

Selection of Development and Marketing Partner for Industrial Estate Haridwar Phase-II

NIT No. 75/SIIDCUL/2022

Pre Bid Meeting Held on:-30-03-2022

Pre Bid Clarifications

S.N.	Tender conditions/ queries	Clarification
1.	Please be clarified that net worth of proprietor will be considered in proprietorship firm entity by the SIIDCUL authority.	Net worth of Proprietor will be considered.
2.	Different percentage of the quoted amount, which successful bidder shall be deposited in the Escrow account to kick start the project, is mentioned Somewhere this amount, has been written as 20% and other place, it is 25% Suggestion -Ensure figure remains same everywhere in the bid document.	Successful bidder shall be required minimum 20% of the bid amount in the Escrow account initially
3.	During execution of development work, there could be increase in raw material prices, labor charges or to other components, which result in actual expenditure is more than the bid estimate for any or more component/s. Similarly there could be possibility that actual expenditure is for any or more component/s is less than the estimate in bid. Suggestion - instead of component wise estimate control mechanism ,Sidcul should have concern only for total estimate amount of Development work, where payment to Developer , should not exceed the total estimated amount.	No Change in the provision contained in the bid document in this regards.
4.	As development may take 2 years for completion. So this may affect velocity of marketing closures also. Suggestion -Time frame to meet , both the development expenses and basic land cost of SIIDCUL is recovered, within Three years from the date of entering into "Development and Marketing Partner Agreement	No Change in the provision contained in the bid document in this regards.
5.	12 months is too short time to complete the development work. Approvals, mobilisation may consume 12 months or more. Suggestion -Duration for completion of basic infrastructure work should be minimum of 24 months from the date of signing of agreement. In any case, selected partner will try to complete development work at the earliest, as this will help him in marketing the project. This duration should be of at least 2 years, keeping in mind the happening of any unforeseen circumstances etc.	No Change in the provision contained in the bid document in this regards.
6.	Eldeco Infrastructure and Properties Limited has the subsidiary , which is successfully completed and engage in O&M of 1100 acres industrial park, but is lacking the credential to qualify qualifications , as defined in clause no. 2.5 (ii) and (iii) (d).	No Change in the provision contained in the bid document in this regards.

	<p>Suggestion-The Bidder should have experience of development of Real Estate Projects like Group Housings , Townships etc., along with Industrial Area/Parks/Zones, SEZ etc and should have completed at least one such project during last seven years involving development cost of not less than Rs.100 Crores or at least 2 projects involving development cost of not less than Rs.75 Crores each or at least 3 Projects involving development cost of not less than Rs 50 Crores each, <i>provided it has subsidiary (where is holding more than 50% equity)</i>, which has completed development of industrial park (more than 500 acres) in last 10 years from the bid submission date.</p>	
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