

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

Pre Bid Meeting was Held on 19.01.2022 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
1	Irina Hospitality Pvt Ltd. Mail received on dated 17.01.2022 (enclosed at 174/c)	1	Page 10 - Point No 4.2(i)	Conflicting Assignment/Job	Bidder mentioned that, if we 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 occupancy shall not be considered less than 80% of the total 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 68 - 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 already been defined in the RFP but here is no mention of bulk supply connection	As per Bid document please ref. point 3.5 Page 72 House electric connection will be the part of concessionaire.
		5	Page 82 - 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..	As per Bid document please ref. point 10 Page 29 In case of non- payment by the tenant, the

				The same needs to be clarified and documented.	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
2	WhatsApp received from Irina Hospitality Pvt Ltd. on dated 20.01.2022 (enclosed at 175/c)	1		We would like to bring to your notice the point regarding the applicability of GST on the monthly payments to be done by the concessionaire to JDA. Please note "services by way of renting of residential building for use as residence" after exempt from GST vide notification no.12 of 2017-Central TAX (Rate) dated 28th June 2017	Since the services are not only rental, it include maintenance and other services also so GST will be applicable as per norms.

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.



Executive Engineer (Housing-1)
JDA, Jaipur