

**QUERIES FOR RFP FOR SELECTION OF PROJECT CONSULTANT FOR INTEGRATED DEVELOPMENT OF LAND AT SHANTI NAGAR.**

**PRE-BID MEETING ON DATE 15.01.2021 HEAD OFFICE NAVA RAIPUR ATAL NAGAR**

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
1	3	4	5	6
1	Eligibility Criteria (Page 4)	<p>(i) Only firms that are registered or incorporated (as Consultancy services for not less than 10 years from the date of issue of this NIT) in India are eligible to compete. The bidder should be registered in India will be eligible to bid in this tender only if the bidder is registered with the Competent Authority. Copy of valid Certificate of registration/ Incorporation Certificate in the name of the applicant firm/company must be submitted.</p> <p>1. An entity incorporated, established or registered in India and not from boundary countries.</p> <p>2. A subsidiary of an entity incorporated, established or registered in India. Firms not from boundary countries.</p>	<p>The Project Scope has Four important aspects :</p> <ul style="list-style-type: none"> <li>- Best use option development based on benchmarking, market and demand assessment</li> <li>- Conceptualization and Master Planning</li> <li>- Transaction Assistance for selection of PPP Partner</li> <li>- Project Implementation Monitoring</li> </ul> <p>The Scope requires expertise in Financial, Planning and Legal Domain and hence consortium of up to three members should also be considered to provide the required skills and advise for the subject project.</p>	<p>Joint Venture or consortium are not allowed. The consultant is required to draft the bidding documents and the Authority shall undertake the legal vetting of the bidding documents prepared by the Consultant at its own cost.</p> <p>For Conceptual Planning part, the Consultant shall be allowed to take help of consultants not mentioned in the list, however, primary responsibility of timely submission of the concept plans shall be with the selected Consultant.</p>

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		<b><u>Consortium or Joint Venture of the above entities are not allowed to participate intender.</u></b>		
2	Financial Capacity (Page 4)	<p><b><u>Financial Capacity:</u></b></p> <p>(ii) The tenderer must have a minimum average annual turnover of Rs 2.00 Crores in last 3 financial years (FY. 2017-18, 2018-19 &amp; 2019-20) from consultancy business and &amp; positive net worth as on 31st March 2020. Certificate from chartered accountant clearly specifying the turnover from consultancy business must be attached.</p> <p>(iii) The tenderer must ensure that he/they submit a copy of Income Tax Return along with Income Computation Sheet for any 3 consecutive financial years out of (FY.2016-17, 2017-18, 2018-19 &amp;2019-20).</p>	<p>Looking at the nature, complexity and scale of this important project we believe that the financial capacity criteria needs to be increased to minimum 50 Crore Year on Year for the past three years. To ensure firms with required experience to participate Also, the scoring criteria may be adjusted to provide incremental scoring basis the turnover, For ex :</p> <p>a-b Cr. = x marks  b-c Cr. = x+ marks  c or more = x++x marks, etc.</p>	<p>The tenderer must have a minimum average annual turnover of Rs 10.00 Crores in last 3 financial years (FY. 2017-18, 2018-19 &amp; 2019-20) from consultancy business and &amp; positive net worth as on 31st March 2020. Certificate from chartered accountant clearly specifying the turnover from consultancy business must be attached.</p> <p>Please refer Annexure 2 of this document for more details.</p>

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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		<p>(iv) Provisional Balance Sheet will be acceptable for the year 2019-20. Copy of audited/C.A. Certified balance sheet and Profit &amp; Loss Account must also be attached.</p> <p>(v) Copy of PAN Card &amp; GST Registration in the name of the applicant firm/company must be submitted.</p>		
3	Team Requirement Team Leader and PPP Expert, Financial Expert and Legal (Page No. 5)	<p>a. <b>Team Leader &amp; PPP Expert – One:</b> Master degree in Finance/Economics/Management/CA with minimum 15 years of experience in the field of similar nature of consultancy projects and Director/Partner/Employed with the Applicant for at least 10 years and must have been Team Leader in at least 5 eligible Projects including at least 3 in Real Estate Sector.</p> <p>b. <b>Financial Expert– One:</b> Master degree in</p>	<p>For successful implementation of the project key experts with similar experience are important than their continuity with any firm</p> <p>Hence, we request the Authority to Kindly remove minimum years employment criteria for minimum duration of employment and portion with applicant.</p>	<p>a. <b>Team Leader &amp; PPP Expert – One:</b> Master’s degree in finance/Economics/Planning/Technology/Management/CA with minimum 10 years of experience after attaining the above required qualification in the field of similar nature of consultancy projects. The Team Leader should have experience of working in at least 3 projects in Real Estate Sector.</p> <p>b. <b>Financial Expert– One:</b> Master’s degree in finance/Economics/Management/CA with minimum 5 years of experience after attaining the above required qualification in the field of similar nature of consultancy projects. The Finance Expert should have experience of preparation of financial model for at least 2 projects in Real Estate Sector and one PPP Project.</p> <p>c. <b>Legal Expert:</b> No legal expert is required. Refer S. No. 1 for more details.</p> <p>d. <b>Procurement Expert:</b> One: Master’s degree in finance/Technology/Management/CA with minimum 5 years of experience after attaining the above required qualification in the field of similar nature of consultancy projects. The Procurement</p>

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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		<p>Finance/Economics/Management/CA with minimum 10 years of experience in the field of similar nature of consultancy projects and Director/Partner/Employed with the Applicant for at least 7 years with minimum 4 eligible projects' experience as Financial Expert including at least 2 in Real Estate Sector.</p> <p><b>c. Legal Expert– One:</b> LLB along with post qualifications experience in the field of PPP contracts, Contractual Law Matters, Company Law Matters with minimum 10 years' experience &amp; working with the applicant as Director/Partner/Employee for at least 5 years.</p>		<p>Expert should have experience of drafting RFP/Lease Agreement or License Agreement in at least 3 projects in Real Estate Sector and Concession Agreement in one PPP Project.</p>
4	Bid Submission due date (Page 3)	22.01.2021 up to 17:00 hrs	We request the authority to provide minimum 15 days time from the date of issue of pre-bid minutes and corrigendum so that we can evaluate all the aspects of proposal in detail and put comprehensive proposal.	The Bid submission due date shall be 10 days from the issuance of reply to these pre-bid queries.

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5	Clause 4.8	The consultant will have to establish this local office in Chhattisgarh at a suitable location at his own expenses within 7 days of execution of agreement for above project works	We understand that till selection of PPP partner the project milestones are delivery based and during implementation project monitoring is required. Please clarify the office establishment requirement is applicable for project monitoring phase only of for entire project.	Not accepted.
6	Evaluation Criteria	Applicant who has undertaken similar nature of assignment (s) in Raipur/Chhattisgarh will be given preference.	We understand that the ongoing assignments of the firm in the state of Chhattisgarh shall also be considered for the preference, Please clarify.  If not, we request you to consider ongoing assignment also for this criterion.	Applicant who has undertaken similar nature of assignment (s) in Raipur/Chhattisgarh whether ongoing/completed will be given preference.
7	Team member Requirement	Inclusion of Project Monitoring Professional in Bid Evaluation.	Looking into the scope, project monitoring work needs to start with project development phase. Hence, we request the Authority to include Project monitoring Expert with 10 year experience in Key Experts Team and also in bid evaluation.	No Change
8	Evaluation	Should have experience in at	We request the Authority to	Please Refer Annexure-1 of this document for revised Criteria

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1	3	4	5	6
	Criteria- Project Work Experience	<p>least One completed PPP (on BOT/BOOT/DFBOO or any other PPP mode for Central/State Government/Semi-Government) assignment in any sector in last 10 years (necessary client certificate of concessionaire / operator being awarded the work should be enclosed, client certificate without the concessionaire / operator award won't be accepted), costing minimum Rs. 500 Crores in a single project;</p> <p>Should have Three completed project experience (totalling to minimum 25 Acres out of which at least one should be of 10 Acres) in preparation of Feasibility Report in land development / commercial complex development / similar assignments in the last 10 years from the bid submission date. (necessary client certificate for the proof of completion of assignment should be enclosed)</p>	kindly consider last 10 years to evaluate these criteria, since a very few PPP/ Real estate Projects have been completed in last 3-5 years.	

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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		Experience in consulting of commercial/residential/mixed use real estate projects in technical, financial and legal aspects along with preparation of EOI/RFP/Tender document, preparation of agreement/lease deed, marketing of project and signing of agreement on suitable PPP mode for Central/State Government/Semi-Government with at least one single project completed costing minimum Rs. 200 Crores, undertaken in last 7 year.		
9	Clause 4.7 & 6.5 (c) Project Monitoring Services (PMS)	The Consultant will be required to assist CGHB in monitoring (PMS) the project during the course of its physical implementation w.r.t. Financial & Legal aspects of the project for a project period of 60 months or as finalized between the stakeholders	We understand that the Scope under Project Management Services would require 3 type of experts: i) Finance Expert, ii) Legal Expert and iii) Project Management Expert. The 60 months deployment of these experts would require significant provisioning in consultant's payment budget. Otherwise, we suggest that the Authority can consider hiring PMC in line with	Project monitoring will not be the part of this tender. Chhattisgarh Housing Board will do the project monitoring part.

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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			Independent Engineer hired for PPP projects or can limit the duration of PMS to 12 months under this RFP. Please Clarify.	
10	Presentation	Presentation Round	At the end of this stage, each Tenderer will have a technical score (out of 100). The Tenderer's will be shortlisted only based on the minimum score 70 or above for technical bid and minimum 50% under each category i.e. (A) to (D) in above Table. Please Clarify	<p>a. 30 marks are reserved for Approach Methodology, which shall be presented by the Consultant.</p> <p>b. The tenderer must score 70 marks including the marks of presentation for qualifying for the opening of the Financial Bid.</p> <p>c. <b>50% in each A to D is being deleted</b></p>
11	Evaluation Criteria	The Consultant shall bring soft & hard copy of their Concept and related details at the time of presentation. The Project Concepts presented by the consultant will be evaluated by the committee based on the evaluation parameters as detailed below.	This is not an architect project please clarify	The consultant is not required to bring detailed the concept plans. The consultant has to present the Approach and Methodology as per clause 5.1 (D)
12	Eligibility Criteria Clause (iii) Regarding average annual turnover (Page 4)	The tenderer must have a minimum average annual turnover of Rs. 40.00 Crores in last 3 financial years (FY 2017-18, 2018-19 & 2019-20). Certificate from chartered accountant must be attached.	To attract wider participation in the bidding process we request you to please reduce the turnover criteria as bellow- the tendere must have a minimum average annual turnover of Rs. 10.00 Crores	Please refer serial number 2 above



S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply																				
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			in last 3 financial years (FY 2017-18, 2018-19 & 2019-20) Certificate from chartered accountant must be attached.																					
13	Criteria for Evaluation 5.1 Technical Evaluation	<table border="1"> <thead> <tr> <th>Technical Parameters for Selection</th> <th>Technical / Evaluation Criteria</th> <th>Maximum Marks</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Average Annual Turnover of last 3 financial Years</td> <td>40 Cr.</td> <td>5 Marks</td> </tr> <tr> <td>40 – 50 Cr.</td> <td>7.5 Marks</td> </tr> <tr> <td>Above 50 Cr.</td> <td>10 Marks</td> </tr> </tbody> </table>	Technical Parameters for Selection	Technical / Evaluation Criteria	Maximum Marks	Average Annual Turnover of last 3 financial Years	40 Cr.	5 Marks	40 – 50 Cr.	7.5 Marks	Above 50 Cr.	10 Marks	<p>To attract wider participation in the Bidding process we request you to please Reduce the Turnover Criteria in Evaluation Marking as bellow-</p> <table border="1"> <thead> <tr> <th>Technical Parameters for Selection</th> <th>Technical / Evaluation Criteria</th> <th>Maximum Marks</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Average Annual Turnover of last 3 financial Years</td> <td>10-20 Cr.</td> <td>5 Marks</td> </tr> <tr> <td>20 – 30 Cr.</td> <td>7.5 Marks</td> </tr> <tr> <td>Above 30 Cr.</td> <td>10 Marks</td> </tr> </tbody> </table>	Technical Parameters for Selection	Technical / Evaluation Criteria	Maximum Marks	Average Annual Turnover of last 3 financial Years	10-20 Cr.	5 Marks	20 – 30 Cr.	7.5 Marks	Above 30 Cr.	10 Marks	Please refer to Annexure 1 of this document.
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Average Annual Turnover of last 3 financial Years	10-20 Cr.	5 Marks																						
	20 – 30 Cr.	7.5 Marks																						
	Above 30 Cr.	10 Marks																						
14	Clause for cost of tender document and Earnest Money Deposit (EMD) (Page 4)	The tender documents can be downloaded from the portal (Website) <a href="http://eproc.cgstate.gov.in">http://eproc.cgstate.gov.in</a> and shall be submitted online only after making the payment of the cost of tender document	As per the MSME Procurement Policy any bidders who is requested with MSME, Govt. of India as Micro, Small and Medium Enterprise will be exempted from making	No Change																				

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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		<p>and Earnest money deposit in the form of DD/FDR in favour of M.D. CSIDC Raipur shall have to be submitted.</p> <p>Cost of tender Document Rs. 11,800/- (Including 18% GST) and Earnest Money Deposit (EMD) Rs. 5.00 lacs (DD/FDR pledged in favour of M.D. CSIDC, Raipur</p>	<p>payment towards bid document fee and payment of Earnest Money deposit (EMD) subject to submission of valid registration with MSME, Govt. of India.</p> <p>We request you to provide for their exemption in the present tender also. the extract from the Policy and extract for the many tender issued by various departments like rail land development authority, WAPCOS limited (A Govt. of India Undertaking), Director, Town planning &amp; Valuation Department, Maharashtra state where their exemption has been ranted as annexed herewith for your reference.</p>	
15	Key Dates (Page 4)	<p>The last date of Online Submission of Proposal is before 06.07.2020 up to 17:00 hrs on e-procurement site.</p> <p>and physical submission of proposal is before 08.07.2020 up to 17:00 hrs</p>	<p>Last date of submission of proposal to be extended by 10 days after publishing of pre-bid queries response.</p> <p>Kindly request you to please remove the condition of Physical submission of the proposal due to covid-19</p>	Please refer S. No. 4 above

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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			pandemic, the services of courier/ Speed post/ Registered post has too slow.	
16	NIT (Page-3)	Earnest Money (EMD) in the form of Dd/FDR of Rs. 1 Lakh and cost of tender Document.	Please exempt it for MSME as per prevailing/latest GFR of Central Government and take declaration as mentioned and make changes wherever required in RFP	No Change
17	a) Eligibility Criteria serial (i) Legal Entity (Page 4) b) Table at clause 5.1 for evaluation process (Page-20)	as consultancy services for not less than 10 years minimum 15 years being considered.	Should be 10 years – 5 Marks 10-20 years – 7.50 Marks Above 20 years – 10 Marks	Please refer Annexure 1 of this document.
18	NIT at (Page-3) of the RFP	submitted along with Affidavit (in given format appendix-1) physically in Envelope-D as per the Dates Details mentioned below.	Affidavit for online bid submission is on page 8 of the RFP which talks about Consultancy Fee, Why ?  Appendix 1 is the letter of technical proposal and not the affidavit.  Please clarify if Proforma for online bid submission as per Appendix-4 on (Page-42) is to be submitted.	The Bidders are required to submit the Affidavit as per Appendix-4

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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19	a) Bidder Experience at (i) (c) on (Page-4) of the RFP b) Table at clause 5.1 for evaluation process- (B) 5 (Page-21)	at least one single project completed costing minimum Rs. 200 Crores, Undertaken in last 3 years.  at least on single project completed costing minimum Rs. 200 Crores, undertaken in last 7 years.	Please change clause in table for evaluation process to last 3 years.	Please refer to Annexure 1 of this document.
20	a) Team Requirement (iv) (a) Team Leader and PPP Expert (Page-5) b) Table at clause 5.1 for evaluation process-Team Requirement at point (C) Team leader and PPP Expert (Page-21)	must have been team leader in at least 5 eligible projects including at least 3 in Real estate sector.  must have been team leader in at least eligible projects including at least 3 in real estate sector.	Please change clause in table for evaluation process to 5 eligible project.	Please refer serial number 3 above.
21	Team Requirements a) Clause (iv) a. and b. (Page-5)  Table at clause	5 and 4 eligible projects for team leader and financial expert	In view of all these clauses, please clarify to define Eligible Project either at Bidder Experience of technical evaluation table.  Eligible project may be	Please refer serial number 3 above.

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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	5.1 for evaluation process (Page-21)		considered as : An Urban Railway/Metro rail necessarily including stations of multimodal transit hub of Interstate Bus Terminus or real estate commercial projects (SEZ, IT park, malls, hotels, commercial offices, institutional building/ entertainment parks), port infrastructure, highways/ roads, waterways through PPP/EPC mode.	
23	Clause 3.10.1.1, 6.4.2.1 & 7.6 Performance Security (Page-12, 23 & 31)	5% of the Consultancy Contract value and recovery of 10% in clause 6.4.2 & Deduct 5% in 7.6	Should change/reduce to 3% based on latest GFR-2017 amendment by OM-12.11.2020	No Change
24	Work experience in the Tender Document (Page 4)	as Should have experience in at least one completed PPP (on BOT/BOOT/DFBOO or any other PPP mode for Central/state Government/Semi-Government) assignment in any sector in the last 3 year.	We are Working for State Urban Agency Development (SUDA) which is an Architectural and PMC based project and having project value approx Rs. 1312.09 Crores and performance certificate is attached for your information. We are asking if this project will be eligible for the above	The bidders are required to evaluate their experience in line with the Eligibility criteria as defined in the RFP

S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
1	3	4	5	6
			tender.	
25			<p>The captioned project is one of the prestigious project for not only Chhattisgarh housing board but for the project consultant to look after technical, financial legal aspects as well as will prepare the feasibility study, detailed project report and to do project monitoring earnest money deposit of only Rs. 1,00,000/- is being asked.</p> <p>In this regard there are applicable instructions from state government as to on what basis the earnest money deposit should be quantified and the same has direct bearing with the over all cost of the services under procurement.</p>	No change (As performance security is 5% hence no change in EMD)
26			In the entire document no Estimate has been given by the board of their envisaged estimated cost in respect of the proposed appointment of the consultant.	
27			In the Eligibility criteria it is mentioned that consortium is not allowed. This is highly surprising because on	Please refer Serial Number 1 above

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			<p>one hand a multi disciplinary approach is being asked from the proposed consultant. On the other hand joining of specialized agency is being restricted.</p> <p>It is im important that the consultant should not only have technical capabilities but also financial, legal resource capabilities to undertake the assignment. It is normally very difficult for a company which is specializing into Engineering, Designing to have commensurate legal and financial resources with them. In order to justify and to get better results it is highly advisable that consortium between multi disciplinary consultants may kindly be allowed.</p>	
28			<p>In the financial capacity it is mentioned that minimum average turnover of Rs. 2 Corers in last financial year from consultancy business and positive net worth as on 31<sup>st</sup> March 2020 is to be considered. Considering the</p>	<p>Please refer Serial Number 2 above</p>

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			<p>overall scope of Project, the size of the project, the threshold limit of Rs. 2 corers as turnover is very low, similarly the criteria of Experience have also been dept at a very low level and do not match with the requirement of proposed project.</p> <p>It is requested that the criteria of turnover be increased so as to ensure that the board gets suitably qualified firm for the assignment.</p>	
29			<p>In the criteria of Resources, no where any requirement of engineer has been mentioned similarly there is no requirement mentioned for any law/Graduate/Post Graduate.</p> <p>It is very difficult to appreciate that on one hand the detailed project reports as well as feasibility reports are given in the domain of the consultant however there is no assessment of in house capacities to carry out detailed drawing and engineering in respect of the</p>	Please refer Serial Number 3 above



S. No.	RFP clause Reference	RFP Clause	Query / Request for Amendment with Justification	Board Reply
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			project being done through RFP. It is requested that the Eligibility criteria be, kindly be suitably modified in this regard.	

**Annexure -1 Amendment in Evaluation Criteria**

<b>S. No.</b>	<b>TECHNICAL PARAMETERS FOR SELECTION</b>	<b>TECHNICAL / EVALUATION CRITERIA</b>	<b>MARKS</b>	<b>MARKS</b>
<b>A)</b>	<b>Financial Capability</b>			<b>20 marks</b>
<b>1</b>	Firm registered as Consultancy services	10 Years	5 Marks	
		>10 & up to 20 years	7.5 Marks	
		Above 20 Years	10 Marks	
<b>2</b>	Average Annual Turnover of Last 3 Financial Years from consultancy services.	10-20 Cr.	5 Marks	
		>20 & up to 30 Cr.	7.5 Marks	
		Above 30 Cr.	10 Marks	
<b>B)</b>	<b>Project Work Experience</b>			<b>20 Marks</b>
<b>1</b>	Should have experience in at least One completed PPP (on BOT/BOOT/DFBOO or any other PPP mode for Central/State Government/Semi-Government) assignment in any sector in last 10 years (necessary client certificate of concessionaire / operator being awarded the work should be enclosed, client certificate without the concessionaire / operator award won't be accepted), costing minimum Rs. 500 Crores in a single project;	500 Cr.	5 Marks	
		>500 & up to 800 Cr.	7.5 Marks	
		Above 800 Cr.	10 Marks	
<b>2</b>	Should have Three completed project experience (totaling to minimum 35 Acres out of which at least one should be of 10 Acres) in preparation of feasibility Report in land development / commercial complex development / similar assignments in the last 10 years from the bid submission date. (necessary client certificate for the proof of completion of assignment should be enclosed)	35 Acres	5 Marks	
		> 35 & up to 50 Acres	7.5 Marks	
		Above 50 Acres	10 Marks	
<b>C)</b>	<b>Team Requirement</b>			<b>30 Marks</b>
<b>1</b>	<b>Team Leader &amp; PPP Expert</b> – One: Master's degree in finance/Economics/Planning/Technology/Management/CA with minimum 10 years of experience after attaining the above required qualification in the field of similar nature of consultancy projects. The Team Leader should have experience of working in at least 5 projects in Real Estate Sector.	10 years	5 Marks	
		>10 & up to 15 years	7.5 Marks	
		Above 15 years	10 Marks	
<b>2</b>	<b>Financial Expert</b> – One: Master's degree in finance/Economics/Management/CA with minimum 5 years of experience after attaining the above required qualification in the field of similar	5 years	5 Marks	
		> 5 & up to 10 years	7.5 Marks	
		Above 10 years	10 Marks	

	nature of consultancy projects. The Finance Expert should have experience of preparation of financial model for at least 3 projects in Real Estate Sector			
<b>3</b>	<b>Procurement Expert:</b> One: Master's degree in finance /Technology/Management/CA with minimum 5 years of experience after attaining the above required qualification in the field of similar nature of consultancy projects. The Procurement Expert should have experience of drafting RFP/Lease Agreement or License Agreement in at least 3 projects in Real Estate Sector and Concession Agreement in one PPP Project	5 years	5 Marks	
		>5 & up to 10 years	7.5 Marks	
		Above 10 years	10 Marks	
<b>D)</b>	<b>PRESENTATION, APPROACH &amp; METHODOLOGY</b>			<b>30 Marks</b>
<b>1</b>	Understanding of PPP Projects	-	10 Marks	
<b>2</b>	Project approach and conceptualization	-	10 Marks	
<b>3</b>	Innovativeness/Methodology	-	10 Marks	
	<b>TOTAL A+B+C+D</b>			<b>100 Marks</b>

## **Annexure -2 Amendment in Eligibility Criteria**

### **ELIGIBILITY CRITERIA:**

#### **Legal Entity:**

(i) Only firms that are registered or incorporated (as Consultancy services for not less than 10 years from the date of issue of this NIT) in India are eligible to compete. The bidder should be registered in India will be eligible to bid in this tender only if the bidder is registered with the Competent Authority. Copy of valid Certificate of registration/Incorporation Certificate in the name of the applicant firm/company must be submitted:

1. An entity incorporated, established or registered in India and not from boundary countries.
2. A subsidiary of an entity incorporated, established or registered in India. Firms not from boundary countries.

**Consortium or Joint Venture of the above entities are not allowed to participate intender.**

#### **Financial Capacity:**

- (i) The tenderer must have a minimum average annual turnover of Rs 10.00 Crores in last 3 financial years (FY. 2017-18,2018-19 & 2019-20) from consultancy business and & positive net worth as on 31st March 2020. Certificate from chartered accountant clearly specifying the turnover from consultancy business must be attached.
- (ii) The tenderer must ensure that he/they submit a copy of Income Tax Return along with Income Computation Sheet for any 3 consecutive financial years out of (FY.2016-17, 2017-18, 2018-19 &2019-20).
- (iv) Provisional Balance Sheet will be acceptable for the year 2019-20. Copy of audited/C.A. Certified balance sheet and Profit & Loss Account must also be attached.
- (iii) Copy of PAN Card & GST Registration in the name of the applicant firm/company must be submitted.

#### **Bidder experience:**

**(i) The applicant must have experience of successfully completion of consultancy projects in the following category forany Central/State Government/Semi-Government in last 3 years from the date of issue of this NIT:**

a) Should have experience in at least One completed PPP (on BOT/BOOT/DFBOO or any other PPP mode for Central/State Government/Semi-Government) assignment in any sector in last 10 years (necessary client certificate of concessionaire / operator being awarded the work should be enclosed, client certificate without the concessionaire/ operator award won't be accepted), costing minimum Rs. 500 Crores in a single project;

**and**

b) Should have Three completed project experience (totaling to minimum 35 Acres out of which at least one should be of 10 Acres) in preparation of Feasibility Report in land development / commercial complex development / similar assignments in the last 10 years from the bid submission date. (necessary client certificate for the proof of completion of assignment should be enclosed)

**and**

c) The Applicant should have received, in at least one selected assignment in either a), b) or c) above, a minimum consultancy assignment fees of Rs.25.00 lakhs or above including or excluding taxes necessary client certificate for the proof of value of the consultancy assignment should be enclosed)

In support of above the applicants are required to provide relevant project experience details (to the maximum) along with letter of Award, Agreement & Project Completion Certificate issued by competent authority must be attached, otherwise it will lead to disqualification of the bidder.

**Page 1 to 21 of query replies have been observed by the committee and recommended to uploading of these pages to board's website.**

**(Harsh Kumar Joshi)**  
Addl. Commissioner  
C.G. Housing Board

**(MD Panariya)**  
Addl. Commissioner  
C.G. Housing Board

**(HK Verma)**  
Addl. Commissioner  
C.G. Housing Board

**(S. Jha)**  
Chief Account Officer  
C.G. Housing Board

**(SK Bhagat)**  
Dy. Commissioner  
C.G. Housing Board

**(RK Sahu)**  
Executive Engineer  
C.G. Housing Board  
Division-2, Raipur