confirms that the covenant contained herein is an essence of this Agreement and shall duly bind the | No Change<br><br>Please follow the existing RFP conditions |

| SN | Reference Clause of RFP | Query/Clarification Sought | Existing clause of RFP | Reply from JMRC |
|---|---|---|---|---|
| | | | Lessee.<br><br>&<br>**Clause 5.2.2 (i.e. Assignability and Encumbrance):**<br>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:**<br>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):**<br>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**<br><br>Please refer Clause 1.3.9 at page no. 13-R1 of Amendment-1. |
| 3. | Generic | **Minimum Bid / Reserve Price:**<br>a) The NIB indicates an **approximate value of** | | No Change<br><br>Please follow the existing RFP conditions |

| SN | Reference Clause of RFP | Query/Clarification Sought | Existing clause of RFP | Reply from JMRC |
|---|---|---|---|---|
| | | **the Tender/Bid**. Kindly confirm whether this figure represents the **Reserve Price / Minimum Bid Amount**).<br>b) If not, please disclose the **minimum Reserve Price** to enable realistic bid preparation. | | |
| 4. | Clause 12.14 of draft lease agreement of RFP document | **Stamp Duty on Lease Agreement:**<br>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**.<br>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<br><br>Please follow the existing RFP conditions |
| 5. | Clause 1.2.1 of RFP document | **Extension of Moratorium / Construction Period:**<br>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 | **Clause 1.2- About the Project**<br><br>**Clause 1.2.1- Moratorium Period**<br><br>1 (one year) from the date of handing over the site to the lessee. | No Change<br><br>Please follow the existing RFP conditions |

| SN | Reference Clause of RFP | Query/Clarification Sought | Existing clause of RFP | Reply from JMRC |
|---|---|---|---|---|
| | | building plan, fire NOC, environmental clearance, etc.), and financing closure. | | |
| 6. | Clause 2.2 (c) of RFP document | For the purpose of meeting the Financial eligibility criteria for Net worth of a Partnership Firm, Partners individual Net worth can be considered in the ratio of their partnership? | **Clause 2.2 (C) (i.e. Financial Eligibility):**<br>Net worth: Bidder must have a minimum positive Net Worth of Rs. 12.80 Crore (Rupees Twelve Crores and Eighty Lakhs Only) in the last Financial Year (FY 2024-25).<br>*In case of JV/Consortium Bidder, all members of the JV/Consortium (including non-substantial members) must have positive Net Worth, while all Substantial Members can fulfill the Net Worth requirement collectively.* | Under the Financial eligibility criteria, Partner's individual Net worth cannot be considered for Net worth of a Partnership Firm. |
| 7. | Clause 2.2 (d) (i) of RFP document | Is Consortium/JV is eligible as a Bidder for HNR. | **Clause 2.2 (d) (i) (i.e. High Net Worth Route (HNR) for High Net Worth Bidders only):**<br>High Net worth Route (HNR):<br>Prospective Bidders having Net-worth of Rs 25.60 crores* (Rupees Twenty Five Crores and Sixty Lacs only) or above, as on 31st March 2025 ("The High Net-worth Entity") shall be exempted from the above-mentioned Bidder's Technical & Financial Qualification Criteria as mentioned in point No.-2.2 (b) & 2.2 (c) of RFP document.<br>The successful High Net worth Entity, post award of contract shall have to produce its own relevant experience (if available) as per qualification criteria (technical) as | **Clause amended**<br>Please refer Clause 2.2 (d) (i) at page no. 21-R1-1 and 21-R1-2 of Amendment-1. |

| SN | Reference Clause of RFP | Query/Clarification Sought | Existing clause of RFP | Reply from JMRC |
|---|---|---|---|---|
| | | | mentioned in point no. 2.2 (a) above, else for construction works it shall engage an agency having experience as per qualification criteria (technical) as mentioned in point no. 2.2. (b) above. | |

**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

BIDDING DOCUMENT

For

# Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-2 (South Side)

**RFP No. F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/20**
**Dated: 15.10.2025**

**(UBN – JMR2526SLOB00099) (E-bid Id: 2025_JMRC_507727_1)**

## 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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2025
अंतर्राष्ट्रीय सहकारिता वर्ष

F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/4194    Dated 12 NOV 2025

## AMENDMENT NO. 1

**Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-2 (South Side)**

**RFP No. F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/20 Dated: 15.10.2025 (UBN – JMR2526SLOB00099) (E-bid Id: 2025_JMRC_507727_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 |
| 2 | Clause 2.2 (d) (i) | page no. 21 | page no. 21-R1-1 and 21-R1-2 | 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, 21-R1-1 and 21-R1-2 of RFP document (Total 03 Pages)**

**Executive Director (Corporate Affairs)**
**JMRC Limited**

**Copy to: (through email)** 4195-4200 12 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- to upload on respective portals
5. M/s Jones Lang LaSalle Property Consultants (India) Pvt. Ltd (Consultant)
6. Notice Board, JMRC

on actual measurement at the time of handing over the site to the bidder, the bidder has to pay the Upfront and annual lease premium on pro rata basis.

1.3.5. Under the Financial Bid, the Bidders shall be required to quote in terms of rate per sqm 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. 7,75,00,000 (Rupees Seven Crores Seventy-Five 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 to the Land owner i.e. JMRC, in respect of this Land 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 Process[1]

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

| S. N. | Event Description | Details |
|---|---|---|
| 1. | **Availability of RFP Document** | **Document can be downloaded from:**<br>**Rajasthan E-proc Portal:**www.eproc.rajasthan.gov.in<br>**JMRCPortal:**<br>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. 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.<br>• **Tender Fee:** Rs. 23,600/- (Rupees Twenty-Three |



Signature of the Authorised Signatory of the Bidder

| S. N. | Particulars | Documents Required |
|---|---|---|
| | 2.2 (c).<br><br>*In case of JV/Consortium Bidder, all substantial members of the JV/Consortium can fulfil the High Net-Worth requirement collectively.*<br><br>The successful High Net worth Entity, post award of contract shall have to produce its own relevant experience (if available) as per qualification criteria (technical) as mentioned in point no. 2.2(a)above, else for construction works it shall engage an agency having experience as per qualification criteria (technical) as mentioned in point no. 2.2. (b) above. | • The High Net Worth Entity shall submit a declaration to this effect in the format provided at Technical Bid Form -13 |

**2.3. General Conditions for Bidders**

2.3.1. The Bidder shall be required to submit the Bid containing all details, documents as required in Bid Forms (Technical Bid Forms and Financial Bid Form).

2.3.2. A Bidder shall, in the last 3 (three) FYs i.e. FY 2021-22, FY 2022-2023 and FY 2024-25, shall neither have failed to perform any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor has been expelled from any project or contract nor have had any contract terminated for breach by such biddernor have been debarred by any Government entity from participating in tendering process of Government projects.

2.3.3. A Bidder shall not have a conflict of interest (the "**Conflict of Interest**") that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. In the event of disqualification, the Authority shall be entitled to forfeit and appropriate the Bid Security, as the case may be, as mutually agreed for genuine pre-estimated loss and damage likely to be suffered and incurred by the Authority and not by way of penalty for, inter alia, the time, cost and effort of the Authority, including consideration of such Bidder's proposal (the "**Damages**"), without prejudice to any other right or remedy that may be available to the Authority under the Bidding Documents and/or the Lease Agreement or otherwise. Without limiting the generality of the above, a Bidder shall be deemed to have a Conflict of Interest affecting the Bidding Process, if:



Jaipur Metro Rail Corporation Ltd.

Signature of the Authorised Signatory of the Bidder

(i) the Bidder, its Member or Associate (or any constituent thereof) and any other Bidder, its Member or any Associate thereof (or any constituent thereof) have common controlling shareholders or other ownership interest; provided that this disqualification shall not apply in cases where the direct or indirect shareholding of a Bidder, its Member or an Associate





72