

Clarifications on the issues raised during the Pre-bid Meetings held on 17.05.2023 and 18.05.2023 through Video Conferencing

Sr. No.	Queries/ Observations/ Suggestions in the Pre-bid meetings	Response from Unitech Group
1	Covid shutdown during last three years to be factored while considering the Eligibility criteria.	<p>Keeping in view the observations made by some of the intending bidders during the pre-bid conference, the CVC guidelines regarding the Financial Strength of bidders, and in view of the fact that the adverse effects of Covid-19 Period should not be to the disadvantage of some of the intending bidders, following decision has been taken:</p> <p>Clause 2.2 (i) of the Notice Inviting Tender (NIT) pertaining to <u>Financial Strength</u> is substituted by the following:</p> <p>“2.2 Financial Strength:</p> <p>(i) The average annual financial turnover for the three best out of last five financial years, ending 31st of the March of the previous financial year, shall be at least 35% of the estimated cost put to tender. The requisite Turn-over shall be duly certified by a Chartered Accountant/ Statutory Auditor with his Seal/ signatures and registration number. In case of Companies/ Firms less than 3 years old, the Average annual financial turnover shall be worked as relevant to the available period only.”</p>
2	List of Approved Makes for Transformers is missing in Concourse Tender.	<p>The approved makes are as under:</p> <p>Vijay Electricals/ Crompton/ VoltAmp/ Seimens/ ABB/ Kirloskar/ Universal/ Schenieder.</p>
3	Secured advance to be increased from existing 60% in Electric Sub-station tender for Concourse project.	Not accepted. The Clause would stand as it is.
4	Retention Money to be reduced from existing 5% to 2.5%	5% retention money cannot be reduced. However, Contractor can get his retention

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		money released by providing a Bank Guarantee for the equivalent amount for the corresponding period.
5	Request for release of EMD deposited for Lot-1 Tenders or consideration of same in Lot-2 Tenders.	EMD of all the unsuccessful bidders has since been returned, the bidders have to provide the EMDs afresh for Lot-2 Tenders. Further, it may be noted that EMD is not 1% of the tender cost now and the same has been revised for all the 51 Tenders as mentioned in their respective NITs.
6	Clarification regarding material and equipment lying at site.	<p>Unitech's material lying at site, as mentioned in NITs, would be used by the successful bidder as per terms and conditions laid down in the NIT. More details on same can be obtained from the concerned PMC.</p> <p>However, if the material lying at site belongs to erstwhile outgoing contractor, it is for the parties to agree and settle the terms and conditions for use thereof subject to the material being in good usable conditions as acceptable to Engineer-in-Charge.</p>
7	Contract would be issued by whom and who will be making the payments?	Unitech Limited and its subsidiary companies are the promoter and developer for the projects. Thus, Contract Agreement would be executed between the successful bidder and the project-owning company i.e. Unitech Limited or its subsidiary company. Please refer to Clause 23 of Section 3 (GCC) for any further information on the subject. Unitech, along with its subsidiary companies, is responsible for making the payments. Running Account Bills of the contractor will be checked and certified for payment by the PMCs (as the Engineer In-charge). EIL will audit the bills of contractors on quarterly basis.
8	Will a Joint Venture or Consortium of companies be	No, unless the JV has been in operation as a SPV and meets the eligibility criteria.

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	accepted?	
9	Whether the documents as mentioned in Bucket-4 of Annexure-IV of Instruction to Tenderers (ITT) and as part of checklist of documents mandatory to be submitted?	<p>It is clarified that the documents, as mentioned in Bucket-4 of Annexure-IV of Instruction to Tenderers (ITT), being a part of checklist of documents, is to be submitted by the Successful bidder only. Please refer to the clauses as mentioned in Annexure-IV of ITT and clause 18 of the GCC.</p> <p>It is not mandatory to submit these documents like (i) Project Execution Plan, (ii) Overall Project Schedule, (iii) Progress 'S' Curves, (iv) Manpower and Machinery Deployment, (v) Details of Soft wares' to be used etc. by the bidders at this stage.</p>
10.	Specify the timelines for release of payments after the submission of bill by the contractor.	Please refer to Clause ' 23.0 Payments ' of General Conditions of Contract (GCC) document.
11.	If the Directors of any company part away from the parent company and forms a new company, would the quantum and nature of work of erstwhile company be considered?	No.
12.	Date to be considered as base date for the purpose of calculation of escalation?	Clause 7 of GCC may be referred. Last date of submission of tender will be considered as base date for calculating the escalations, wherever permissible.
13	Minimum average turn-over required is 50% of the cost of Tender/ estimated cost. Can it be reduced?	Please refer to the clarification given under Sr. No. 1 above.
14	Can the EMD be submitted in any other format?	EMD can be submitted in the form of Bank Guarantee (BG) for a period of 06 months as well. However, the bidder would be required to submit the scanned copy of the BG along with

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		other requisite documents while submitting his bid online.
15	Technical specifications of certain items are missing in the Tender Documents.	Technical specifications of any missing items would be as per CPWD Specifications (Latest version) and same should be considered unless otherwise specifically mentioned in the Tender Document.
16	Can EMD be waived off if any bidder has any past outstanding dues against Unitech or its subsidiary company?	No, EMD cannot be waived off in such cases.
17	Reduce the Performance Bank Guarantee from 3% to 1%.	Not accepted. The clause stands as it is.
18	Would the experience of private sector be considered?	Yes, similar work experience of private sector would also be considered, which may be subjected to site verifications.
19	Who would be responsible for the soundness of the existing structures?	Unitech is getting the Health Safety Audit of the structures in situ and Proof-checking of the Structural Designs from IIT Roorkee/ IIT Madras and Jadhavpur University Kolkata. The same would be published on the company's website for reference of all the stakeholders. The Contractor's responsibility is to ensure that the construction on ground is strictly as per such approved designs.
20	If the project has towers with different floor heights, which one should be considered for 50% floor eligibility criteria?	In such cases, tallest tower having maximum no. of floors would be considered for determining the eligibility criteria.
21	Does Unitech have sufficient funds to carry out execution of works?	Yes. Sufficient funds are available with Unitech. However, given a situation of temporary shortage of funds at any point in time for making payments against running bills to the contractors, additional comfort has been provided for the contractors. Subject to

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		contractor's acceptance, Unitech may offer the unsold inventory of the project at the applicable current rate, discounted by 10% on that particular day.

The terms and conditions of the Tender Documents may be deemed to have been amended as per the clarifications mentioned above. Further, any other queries can be sent to e-mail IDs mentioned on the company's website <https://etenders.unitechgroup.com> or to the concerned PMC on their e-mail IDs as mentioned in the Tender Documents.

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