



CHENNAI METRO RAIL LIMITED

(A Joint Venture of Govt. of India & Govt. of Tamilnadu)

ADDENDUM NO: 1

Ref no: CMRL/BD/PD3/Thirumangalam Ramp/2017/487/01/Revised

Tender for Request for Proposal (RFP) for Development of Property admeasuring 4188.6 Sq.m Located at Thirumangalam Ramp [REVISED].

S.no.	Page No.	Clause No.	Item as per Tender	Revised as
1		RFP 2.1,3.3, 4.11, Annexure 1,4,5,7.	Request for Proposal (RFP) for Development of Property admeasuring 4188.6 Sq.m Located at Thirumangalam Ramp [REVISED].	Request for Proposal (RFP) for Development of Property admeasuring 2605 Sq.m Located at Thirumangalam Ramp [REVISED].
2	1		This request for proposal (“ RFP ”) document-CMRL/BD/PD3-Thirumangalam Ramp/2017/487/01 for 4188.6 sq.m (approx.) Plot at Thirumangalam Ramp contains brief information about the Project, qualification requirements and the selection process for the Selected Bidder. The purpose of this RFP document is to provide interested parties (“ Bidder(s) ”) with information to assist them in formulation of their bid application (the “ Bid ”).	This request for proposal (“ RFP ”) document-CMRL/BD/PD3-Thirumangalam Ramp/2017/487/01/Revised for 2605 sq.m (approx.) Plot at Thirumangalam Ramp contains brief information about the Project, qualification requirements and the selection process for the Selected Bidder. The purpose of this RFP document is to provide interested parties (“ Bidder(s) ”) with information to assist them in formulation of their bid application (the “ Bid ”).
3	6	1.1.2	CMRL has been allotted a land parcels measuring 625 Sq.m (Site 1), 700.6 Sq.m (Site 2), 1730 Sq.m (Site 3), & 1133 Sq.m (Site 4) (approx.) near Thirumangalam Ramp. The property under the given is located in Thirumangalam, on Jawaharlal Nehru Road (JN Road, also known as 100 feet road) in Thirumangalam. The	CMRL has been allotted a land parcels measuring Site 1- 195 Sq.m (approx), Site 2- 520 Sq.m (approx), Site 3- 562 Sq.m (approx), Site 4- 914 Sq.m (approx), & Site 5- 414 Sq.m (approx) near Thirumangalam Ramp. The property is located in Thirumangalam, on Jawaharlal Nehru Road (JN Road, also known as 100 feet road) in Thirumangalam.

			site is in close proximity to the Koyambedu Grade Separator. The Thirumangalam Ramp site is located within the jurisdiction of Chennai Metropolitan Development Authority (CMDA). Within CMDA it falls within the Egmore - Nungambakkam Taluk and Koyambedu Village.	The site is in close proximity to the Koyambedu Grade Separator. The Thirumangalam Ramp site is located within the jurisdiction of Chennai Metropolitan Development Authority (CMDA). Within CMDA it falls within the Egmore - Nungambakkam Taluk and Koyambedu Village.
4	6	1.1.6	Also, it is to be particularly noted by the Bidder/tenderer that the site No:1,2,3 will not have any Fuel station development/ structural development ,Only Landscaping/ Greenery/Parking vehicles would be permitted	Also, it is to be particularly noted by the Bidder/tenderer that the following site no. 1,2,3,4&5 have development options such as Landscaping / Greenery / Parking vehicles/Kiosks etc., However if any other developments are planned by the bidder/Licensee, they would have to get prior written approval/permission from the competent authorities of CMRL Civil department.
5	6	1.1.7	Also, it is to be particularly noted by the Bidder/tenderer that the site No:4 will not have any structural development upon it. Only Landscaping/ Greenery would be permitted. The landscaping can be developed up to a load of 20KN/sq.m. However small shrubs/grass only should be developed with shallow roots and the waterproofing on top of roof slab should not be damaged by while excavating, the plantations etc.	CMRL reserves the rights to reject or accept any proposal, cancel the proposal or reject all proposals. In this regards, The Licensee unequivocally agrees not to seek any claim, compensation, damage or any other consideration what so ever on this account of non-approval of the development proposal, by CMRL.
6	7	1.1.11	The sites 1, 2&3 can be used for landscaping and parking. Site no4 can be used for Landscaping only.	The Bidder/tenderer/ Licensee shall place a Sign boards/Signage and notice mentioning that “the Land Belongs to Chennai Metro Rail Limited [CMRL]”, at all times during the tenure of the license.
7	9	2.1	CMRL invites sealed Bids from suitable participants	CMRL invites sealed Bids from suitable participants who

			<p>who may be a sole proprietorship firm or a partnership firm or a body corporate incorporated and registered in India under the Companies Act, 1956 /2013, duly registered under the law applicable to such company, either individually or in Joint Venture/Consortium under an existing agreement (the “Bidders”, which expression shall, unless repugnant to the context, include the members of the Consortium) for selection of Licensee to grant rights under the License Agreement for the property development of the Licensed Site.</p> <p>The Project Site is proposed to be given on License basis through this bidding process on “as is where is basis” for 15 (Fifteen) years from commencement date. The site is demarcated in the plans placed as Annexure – 6 of this document, as per details below:</p> <table border="1"> <thead> <tr> <th>Plot Locations</th> <th>Area (sq.m)</th> </tr> </thead> <tbody> <tr> <td>Located in Thirumangalam, near Koyambedu grade Separator (site1,2,3,4&5 Refer Clause 1.1.10)</td> <td>4188.8 sq.m</td> </tr> </tbody> </table>	Plot Locations	Area (sq.m)	Located in Thirumangalam, near Koyambedu grade Separator (site1,2,3,4&5 Refer Clause 1.1.10)	4188.8 sq.m	<p>may be a sole proprietorship firm or a partnership firm or a body corporate incorporated and registered in India under the Companies Act, 1956 /2013, duly registered under the law applicable to such company, either individually or in Joint Venture/Consortium under an existing agreement (the “Bidders”, which expression shall, unless repugnant to the context, include the members of the Consortium) for selection of Licensee to grant rights under the License Agreement for the property development of the Licensed Site.</p> <p>The Project Site is proposed to be given on License basis through this bidding process on “as is where is basis” for 15 (Fifteen) years from commencement date. The site is demarcated in the plans placed as Annexure – 6 of this document, as per details below:</p> <table border="1"> <thead> <tr> <th>Plot Locations</th> <th>Area (sq.m)</th> </tr> </thead> <tbody> <tr> <td>Located in Thirumangalam, near Koyambedu grade Separator (site1,2,3,4&5 Refer Clause 1.1.10)</td> <td>2605 sq.m (approx)</td> </tr> </tbody> </table>	Plot Locations	Area (sq.m)	Located in Thirumangalam, near Koyambedu grade Separator (site1,2,3,4&5 Refer Clause 1.1.10)	2605 sq.m (approx)
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8	13	3.3	<p>Technical Capability The Bidder (as a Licensee/ contractor / owner) should have successfully completed in last 10 years preceding the bid opening date, commercial / property development project/s equivalent to either: (i) One similar project having built up area not less than 80% of 4188.6 sq.m Built Up Area, or (ii) Two similar projects each having built up area not less than 50% of the 4188.6 sq.m Built Up Area,</p>	<p>Technical Capability The Bidder (as a Licensee/ contractor / owner) should have successfully completed in last 10 years preceding the bid opening date, commercial / property development project/s equivalent to either: (i) One similar project having built up area not less than 80% of 2605 sq.m Built Up Area, or (ii) Two similar projects each having built up area not</p>								

			or (iii) Three similar projects each having built up area not less than 40% of 4188.6 sq.m Built Up Area.	less than 50% of the 2605 sq.m Built Up Area, or (iii) Three similar projects each having built up area not less than 40% of 2605 sq.m Built Up Area.																		
9	RFP 21, DLA 17	RFP 4.7, DLA 3.2.1	<p>4.7. SECURITY DEPOSIT</p> <p>4.7.1 The Licensee shall submit an interest free Security Deposit to the CMRL for a sum equivalent to INR 19,02,79,543/-(Rupees Nineteen Crore Two Lakh Seventy nine thousand Five hundred and forty three only) as given below for the said Licensed Space(s) with a validity of three years. Further, security deposit shall also be submitted for advance license fee of any additional areas. This Security Deposit shall be submitted within 30 days of issue of the LOA. The Security Deposit shall be in the form of Bank Guarantee in favor of “Chennai Metro Rail limited”, drawn on any Public-Sector Bank and payable at Chennai. The Bank Guarantee for Security Deposit shall be renewed after every three years for a sum equivalent to one year’s recurring fee (License fee + maintenance if any + utility area if any) of applicable License Fee for that year (i.e. License fee + maintenance fee if any) with a validity of three years.</p>	<p>4.7. SECURITY DEPOSIT</p> <p>4.7.1 The Licensee shall submit an interest free Security Deposit to the CMRL for a sum equivalent to</p> <table border="1"> <thead> <tr> <th>S. No</th> <th>Sites</th> <th>Security Deposit [INR]</th> </tr> </thead> <tbody> <tr> <td>i</td> <td>1</td> <td>INR 1,01,21,750/- (Rupees One Crore one lakh twenty one thousand Seven hundred and fifty only)</td> </tr> <tr> <td>ii</td> <td>2</td> <td>INR 2,69,91,250/- (Rupees Two Crore sixty nine Lakh ninety one thousand two hundred and fifty only)</td> </tr> <tr> <td>iii</td> <td>3</td> <td>INR 2,91,71,350/- (Rupees Two Crore ninety one lakh Seventy one thousand three hundred and fifty only)</td> </tr> <tr> <td>iv</td> <td>4</td> <td>INR 4,74,42,350/- (Rupees Four Crore seventy four lakh forty two thousand three hundred and fifty only)</td> </tr> <tr> <td>v</td> <td>5</td> <td>INR 2,14,89,200/- (Rupees Two Crore fourteen lakh eighty nine thousand two hundred only)</td> </tr> </tbody> </table> <p>for the said Licensed Space(s) with a validity of three years. Further, security deposit shall also be submitted for advance license fee of any additional areas. This Security Deposit shall be submitted within 30 days of issue of the LOA. The Security Deposit shall be in the form of Bank Guarantee in favor of “Chennai Metro Rail limited”, drawn on any Public-Sector Bank and payable at</p>	S. No	Sites	Security Deposit [INR]	i	1	INR 1,01,21,750/- (Rupees One Crore one lakh twenty one thousand Seven hundred and fifty only)	ii	2	INR 2,69,91,250/- (Rupees Two Crore sixty nine Lakh ninety one thousand two hundred and fifty only)	iii	3	INR 2,91,71,350/- (Rupees Two Crore ninety one lakh Seventy one thousand three hundred and fifty only)	iv	4	INR 4,74,42,350/- (Rupees Four Crore seventy four lakh forty two thousand three hundred and fifty only)	v	5	INR 2,14,89,200/- (Rupees Two Crore fourteen lakh eighty nine thousand two hundred only)
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				Chennai. The Bank Guarantee for Security Deposit shall be renewed after every three years for a sum equivalent to one year's recurring fee (License fee + maintenance if any + utility area if any) of applicable License Fee for that year (i.e. License fee + maintenance fee if any) with a validity of three years.
10	22	4.11	<p>4.11. SUBMISSION OF BIDS The Completed Tender shall be signed and submitted by the Firm / Corporation / Joint venture / Company/ Proprietorship to the Authority as indicated in the Tender Document. The tender shall be typed or written in indelible ink and all pages of the tender shall be signed as stated above. The Tenderers shall submit complete tender which shall be without alterations, interlineations or erases except those in accordance with the instructions issued by the Authority or as may be necessary to correct errors made by the Tenderer. All such cancellations, alterations or shall be submitted in two separate sealed envelopes, each envelope super scribed on the top as given below: “DEVELOPMENT OF PROPERTY ADMEASURING 4188.6 Sq.m (625 Sq.m (Site 1), 700.6 Sq.m (Site 2), 1730 Sq.m (Site 3), 1133 Sq.m (Site 4) (approx.) (LOCATED AT THIRUMANGALAM (RAMP))” Both these envelopes shall be put together in one common sealed envelope with the envelope super scribed as “DEVELOPMENT OF PROPERTY ADMEASURING 4188.6 Sq.m. LOCATED AT THIRUMANGALAM (Ramp)” and submitted on or before the due date and time, and in the place prescribed in the Tender document. Tender is liable for rejection if relevant details are not furnished and which do not meet the pre-qualification requirement</p>	<p>4.11. SUBMISSION OF BIDS The Completed Tender shall be signed and submitted by the Firm / Corporation / Joint venture / Company/ Proprietorship to the Authority as indicated in the Tender Document. The tender shall be typed or written in indelible ink and all pages of the tender shall be signed as stated above. The Tenderers shall submit complete tender which shall be without alterations, interlineations or erases except those in accordance with the instructions issued by the Authority or as may be necessary to correct errors made by the Tenderer. All such cancellations, alterations or shall be submitted in two separate sealed envelopes, each envelope super scribed on the top as given below: “DEVELOPMENT OF PROPERTY ADMEASURING APPROX 2605 Sq.m (Approx: Site 1-195 Sq.m, Site 2- 520 Sq.m , Site 3- 562 Sq.m , Site 4- 914 Sq.m , & Site 5- 414 Sq.m) (LOCATED AT THIRUMANGALAM (RAMP))” Both these envelopes shall be put together in one common sealed envelope with the envelope super scribed as “DEVELOPMENT OF PROPERTY ADMEASURING APPROX 2605 Sq.m. LOCATED AT THIRUMANGALAM (Ramp)” and submitted on or before the due date and time, and in the place prescribed in the Tender document. Tender is liable for rejection if relevant details are not furnished and which do not meet the pre-qualification requirement as specified in the tender notice. The tenderers may furnish along</p>

			as specified in the tender notice. The tenderers may furnish along with the tender any additional information which in their opinion will highlight his capability to perform.	with the tender any additional information which in their opinion will highlight his capability to perform. For Public Sector Undertakings/entities Tender security /EMD will be exempted.
11	24	4.11.2(ii)	Tenderer should not indicate his offer anywhere directly or indirectly in Envelope No 1 The two sealed envelopes as mentioned above shall again be put together in one common cover which will also be sealed. This sealed cover shall be addressed to the General Manager(P&BD), Admin Building, CMRL Depot, Poonamallee High Road, Koyambedu, Chennai – 600107.Tamil Nadu, “DEVELOPMENT OF PROPERTY ADMEASURING 4188.6 sq.m LOCATED AT THIRUMANGALAM (RAMP)” . The words “DO NOT OPEN BEFORE” (Due date and time of opening to be written). The full name and address of Tenderer and the name of the Authorized Agent delivering the Tender be indicated on the outer cover also.	Tenderer should not indicate his offer anywhere directly or indirectly in Envelope No 1 The two sealed envelopes as mentioned above shall again be put together in one common cover which will also be sealed. This sealed cover shall be addressed to the General Manager(P&BD), Admin Building, CMRL Depot, Poonamallee High Road, Koyambedu, Chennai – 600107.Tamil Nadu, “DEVELOPMENT OF PROPERTY ADMEASURING APPROX 2605 sq.m LOCATED AT THIRUMANGALAM (RAMP)” . The words “DO NOT OPEN BEFORE” (Due date and time of opening to be written). The full name and address of Tenderer and the name of the Authorized Agent delivering the Tender be indicated on the outer cover also.
12	27	4.19	4.19.6 Stage 2: Evaluation of Financial Proposals: All technically acceptable tenders will be eligible for opening of their financial proposals. CMRL shall notify all technically qualified Bidders to attend the opening of the financial proposal. The financial proposal will then be opened in front of attending Bidders. CMRL will evaluate and compare the Bids previously determined to be eligible and responsive. If there is a discrepancy between words and figures, the amount in words shall prevail and shall be binding on the Bidder. Bidders shall note that in case of difference between the calculations submitted by the Bidder and the calculations computed by CMRL (if any), the calculations computed by CMRL shall	4.19.6 Stage 2: Evaluation of Financial Proposals: All technically acceptable tenders will be eligible for opening of their financial proposals. CMRL shall notify all technically qualified Bidders to attend the opening of the financial proposal. The financial proposal will then be opened in front of attending Bidders. CMRL will evaluate and compare the Bids previously determined to be eligible and responsive. If there is a discrepancy between words and figures, the amount in words shall prevail and shall be binding on the Bidder. Bidders shall note that in case of difference between the calculations submitted by the Bidder and the calculations computed by CMRL (if any), the calculations computed by CMRL shall prevail. The Reserve price for the above mentioned sites are indicated in Annexure 4.

			<p>prevail. A reserve price of INR 2,69,56,269/- (Rupees Two Crore sixty nine lakh fifty six thousand two hundred and sixty nine rupees only) is fixed, above which the financial bid should be quoted.</p> <p>The Bidders with the highest Bid may also be requested to make a presentation at their own cost, for clarifications, additional information on Bidder's capability, concept plan and the business proposal to CMRL. CMRL may seek further clarifications and make suggestions in respect of the proposal which should not in any manner effect a change in the License Fee quoted by such Bidder or the manner of its payment and should not constitute any material deviation affecting the relative position of any Bidder and should not be inconsistent in any substantial way with the Bid Documents. The Bidder shall be obliged to incorporate these suggestions in his planning / proposals.</p>	<p>The bidder is required to quote above the indicated reserve price. The bidder may quote for any or all the sites as indicated in annexure – 4.</p> <p>The Bidders with the highest Bid may also be requested to make a presentation at their own cost, for clarifications, additional information on Bidder's capability, concept plan and the business proposal to CMRL. CMRL may seek further clarifications and make suggestions in respect of the proposal which should not in any manner effect a change in the License Fee quoted by such Bidder or the manner of its payment and should not constitute any material deviation affecting the relative position of any Bidder and should not be inconsistent in any substantial way with the Bid Documents. The Bidder shall be obliged to incorporate these suggestions in his planning / proposals.</p>
13	32	5.2	<p>The licensee will have to utilize the site for development. The site cannot be left in its current condition The sites can be used for the purpose of landscaping.</p>	<p>The licensee will have to utilize the site for CMRL approved development. The site cannot be left in its current condition The sites can be used for the purpose of Landscaping / Greenery / Parking vehicles/Kiosks etc., However if any other developments are planned by the bidder/Licensee, they would have to get prior written approval/permission from the competent authorities of CMRL Civil department. Any such development must mandatorily require Supervision from CMRL civil department. CMRL reserves the Sole right not to give approval to the development proposed.</p>
14	39	Annexure 1	<p>Sub: RFP for PROPERTY ADMEASURING 4188.6 sq.m LOCATED AT THIRUMANGALAM (RAMP) Dear Sir,</p> <p>1. Being duly authorized to represent and act for and</p>	<p>Sub: RFP for PROPERTY ADMEASURING APPROX 2605 Sq.m LOCATED AT THIRUMANGALAM (RAMP) Dear Sir,</p> <p>1. Being duly authorized to represent and act for and on</p>



		<p>on behalf of..... (hereinafter referred to as the “Bidder”), and having studied and fully understood all the information provided in the Bid Document, the undersigned hereby applies as a Bidder for Development of properties admeasuring in that at 4188.6 sq.m located at Thirumangalam (Ramp), (hereinafter referred to as “Subject Site/ Project”) on License basis, according to the terms & conditions provided by CMRL.</p> <p>2. The Tender Security Rs. 59,00,000 (Rupees fifty nine Lakhs only) in the form of Demand draft in favor of “Chennai Metro Rail Limited”.</p>	<p>behalf of..... (hereinafter referred to as the “Bidder”), and having studied and fully understood all the information provided in the Bid Document, the undersigned hereby applies as a Bidder for Development of properties admeasuring in that at 2605 sq.m located at Thirumangalam (Ramp), (hereinafter referred to as “Subject Site/ Project”) on License basis, according to the terms & conditions provided by CMRL.</p> <p>2. The Tender Security Rs. 41,35,000 (Rupees Forty one lakhs thirty five thousand only) in the form of Demand draft in favor of “Chennai Metro Rail Limited”.</p>										
15	Annexure 4	<p>Sub: “RFP for Development of property(site 1,2,3 and 4) admeasuring 4188.6 sq.m located at Thirumangalam (Ramp) “</p> <p>Sir, We hereby submit our Financial Offer for the Project. If the Project is awarded to us, we agree to make the following payments to CMRL as per the terms given in the Request for Proposal (RFP) Document.</p> <p>1. Annual License Fee Rs. _____ (Rupees words + GST extra) in the form of /Demand Draft.</p> <p>2. Based on the above quote, the License Fee works out to Rs _____ per square meter/per annum (in figures) Rupee ____ (in words) per annum.</p> <p>3. We also agree to pay at the pro-rata rate of additional area charges for the additional area, which may be requested by us and made available by CMRL subject to availability/feasibility only for utilities equipment and services.</p>	<p>Sub: “RFP for Development of property(site 1,2,3,4 and 5) admeasuring approx. 2605 sq.m located at Thirumangalam (Ramp) “</p> <p>Sir, We hereby submit our Financial Offer for the Project. If the Project is awarded to us, we agree to make the following payments to CMRL as per the terms given in the Request for Proposal (RFP) Document.</p> <p>1. The License Fee and Any fee along with in sites 1, 2, 3 4, & 5 shall be escalated at @ 5% per annum.</p> <table border="1"> <thead> <tr> <th>Sl. No</th> <th>Sites</th> <th>Area in Sq.Mtrs</th> <th>Reserve License Fees per Annum in INR</th> <th>Quoted License Fees per Annum in INR (both in words and</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sl. No	Sites	Area in Sq.Mtrs	Reserve License Fees per Annum in INR	Quoted License Fees per Annum in INR (both in words and					
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		<p>4. The License Fee and Any fee along with in items 1, 2 & 3 above shall be escalated at @ 5% per annum.</p> <p>Over and above the License Fee, we also agree to pay all charges for the energy, water and other utility services, to which may be provided subject to feasibility. However, unequivocally agrees not to seek any claim, compensation, damages or any other consideration whatsoever on this account. Of non-provision of such services at the site by CMRL.</p> <p>The Successful Bidder is required to submit Interest Free Security Deposit/Advance licensee fee within 30 (Thirty) days from the date of issuance of Letter of Acceptance. In case the bidder fails to submit Interest Free Security Deposit within 30 days from date of issuance of LOA, penal surcharge payable to CMRL only in the form of Demand Draft of Scheduled Bank for late payment of Interest Free Security Deposit shall be applicable As follows:</p> <table border="1" data-bbox="573 1052 1203 1226"> <thead> <tr> <th>Days for date of Issue of LOA</th> <th>Rate of penal surcharge per annum</th> </tr> </thead> <tbody> <tr> <td>Up to 30 days</td> <td>NIL</td> </tr> <tr> <td>31st to 45th day</td> <td>@3% flat on LOA amount</td> </tr> </tbody> </table> <p>5. The arithmetical errors will be rectified on the following basis. If there is a discrepancy between words and figures, the amount in words will prevail. If I/we do not accept the correction of errors, this Bid will be rejected.</p>	Days for date of Issue of LOA	Rate of penal surcharge per annum	Up to 30 days	NIL	31st to 45th day	@3% flat on LOA amount	<table border="1" data-bbox="1255 191 1915 750"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th>Rupees)</th> </tr> </thead> <tbody> <tr> <td>i</td> <td>1</td> <td>195</td> <td>14,33,950</td> <td></td> </tr> <tr> <td>ii</td> <td>2</td> <td>520</td> <td>38,23,800</td> <td></td> </tr> <tr> <td>iii</td> <td>3</td> <td>562</td> <td>41,32,600</td> <td></td> </tr> <tr> <td>iv</td> <td>4</td> <td>914</td> <td>67,21,000</td> <td></td> </tr> <tr> <td>v</td> <td>5</td> <td>414</td> <td>30,44,300</td> <td></td> </tr> </tbody> </table> <p>Over and above the License Fee, we also agree to pay all charges for the energy, water and other utility services, to which may be provided subject to technical feasibility and availability. However, The licensee unequivocally agrees not to seek any claim, compensation, damages or any other consideration whatsoever on this account of non-provision of such services at site by CMRL.</p> <p>The Successful Bidder is required to submit Interest Free Security Deposit/Advance licensee fee within 30 (Thirty) days from the date of issuance of Letter of Acceptance. In case the bidder fails to submit Interest Free Security Deposit within 30 days from date of issuance of LOA, penal surcharge payable to CMRL only in the form of Demand Draft of Scheduled Bank for late payment of Interest Free Security Deposit shall be applicable. As follows</p>					Rupees)	i	1	195	14,33,950		ii	2	520	38,23,800		iii	3	562	41,32,600		iv	4	914	67,21,000		v	5	414	30,44,300	
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			<p>6. GST as applicable and other applicable taxes property tax will be paid by CMRL from time to time will also be paid by us/me in addition to the aforesaid charges.</p> <p>This offer is being made by us/me after taking into consideration all the terms and conditions stated in the RFP document, and after careful assessment of the sites, all risks and contingencies and all other conditions that may affect the financial proposal. We agree to keep our offer valid for 180 days from the due date of submission of this Proposal.</p>	<table border="1"> <thead> <tr> <th>Days for date of Issue of LOA</th> <th>Rate of penal surcharge per annum</th> </tr> </thead> <tbody> <tr> <td>Up to 30 days</td> <td>NIL</td> </tr> <tr> <td>31st to 45th day</td> <td>@3% flat on LOA amount</td> </tr> </tbody> </table> <p>2. I/we also agree to pay at the Pro-rata rate i.e., rate per sq.m/annum for additional/actual area after a joint measurement referred in RFP clause 5.1.2, which may be requested by us and made available by CMRL.</p> <p>3. The arithmetical errors will be rectified on the following basis. If there is a discrepancy between words and figures, the amount in words will prevail. If I/we do not accept the correction of errors, this Bid will be rejected outright.</p> <p>4. I/We unequivocally agree that the subject site/sites and the Structures above land will always belongs to CMRL “throughout and after the expiration of the license period”.</p> <p>5. I/We understand and agree property tax as may be applicable will be paid by CMRL.</p> <p>This offer is being made by us/me after taking into consideration all the terms and conditions stated in the RFP document, and after careful assessment of the sites, all risks and contingencies and all other conditions that may affect the financial proposal.</p> <p>I/We agree to keep our offer valid for 180 days from the due date of submission of this Proposal.</p>	Days for date of Issue of LOA	Rate of penal surcharge per annum	Up to 30 days	NIL	31st to 45th day	@3% flat on LOA amount
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16		Annuxure 5 (2)	I submit that, I have submitted information with	I submit that, I have submitted information with respect						

			<p>AGREEMENT/MEMORANDUM OF AGREEMENT HEREBY WITNESSES:</p> <p>1. That in the premises contained herein the Parties having decided to pool their technical know-how, working experiences and financial resources, have formed themselves into a Consortium to participate in the Bid process for “PROPERTY ADMEASURING 4188.6 sq.m LOCATED AT THIRUMANGALAM (RAMP)” in terms of the Bid invited by Chennai Metro Rail Ltd., (CMRL).</p>	<p>1. That in the premises contained herein the Parties having decided to pool their technical know-how, working experiences and financial resources, have formed themselves into a Consortium to participate in the Bid process for “PROPERTY ADMEASURING APPROX 2605 sq.m LOCATED AT THIRUMANGALAM (RAMP)” in terms of the Bid invited by Chennai Metro Rail Ltd., (CMRL).</p>

S.no.	Page No.	Clause No.	Item as per Tender	Revised as
18	DLA 4	DLA b,c	<p>b) Pursuant to the above, the land parcel admeasuring 4188.6 Sq.m as more specifically described in Schedule A hereto (hereinafter called the “Project Site”), the same has been allotted to CMRL/LICENSOR for its utilization for Property development. The plot area available for property development is 4188.6 Sq.m</p> <p>c) In pursuance of the above, CMRL / LICENSOR has decided to grant License rights to the selected Bidder in respect of the land admeasuring 4188.6 sq.m more fully described in Schedule – A, for the purpose of Property development of the same in return for Quarterly License fee as specified in this Agreement and as provided in Schedule B. The Licensee to utilize the said land parcel for the purposes of property development making use of available ground coverage and FSI as permitted under Development Regulations/ the policy of CMDA.</p>	<p>b) Pursuant to the above, the land parcel admeasuring approx 2065 Sq.m as more specifically described in Schedule A hereto (hereinafter called the “Project Site”), the same has been allotted to CMRL/LICENSOR for its utilization for Property development. The plot area available for property development is 2605 Sq.m approx..</p> <p>c) In pursuance of the above, CMRL / LICENSOR has decided to grant License rights to the selected Bidder in respect of the land admeasuring approx 2605 sq.m more fully described in Schedule – A, for the purpose of Property development of the same in return for Quarterly License fee as specified in this Agreement and as provided in Schedule B. The Licensee to utilize the said land parcel for the purposes of property development making use of available ground coverage and FSI as permitted under Development Regulations/the policy of CMDA.</p>

19	DLA 23	4.5.15.	The Licensee shall complete the construction of facility on the subject site within a period of 6 months from the time of commencement of License.	The Licensee shall complete the construction of facility on the subject site within a period of 8 months from the time of commencement of License.															
20	DLA: 40	RFP: 1.1.9, Annuxure 6, DLA: Schedule A																	
21			<p>Revised Schedule of Bidding Process</p> <table border="1"> <tr> <td>1</td> <td>CMRL Response to Pre-bid Queries</td> <td>19.04.2018</td> </tr> <tr> <td>2</td> <td>Sale of Tender Documents to Bidders</td> <td>Open till 24.04.2018 (on all working days between 10.00 - 17.00 hrs).</td> </tr> <tr> <td>3</td> <td>Date & Time of Submission of Sealed Bids</td> <td>Latest by 15.00 hrs on 25.04.2018.</td> </tr> <tr> <td>4</td> <td>Date & Time of Opening of Technical Bids</td> <td>15.15 hrs on 25.04.2018.</td> </tr> <tr> <td>5</td> <td>Validity of Bids</td> <td>180 days from bid submission date.</td> </tr> </table>		1	CMRL Response to Pre-bid Queries	19.04.2018	2	Sale of Tender Documents to Bidders	Open till 24.04.2018 (on all working days between 10.00 - 17.00 hrs).	3	Date & Time of Submission of Sealed Bids	Latest by 15.00 hrs on 25.04.2018.	4	Date & Time of Opening of Technical Bids	15.15 hrs on 25.04.2018.	5	Validity of Bids	180 days from bid submission date.
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Note:*

This Addendum forms the part of the tender document (technical bid) and is required to be signed and sealed by the bidder while submitting bids to CMRL.

Bidders are to note that the Old Tender Documents will not valid and will not be considered for evaluation

GENERAL MANAGER [P&BD]

Date: 11.04.2018

Place: Chennai

