

THANE CLUSTER DEVELOPMENT AND AREA IMPROVEMENT COMPANY LIMITED.

(TCDAICL) (An SPV of MAHAPREIT and TMC)

501,502-B Pinnacle Corporate, Next to Trade Centre Bandra Kurla Complex (BKC), Bandra (E)-400051

REQUEST FOR QUALIFICATION CUM PROPOSAL For Appointment of a Developer for the Implementation of the Urban Renewal Scheme at Kopri, Thane (E) through a Construction and Development Agency (C&DA)

Tender Ref No.: RFQ cum RFP/TCDAICL/Thane/Kopri/2025

DATE- 18/07/2025

Corrigendum

Clause No.	Page No.	Original Clause	Revise Clause
2.12	29	<p>Points to be Considered:</p> <p>Point 4: The Bidder shall furnish an Earnest Money Deposit (EMD) of INR 34,00,00,000/- (Rupees Thirty-Four Crore only) through the e-Tendering Online Payment Gateway mode only. The EMD shall be deposited prior to the final submission of the bid as part of E-Envelope 1.</p> <p>Point 5: Bidders making the EMD payment via the State Bank of India Multi Option Payment System (SB MOPS) using Internet Banking services of banks other than State Bank of India are strongly advised to initiate the payment at least four (4) calendar days prior to the bid submission deadline. This is to mitigate any risk of payment non-realization or transaction failure, which may render the bid as nonresponsive due to non-receipt of EMD within the stipulated time</p>	<p>Points to be Considered:</p> <p>Point 4: The Bidder shall furnish an Earnest Money Deposit (EMD) of INR 34,00,00,000/- (Rupees Thirty-Four Crore only) 50% of the EMD amount, i.e., ₹17 crore, shall be paid through RTGS / online payment mode. The remaining 50%, i.e., ₹17 crore, shall be submitted in the form of an irrevocable Bank Guarantee issued by a Nationalised Bank/Commercial Scheduled Bank/ As per prevalent Government of Maharashtra (GoM), Government Resolution shall be uploaded. The EMD shall be deposited prior to the final submission of the bid as part of E-Envelope 1. The original Bank Guarantee (BG) shall be submitted in separate Envelope along with hard copy of entire bid document on 08/08/2025 by 15:30 Hrs.</p> <p>Point 5: Bidders making the EMD payment via the State Bank of India Multi Option Payment System (SB MOPS) using Internet Banking services of banks other than State Bank of India are strongly advised to initiate the payment at least four (4) calendar days prior to the bid submission deadline. This is to mitigate any risk of payment non-realization or transaction failure, which may</p>

			render the bid as nonresponsive due to non-receipt of EMD within the stipulated time
4.13	45	<p>Earnest Money Deposit:</p> <p>The Bidder shall furnish an Earnest Money Deposit (EMD) of INR 34,00,00,000/- (Rupees Thirty-Four Crore only) through the e-Tendering Online Payment Gateway mode only. The EMD shall be deposited prior to the final submission of the bid as part of E-Envelope 1.</p> <p>Bidders making the EMD payment via the State Bank of India Multi Option Payment System (SB MOPS) using Internet Banking services of banks other than State Bank of India are strongly advised to initiate the payment at least four (4) calendar days prior to the bid submission deadline. This is to mitigate any risk of payment non-realization or transaction failure, which may render the bid as non-responsive due to non-receipt of EMD within the stipulated time.</p> <p><i>.....The subsequent content shall remain as originally published</i></p>	<p>Earnest Money Deposit:</p> <p>The Bidder shall furnish an Earnest Money Deposit (EMD) of INR 34,00,00,000/- (Rupees Thirty-Four Crore only)</p> <p>-50% of the EMD amount, i.e., ₹17 crore, shall be paid through RTGS / online payment mode. The remaining 50%, i.e., ₹17 crore, shall be submitted in the form of an irrevocable Bank Guarantee issued by a Nationalised Bank/Commercial Scheduled Bank/ As per prevalent Government of Maharashtra (GoM), Government Resolution. The EMD shall be deposited prior to the final submission of the bid as part of E-Envelope 1. The original Bank Guarantee (BG) shall be submitted in separate Envelope along with hard copy of bid documents on 08/08/2025 by 15:30 Hrs.</p> <p>Bidders making the EMD payment via the State Bank of India Multi Option Payment System (SB MOPS) using Internet Banking services of banks other than State Bank of India are strongly advised to initiate the payment at least four (4) calendar days prior to the bid submission deadline. This is to mitigate any risk of payment non-realization or transaction failure, which may render the bid as non-responsive due to non-receipt of EMD within the stipulated time.</p> <p>In the case of the successful bidder, the Earnest Money Deposit (EMD) submitted as part of the bid process shall be adjusted towards the Performance Security. The portion of the EMD submitted via RTGS/Online Payment shall be adjusted against the corresponding amount required to be deposited through RTGS/Online Payment towards the Performance Security, as mentioned in Clause No. 4.14. Similarly, the portion of the EMD submitted in the form of a Bank Guarantee shall be adjusted</p>

			<p>against the required Bank Guarantee portion of the Performance Security.</p> <p>.....<i>The subsequent content shall remain as originally published</i></p>
4.14	45	<p>Performance Security:</p> <p>The Successful Bidder shall, within the stipulated time from the date of issuance of the Letter of Acceptance (LoA), furnish a Performance Security equivalent to 3% of the Total Project Cost (Rehab + Infra), i.e., INR 202 Crore (Rupees Two Hundred & Two Crore only).</p> <p>Out of the total Performance Security, a minimum of INR 100 Crore (Rupees One Hundred Crore only) shall be deposited via RTGS from a Nationalized Bank into the designated TCDAICL account. The balance amount shall be submitted in the form of an irrevocable Bank Guarantee issued by a Nationalized Bank in India, in the prescribed format.</p> <p>The Earnest Money Deposit (EMD) submitted at the time of bidding shall be adjusted towards the Performance Security requirement, and the bidder shall deposit the remaining amount accordingly.</p> <p>The Bank Guarantee shall remain valid for the entire duration of the project and the applicable Defect Liability Period. The Authority reserves the right to invoke or forfeit the Performance Security, in whole or in part, in the event of any default, delay, or non-compliance by the Developer with the terms of the contract.</p> <p>Upon successful and satisfactory completion of the project and fulfilment of all contractual obligations, the Performance Security shall be released, subject to applicable deductions or claims, if any.</p>	<p>Performance Security:</p> <p>The Successful Bidder shall, within the stipulated time from the date of issuance of the Letter of Acceptance (LoA), furnish a Performance Security equivalent to 3% of the Total Project Cost (Rehab + Infra), i.e., INR 202 Crore (Rupees Two Hundred & Two Crore only).</p> <p>Schedule of Performance Security:</p> <p>The selected bidder shall be required to deposit 50% of the total Performance Security, i.e., ₹101 crore, prior to commencement of Phase 1, for a period of 4 years or until the completion of Phase 1 of the Rehabilitation and Infrastructure works, whichever is earlier.</p> <p>The Performance Security for Phase 1 shall be submitted in the following manner:</p> <ul style="list-style-type: none"> • ₹ 50 crore shall be deposited via Online Payment Gateway / RTGS into the designated TCDAICL account upon issuance of the Letter of Acceptance (LoA). • ₹ 51 crore shall be submitted in the form of an unconditional and irrevocable Bank Guarantee issued by a Nationalised Bank, to be furnished by the bidder after issuance of the LoA. <p>The EMD amount paid via RTGS shall be adjusted towards the ₹50 crore portion of the Performance Security. The EMD amount submitted in the form of Bank Guarantee shall be adjusted against the ₹51 crore Bank Guarantee portion of the Performance Security.</p>

		<p>Schedule for Performance Security:</p> <ul style="list-style-type: none"> • A Performance Security of ₹ 102 Crores (Rupees One Hundred Two Crore Only), in the form of an irrevocable Bank Guarantee from Nationalize Bank shall be submitted by the Developer after the issuance of the Letter of Acceptance (LoA). • A Performance Security of ₹ 100 Crores (Rupees One Hundred Crore only) shall be deposited via RTGS from a Nationalized Bank into the designated TCDAICL account upon issuance of the Letter of Acceptance (LOA). <p>The Performance Security shall be released on a pro-rata basis, phase-wise, upon successful completion of the project components under each respective phase.</p>	<p>Upon completion of Phase 1, the Bank Guarantee submitted towards Phase 1 Performance Security shall be released to the bidder.</p> <p>In line with the above, prior to commencement of Phase 2, the selected bidder shall again be required to deposit ₹101 crore (i.e., 50% of the total Performance Security), for a period of 4 years or until the completion of Phase 2 of the Rehabilitation and Infrastructure works, whichever is earlier, in the same manner as prescribed for Phase 1.</p> <p>In the case of the successful bidder, the Earnest Money Deposit (EMD) submitted as part of the bid process shall be adjusted towards the Performance Security. The portion of the EMD submitted via RTGS/Online Payment shall be adjusted against the corresponding amount required to be deposited through RTGS/Online Payment towards the Performance Security, as mentioned in above. Similarly, the portion of the EMD submitted in the form of a Bank Guarantee shall be adjusted against the required Bank Guarantee portion of the Performance Security.</p>
5.1, Annexure F (Article 2- 2.4)	47, 90	<p>Evaluation of Bid:</p> <p>Point no 11:</p> <p>The top-line share is to be transferred to TCDAICL as per Schedule given below:</p> <p>a) 10% of the total amount of Topline cashflow as per the submission and percentage as accepted by TCDAICL within one month from the date of work order.</p>	<p>Evaluation of Bid:</p> <p>Point no 11:</p> <p>The Topline Revenue Share shall be disbursed on a monthly basis from the designated Escrow Account, based on the accumulated monthly revenues on or before 5th of every month. The disbursement shall be made in accordance with the percentage of Topline Revenue Share offered by the selected bidder, as specified in the Financial Proposal and accepted by the Authority.</p>

		<p>b) 30% of the total amount of Topline cashflow as per the submission and percentage as accepted by TCDAICL within one year from the date of work order.</p> <p>c) 30% of the total amount of Topline cashflow as per the submission and percentage as accepted by TCDAICL within two years from the date of work order.</p> <p>d) 30% of the total amount of Topline cashflow as per the submission and percentage as accepted by TCDAICL within three years from the date of work order.</p> <p>In case of Delay of payment as per the above schedule, the extension for making payment maybe granted by TCDAICL on written request from the developer with interest at the rate of 18% per annum on the delayed payment.</p> <p>The extension for the delayed payment with interest will be granted maximum for 90 days from the scheduled date. No extension whatsoever will be granted after extended period of 90 days.</p> <p>After that, in case of default in making scheduled payment along with interest then stop work notice for free sale component will be issued and the work of free sale will be stopped with immediate effect</p>	
Annexure F – G (ii)	74	<p>ii. The Selected Developer shall submit a Performance Security of ₹102 Crore (Rupees One Hundred Two Crore only) in the form of a Bank Guarantee in favour of the Authority. Further, upon approval of the layout and issuance of the Letter of Intent (LOI) by the Planning Authority, an additional amount of ₹100 Crore (Rupees One Hundred Crore only) shall be paid by the Developer to the Authority through RTGS or any other approved online payment mode</p>	<p>Replace clause as:</p> <p>The selected bidder shall be required to deposit 50% of the total Performance Security, i.e., ₹101 crore, prior to commencement of Phase 1, for a period of 4 years or until the completion of Phase 1 of the Rehabilitation and Infrastructure works, whichever is earlier. The Performance Security for Phase 1 shall be submitted in the following manner:</p> <ul style="list-style-type: none"> • ₹ 50 crore shall be deposited via Online Payment Gateway /

			<p>RTGS into the designated TCDAICL account upon issuance of the Letter of Acceptance (LoA).</p> <ul style="list-style-type: none"> ₹ 51 crore shall be submitted in the form of an unconditional and irrevocable Bank Guarantee issued by a Nationalised Bank, to be furnished by the bidder after issuance of the LoA. <p>In line with the above, prior to commencement of Phase 2, the selected bidder shall again be required to deposit ₹101 crore (i.e., 50% of the total Performance Security), for a period of 4 years or until the completion of Phase 2 of the Rehabilitation and Infrastructure works, whichever is earlier, in the same manner as prescribed for Phase 1.</p>
6.1	97	<p>Performance Security</p> <p>The C&DA shall, for the due performance of its obligations under this Agreement provide to TCDAICL, before signing the Construction-cum-Development Agreement, an unconditional and irrevocable Performance Security of INR 202 Crore (Rupees Two Hundred & Two Crore only).</p> <p>1.</p> <p>partly in the form of a Bank Guarantee from a Nationalized Bank and partly through Online Payment / RTGS, as per Construction-cum- Development Agreement as security towards C&DA obligation for completion of construction of Rehabilitation Component including for landowners, infrastructure and Reservation Amenities. The Performance Security can be in the form of a single bank guarantee or bank guarantees from multiple banks. The Performance Security shall be paid in following stages:</p> <p>a)</p> <p>Rs. 102 Crore (One Hundred Two Crore) After issuance of the Letter of Acceptance in the form of a Bank Guarantee from a Nationalized Bank / Scheduled Commercial Bank. This part of the Performance Security shall remain valid till the completion of Defect Liability</p>	<p>Performance Security:</p> <p>The Successful Bidder shall, within the stipulated time from the date of issuance of the Letter of Acceptance (LoA), furnish a Performance Security equivalent to 3% of the Total Project Cost (Rehab + Infra), i.e., INR 202 Crore (Rupees Two Hundred & Two Crore only).</p> <p>Schedule of Performance Security:</p> <p>The selected bidder shall be required to deposit 50% of the total Performance Security, i.e., ₹101 crore, prior to commencement of Phase 1, for a period of 4 years or until the completion of Phase 1 of the Rehabilitation and Infrastructure works, whichever is earlier.</p> <p>The Performance Security for Phase 1 shall be submitted in the following manner:</p> <ul style="list-style-type: none"> ₹ 50 crore shall be deposited via Online Payment Gateway / RTGS into the designated TCDAICL account upon issuance of the Letter of Acceptance (LoA). ₹ 51 crore shall be submitted in the form of an unconditional

		<p>Period and will be returned proportionately in stages as and when a phase/sub-phase for which Defect Liability Period is completed.</p> <p>b)</p> <p>Balance Rs. 100 crores (One Hundred Crore) will be pay by selected bidder after issuance of Letter of intent to the Detailed Plan of Projects through online payment gateway / RTGS. The phase wise Performance Security will be returned on obtaining Occupation Certificate of that phase/sub- phase.</p>	<p>and irrevocable Bank Guarantee issued by a Nationalised Bank, to be furnished by the bidder after issuance of the LoA.</p> <p>The EMD amount paid via RTGS shall be adjusted towards the ₹50 crore portion of the Performance Security. The EMD amount submitted in the form of Bank Guarantee shall be adjusted against the ₹51 crore Bank Guarantee portion of the Performance Security.</p> <p>Upon completion of Phase 1, the Bank Guarantee submitted towards Phase 1 Performance Security shall be released to the bidder.</p> <p>In line with the above, prior to commencement of Phase 2, the selected bidder shall again be required to deposit ₹101 crore (i.e., 50% of the total Performance Security), for a period of 4 years or until the completion of Phase 2 of the Rehabilitation and Infrastructure works, whichever is earlier, in the same manner as prescribed for Phase 1.</p>
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