

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

(MMRDA)

MINUTES OF THE PRE-BID MEETING HELD ON 25th May, 2023

As per the schedule given in Para – 20 of Tender Document invited for **the Operation and Maintenance of Urban Plaza having Food Court Restaurant with allied uses located at Cr2 Nariman Point, Mumbai** the Pre-Bid meeting was held in the Committee Room on the 4th floor of the new MMRDA Office Building on 25th May, 2023. The following representative of the MMRDA have attended the meeting:-

- 1) Mr. Vikrant K Varak. Account Officer, Representative of F.A.
- 2) Mr. C. K. Abhang, Lands & Estate Manger , Representative of Land Cell.

The following prospective bidders have attended the Pre-Bid Meeting :-

- M/s. RUK Hospitality Pvt.Ltd., represented by Mr. Jagdish Shetty
- M/s. Shree Sukhsagar Hospitality Services, represented by Mr. Bhimraj Mohite
- M/s. Krushna Facility Management & Hospitality, represented by Mr. Vijay Mekala
- M/s/ Adyarananda Bhavan Sweets India Pvt. Ltd., represented by Mr. Ramaswamy.D.
- M/s. SSE Infrastructure Pvt. Ltd., represented by Mr. Ajay Gupta
- M/s. Impresa Hospitality Management Pvt. Ltd, represented by Mr. Savio Fernandes
- M/s. White Key Hospitality Pvt. Ltd., represented by Mr. Pranav Potole
- M/s. Deluxe Caterers Pvt. Ltd., represented by Mr. Srinath Ranharan

.2. During the pre-bid meeting the quarries raised by prospective bidder and also submitted in writing through e-mail and the clarification / reply to these quarries as given in table below:-

Sr. No	Ref. in the Tender Document	Point raised for clarification	Reply to be communicated
1.	2.	3.	4.
1	Notice	The contract period to be considered at least for 20 years considering heavy investment	No change in Tender document.
2.	Para (8) Offer From MMRDA	Request you to consider escalation of the lease rent up to 3% maximum on previous year lease rent	No change in Tender document.
3.	Para (9) Preparatory Period	Please consider the Preparatory period to be 6 months.	No change in Tender document.

4.	Para (9) Preparatory Period	Preparatory period would be started on handing over of the empty premises to the successful bidder	No change in Tender Document.
5.	Para (9) Preparatory Period	Please consider the contract period to be 10 years after the preparatory period & extended preparatory period	No change in Tender Document.
6.	Para (8) Offer from MMRDA	Please consider the contract period to be extendable for further one term of 10 years due to huge investment	No change in Tender Document.
7.	Para (8) Offer from MMRDA	The contractor should have the option of "Right of refusal" in case of floating of new tender.	No change in Tender Document.
8.	Para (8) Offer from MMRDA	MMRDA may consider reasonable lease rent as the minimum lease rent set by MMRDA i.e. Rs. 22,05,000/- per month is at higher side.	No change in Tender Document.
9.	Para (8) Offer from MMRDA	The payment of lease rent should be on monthly basis instead of half yearly	No change in Tender Document.
10.	Draft Lease Deed	Please clarify, why the insurance is required in the joint names of the Lessee and the Authority?	No change in Tender Document.
11.	Notice	Request you for extension of due date of the bid for 7-10 days as we need time to understand the details of the project.	The last date of submission of bid extended till 09/10/2023 as per Corrigendum No. 7
12.	Para (8) Offer from MMRDA	Please advise regarding Liquor serving, veg & non-veg food. Please provide NOC to obtain Liquor License for ground floor & 1st floor.	In regards to serving Liquor, Veg & Non-Veg food it is submitted that, the MMRDA shall issue its NOC on the request of bidder for obtaining such license subject to condition that, the bidder shall obtain all the necessary license / permissions as may be required from the respective competitive authorities
13.	Para (8) Offer from MMRDA	Fire safety compliance Certificate to be obtained by Authority / MMRDA for obtaining all the required licenses	The bidder has to obtain all required license / permissions as may be required as per applicable Rules / Regulations / Acts. Accordingly it is a bidder

			responsibility to obtain Fire NOC is on bidder, however MMRDA may facilitate for getting such NOC / approvals.
14.	Draft Lease Deed	Please clarify regarding the cleaning, maintenance and repair of External façade, if any.	As stated in Clause of “ <i>To Repair</i> ” under Article 2(h) of Draft Lease Deed (Page No. 27)
15.	Draft Lease Deed	Successful bidder shall only be allowed to put Hoardings at allotted areas on First Floor and Ground Floor	As stated in Clause of “ <i>Not to affix or display signboard, advertisement etc.</i> ” under the Article No. 2(b) of Draft Lease Deed (Pg. 27)
16.	Draft Lease Deed	Is the amalgamation is allowed? Please clarify for permissible amalgamation and who will provide NOC for the same (MCGM or MMRDA)?	As stated in Clause of “ <i>Alterations</i> ” under Article 2(g) of Draft Lease Deed (Page No. 27)
17.	Para (8) Offer from MMRDA	We have to deduct the TDS amount and pay to Government which is receivable by MMRDA. Hence, TDS should not be considered as Deduction and should be considered as amount paid to MMRDA.	TDS on Rent & Interest is allowed to be deduct from rent however the bidder has to submit the TDS deduction certificate for the said TDS amount deducted.
18.	Para (6) Details of the Food Court	MMRDA may consider to provide the parking facility on non-chargeable basis for contractor's use	As per existing layout plan there is no parking facility offered to Food Court Operator. However, there are 250 Car parking’s available in the same building which is owned by MMRDA and handed over to Parking Contractor on license basis. The Food Court operator may tie-up with said parking contractor for their parking requirement on their own cost and risk.
19.	Para (15) Payment of Other Charges	MMRDA may consider to provide the connections required for Water, Electricity and Gas pipelines. Contractor shall pay the charges for the usage of the facilities. The request is being made on the understanding that "the connections will	No change in Tender Document.

		be the permanent assets of the MMRDA at the premises".	
20.	Para (15) Payment of Other Charges	Consider to share the Stamp duty charges	No change in Tender Document.
21.	Para (15) Payment of Other Charges	Advise the CAM charges payable, if any Advise for the housekeeping of the building and common area maintenance	No change in Tender Document.
22.	Darft Lease Deed	Whether the premises can be used for Banquet facilities	No change in Tender Document.
23.	Para (8) Offer from MMRDA	Permission to operate the property 24/7, 365 days	On request of the Lessee the Authority may grant NOC for operating 24 x 7 on the necessary permission to be obtained from all concern departments and authorities as per existing laws and regulations.
24.	Para (8) Offer from MMRDA	MMRDA may consider the option of forward auction for this tender.	No Change in Tender Document
25.	Para (11) Eligibility and Competency of the Tenderer	The point where only companies with restaurant background are mentioned should also include companies with background of hotels and resorts.	As stated in Para 11(2) of tender document.

3. This Minutes of Pre-Tender Meeting shall form part of the Bid Document & therefore the respective provisions of the Bid Document stands modified / corrected to the extend stated in the Column No. 4 of the above table.

4. These minutes are issued with the approval of the Metropolitan Commissioner.

Sd/-
Dy. Metropolitan Commissioner,
MMRDA