

JAIPUR DEVELOPEMT AUTHORITY, JAIPUR

Pre Bid Meeting was Held on 20.08.2021 in Manthan Hall JDA for the Work " Selection of concessionaire for Repair/ Retrofit, Develop, Operate and Transfer by converting existing Govt. funded vacant houses in to ARHCs for a period of 25 years at Swapanlok (588 flats), Sikar road, Jaipur" in presence of JDA officials and Bidders (as per enclosed attendance sheet). Clarifications of various queries of bidders are as below:-

S No.	Name of Developer	Query No	Ref: No	Existing Tender Conditions	Clarification & Suggestions from Bidders	Clarification from JDA	Remarks
1	General queries of bidders	-	-	-	<p>Queries were raised by the Bidders that-</p> <p>I) 8% increase in rent is whether compounding or it is an increment on the basic rent</p>	<p>As per Bid document please ref. point -9 page no 29 It is 8 % biennially (In every two years) on basic rent.</p>	
					<p>II) Whether GST is applicable on the payment made by bidder to JDA</p>	<p>As per Bid document please ref. point -D Payment Schedule page -33 The concession fee paid by the concessionaire to ULB shall be exclusive of taxes and all taxes shall be paid over and above the concession fee.</p>	
					<p>III) The Bidder requested to make the proposal viable, the rent of the each unit may be increased Rs 1500 in place of Rs 1000/900/800 respectively.</p>	-	<p>The proposal can be considered with maximum ceiling of Rs. 1000.00 per month irrespective of floor.</p>
					<p>IV) The Bidder requested to make a provision for 3% commercial space</p>	<p>As per Bid document please ref. point-8 page-29 Necessary Social Infrastructure (e.g. health centre, anganwadi, creche, community centres etc.) & Neighbourhood Commercial facilities (e.g. shops, grocery store, Medical shops, milk booths, ATM etc.) within the campus may also be developed by Concessionaire as per the prescribed norms/requirement of States/UTs/JDAs.</p>	

					V) Bidder requested to extend the date for a period of at least 15 days.		Last date of submission of bid will be 23.09.2021 and bid will be opened on 27.09.2021
2	Irina Hospitality Pvt Ltd. Mail received on dated 16.08.2021 (enclosed at 153/c)	1	Page 11 - Point No 4.2(i)	Conflicting Assignment/ Job	Bidder mentioned that, if they are doing similar work for other authorities, it would be deemed as conflict of interest. Please note this will go against the fact of having experience in the same type of jobs. You are requested to clarify that if we are doing ARHCs for other authorities, will we be allowed to participate in this bid	As per Bid document please ref. Point No 4.2(i) page 11 If any Agency have a conflict/ dispute/ litigation with any other Authorities/ Departments for same nature of work will not be allowed to participate in Bid/Tender	
		2	Page 21 - Point No 16.4 (i)(b)	Total quoted occupancy shall not be considered less than 80% of the total vacant houses of the ARHCs.	Bidder suggested that the traditionally occupancy increases over a period of time and it would be near impossible to have 80% occupancy from day one. Hence this point should be re-looked at and a gradual increase in occupancy should be permitted.	As per Bid document please ref. clause 16.4 (i) (b) page 21 Total quoted occupancy shall not be considered less than 80% of the total vacant houses of the ARHCs.	
		3	Page 34 - Point F	Implementation Methodology	This point talks about an escrow account to be opened and all financial transactions should be done from this account. Now since we have to pay a fixed amount of revenue every month irrespective of the earnings, how will this work. This kind of arrangement is fine for revenue sharing but not for the present arrangement. This needs to be avoided for proper operations.	As per Bid document please ref. point F Page 34 Dedicated Escrow account shall be opened by Concessionaire for all financial transaction of this project. Income accrued as rent from these projects will be kept in a separate account maintained by concerned Concessionaire. The account shall be managed as per the prescribed accounting system of separate Escrow Account. Hence not accepted. However the bidder is bound to pay the requisite amount to JDA every month in the prescribed time only.	
		4	Page 72 - Point No. 3.5	External Electrification Work	External Electrification Work - The electricity bulk supply connection for the said units and common water metering must be provided by JDA since the external electrification work has	As per Bid document please ref. point 3.5 Page 72 House electric connection will be the part of concessionaire.	

					already been defined in the RFP but here is no mention of bulk supply connection		
		5	Page 86 - Point 3.1	Grant of Rights	Grant of rights: In case of non-payment of rents by the lessee does the concessionaire have the right to evict them. The same needs to be clarified and documented.	As per Bid document please ref. point 10 Page 29 In case of non- payment by the tenant, the concessionaire will have right to evict them as per model tenancy act. Tenant is found indulging in any unlawful activities and fails to abide to the terms and conditions of rent agreement, Concessionaire can evict the tenants during the contract period.	
		6			We would request pre-paid electricity meters to be provided in all the units since collection of electricity charges would be a big challenge.	Electric connection will be taken by Concessionaire. Prepaid electric meter /regular meter may be installed by the concessionaire at his own cost.	
		7			CCTVs should be provided in the complex by the JDA as they are basic security requirement.	It's part of O&M, if it is required the concessionaire will arrange it on his own cost.	
		8			We would like get the survey done of the project by our agency so as to estimate the cost of retrofitting and renovation. Please advise if we are allowed to do so.	Site survey is permitted	
	WhatsApp received from Irina Hospitality Pvt Ltd. on dated 24.08.2021 (enclosed at 154/c-155/c)	1			Please note as per your BOQ you have asked for a fixed amount per year which would be applicable for the entire duration of the tender, the same would not be workable and practical due to following reasons: i) The duration of tender is 25 years with a provision of increase in rent as per RFP. ii) The rents and revenue generated would increase as per the tender conditions; hence the share for JDA should also increase. I would like to bring to your kind notice the	No change (as per bid document)	

					<p>Financial Sheet on page no 62 which has a complete break up of various factors.</p> <p>Please note the financial sheet has been followed for ARHC tenders in Vadodara, Rajkot, Surat, Indore, Gwalior and Chittorgarh.</p> <p>The reason for financial sheet is to reach a logical basis for all the factors involved in ARHC.</p> <p>Kindly note the cost for retrofitting is to be borne and recovered from the rental income by the concessionaire as per RFP. The recovery of the cost might be done in 3 years (for example), hence the rental generation in those years would be lesser than later period, affecting the revenue sharing with JDA.</p> <p>Also in the first few years the occupancy levels will also be lesser having the same effect as the above case.</p> <p>In view of the above we would request you to follow the Financial Sheet which is part of your RFP and which has been followed by other tender giving authorities.</p>		
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Note: - Following clarification are also issued by JDA

- **Bidders / Concessionaire are not supposed to sublet or lease out these flats to any other agency.**
- **All the services like STP, street lights, water supply etc. shall be maintained by the bidders / concessionaire.**
- **Bidding is not based on sharing of rental income irrespective of different various clauses concessionaire has to quote a fix positive amount in the Bid to be paid to JDA. Schedule- H is provided and rate to be quoted as per schedule- H only.**
- **VGF will not be applicable in this work.**

- **Please refer page no 59 point no. 09 DLP will be six month in place of five year.**
- **Please refer page no 44 form C detail of eligible similar nature of works completed will be 5 years instead of 7 years.**
- **The sheet enclosed in technical bid page no. 54 to 57 are only for reference and understanding purpose and not to be filled.**



**Executive Engineer (Housing-I)
JDA, Jaipur**

DATE- 20/08/2021

**PRE BID MEETING -SWAPAN LOK (ARHCS)
ATTENDANCE SHEET**

(HOUSING-I)

Sno.	Name	Address	Mail ID	Contact no	Signature
1	Sunid Tewi CA (FINETECH DEVELOPER)	Finetech Development (D) LTD E-666, Nakul Park, Sector 10, Gurgaon	Lunil-64 jai@gmail.com	9829057334	
2	Nagendra Chandram,	TODAR Sen. Secy.	finetech2air@ egmail.com.	9454046452	
3	Alok Goyal Desert Grocers Pvt Ltd	C-44-A Babu Nagar, Jp v	alokgoyal2001@ gmail.com	9887072699	
4	Rajendra Sharma	ASST. Adm. Officer.		9461600442	
5	Nitin Sharma (ROMI RENT)	851, Shyam Nagar, Rajasthan	Nitinshrm16@gmail.com	9785079970	
6	VINOD mehta	D-224, Tuhimay Baituk	Caedca A rediff mail.com	9829053289	

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S no.	Name	Address	Mail ID	Contact no	Signature
7	Prateek Jain c/o Gulshan Rai Jain II	N-29 Adinath Nagar	gulshanraijainjaipur @gmail.com	9414054571	
8	Mayank Todi (NILA INFRASTRUCTURE)	3A, Kapoori Niwas Achal House, Pipri Civil Lines	mayanktodi.toduraj @gmail.com	9681100685	
9	Kumar Kaushal (NILA INFRASTRUCTURE)	"	KumarKaushal.tspl@gmail.com	983656665	
10	Anandesh Mathur	JDA		9413156890	
11	Suryas Shrivastava	JDA			
12	VIKAS YADAV	IRINA HOSPITALITY PVT LTD.		9811074159	
13					
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15					
16					

S no.	Name	Address	Mail ID	Contact no	Signature
7	Prateek Jain c/o Gulshan Rai Jain II	N-29 Adinath Nagar	gulshanraijainjaipur @gmail.com	9414054571	
8	Mayank Todi (NILA INFRASTRUCTURE)	3A, Kapoori Niwas Achal House, Pipri Civil Lines	mayanktodi.toduraj @gmail.com	9681100685	
9	Kumar Kaushal (NILA INFRASTRUCTURE)	"	KumarKaushal.tspl@gmail.com	983656665	
10	Aadesh Mathur	JDA		9413156890	
11	Surya Shrivastava	JDA			
12	VIKAS YADAV	IRINA HOSPITALITY PVT LTD.		9811074159	
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