

**Bid for selection of Development and Marketing partner for Integrated Industrial Estate
Haridwar, Phase 2,
NIT no. 67/SIIDCUL/2021**

Pre Bid Clarifications

Tender conditions/ queries	Clarification
Minimum Net worth as per bid INR 150 crores	Minimum Net Worth shall be INR 100 Crores
Net worth: The Market Value of the Assets owned by the company. Valuation certificate issued by practicing Chartered Engineer there after certified by Chartered Accountant (CA), & this certificate to be submitted to SIIDCUL.	Certificate duly certified by Chartered Accountant (CA) to be submitted to SIIDCUL.
Electric Cable with load carrying capacity of 33KV and 11KV at the aforesaid site – It should be facilitated by SIIDCUL	SIIDCUL shall facilitate.
Request to include Residential area in the proposed project.	Since it is a part of IIE-Haridwar wherein Residential area is already there therefore as per SIDA norms no more Residential area can be allowed in the present project, Haridwar phase 2
Whether the bidding process will be omitted and allotment will be done only on recommendation of Developing/ Marketing Partner –	Provisions regarding allotment, as provided in the Bid document are final.
There should be some ratio of profit as second right of developer after deducting the cost of construction, to meet the expenses of marketing	Provisions regarding the manner and schedule of deposits in the Escrow account as provided in the Bid document are final.
It is not clear whether this money is locked in or available for undertaking development and marketing works in the project	The deposits in the Escrow account shall be first used for development works as provided in the provisions of the Bid document
Various cost components of the development works are subject cost variations due to different economic factors. It is possible that some component cost increases and another decreases during the course of development (say earthwork increases and road bitumen cost decreases due to decrease in petroleum product or any other reason). In such a case the developer will lose unfairly on both counts – he will be able recover only lower of actual or estimated for each component	Total development cost that can be recovered cannot exceed the estimated cost of Development i.e. INR Rs. 57,70,53,000/-

<p>12 months is too short a time to complete the development work of this magnitude. Apart from this approvals from various departments, market situations (e.g availability of materials, labour etc)too have an impact on the timelines</p>	<p>Provisions regarding project schedule, as provided in the Bid document are final.</p>
<p>It is possible that marketing does his best efforts but reasons beyond his control (e.g. economic downturn, increase in GST, recession etc.) he is not able to find takers for all the plots especially when he is not able to have too much flexibility in pricing. Further, Sites, with visible basic infrastructure shall ensure better sale realisation for the project</p>	<p>Provisions i.e. 2.4 (vii) & (viii) as provided in the Bid document are final</p>
<p>The period prior to possession should be used constructively by SIIDCUL for approvals, title report etc</p>	<p>Possession of land shall be handed over within one month from the date of agreement to the bidder after execution of Development and Marketing Partner Agreement</p>
<p>Developers rely on institutional funding to fulfil its obligations especially when works have to be completed in a time bound manner. Similarly allottee shall be requiring loan facility for land premium and construction there on</p>	<p>SIIDCUL is only appointing Development & Marketing partner therefore No NOC to mortgage land shall be given to the partner. However, the allottee should be given NOC to mortgage after execution of lease deed and on fulfilling the norms of SIIDCUL.</p>
<p>On account of Lockdown or any other unforeseen situation it may be impossible to execute and market the project. Developers shall not be in position to act as per tender documents. In such circumstances, there should be relaxation, suspension of Developers obligation, and agreement conditions should be revised and amended accordingly. Such situations should get covered under Force Majeure clause which needs to be inserted</p>	<p>No such general provision can be made at this stage.</p>