



State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIIDCUL)

Regd. Office: 29, IIE (IT Park), Sahastradhara Road,
Dehradun, Uttarakhand, India: 248001

Ref: NIT No. 84/SIIDCUL/2022

Date: 19.11.2022

Tender for Selection of Development and Marketing Partner for development and marketing of Pharma City Phase II at Chharba, Dehradun (Uttarakhand)

Clarifications of Queries raised by the participants in the Pre-bid meeting held on 26.11.2022 03:00pm

Queries Raised by the participants	Respective Clarifications
M/s HN Corporate Enterprises LLP	
1. Construction Period - A minimum of 2 years with the extension period of 6 months should be allowed instead of 1 year as mentioned clause no 8 of page no 3.	1. The construction and development period shall be 1.5 Years from the date of agreement signing and additional 6 months extension may be granted by MD, SIIDCUL if found reasonable.
2. Exclusive Marketing Rights: - This should be allowed for the period of 5 year.	2. Request not considered, the condition remains to be unchanged as mentioned in BID document.
3. Consortium / Joint Venture Partner - As per clause no 10 of page no 3 a minimum 5 consortium members / Joint Venture Partner should be allowed as a standard practice considering the mega size of the project.	3. The request is considered and it is hereby allowed for a consortium/Joint Venture Partner with following terms: a. Members of consortium (Max. of three no.) will have to specify one lead member who alone shall be authorized to correspond with SIIDCUL. Lead member should be the single largest shareholder having at-least 40% share in the consortium. The shareholding of the lead member in the consortium shall remain at least 40% till the completion of the assignment. Each member of the consortium with equity stake of at-least 10% will be considered as the "relevant member". The lead member of the consortium must necessarily be a Firm/Company registered in India with appropriate statutory Authority. b. The lead member and relevant members should jointly qualify the minimum requirement of net worth, turnover and experience & other conditions. In case the tenderer is a consortium, then the qualifications of holding company(ies) of the lead member and the relevant members or their subsidiary companies shall also be considered as the qualifications of the tenderer. c. In case of a consortium, the members shall submit a Memorandum of Agreement (MoA) conveying their intent to jointly apply for the scheme(s), and in case the project is awarded to them, the MoA shall clearly define the role and responsibility of each member in the consortium, particularly with regard to arranging debt and equity for the project and its implementation. MoA should be submitted in original duly registered/notarized with appropriate authority.

4. Development Guidelines, since the project includes Residential / Commercial services and Utility components. Please clarify the relevant Building norms as per SIDA regulations.

5. Performance Security should be 2.5% instead of 5% of the Quoted the Bid Values as mentioned clause no 17 of page no 4.

6. Initial Deposit in the Escrow account, Initial deposit should be 10% instead of 20% as mentioned in clause no 18 of page no 4.

7. Land Details as per clause no 2.3 of page no 8, please specify the uses of Reserved Area with SIIDCUL of 10000 sq. mtr retained by SIIDCUL. This is required to complete our master plan.

8. Partnership Arrangements - As per clause no 2.4 (ii) of page no 9, please specify the Tenover of long Term Lease to be allotted by SIIDCUL to respective Industry / Investor normally a long term Lease is for 99 years by SIIDCUL.

9. As per clause no 2.4(v) of page no 9, please specify the mechanism to draw down from the Escrow account.

10. As per Clause no 2.4(vi) of page no 9, Development & Marketing Partner should be given a period of 3 year to instead of 2 year.

11. As per Clause no 2.4(viii) of page no 10, The Exclusive marketing rights should be given for 5 years instead of 3 years and clause of un-allotted plots to be reverted to SIIDCUL should be deleted.

12. As per Clause no 2.4(ix) of page no 10, withdrawal from Escrow account should be: -

i) First towards the development cost.

ii) Proportionate withdrawal up to Bid Value by SIIDCUL & over and above the Bid value by the Bidder.

13. As per Clause no 2.11(i) of page no 13,

d. The members shall submit a registered/notarized Memorandum of Agreement (MoA) conveying their intent to jointly apply for the project and in case the project is awarded to them, to form Special Purpose Company(ies)/JV, hereinafter, called SPCs/JV, that will subsequently carryout all its responsibilities as the awardee. SPC/JV shall be formed within one month for signing of the contract agreement. If not formed then in that case the bid may be cancelled. The registered MoA must specify the equity shareholding of each member of the Consortium in the proposed SPCs/JV. The SPCs must necessarily be Firm(s)/ Company(ies) registered in India with the appropriate statutory Authority.

4. Request not considered, the condition remains to be unchanged as mentioned in BID document.

5. Request not considered, the condition remains to be unchanged as mentioned in BID document.

6. Request not considered, the condition remains to be unchanged as mentioned in BID document.

7. The reserved area with SIIDCUL of 10000 sqm. shall be used for common utility purpose.

8. The lease tenure shall be for 90 years.

9. Request not considered, the condition remains to be unchanged as mentioned in BID document.

10. Request not considered, the condition remains to be unchanged as mentioned in BID document.

11. Request not considered, the condition remains to be unchanged as mentioned in BID document. In addition it is also to be noted that the land rate for Industrial Purpose shall be kept maximum of Rs 6000/- per Sqm.

12. The withdrawal from Escrow account shall remain unchanged as mentioned in BID document and shall be fixed in the Escrow agreement to be done after the award of the bid.

13. Lease Period would be for 90 years.

<p>please specify the period of execution of the Lease Deed by SIIDCUL.</p> <p>14. As per Clause no 2.11(iii) of page no 13, please specify the additional Lease Rent to be charged by SIIDCUL.</p>	<p>14. Lease rent for industries shall be Rs 5.00 per sqm per annum as per policy of SIIDCUL.</p>
<p>M/s Ramky Infrastructure Ltd, Dehradun</p> <ol style="list-style-type: none"> 1. Pre-bid meeting attendant 2. Any present decision taken from department for finalization. 3. List of pharma and other sector companies in phase-I 4. Existing land cost of phase-II Rs. 5000/- sq mtr 5. Existing land cost around phase-II 6. Nature of at least in terms of phase I and II 7. Approach Road, Power and water facility 8. Photograph & videos of site 9. Provision for site visit. 10. Can minimum cost of land negotiable 11. Increase the sale duration of plot from 3 years to 5 years 	<ol style="list-style-type: none"> 1. As attended in Pre-bid meeting. 2. Any decision shall be finalized with due procedure of the bidding 3. The list may be collected from our regional office at your end. 4. Request is not considered and the land cost shall remain unchanged as per Bid document. 5. It may be explored by the bidder themselves. 6. Query not clear 7. Approach Road is good, Power and water facility shall be developed as per norms under the infrastructure work to be done. 8. Photographs and videos may be done at bidder's end. 9. Site visit may be done at your end. If any facilitation required shall be provided by JE, SIIDCUL. 10. As per Bid document. 11. Sale duration will remain unchanged as per BID Document.

