



इंडियन पोर्ट रेल कॉर्पोरेशन लिमिटेड  
भारत सरकार का उपक्रम  
Indian Port Rail Corporation Ltd.  
(A Government of India Enterprise)  
CIN No: U60300DL2015GOI282703



**MINUTES OF PRE-BID MEETING HELD IN CONFERENCE ROOM OF IPRCL ON 02/02/2017 AT 15.00 HRS  
IN CONNECTION WITH RFP OF EMPANELMENT OF PROPERTY CONSULTANT FOR SOURCING  
RESIDENTIAL PROPERTIES IN MUMBAI ON LONG TERM LEASE BASIS.**

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The meeting was chaired by Shri Anoop Kumar Agrawal, Managing Director, IPRCL. The following representatives participated in the meeting:-


Sr. No.	Name	Designation	Organization
	<b>IPRCL</b>		
1.	Shri Anoop Kumar Agrawal	Managing Director	IPRCL
2.	Shri N.V.Shetty	Advisor/Accounts	IPRCL
3.	Shri Amaresh Pradhan	Company Secretary	IPRCL
4.	Ms. Bhagyashree	EA-MD	IPRCL
	<b>Prospective Bidders</b>		
5.	Shri Fali Poncha	Director	M/s.Knight Frank
6.	Shri Denzel Fernandes	Sr.Executive	M/s. CBRE
7.	Shri Gaurav Jain	Manager	M/s. CBRE
8.	Ms. Jesal Ghia	Asst. Manager	M/s. CBRE

Managing Director/IPRCL welcomed the prospective Bidders and stated that IPRCL is a newly formed PSU. IPRCL is in the process of capacity building and recruiting senior officers, who would mostly be on deputation/absorption basis from Govt. departments/PSUs like Railways/Ports. Therefore, to attract good talent IPRCL has to provide them good accommodation in good areas with easy access to market, schools and office. Senior officers would be joining IPRCL in next few months. Therefore, the need to appoint property consultant who would act as a single window for leasing of flats on long lease basis for 3 years further extendable as per need on mutually agreed terms and conditions.

No queries were submitted by the bidders and they thought the document was quite clear. A discussion was held with the prospective bidders. The following points were discussed:

- i) **About their role as Property Consultant:** It was clarified that their role would be to act as a "Facilitator" for identifying, showcasing and facilitating renting of flats on long lease basis for 3 years further extendable as per need on mutually agreed terms and conditions.
- ii) **When the requirement would come up:** The Bids would be opened in March 2017 and the requirement was likely to come up from April 2017.
- iii) **Page 6 Item No.1 Carpet area was specified and not the number of bedrooms:** It was flexible hence not specified.
- iv) **Page 6 Item No.2(i):** If few areas in Powai or Ghatkopar are little further and above the specified 20 kms limit upto few kilometers more would be acceptable, exact kilometres would not be measured. 5 to 20 kms was a rough estimate.
- v) **Page 8 Item No.4:** To arrange meant to facilitate for stamping, registration, etc
- vi) **Page 9 Item No.5 (ii) Satisfactory Quality Certificate:** It would be a certificate signed by the User that all items are in working condition in the flat.

The Bidders were informed that the Minutes of Meeting of the Pre-bid discussion would be emailed to them and shall be uploaded on MbPT website.

  
6/2/2017  
(Anoop Kumar Agrawal)  
Managing Director/IPRCL

No. IPRCL/Mumbai/General/17/2/Lease of Accommodation

Dt. 06/02/2017.

Forwarded to:-

M/s. Knight Frank  
M/s. CBRE  
MbPT website

