



**CHENNAI METRO RAIL LIMITED**

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

**PRE-BID QUERIES RECEIVED AND CMRL'S REPLY**

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].

<b>S. No</b>	<b>Name of the organization / Contact Person</b>	<b>Tender Clause &amp; Page No</b>	<b>Queries / Suggestions raised</b>	<b>CMRL Reply</b>
<b>1</b>	<b>Ozone Group</b>		We request you to extend the time for submission of bid queries by a week	<b>Refer Addendum – 1 of Thirumangalam Ramp (21).</b>
<b>2</b>			We request you to extend the time for submission of tender documents by two weeks from the date of reply of the pre bid queries by CMRL.	<b>Refer Addendum - 1 of Thirumangalam Ramp (21).</b>
<b>3</b>			Is it permissible to bid for individual land parcels that make up the bid property? For Ex: only for land parcel 2 & 4 or 1 & 2.	<b>Refer Addendum - 1 of Thirumangalam Ramp (12).</b>

4		License right being an inferior right over the property, will it be possible or CMRL to modify the arrangement into leasing model, this manner the interested parties will be able to better leverage their resources?	No Change. As per tender Terms & Conditions of the tender document.
5		What is Annual License Fee and what is the percentage on reserve price for reckoning the Annual License value?	Refer <b>Addendum - 1 of Thirumangalam Ramp (15)</b> .
6		Being a Government project, will there be any waiver of stamp duty and registration charges on the registration of the License agreement?	No Change. As per tender Terms & Conditions of the tender document.
7	<b>RFP: Clause No 4.7.1</b>	One of the stipulations in the financial bid, is the submission of a bank Guarantee for Rs. 11.34 crores from a public sector bank, Can we obtain and submit a Bank Guarantee from a private Bank?	No Change. As per tender Terms & Conditions & Kindly refer Revised RFP & DLA for further clarification.
8		Connected with the above point, we also request for reduction of the security deposit amount as we feel it exorbitantly on the higher side. Some reduction in amount will help us a great deal.	No Change. As per tender Terms & Conditions of the tender document.
9	<b>DLA: ARTICLE 8: LICENSE TERM AND LICENSE TERMINA</b>	What is the notice that is envisaged for termination of license by CMRL as the notice period is not stated?	Refer <b>Clause No. 8.1</b> .

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<b>10</b>		Will there be any time limit for approving the draft building plans submitted by the bidder, as we have to complete construction within 6 months of commencement of License? We feel a period of 6 months plus 3 months towards grace period would be a reasonable time period for obtaining approvals and completion of construction.	<b>Refer Addendum - 1 of Thirumangalam Ramp (19).</b>
<b>11</b>		We request for waiver of the advance License fees of 6 months rentals. Also we would request for some rent free period at least till such time we complete the construction and commence our business from the License premises.	No Change. As per tender Terms & Conditions & Kindly refer Revised RFP & DLA for further clarification.
<b>12</b>	RFP: Annexure 4	The annual License fee is stated as "Rupees Fifty crores plus service tax". Please confirm if this is the correct amount and further in same document, a fixed amount is quoted towards monthly license fee rate per sq.meter for 15 years. How can it be stated in this manner, when there is annual escalation of 5% every year on the License fees. Please check and confirm.	<b>Refer DEVELOPMENT OF PROPERTY ADMEASURING 4188.6 Sq.m LOCATED AT THIRUMANGALAM RAMP [REVISED] Document. Annexure 4</b>

13			<p><b>We request you to provide us the photocopy of the following property documents:-</b></p> <p><b>a.)</b> Parent title documents for the property including the Land acquisition process for acquiring the lands.  <b>b.)</b> Patta or Extract of the Town Survey Land Register showing CMRL as the owner of the property.  <b>c.)</b> Land use certificate for the property  <b>d.)</b> Encumbrance certificate for 30 years in respect property.</p>	<p>Refer <b>DEVELOPMENT OF PROPERTY ADMEASURING 4188.6 Sq.m LOCATED AT THIRUMANGALAM RAMP</b>  <b>[REVISED] Document. Page 63-76</b></p>
14		RFP: Annexure 9	Please provide us a copy of the format of the Bank guarantee for performance security as specified in annexure 9.	Bank Guarantee format available in CMRL office (Finance wing). The same can be collected.
15		RFP: Annexure 6	Please provide us the Site plan as specified in Annexure 6.	Refer <b>Addendum - 1 of Thirumangalam Ramp.</b>

**GENERAL MANAGER [P&BD]**

Date: 19.04.2018  
Place: Chennai