



MUMBAI METRO RAIL CORPORATION LIMITED

(A JV of Govt. of India and Govt. of Maharashtra)

Transit Office Building, 'A' Wing, 'E' Block, North Side of City Park,
Behind Income Tax Office, Bandra Kurla Complex, Bandra (E), Mumbai - 51

E-Tender No: MMRC/PLN-86(4)-A/RFP_VB/2024/1

REQUEST FOR PROPOSAL

MMRCL invites Request for Proposal (RFP) for '**Property development on plot bearing CTS No. 1987, 1988 at Nariman Point, A-Ward, Mumbai (Maharashtra, India) on Long-term Lease Basis**'. Interested entities should submit Proposal online at <http://etenders.gov.in/eprocure/app> by November 27, 2024, at 1600 hours (IST). RFP document can be downloaded from October 03, 2024, 1100 hours (IST).

For further details please refer CPPP portal: <http://etenders.gov.in/eprocure/app>

Sd/-

Director

Date & Time: October 03, 2024, 1100 hours (IST)

Place: Mumbai

(Planning and Real

Estate Dev./NFBR)

Activate Windows



MUMBAI METRO RAIL CORPORATION LIMITED

International Competitive Bidding Process

for

**Property Development on Plot bearing CTS No 1987, 1988 at
Nariman Point, A Ward, Mumbai (Maharashtra, India) on Long-
Term Lease Basis**

REQUEST FOR PROPOSAL (RFP)

BID DOCUMENT

MMRC/PLN-86(4)-A/RFP_VB/2024/1

VOLUME -I

INSTRUCTIONS TO BIDDERS

03.10.2024

Mumbai Metro Rail Corporation Limited (MMRCL)

NOTICE INVITING TENDER

MMRC/PLN-86(4)-A/RFP_VB/2024/1

03/10/2024

RFP for Property Development on Plot bearing CTS No 1987, 1988 at Nariman Point, A Ward, Mumbai (Maharashtra, India) on Long-term Lease Basis

Mumbai Metro Rail Corporation Limited (MMRCL) (the “**Authority**”), a joint venture company of the Government of India and the Government of Maharashtra proposes to enter into a development-cum-lease agreement with a private entity for undertaking Property Development (the “**Project**”) on Plot bearing CTS No. 1987, 1988 at Nariman Point, A Ward, Mumbai admeasuring 16,842 sq. m (the “**Site**”). The Government of Maharashtra has entrusted to the Authority the right to enter into a lease agreement with respect to the Site with a third party.

The Authority has decided to carry out the bidding process for selection of a private entity as the Bidder to whom the Project may be awarded. Brief particulars of the Project are as follows:

Sn	Parameters	Details
1.	Project Title	Property Development on Plot bearing CTS No 1987, 1988 at Nariman Point, A Ward, Mumbai (Maharashtra, India) on Long-term Lease Basis
2.	Location	Plot No. CTS 1987, 1988 of Fort Division, Mumbai, Maharashtra, India
3.	Authority	Mumbai Metro Rail Corporation Limited (MMRCL)
4.	Project Site Area (Approx.)	16,842 sq. m
5.	Proposed Project Components	Rehabilitation Project – shall include development of 12,405 sqm of built-up office space. The Rehabilitation Project shall be handed over to MMRCL prior to Commencement of Operations Date (COD). Monetizable Project – shall include development of built-up space on the Site as permitted under applicable DCR norms subject to a maximum of 1,35,383 sqm of built-up space
6.	Estimated Project Cost (Approx.) (Rs. crores)	Rs. 5,173 crores
7.	Development Guidelines	Development Control and Promotion Regulations for Greater Mumbai, 2034
8.	Institutional Structure for Implementation	Special Purpose Vehicle (SPV) to be incorporated under the Companies Act 2013 by the Selected Bidder. The SPV shall act as the Developer/ Lessee as defined in the Development Agreement/ Lease Agreement respectively.
9.	Term of the Agreement	90 years (including the Construction Period) from the Appointed Date.
10.	Construction Period	4 years from the Appointed Date
11.	Appointed Date	180 days from the date of execution of the Development Agreement
12.	Bid Security	Rs. 51,73,00,000 (Rupees fifty one crores and seventy-three lakh only) in the form of an irrevocable, unconditional bank guarantee in favour of MMRCL issued by a scheduled commercial bank in India or a foreign bank having a branch in India and acceptable to the Government of Maharashtra, or by way of a demand draft in favour of

*RFP for Property Development on Plot bearing CTS No 1987, 1988 at Nariman Point, A Ward,
Mumbai (Maharashtra, India) on Long-term Lease Basis*

		MMRCL and payable at Mumbai and payable in Indian rupees.
13.	Bidding Parameter	Lease Premium
14.	Pre-Bid Meeting	28.10.2024 (at 1100 hours IST) Option to join on-line through Video Conferencing shall also be available for interested bidders. <i>*Only Bidders who have duly submitted the prescribed Tender Fee in accordance with the terms of this RFP shall be eligible to participate in the bidding process. Further, participation in the process shall be restricted to a maximum of two representatives per Bidder</i>
15.	Bid Due date	27.11.2024 (up to 1600 hours IST)

Volume-I of the Bidding Documents can be viewed/ downloaded from e-procurement portal from 03.10.2024 (1100 hours IST) to 27.11.2024 (up to 1600 hours IST). The Volume-II of the Bidding Documents (Development Agreement) can be viewed/ downloaded from e-procurement portal from 11.10.2024 (1100 hours IST) to 27.11.2024 (up to 1600 hours IST). Bid must be submitted online only at <https://etenders.gov.in/eprocure/app> on or before 27.11.2024 (up to 1600 hours IST). Technical Bids received online shall be opened on 28.11.2024 (at 1600 hours IST).

Bid submitted through any other mode shall not be entertained. However, Bid Security, proof of payment of cost of tender fee, Power of Attorney and Joint Bidding Agreement etc. shall be submitted physically by the Bidder on or before 27.11.2024 (up to 1600 hours IST). Please note that the MMRCL reserves the right to accept or reject all or any of the Bids without assigning any reason whatsoever.

The tendering process is online at CPP-portal URL address <https://etenders.gov.in/eprocure/app> . Prospective Tenderers may download and go through the tender document. Prospective Tenderers are advised to register themselves at CPP-portal, obtain 'Login ID' and 'Password' and go through the instructions available in the Home Page after log in to the CPP-portal <https://etenders.gov.in/eprocure/app> . They should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days' time.

Please note that the tender portal does not impose any restriction on the size of bid document that can be uploaded into the portal. However, for better operational convenience, based on the field experience, if bids of larger sizes are to be uploaded in a tender, it is suggested that the number of documents in a packet or cover may be kept up to 4 or 5 documents and the bidder may be asked to upload a maximum of 40 MB per file and not exceeding 120 MB per Packet. This will result in better operational efficiencies. It is also suggested that the files while scanning may be scanned at less than 100 DPI resolution in black and white which will result in smaller file sizes.

MMRCL Helpdesk (For technical document related queries):

In case of any queries related to Technical Document queries, Bidders may contact following contacts:
Mr. Swetal Kanwalu (Email:- swetal.kanwalu@mmrcl.com)
Mr. Dikshant Meshram (Email:- dikshant.meshram@mmrcl.com)

CPPP Helpdesk:

Mr. Pravin Ambulgekar (Email:- pravin.ambulgekar@mmrcl.com , Mob: +918552856333)
Ms. Sushmita Kapadnis (Email:- cpppsupport@mmrcl.com , Mob:- +919579367223)

For any technical related queries please call at 24 x 7 Help Desk Number:

0120-4001 002, 0120-4001 005, 0120-6277 787

International Bidders are requested to prefix +91 as country code

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E-Mail Support:

For any Issues or Clarifications relating to the published tenders, bidders are requested to contact the respective Tender Inviting Authority

Technical - support-eproc(at)nic(dot)in

Policy Related - cppp-doe(at)nic(dot)in

Thanking you,

Yours faithfully,

Sd/-

Director (Planning)

For and on behalf of

Mumbai Metro Rail Corporation Limited

MMRC Transit Office Building,

'A' Wing, 'E' Block, North Side of City Park,

Behind Income Tax, Bandra Kurla Complex,

Bandra East, Mumbai, Maharashtra- 400 051

Email: swetal.kanwalu@mmrcl.com