

CORRIGENDUM

This is for information of all the bidders that following tender reschedule/ amendments/prebid response/Corrigendum/Clarifications are being made in tender documents for selection of a panel of Advocates/Law firms for search and investigation of title of properties which are required to be acquired by MMRDA for implementation of projects for public purpose.

The bidders are advised to take into account the following tender reschedule/ amendments/prebid response/Corrigendum/Clarifications before submission of their bids against this tender. If any bidder has already submitted bid, then they should resubmit their bid taking into account following tender reschedule amendments/prebid response/Corrigendum / Clarifications. For convenience and clarity revised formats are also being uploaded on the website.

Sd/-

Smt. Yogita Paralkar
Joint Project Director (Legal)

ONLINE E-TENDER RESCHEDULE

Sr. No.	Tender Schedule	Bidder Schedule	Start Date & Time	End Date & Time
1	Tender Authorisation and Publishing	-----	15.05.2018	--
2	-----	Tender Document Download	15.05.2018 1501 hrs (IST)	29.06.2018 1800 hrs (IST)
3	-----	Bid preparation and Submission	15.05.2018 1501 hrs (IST)	29.06.2018 1800 hrs (IST)
4	Tender Closing	-----	15.06.2018 10.00 hrs (IST)	30.06.2018 1200 hrs (IST)
5	-----	Online Control Transfer of Bid	30.06.2018 1201 hrs (IST)	03.07.2018 1200 hrs (IST)
6	Opening Envelope A-Tender Fees and EMD		03.07.2018 1201 hrs (IST)	03.07.2018 1800 hrs (IST)
7	Opening Envelope B-Technical Bid		03.07.2018 1201 hrs (IST)	03.07.2018 1800 hrs (IST)
8	Opening Envelope C-Financial Bid (tentative)		04.07.2018 1000 hrs (IST)	04.07.2018 1800 hrs (IST)

FINANCIAL PROPOSAL SUBMISSION FORM

[Date]

From: [Name, address and telephone nos. of the Applicant]

Mumbai Metropolitan Region Development Authority,
Bandra-Kurla Complex, Bandra (East),
Mumbai-51

Sir/Madam,

Subject: Empanelment of Individual Advocates / Law Firms for Providing Legal Services related to title Search and verification report for Land Acquisition.

I/We, the undersigned, offer to provide the legal services for conducting search of title and verification report on matters related to land acquisition. in accordance with your request for proposal dated _____ and my/our technical proposal. My/Our financial proposal is as following :

Consolidated Fee on per case basis for exclusive title search and verification report as indicated at Scope of Work. The service tax shall be payable only. The lowest bid shall be decided based on the total amount as mentioned below.

Chart 'A' – For Law Firms

Sr. No.	PARTICULARS	FEES (in Rs.)
1.	Search Report /Title Certificate/ Publication of notices in two newspapers inviting objections/ Supply of certified copies of documents.	
	Total	

Chart 'B' – For Individual Advocates

Fee Schedule for title search and verification report for Individual Advocate:

Sr.No.	PARTICULARS	FEES (in Rs.)
1.	Search Report /Title Certificate/ Publication of notices in two newspapers inviting objections/ Supply of certified copies of documents.	
	Total	

Note for Chart 'A' and Chart 'B':

- i. Government payments/charges to be reimbursed by MMRDA on production of (challan/receipt) proof of payment.
- ii. The quoted prices shall be inclusive of GST.
- iii. We confirm that our proposal is valid for your acceptance upto the validity period stipulated in the RFP Document.
- iv. We confirm that our Financial Proposal is consistent with all the requirements / scope of work as defined in the RFP document.
- v. We confirm that we have quoted price for scope of work /terms of reference as mentioned in the RFP document.

I/We understand you are not bound to accept any Proposal that you receive.

Your sincerely,

Signature

Full name:

Address :

Seal

PREBID QUERIES AND THEIR RESPONSES

Sr.No.	RFP Clause Ref. No.	Clarification Sought	MMRDA's Response
1.	Clause 5 of Section II (Scope of Work)	<p>The RFP mandates empanelled Law Firm/Advocates to submit the search report and title certificate.</p> <p>We would like to know whether searches in the offices of the sub-Registrar of Assurances as well as offices of Collector, Tehsildar, revenue offices, land acquisition department can be conducted through third parties/third party agencies such as search clerks etc.</p>	<p>Yes, it can be conducted through third party but the responsibility of the final report/certificate shall be of the empanelled bidder.</p>
2.	Clause 5 of Section II (Scope of Work)	<p>This part of the RFP further envisages deduction of 10% of the professional fees in case Applicant fails to submit the search Report and Title Certificate within a period of 40 days.</p> <p>In light of this, we would like to understand whether time taken by concerned authority/Additional Collectors/ Land Acquisition Officer for issuing certificate as envisaged under sub-clause 6 of Clause II would be excluded in computing the total period of 40 days?</p>	<p>The time limit for certification may be kept tentative by for 10 days. However, the time consumed in certification of draft of title/search report shall be excluded in computation of total period fixed for submission of final title/search report.</p>
3.	Clause 6 of Section II (Scope of Work)	<p>While we understand that 50% of the professional fees would be paid after submission of search report, it is stated that the balance 50% of the professional fees will be paid after certificate of the concerned authority/Additional Collectors/Land Acquisition Officer that search report is actionable.</p> <p>In view of the above, we would like to know the following:</p> <p>i) Whether payment of professional fees is linked to submission of "search report" or "title certificate"?</p> <p>ii) What would be the time period for releasing the payment towards the invoices raised for professional fees rendered by the Applicant?</p> <p>iii) What are the modalities that the Applicant will have to comply with in case certificate of the concerned authority/ Additional Collectors/Land Acquisition Officer is not received?</p> <p>iv) Is there any time period for concerned authority/Additional Collectors/Land Acquisition Officer to respond/provide certificate to the Applicant on the search</p>	<p>i) The professional fees shall be linked to the overall activities, of conducting search and issuance of Search Report/ Title Certificate.</p> <p>ii) The payments towards invoices raised for professional fees shall be released in a reasonable time period.</p> <p>iii) There is no direct procedure of sending any certificate of the concerned authority/ Additional Collectors/ Land Acquisition Officer. The certification would be in the form of approval of the report of concerned search Title Certificate by the concerned authorities that would be received by the legal cell and it would be forwarded to the concerned empanelled Advocate / law firm.</p>

		<p>report/title certificate submitted? What are the consequences of Applicant not receiving any communication/certificate from concerned authority/Additional Collectors/Land Acquisition Officer within reasonable time period?</p>	<p>iv) There is no time limit. However such certifications shall be done by the concerned Authority in a reasonable time period. The period consumed in process of certifications would not be counted in the overall time limit for submission of the final title report/search report by Advocate/law firm. from the aforesaid authority in a reasonable time period</p>
4.	<p>Clause 3 of Section IX (Selection of Bidder & Award of Contract)</p>	<p>This part of the RFP provides that the work shall be assigned to any of the empanelled law firms/advocates depending on the matter at the sole discretion of MMRDA. Further, Clause 14 of Section XI (General Terms and Conditions for Empanelment) provides, inter alia, that the empanelment shall not entitle the advocate/law firms for mandatory allocation of cases. Please clarify the considerations that will be taken into account in taking an objective decision on which work shall be awarded to which law firm/advocate. Please confirm what mechanism will be followed by MMRDA to ensure that work is equitably distributed among the eligible law firms/advocates.</p>	<p>The bidder who will quote the lowest professional fees will be declared as L 1 bidder and his quoted professional fees will be required to be agreed by the other bidders if they wish. In that case MMRDA's Legal Cell will ensure that work is equally distributed/among the eligible law firms/advocates and while doing so, quality of the title search reports will also be a material fact.</p>
5.	<p>Annexure V (Financial Proposal Submission Form)</p>	<p>Annexure V is silent on the goods and services tax liability, please clarify.</p>	<p>Tax liabilities shall be governed by the existing provision in the law.</p>
6.	<p>Annexure V (Financial Proposal Submission Form)</p>	<p>Annexure V to the RFP the Applicant to quote the cost of publication of notices inviting objections in two newspapers. It will be noted that the charges to be paid for such publication will essentially be paid by the law firm and claimed as reimbursement of out-of-pocket expenses from MMRDA at actuals. As such, it is not clear how cost for such publication can be the subject matter of the financial bid. Please clarify.</p>	<p>Yes, bidder has to take in to account such cost for publication in a lump sum manner for the purpose of financial bid.</p>

7.	Annexure V (Financial Proposal Submission Form)	Annexure V to the RFP further require the Applicant to quote the cost of obtaining certified copies of documents. It will be noted that fees that are required to be paid for obtaining certified copies of documents from the offices of the various sub-registrar and other governmental authorities will essentially be paid by the law firm and claimed as reimbursement of out-of-pocket expenses from MMRDA at actuals. As such, it is not clear how cost for obtaining such certified copies can be the subject matter of the financial bid. Please clarify.	Yes, bidder has to take in account such cost for obtaining certified copies in a lump sum manner for the purpose of financial bid.
8.		In light of the queries at serial no.6 and 7 above, please clarify how the provisions of Clause 9 in section VII (Evaluation of Responses to RFP) will work?	As per answer given to the question no.4 above.
9.	Clause 7 of Section II Scope of Work	Can the Bank Guarantee of 3 lakh be reduced?	Bank Guarantee of 3 lakh has been reduced to 1 lakh.