

**Tender No. E.33/2024 - Conducting Market Study and providing Transaction Advisory Services for the Proposed Monetisation of  
New Sewree Warehouse, Sewree (East), Mumbai  
Pre-bid queries**

Sl. No	Chapter/Clause Number	Brief description of the provision	Clarification sought	Reply
1	Clause no. 5.3	a) Fixed Fee – Rs. 10,00,000/- (Ten lakh) payable to the selected bidder after the completion of the assignment listed at 5.2 of Section -5 – Scope of Services from serial number (a) to (j)	5.3. (a) Fixed Fee – Rs. 10,00,000/- (Ten lakh) payable to the selected bidder after the completion of each activity listed at 5.2 of Section -5 – Scope of Services from serial number (a) to (j), which can be distributed equally. Kindly amend the clause because Milestone payments reduce our working capital Cost like travelling, marketing to reach out potential bidders.	The part payment based on the milestones as below shall be made: On completion of works under sr.no 5.2 – Scope of Services – 1. (a) to (d) – 30% of Rs. 10,00,000/- 2. (e) to (h) – 30% of Rs. 10,00,000/- 3. (i) to (j) – 40% of Rs. 10,00,000/-
2	Sect-1, Clause no.3	Time Schedule for RFP Point No. (4) Bid Submission end Date – 01/04/2024”	Proposed timeline schedule for RFP Point No. (4) Bid Submission end Date – 08/04/2024” Kindly extend the submission date for smooth and effective submission of Bid.	The last date of submission of bid extended upto 18.4.2024
3			Kindly confirm :- Considering the ongoing Code of Conduct due to upcoming elections, will it have an impact on the date of issuance of LoA to the successful bidder and commencement of work? OR Will the LoA be issued after the Model Code of Conduct is lifted ?	The award of this contract does not fall under the Model Code of Conduct.
4	Page 5 ; 3. TIME SCHEDULE FOR RFP:	(b) Bid Submission end date : 01/04/2024 15:00 Hrs	We request the authority to extend the date of bid submission by 1 week after receiving answers to pre-bid queries	The last date of submission of bid extended upto 18.4.2024

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5	Page 18; 5.2 Scope of services (f)Marketing the project	Marketing of project and expense if any	<p>We understand that following activities mentioned below constitute under marketing :</p> <ul style="list-style-type: none"> <li>• Preparation of Information Memorandum</li> <li>• Marketing Flyers</li> <li>• Presentations</li> <li>• Investor outreach</li> </ul> <p>The cost incurred for the marketing of the project will be paid by the Client (Authority)</p>	<p>Bidders understanding is correct. However, the cost is to be borne by the consultants and is deemed to be included under fixed fee. The payment will be made by the port as per the payment schedule described above.</p>															
6	Page 20; 6.1 General	The contract period will be for a period of 6 months and may be extended further up at the discretion of the Mumbai Port Authority.	<p>We request to distribute appropriate timelines for each of the activity mentioned in scope of services.</p> <p><b>Proposed timelines :</b></p> <table border="1" data-bbox="945 938 1496 1345"> <thead> <tr> <th>Sl.no</th> <th>Deliverable</th> <th>Timelines</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Market study to determine the Permitted usage of the said Premises.</td> <td>3 Weeks</td> </tr> <tr> <td>2</td> <td>Discussions with the Prospective investors to firm up the RFP document.</td> <td>3 Weeks</td> </tr> </tbody> </table>	Sl.no	Deliverable	Timelines	1	Market study to determine the Permitted usage of the said Premises.	3 Weeks	2	Discussions with the Prospective investors to firm up the RFP document.	3 Weeks	<p>The timelines for various activities shall be as under:</p> <table border="1" data-bbox="1552 866 2107 1337"> <thead> <tr> <th>Sl.no</th> <th>Deliverable</th> <th>Timelines (cumulative) from the date of issue of LOA( from 1 to 6 below)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Market study to determine the Permitted usage of the said Premises.</td> <td>2 Weeks</td> </tr> </tbody> </table>	Sl.no	Deliverable	Timelines (cumulative) from the date of issue of LOA( from 1 to 6 below)	1	Market study to determine the Permitted usage of the said Premises.	2 Weeks
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			3	Recommendations for fixation of Reserve Price, and other parameters..	1 Week	2	Discussions with the Prospective investors to firm up the RFP document.	4 Weeks
			4	Presenting before Expert Advisory Committee and implementation of advice received thereon.	2 Weeks	3	Recommendations for fixation of Reserve Price, and other parameters..	5 Week
			5	Updating the standard RFP document.	2 Weeks	4	Presenting before Expert Advisory Committee and implementation of advice received thereon.	6 Weeks
			6	Marketing the Project.	6 Weeks	5	Updating the standard RFP document and invitation of bid	6 Weeks
			7	Prebid meeting.	2 Weeks	6	Marketing the Project.	7 Weeks
			8	Advice on the suggestions/requests by the Bidders during the Prebid meeting		5	Updating the standard RFP document and invitation of bid	6 Weeks
			9	Evaluation of Bids and Recommendations.	1 Week			
			10	Finalization of Lease Deed	3 Weeks			

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			11	Execution of Lease Deed with the Successful Bidder.	3 Weeks	7	Prebid meeting.	1 Week( from the date of Prebid meeting)
						8	Advice on the suggestions/requests by the Bidders during the Prebid meeting	
						9	Evaluation of Bids and Recommendations.	
						10	Finalization of Lease Deed	
						11	Execution of Lease Deed with the Successful Bidder.	

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						amount from the Lessee.						
7	Page 20; Mode and Release of Payment	Success Fee, which is the sum, quoted by the selected bidder in absolute terms shall be payable to the Consultant only after signing of the agreement Lessee and Authority.	We request authority to make the payment towards success fee and incentive in two tranches:  1) Upon Award of LOA – 75%  2) Upon Signing of agreement – 25%	Tender conditions Prevail.								
8	Page 20; Mode and Release of Payment	Fixed Price – Rs 10,00,000/- (Ten Lakhs) payable to the selected bidder after completion of the assignments listed at 5.2 of Section-5 – Scope of Services from serial number (a) to (j).	Since there will considerable amount of efforts towards completion of activities mentioned under scope of services, we request the authority to increase the fixed price to INR 15 lakhs. and to be payable as follows:  <table border="1" data-bbox="943 1177 1529 1316"> <thead> <tr> <th data-bbox="943 1177 1046 1316">Sl.no</th> <th data-bbox="1046 1177 1359 1316">Deliverable</th> <th data-bbox="1359 1177 1529 1316">% payable of fixed price</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Sl.no	Deliverable	% payable of fixed price				Tender conditions prevail. The Part payments is considered and listed in reply at Sr. no. 1 above.		
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			1	Market study to determine the Permitted usage of the said Premises.	20%	
			2	Discussions with the Prospective investors to firm up the RFP document.		
			3	Recommendations for fixation of Reserve Price, and other parameters	30%	
			4	Presenting before Expert Advisory Committee and implementation of advice received thereon.		
			5	Updating the standard RFP document	20%	
			6	Marketing the Project	20%	

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			7	Prebid meeting	10%	
8	Advice on the suggestions/requests by the Bidders during the Prebid meeting					
9	Evaluation of Bids and Recommendations					
10	Finalization of Lease Deed					
11	Execution of Lease Deed with the Successful Bidder.					
9		Liability Clause	The maximum aggregate liability to the Client arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to consultant for this mandate.			Yes. Bidders understanding is correct.

Sd/-  
Chief Engineer