

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
(MMRDA)

MINUTES OF THE PRE-BID MEETING HELD ON 02ND JANUARY, 2017

As per the schedule given in Para-20 of the Bid Document uploaded on the MMRDA's e-Tendering Portal inviting for the **Operation & Maintenance of Urban Plaza having Super Market on 2nd to 4th floor at Plot No. C-5 in GN Block of Bandra-Kurla Complex**, the Pre-Bid meeting was held in the Committee Room on the 6th floor of the old MMRDA Office Building on 02nd January, 2016 at 12.00 noon. The following representative of the MMRDA have attended the meeting:-

- 1) Chief Account Officer
(Represented by ACAO – Mrs.S. S. Kulkarni)
- 2) Chief T&CP Division
(Represented by Planner – Mr. S. M. Desai)
- 3) Chief T&C Division
(Represented by Dy. Engineer - Mr. I. A. Ansari)
- 4) Dy. Metropolitan Commissioner
(Represented by Lands & Estate Manager – Mr. S. K. Desai)
- 5) Representative of I.T. Cell (Mr. Rahul Shetty)

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

- 1) M/s. Hemade Hospitality represented by Mr. BibhasHemade.
- 2) M/s. Travel Food Services Pvt. Ltd. represented by Mr. Vinay-Darpan.
- 3) M/s. Saffron Corporation represented by Mr. BarkatahMomin.
- 4) M/s. Meena Bazar represented by Mr. Chetan Shah.
- 5) M/s. Saikripa Foods Services Pvt. Ltd. represented by Mr. Kishor Rajapurkar.

2. During the discussion, the Vendors have raised various queries and as per instructed by Lands & Estate Manager during the meeting one of them have submitted his queries through mail ID provided to them. The explanation / decision / reply to these issues are given against them:-

Sr. No.	Ref. in the Tender Document	Quarries / Clarification sought for	Clarification
1	<u>Para 4</u> – Facilities / Accessories provided in the premises.	Is there any Parking Space provision. Whether MMRDA shall provide additional Electric supply	As shown on the Block Plan of the Ground Floor of the premises, there are parking spaces. A copy of the said plan is annexed herewith as ANNEXURE – I . The MMRDA shall grant its permission for install additional electric supply and provide space for installation of sub-station.
2	<u>Para – 5</u> :	The designated area can be used	As stated in Bid Document.

	Concept of Food Court as envisaged by MMRDA.	for Bars / Night Club / Lounges / Banquet Halls / Conference Facilities / Food Court / Fast Food units, Please Clarify.	
3	Para – 7 : Offer From MMRDA	What action will be taken by MMRDA, if any vendor does not willing to pay CAM charges as decided?	As per Note – 5 in the Para – 3 of the Bid document, existing lessee as well as prospective lessee has to maintain common amenities & services jointly for which they may form their continuum / association for this purpose. If anyone do not pays the CAM charges, it will be termed as default in observing covenants of the Lease Deed to be executed and action shall be taken as provided in the Lease Deed, including penalty as may be decided.
		What is the Reserve Price ? and Can any bidder quote less than one Crore for one time lease premium.	The Premium to be paid being Rs. 1 Crores is a fixed and one time. There is no quote in this respect and its mandatory.
		If the Super Market does not work, whether it will be allowed to use as Restaurant	As provided in Tender Document out of 2 nd , 3 rd & 4 th Floor, any two floor should be used for Restaurant & Food Court and one floor should be used for Super Market.
4	Para 8 – Preparatory Period	Preparatory period of 4 months should be counted from the date approval of plans for addition & alteration	As stated in the Bid Document.
5	Para – 9 : Responsibility of Bidder	If there will be any leakage or repair in terrace which is not used by Vendor, and then who will bear the cost of repair?	The responsibility of maintenance and repairs of terrace area is of the Lessees to whom lease of the said premises is granted. If the said area is assigned to the prospective bidders as provided in Bid Document, then the responsibility lies with the said prospective bidders.
		Can MMRDA provide NOC for Liquor License and Gas Connection facility?	MMRDA shall issue its NOC on the request of the bidder for obtaining liquor license, gas connection subject to condition that they shall obtain necessary license / permission as may be required from the respective Competent Authorities.

6	<u>Para – 13</u> : Payment of Other Charges	Can MMRDA share the details of Property Tax payable for 2 nd to 4 th floor and Basement areas as on date?	As per the MCGM Bill for Property Tax for the year 2016 – 17, the property tax for the year is Rs. 53,44,124/- for entire premises. However, the MMRDA has sought concession in property tax under section 45 of the MMRDA Act, 1974.
		Clarification required on for which period the taxes if any to be paid for 2 nd to 4 th floor and basement premises.	All taxes are payable from the date of possession till it is reoccupied by the MMRDA.
		Who will borne the Registration Charges and Stamp Duty.	As stated in Clause-13 of the Bid Document
7	<u>Para 14</u> – Eligibility and Competency of the Bidder.	Clarify whether for eligibility required experience in both Restaurant and Supermarket	As stated in Bid Document.
8	<u>Annexure – III</u> 4(e) : Draft Lease Deed.	As per table given on Pg. No. 26 which is part of Draft Lease Deed the Rent will be escalated by 10% per year, which is mismatch with all other references in Tender Document	It is a typographical error. In the Draft Lease Deed it should be read as “5%” in place of “10%”.
9	<u>Annexure III</u> <u>Draft Lease Deed</u> 2(g) – Alternations	i) Any alteration / renovations to existing structure will be allowed or not?	(i) As stated in Clause – 2 of the Draft Lease Deed annexed as Annexure – III in the Tender Document.
		The alteration to the existing structure if any to obtain the approval of MMRDA, a copy of guidelines may be made available.	A copy of the Guideline for submission of the Plans for addition & alternation for approval is annexed hereto as ANNEXURE - II .
10	<u>Annexure III</u> – Draft Lease Deed Clause - 2 : Not to Assign.	Sub-lease will be allowed or not?	As mentioned in Clause – 2 of the Draft Lease Deed annexed as Annexure – III in Tender Document.

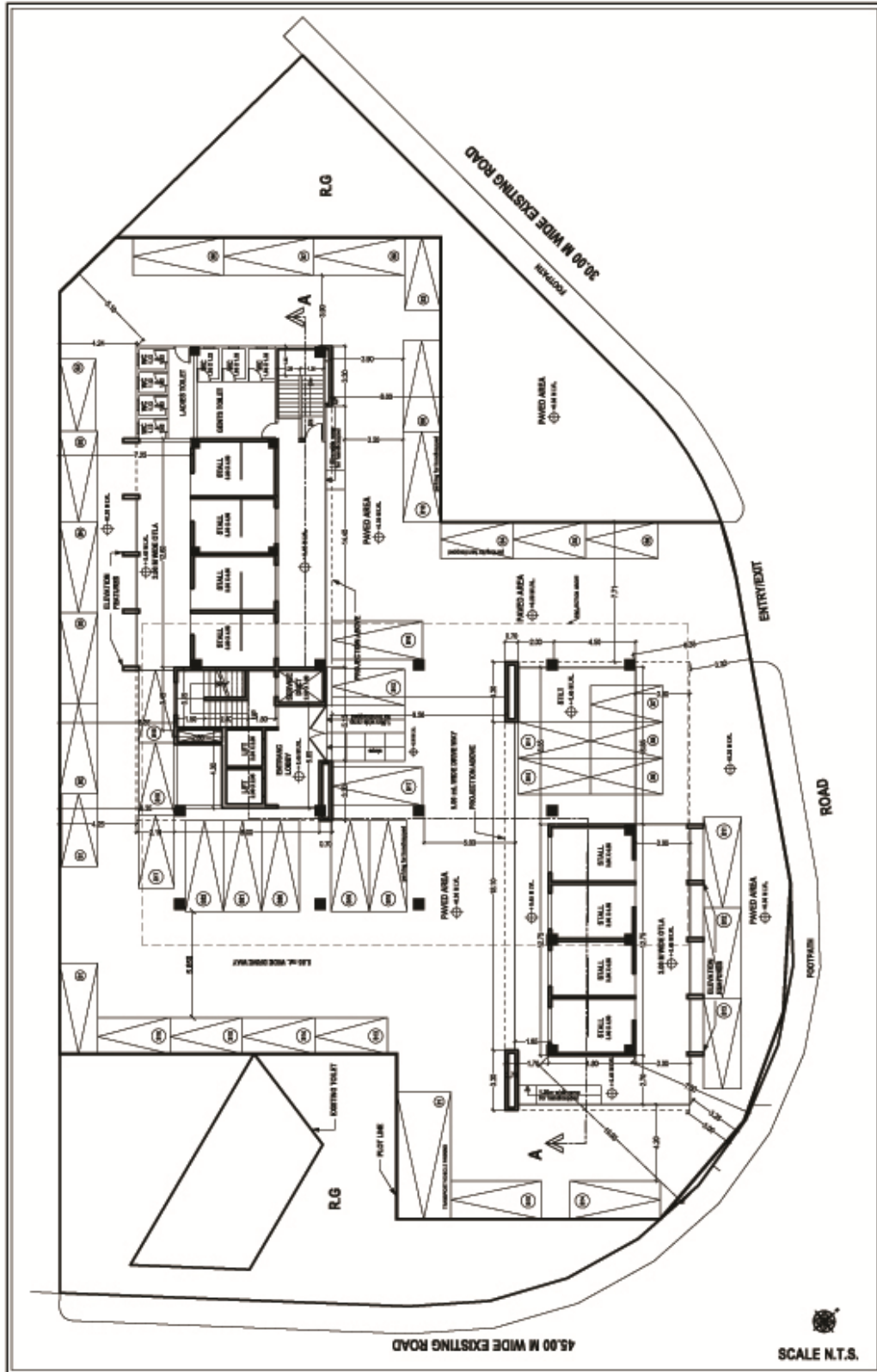
3. This Minutes of Pre-Tender Meeting shall form part of the Bid Document & therefore the respective provisions of the Bid Document stands modified / corrected to the extend stated in the Column No. 4 of the above table.

4. These minutes are issued with the approval of the Metropolitan Commissioner.

Sd/-
Dy. Metropolitan Commissioner,
MMRDA

Annexure - I

Block Plan of Ground Floor



Annexure-II

Documents required for Addition & alteration (interior)

- i. Notice under section 342 of BMC Act to carry out the interior work;
- ii. Letter of appointment of Architect and his acceptance, Copy of Council of Architecture, New Delhi registration certificate, Form of supervision;
- iii. Letter of appointment of licensed Structural Engineer and his acceptance, Copy of license, Supervision Memo, Structural Stability Certificate;
- iv. Letter of appointment of Site Supervisor and his acceptance, Copy of license, Form of Supervision;
- v. Undertaking against misuse by owner;
- vi. Comprehensive undertaking by owner for No-nuisance;
- vii. Indemnity bond for Addition and Alteration work by owner;
- viii. Copy of Agreement for Sale/leave and licensed;
- ix. NOC from Ch. Eng.(M&E) of MCGM for shifting of AHU;
- x. NOC from lessee for proposed addition & alteration (interior) work;
- xi. Proposed addition & alteration (interior) work drawing;
- xii. MMRDA's consent to assign the office premises;
- xiii. NOC from CFO, MCGM for proposed addition & alteration work along with CFO approved plan;
- xiv. Additional provision of WC's, wash basins and urinals may have attracted undertaking of prevention of leakages and waterproofing for proposed newly toilets.

(All above as per MMRDA format which can be made available as and when required from MMRDA's Handbook)

(If any amendment is made by MCGM/MMRDA in above guidelines that shall be also applicable)