

## Addendum 1

MMRC has invited Bids (through e-tendering process) from eligible Bidder(s), for “**Carrying out Real Estate Market Assessment and Financial Feasibility for Properties in vicinity of Metro Line -3**” on 16<sup>th</sup> September 2022. All documents related to this tender are available on the MMRC e-tendering portal [www.tenderwizard.com/MMRC](http://www.tenderwizard.com/MMRC). With reference to the queries from bidders, following amendments are to be read with the RFP document.

1. Section 1: Letter of Invitation (LOI) & Details of Tender Table 1: Details of RFP (Pg- 5)

Sr. No.	Parameter	Details	
4	Cost of tender document	10,000 /- (INR <del>Five Ten</del> Thousand only), excluding GST (Refundable for MSME registered firms)	
6	Importation Dates	<b>Milestone</b>	<b>Date</b>
		Last date of bid submission	<del>12.10.2022</del> <b>17.10.2022</b> (15:00 hrs)
		Opening Envelope A – Technical Bid	<del>12.10.2022</del> <b>17.10.2022</b> (16:00 hrs)

Further amendments are as below:

Sr. No.	RFP reference	Existing clause	Revised clause
2	Section 2: Instructions to Consultants 12, Pg-12; <u>Sub-contracting</u>	The Consultant shall not subcontract any services other than topographic and geotechnical surveys.	The Consultant shall not subcontract any services.
3	Section 2: B. Data Sheet 3.1, ITC Clause Ref. 6, Page No. 18; <u>Eligibility Criteria for the firm; General Conditions</u>	JV/ Consortium shall not be allowed. The firm should have a minimum of five years of continuous existence	JV/ Consortium of <b>not more than 2 individual firms</b> shall be allowed and one of the members should be lead Partner. Each of the members of Consortium/JV should be a professional Firm/Company/LLP having a minimum of five years of continuous existence.
4	Section 2: B. Data Sheet 3.3, ITC Clause Ref. 6, Page No. 18; <u>CRITERIA FOR TECHNICAL EXPERIENCE OF FIRMS (Submission</u>	c. The bidder should have experience of Real Estate Advisory/ Feasibility for at least 1 project successfully transacted by Government/PSU/other Govt. entity (anywhere within India) with minimum salable BUA of 1.5 lac sq.ft. in the last 5 FY (2017-18, 18-19, 19-20, 20-21, 21-22).	c. The bidder should have experience of Real Estate Advisory/ Feasibility for at least 1 project successfully transacted by Government/PSU/other Govt. entity (anywhere within India) with minimum salable BUA of 1.5 lac sq.ft. in the last <b>10 FY</b> (2012-13, 13-14, 14-15, 15-16, 16-17, 17-18, 18-19, 19-20, 20-21, 21-22)

Sr. No.	RFP reference	Existing clause	Revised clause
	<u>through TECH-2)</u>		For projects with multiple land parcels, cumulative BUA from all land parcels shall be considered to determine qualifying projects under all three criteria (Data Sheet 3.3 (a,b,c)). For Joint Venture/consortium, technical experience of minor firm shall be considered only if man-month participation of minor firm is more than 25% of total proposed man-months.
5	Section 2: B. Data Sheet 4, ITC Clause Ref. 16, Page 19	General Conditions to be fulfilled by Key Staff: 2. 50% of the proposed key staff should be the employee of the lead company.	General Conditions to be fulfilled by Key Staff: 2. <b>At least</b> 50% of the proposed key staff should be the employee of the lead company.
6	Section 2: B. Data Sheet 4, ITC Clause Ref. 16, Page 19	Qualification for Real Estate Expert: Bachelor in Engineering/ Architecture or equivalent or MBA from Institute of Repute	Qualification for Real Estate Expert: Bachelor in Engineering/ Architecture or equivalent. <b>MBA from Institute of Repute is desirable.</b>
7	Data Sheet Sr. No. 5, ITC Clause Reference 23.2, Page No. 21; <u>Presentation</u>	<u>ADEQUACY OF THE PROPOSED METHODOLOGY AND WORK PLAN IN RESPONDING TO THE TERMS OF REFERENCE</u> (Submission through TECH-4, 5, 6, 7): (Soft copy of the presentation to be enclosed in e-envelope B TECH 4. Firms shall be called for presentation during the evaluation process)	<u>ADEQUACY OF THE PROPOSED METHODOLOGY AND WORK PLAN IN RESPONDING TO THE TERMS OF REFERENCE</u> (Submission through TECH-5, 6, 7): (Soft copy of the presentation to be enclosed in e-envelope B TECH 5. Firms shall be called for presentation during the evaluation process)
8	Section 5: SCC 5.1.12.4, Page 60	Limitation of the Consultants liability towards the Client a) Except in case of gross negligence or willful misconduct on the part of the Consultants or on the part of any person or firm acting on behalf of the Consultants in carrying out the services, the Consultants, with respect to damage caused by the Consultants to the Client's property, shall not be liable to the Client:	Limitation of the Consultants liability towards the Client a) Except in case of gross negligence or willful misconduct on the part of the Consultants or on the part of any person or firm acting on behalf of the Consultants in carrying out the services, the Consultants, with respect to damage caused by the Consultants to the Client's property, shall not be liable to the Client:

Sr. No.	RFP reference	Existing clause	Revised clause
		<p>i) For any indirect or consequential loss or damage, and</p> <p>ii) For any direct loss or damage that exceeds</p> <p>(A) the total payments for Professional Fees and Reimbursable Expenditures made or expected to be made to the Consultants</p> <p>OR</p> <p>(B) entitled to receive from any insurance maintained by the Consultants to cover such a liability,</p> <p>whichever of (A) or (B) is higher.</p>	<p>i) For any indirect or consequential loss or damage, and</p> <p>ii) For any direct loss or damage that exceeds</p> <p>(A) the total payments for Professional Fees and Reimbursable Expenditures made or expected to be made to the Consultants</p> <p>OR</p> <p>(B) entitled to receive from any insurance maintained by the Consultants to cover such a liability,</p> <p>whichever of (A) or (B) is lower.</p>

Yours faithfully,

Sd-

(R. Ramana)

Executive Director (Planning)