

Addendum-1 to “Empanelment of Transaction Advisors (TA) for Plots/ Properties in vicinity of Mumbai Metro Lines” EOI

ADDENDUM-1 to ‘Empanelment of Transaction Advisors (TA) for Plots/ Properties in vicinity of Mumbai Metro Lines’ EOI

Date: April 24, 2024

Ref: Request for Proposal (RFP) for ‘Empanelment of Transaction Advisors (TA) for Plots/ Properties in vicinity of Mumbai Metro Lines’ EOI published on March 19, 2024

Please note the following amendments to the aforesaid RFP considering various requests and queries/clarifications sought by the bidders:

RFP RELATED REVISIONS:

SN	Original Clause	Revised Clause				
1	<p><u>Time schedule, Pg. no. 02</u></p> <table border="1"> <tr> <td>Cost of Documents</td> <td>INR 11,800/- (Rupees Eleven Thousand Eight Hundred Only) non- refundable (inclusive applicable taxes) though e-payment by Debit Card/Credit Card/Net banking, as per procedure given in e-tender portal</td> </tr> </table>	Cost of Documents	INR 11,800/- (Rupees Eleven Thousand Eight Hundred Only) non- refundable (inclusive applicable taxes) though e-payment by Debit Card/Credit Card/Net banking, as per procedure given in e-tender portal	<p><u>Time schedule, Pg. no. 03</u></p> <table border="1"> <tr> <td>Cost of Documents</td> <td>INR 11,800/- (Rupees Eleven Thousand Eight Hundred Only) non- refundable (inclusive applicable taxes) though Demand Draft only as per procedure given in the portal. The Bank Details are as follows: Beneficiary Name: Mumbai Metro Rail Corporation Limited Bank Name: State Bank of India Current A/c no: 35160137534 IFSC Code: SBIN0000300 Branch: Mumbai main Branch</td> </tr> </table>	Cost of Documents	INR 11,800/- (Rupees Eleven Thousand Eight Hundred Only) non- refundable (inclusive applicable taxes) though Demand Draft only as per procedure given in the portal. The Bank Details are as follows: Beneficiary Name: Mumbai Metro Rail Corporation Limited Bank Name: State Bank of India Current A/c no: 35160137534 IFSC Code: SBIN0000300 Branch: Mumbai main Branch
Cost of Documents	INR 11,800/- (Rupees Eleven Thousand Eight Hundred Only) non- refundable (inclusive applicable taxes) though e-payment by Debit Card/Credit Card/Net banking, as per procedure given in e-tender portal					
Cost of Documents	INR 11,800/- (Rupees Eleven Thousand Eight Hundred Only) non- refundable (inclusive applicable taxes) though Demand Draft only as per procedure given in the portal. The Bank Details are as follows: Beneficiary Name: Mumbai Metro Rail Corporation Limited Bank Name: State Bank of India Current A/c no: 35160137534 IFSC Code: SBIN0000300 Branch: Mumbai main Branch					
2	<p><u>Time schedule, Pg. no. 03</u></p> <table border="1"> <tr> <td>Date & Time of submission of EoI</td> <td>Online submission up to 16:00 Hrs on 08/04/2024 at MMRCL e-tender portal https://etenders.gov.in/eprocure/app</td> </tr> </table>	Date & Time of submission of EoI	Online submission up to 16:00 Hrs on 08/04/2024 at MMRCL e-tender portal https://etenders.gov.in/eprocure/app	<p><u>Time schedule, Pg. no. 03</u></p> <table border="1"> <tr> <td>Date & Time of submission of EoI</td> <td>Online submission up to 16:00 Hrs on 10/05/2024 at MMRCL e-tender portal https://etenders.gov.in/eprocure/app</td> </tr> </table>	Date & Time of submission of EoI	Online submission up to 16:00 Hrs on 10/05/2024 at MMRCL e-tender portal https://etenders.gov.in/eprocure/app
Date & Time of submission of EoI	Online submission up to 16:00 Hrs on 08/04/2024 at MMRCL e-tender portal https://etenders.gov.in/eprocure/app					
Date & Time of submission of EoI	Online submission up to 16:00 Hrs on 10/05/2024 at MMRCL e-tender portal https://etenders.gov.in/eprocure/app					
3	<p><u>Clause 5.3.i, Pg. No. 15</u></p>	<p><u>Schedule 1- 5.2, Pg. no. 50</u></p>				

Addendum-1 to “Empanelment of Transaction Advisors (TA) for Plots/ Properties in vicinity of Mumbai Metro Lines” EOI

SN	Original Clause	Revised Clause
	<p>‘Similar consultancy work’ means a Completed or Substantially completed Transaction Advisory Consultancy works/ assignments for real estate projects (Residential, commercial complexes, hospitality, tourism, entertainment, smart city initiatives, logistics, warehousing, industrial parks, transport sector etc.) carried out for government entities/ regulatory commissions, tribunal/multilateral agencies/PSUs/Special Purpose Vehicles (SPVs)/Corporations/public listed companies/REIT/Institutions/Trusts/ PPP entities with substantial government share holding of at least 26%, wherein developer has been successfully selected and Concession Agreement signed or Letter of Award issued.</p>	<p>‘Similar consultancy work’ means a Completed or Substantially completed Transaction Advisory Consultancy works/ assignments for real estate projects (Residential, commercial complexes, hospitality, tourism, entertainment, smart city initiatives, logistics, warehousing, industrial parks, transport sector Dry Port / Inland Container Depot/ Multi Modal Logistics Parks (MMLPs)/ Airports/Railway station/ Cargo Terminals /SEZs, etc.) etc.) carried out for government entities/ regulatory commissions, tribunal/multilateral agencies/PSUs/Special Purpose Vehicles (SPVs)/Corporations/public listed companies/REIT/Institutions/Trusts/ PPP entities with substantial government share holding of at least 26%, wherein developer has been successfully selected and Concession Agreement signed or Letter of Award issued.</p>
4	<p><u>Clause 5.3.ii, Pg. No. 16</u></p> <p>‘Substantially completed’ means projects wherever completion certificates are not available but the assignment are completed 80% and above. The Applicant, in such cases should provide documentary evidence to this effect showcasing the same. For clarification purposes, such letter shall be issued by the Competent Authority not below the rank of Executive Engineer or equivalent.</p>	<p><u>Clause 5.3.ii, Pg. No. 16</u></p> <p>‘Substantially completed’ means projects wherever completion certificates are not available but the assignment are completed 80% and above. The Applicant, in such cases should provide documentary evidence to this effect showcasing the same. For clarification purposes, such letter shall be issued by the Competent Authority not below the rank of Executive Engineer or equivalent. In case of non availability of such documents, the Consultant has to demonstrate project as substantially completed projects wherein the Selection of Developer has been done and LOA (Letter of Acceptance) has been released for the selected developer. The Applicants need to provide LOA that was issued to the developer as part of successful transaction and the self-certification released by Authorized signatory in this regard. In case client certificate is not present statutory audited certificate validating more than 80% fee received shall be considered and allowed.</p>
5	<p><u>Clause 5.3.vii, Pg. No. 16</u></p>	<p><u>Clause 5.3.vii, Pg. No. 16</u></p>

Addendum-1 to “Empanelment of Transaction Advisors (TA) for Plots/ Properties in vicinity of Mumbai Metro Lines” EOI

SN	Original Clause	Revised Clause																														
	<p>The Applicant shall submit details of works executed by them for the works to be considered for qualification of work experience criteria in the specified format. Documentary proof such as certificates from client clearly indicating the nature/scopeof work, amount received for such work should be submitted. The offers submitted without this documentary proof shall not be evaluated. In case of lack of clarity, evaluation of the documentary evidence submitted by the Bidders shall be final and binding upon all the Bidders.</p>	<p>The Applicant shall submit details of works executed by them for the works to be considered for qualification of work experience criteria in the specified format. Documentary proof such as certificates from client clearly indicating the nature/scopeof work, amount received for such work should be submitted. The offers submitted without this documentary proof shall not be evaluated. In case of lack of clarity, evaluation of the documentary evidence submitted by the Bidders shall be final and binding upon all the Bidders.</p> <p>In case of substantially completed projects the Consult should submit CA Certificate as a proof reflecting that the fee in lieu of the work done has been received/Percentage received and thus the project has been completed mentioning the project details altogether along with any LOA/LOI/ Work order released by the client.</p>																														
6	<p><u>Clause 5.5, Pg. No. 16</u></p> <table border="1"> <thead> <tr> <th align="center" colspan="5">Minimum Qualification Criteria for CVs</th> </tr> <tr> <th align="center">Sr. no.</th> <th align="center">CV Position</th> <th align="center">Minimum Experience (Years) & Basic Qualification</th> <th align="center">Minimum/ Maximum CVs required*</th> <th align="center">Description</th> </tr> </thead> <tbody> <tr> <td align="center">i)</td> <td align="center">Project Director cum Real Estate Expert</td> <td> Experience: About 15 years Basic Qualification: Master of Urban Planning OR MBA in Finance/ Marketing/ Real </td> <td align="center">Minimum 2 & Maximum 5</td> <td>Should have post-qualification experience of managing at minimum 5 similar consultancy works leading upto selection of Private Developer in the</td> </tr> </tbody> </table>	Minimum Qualification Criteria for CVs					Sr. no.	CV Position	Minimum Experience (Years) & Basic Qualification	Minimum/ Maximum CVs required*	Description	i)	Project Director cum Real Estate Expert	Experience: About 15 years Basic Qualification: Master of Urban Planning OR MBA in Finance/ Marketing/ Real	Minimum 2 & Maximum 5	Should have post-qualification experience of managing at minimum 5 similar consultancy works leading upto selection of Private Developer in the	<p><u>Clause 5.5, Pg. No. 16</u></p> <table border="1"> <thead> <tr> <th align="center" colspan="5">Minimum Qualification Criteria for CVs</th> </tr> <tr> <th align="center">Sr. no.</th> <th align="center">CV Position</th> <th align="center">Minimum Experience (Years) & Basic Qualification</th> <th align="center">Minimum/ Maximum CVs required*</th> <th align="center">Description</th> </tr> </thead> <tbody> <tr> <td align="center">i)</td> <td align="center">Project Director cum Real Estate Expert</td> <td> Experience: About 15 years Basic Qualification: Master of Urban Planning OR MBA in Finance/ Marketing/ Real </td> <td align="center">Minimum 2 & Maximum 3</td> <td>Should have post-qualification experience of managing at minimum 5 similar consultancy works leading upto selection of Private Developer in the</td> </tr> </tbody> </table>	Minimum Qualification Criteria for CVs					Sr. no.	CV Position	Minimum Experience (Years) & Basic Qualification	Minimum/ Maximum CVs required*	Description	i)	Project Director cum Real Estate Expert	Experience: About 15 years Basic Qualification: Master of Urban Planning OR MBA in Finance/ Marketing/ Real	Minimum 2 & Maximum 3	Should have post-qualification experience of managing at minimum 5 similar consultancy works leading upto selection of Private Developer in the
Minimum Qualification Criteria for CVs																																
Sr. no.	CV Position	Minimum Experience (Years) & Basic Qualification	Minimum/ Maximum CVs required*	Description																												
i)	Project Director cum Real Estate Expert	Experience: About 15 years Basic Qualification: Master of Urban Planning OR MBA in Finance/ Marketing/ Real	Minimum 2 & Maximum 5	Should have post-qualification experience of managing at minimum 5 similar consultancy works leading upto selection of Private Developer in the																												
Minimum Qualification Criteria for CVs																																
Sr. no.	CV Position	Minimum Experience (Years) & Basic Qualification	Minimum/ Maximum CVs required*	Description																												
i)	Project Director cum Real Estate Expert	Experience: About 15 years Basic Qualification: Master of Urban Planning OR MBA in Finance/ Marketing/ Real	Minimum 2 & Maximum 3	Should have post-qualification experience of managing at minimum 5 similar consultancy works leading upto selection of Private Developer in the																												

Addendum-1 to “Empanelment of Transaction Advisors (TA) for Plots/ Properties in vicinity of Mumbai Metro Lines” EOI

SN	Original Clause				Revised Clause					
			Estate OR Equivalent from Institute of Repute		Transport/Real Estate Sector during the last 10 years as Leader/ Project Director for Government sector clients across India.			Estate OR Equivalent from Institute of Repute		Transport/Real Estate Sector during the last 10 years as Leader/ Project Director for Government sector clients across India.
7	<p><u>Clause 5.5- Note. Pt.3, Pg. no. 17</u> All proposed experts must be associated with the bidding firm on a full-time basis for at least 3 months as on the date of submission of the bid. Consultant should submit copies of employment certificates duly signed by the authorized signatory of the Bidding Firm.</p>				<p><u>Clause 5.5- Note. Pt.3, Pg. no. 17</u> All proposed experts must be associated with the bidding firm on a full-time basis for at least 3 months as on the date of submission of the bid. Consultant should submit copies of employment certificates duly signed by the authorized signatory of the Bidding Firm or showcase the details of employment of key personnel such as date of joining of key personnel and number of years spent with the bidding organisation on letter head being signed by the HR head/ Authorised Signatory of the Bidder.</p>					
8	<p><u>Clause 5.7.B.2, Pg. No. 18</u> <u>Transaction Advisory of Projects for disposal of Lands to Private Developers</u></p> <ul style="list-style-type: none"> • Min. 1 Land Parcel - 22 marks • 2 to 3 Land Parcels - 24 marks • 4 to 6 Land Parcels - 26 marks • 7 to 9 Land Parcels - 28 marks • More than 9 Land Parcels - 30 marks 				<p><u>Clause 5.7.B.2, Pg. No. 18</u> <u>Transaction Advisory of Projects for disposal of Lands to Private Developers</u></p> <ul style="list-style-type: none"> • Min. 1 Land Parcel - 22 marks • 2 to 3 Land Parcels - 24 marks • 4 to 6 Land Parcels - 26 marks • More than 6 Land Parcels - 28 marks <p><i>Note:</i></p> <ul style="list-style-type: none"> <i>i. Projects from Private clients bear the above-mentioned marks.</i> <i>ii. Government projects would be awarded additional 01 mark per project subject to maximum of 30 marks in total.</i> 					
9	<p><u>Annexure 2.A, Pg. no. 28</u> Format for Board Resolution</p>				<p><u>Annexure 2.A, Pg. no. 28</u> Format for Board Resolution (*The consultant can use their Board Resolution)</p>					

ADDITIONS TO EXISTING CLAUSE:

Addendum-1 to “Empanelment of Transaction Advisors (TA) for Plots/ Properties in vicinity of Mumbai Metro Lines” EOI

SN	Addition to existing clause
10	<p><u>Annexure 14.2.</u> Providing following 3D visualizations for road shows and meeting with prospective developers:</p> <ul style="list-style-type: none">• 1 Elaborate and 1 single page brochure design for road shows,• 1 minimum 3-min walkthrough video with vision statement & voiceover• One min 1-2 min small Walkthrough video with vision statement & voiceover.• Minimum 10 Conceptual High-definition 3D views/renderings of the project from various angles

-sd-

**Director (Planning & Real Estate/NFBR)
Mumbai Metro Rail Corporation Limited**

DISCLAIMER:

All information provided as a part of this Addendum-1 to Expression of Interest (EoI) to the prospective Bidding Entities by Mumbai Metro Rail Corporation Limited (MMRCL) is subject to the terms and conditions as laid down in the EoI. The objective of this Addendum to EoI is to provide information to the interested entities and to facilitate their application for the same. MMRCL makes no representation or gives any warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document. Each Bidding Entity is advised to conduct its own assessment of the opportunity and obtain independent advice from appropriate sources as deemed necessary. MMRCL may, at their absolute discretion, and without being under any obligation to do so, publish further addendum to this EoI document or terminate the same.

-----END OF DOCUMENT-----