

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
(MMRDA)

MINUTES OF THE PRE-TENDER MEETING HELD ON 15th February, 2019

As approved by Hon. Metropolitan Commissioner the Authority has invited e-Tender for operation & maintenance of 250 Multistoried Car Parking at Cr2, Nariman Point, by publishing advertisement of Tender Notice in the Times of India Group of newspapers on Friday, 8th February, 2019 and the Tender Document have been uploaded on MMRDA's e-Tendering portal on the same day,

2. As per the schedule given in the Tender Document, the Pre-Bid Meeting was held on dated 15/02/2019, at 3.00 P.M. in the Committee Room on the 6th floor of Old MMRDA Office Bldg.. The following representative of the MMRDA have attended the meeting:-

- i. Mr. Nitin V. Waghmare, Lands & Estate Manager - Representative of Chief, L. & E. Cell
- ii. Mr. Ravindra T. Jadhav, ACAO - Representative of Chief, A.O.
- iii. Mrs. Vidya Kotak, Planner & Mrs. Jayee Patil, Dy. Planner - Representative of Chief, T.&C.P. Division
- iv. Mr. Siddharth D. Gondhale, Sr. Transport Engineer - Representative of Chief, T. & C. Division.

The representative of the following prospective bidders have attended the Pre-Bid Meeting:-

- i. Mr. Vinay Singh, Representative of M/s. Soham Jumarker
- ii. Mr. Afroz, Representative of M/s. Prime Toll & Metal Recoveries Pvt. Ltd.
- iii. Ms. Marika Trina, Representative of M/s. Karnataka Commercial & Industrial Crop. P.L.
- iv. Mr. Zameer Solkar, Representative of M/s. S. S. Enterprises

3. During the meeting the prospective bidders have raised various quarries M/s Prime Toll & Metal Recoveries Pvt. Ltd. (M/s. PTMRPL) have submitted their quarries in writing. There are certain "Do & Don't" types quarries raised by certain bidders and they have been replied that, there shall not be change in this regards as the said provisions / Terms & Conditions in Tender Documents are standard one and cannot be changed. Considering the quarries raised by the Vendors, following are major quarries which needs to be decided and clarified to them as detailed below:-

Sr. No.	Ref. in the Tender Document	Quarries / Clarification sought for	Clarification to be communicated
1	2	3	4
1	Para-V-5 : Offer from MMRDA	Enhancement in Reserve Prices is without any justification. MMRDA is requested to supply evaluation, statics and FORMULA for arriving at these RESERVE PRICE	As stated in Tender Document.
2.		i)This is the property of MMRDA; however as per records available MMRDA is not receiving any leviabale taxes in their name. If any Taxes from any Govt./Semi Govt. Authority is being issued, Total amount of such Taxes shall be intimated in Pre-Bid Meeting.	As per the Tender Document

		ii) It is not understood Why the bidders has to submit 2 different B.G towards S.D. equivalent to 6 and 9 months license fee of Third Year that too valid upto 36 and 42 months. As per prevailing policies amongst other organizations, the bidder shall have to submit ONLY ONE Bank Guarantee towards S.D. equivalent to 6 months license fee of Third Year having validity of 42 months OR specific clarification shall be given for submission of 2 B.G.'s	The Bidder has to submit only one Bank Guarantee for an amount equal to last 6 months license fee valid for 42 months.
3	Para-V-17 : Parking Charges	While referring Table given for Parking charges it seems and it is revealed that these charges are EXACTLY the same as being charged by MCGM for their ON STREET PARKING LOTS. As such there shall a given statistic for INCREASE in Parking Charges in accordance and similarly with MCGM	As per the Tender Document
4	Para-V-19(2) : Operation & Maintenance	Tender is invited for a period of Three Years, however, it is not clarified what Remission will be granted, if foreclosed, Please specify.	Both the Tenderer & Authority may foreclose the License by giving one month notice. However, in case tenderer gives notice, before foreclose security deposit shall be forfeited.
5	Para-V-19(3) : Operation & Maintenance	It is GENERAL PRACTICE to check CARS with Mirror Trolley. But it is not found in any part of City to check vehicles interiorly including Dike etc. Hence specific clarification is requested.	As per the Tender Document
6	Para-V-19(4) : Operation & Maintenance	This condition is violation of some ones privacy and also in violation of privacy as granted in constitution of India. Secondly , Maintenance of such records is not possible to avoid longer duration of stopping of vehicles at Entry points and restricting Easy / Free movement leading to congestion and vehicular traffic. So also some Drivers are reluctant to provide the same and some time it leads to QUARELL and/or MISMANAGEMENT, hence not to be insisted. As such, required to be deleted.	As per the Tender Document
7	Para-V-19(6) : Operation & Maintenance	The provision of this facility requires ELECTRIC CONNECTION. It is observed that OUT GOING / PREDECESSOR contractor completes its contract and left site with DUES to be paid to Energy Supply companies. As such it is requested that MMRDA shall provide Electric Connection at site and collect monthly use charges from contractor.	A separate electric meter has been provided for the said car parking area.

8	Para-V-19(8) : Operation & Maintenance	This condition shall be modified and shall be read as " Parking at Owner's Risk " and owner shall be directed not to leave behind any valuables articles or cash in parked vehicles. Secondly, Every vehicle is covered by INSURANCE and as such thefts, pilferage or damage to the vehicles can be claimed through INSURANCE by the OWNER because now a days and as per prevailing law, if a vehicle is not INSURED, it will amount not to an OFFENCE but a CRIMINAL ACTIVITY.	As stated in Tender Document
9	Para-V-19(9) : Operation & Maintenance	This is a Built-up parking Amenity and cordoned off and having restricted area as such there is no space for additional parking Or misuse of area by contractor. This condition is nothing but a copy of other Tender.	As per the Tender Document
10	Para-V-19(9) : Operation & Maintenance	As per Central Govt. of India Contractor shall be allowed to collect GST from customers as the same is not included in parking charges. This is evident from GST being paid by Delhi Metro Rail Corporation where parking charges are inclusive of GST. OR MMRDA shall specify either parking charges are exclusive and / or inclusive of GST. If it is inclusive in that situation we shall be relived from PAYING GST separately.	As per the Tender Document
11	Para-V-19(13) & (13-B) : Operation & Maintenance	It is observed that STREET VENDORS in MMRDA's properties are the main culprit and hence appointed contractor shall not be FORCED or shall be held responsible for maintaining and not up-keeping vicinity of parking lots clean and neat condition.	As per the Tender Document
12	Para-V-19(14) : Operation & Maintenance	As referred in some paras to specify clearly about EXACT AMOUNT OF PRPERTY TAX / ASSESMENT TAX collected by MCGM for each parking lots so as to decide to submit our OFFER accordingly.	Property tax liability with MMRDA
13	Para-V-19(23) : Operation & Maintenance	It is a very HARSH and ONE SIDED condition. It has to be described as serving of notice by either side.	Reply is same as Sr. No. (4) above.
14	Para-V-20(iii) : Payment of Other Charges	As already requested in other clauses MMRDA shall specify charges which are presently being charged by any authority i.e. CAM Charges or Water Taxes being charged by MCGM and ELECTRICITY charges (Separately being charged for MMRDA Parking Spaces)	As per the available information with this Authority the details of the bills received are attached herewith as Annexure- I

15	Para-V-20(iv) : Payment of Other Charges	Please furnish detail of Sub Lessee with copy of Agreement mentioning and showing which common amenities & Area are being maintained by Sub Lessee and EXACT CHARGES are being paid to them.	The Tenderer may make site visit and inspection and understand the same.
16	Para-V-20(v) : Payment of Other Charges	Is it correct to say that ONLY TCS (Tax Collected at Source) is required to be paid in addition to license FEES. Please specify about GST.	As per the tender document
17	Para-V-19(2) & (24)	On visit of the said site it was found that, the most of the carriageway and parking spaces are not found painted with direction signboards and parking stalls.	As per the Tender Document.
18	NOTICE	Instead of numbers of vehicles, specific area of parking lot, as it was done in other Tenders of Pay & Park invited by MMRDA, this will found to be a correct move as it gives a free hand to contractor to park and smoothly regulate the parking lot to its full utilization capacity by parking allowed categories of vehicles and restriction of specific numbers of parking is defeated.	As stated in Tender Document.

4. These minutes of the Pre-Bid Meeting shall form part of the Tender Document and therefore the respective provisions of the Tender Document stands modified / corrected to the extend state in Column – 4 of the above table.

5. These minutes are issued with the approval of the Metropolitan Commissioner, MMRDA.

Sd/-
(B. G. Pawar)
Chief, Lands & Estate Cell /
Jt. Metropolitan Commissioner,
M.M.R.D.A.

Annexure -I(A)

I_1.jpg (JPEG Image, 2448 x 3204 pixels)

Annexure - I (A)

Tax Invoice

Peninsula Crossroads Pvt Ltd
 Peninsula Spenta
 Mathuradas Mills Compound
 Senapati Bapat Marg
 Lower Parel
 Mumbai
 GSTIN/UIN: 27AAACL6441K1ZD
 State Name : Maharashtra, Code : 27

Invoice No. PCPL/18-19/281
 Supplier's Ref.
 Dated 20-Aug-2018
 Other Reference(s)

Buyer
 Mumbai Metropolitan Region Development Authority,
 Mr Bhatt Sir, (Parking P1-P4 at CR2)
 Land & Estate Cell,
 7th Floor, Old MMRDA Building,
 Bandra-Kurla Complex, Bandra [East],
 Mumbai - 400051
 GSTIN/UIN : 27AAATM7106R1Z3
 PAN/IT No : AAATM7106R
 State Name : Maharashtra, Code : 27

P-check & M. put up letter to M/s. S.S. Cult
 CR2 Car parking.
 M/s
 S.S.C
 Asst S.O (M)

Sl No.	Particulars	HSN/SAC	Rate	per	Amount
1	Electricity Charges Recoverable 2018-19 Electricity Charges for the Month of JULY 2018, Total Units Consumed - 1921.54	996912			27,632.99
2	SGST Payable		9 %		2,487.51
3	CGST - Payable		9 %		2,487.51

2953 (Total 23)
 21-08-18

Total ₹ 32,614.01
 E. & O.E

Amount Chargeable (in words)
 Xyz Thirty Two Thousand Six Hundred Fourteen and One
 paise Only

Company's PAN : AAACL6441K

Company's Bank Details
 Bank Name : HDFC BANK LTD A/c No.00600310002642
 A/c No. : 00600310002642
 Branch & IFS Code : Maneckji Wadia & HDEC0000060
 for Peninsula Crossroads Pvt Ltd



Raise queries to amirajnavlgi@peninsula.co.in / +91 7045 309 577. This is a Computer Generated Invoice

Annexure - I (B)

Annexure - I (B)

Tax Invoice

Peninsula Crossroads Pvt Ltd
 Peninsula Spenta
 Mathuradas Mills Compound
 Senapati Bapat Marg
 Lower Parel
 Mumbai
 GSTIN/UIN : 27AAACL6441K1ZD
 State Name : Maharashtra, Code : 27
 Buyer

Invoice No : PCPL/18-19/240
 Supplier's Ref.
 Dated : 14-Aug-2018
 Other Reference(s)

Mumbai Metropolitan Region Development Authority
 Land & Estate Cell,
 7th Floor, Old MMRDA Building,
 Bandra-Kurla Complex, Bandra [East],
 Mumbai - 400 051.
 GSTIN/UIN : 27AAATM7106R1Z3
 PAN/IT No : AAATM7106R
 State Name : Maharashtra, Code : 27

Sl No.	Particulars	HSN/SAC	Rate	per	Amount
1	Water Charges Recoverable 2018-19 Water Charges for the Month of June 2018. Total Units Consumed-41.5	996921			3,558.60
2	SGST Payable			9 %	320.27
3	CGST - Payable			9 %	320.27
Bill Details:					
	New Ref ४१९९१४०	4,199.14	Dr		
Total					₹ 4,199.14

Amount Chargeable (in words)
 Xyz Four Thousand One Hundred Ninety Nine and Fourteen paise Only

Company's PAN : AAACL6441K

Company's Bank Details
 Bank Name : HDFC BANK LTD A/c No.00600310002642
 A/c No. : 00600310002642
 Branch & IFS Code : Maneckji Wadia & HDFC0000060
 for Peninsula Crossroads Pvt Ltd

Raise queries to amirajnavalgi@peninsula.co.in / +91 7045 309 577. This is a Computer Generated Invoice

