

THANE CLUSTER DEVELOPMENT AND AREA IMPROVEMENT COMPANY LIMITED (TCDAICL)

(An SPV of MAHAPREIT and TMC)

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

Name of Work: Request for Qualification (RFQ) for Empanelment of Financial Consultants to provide the professional services for implementation of Urban Renewal Scheme in Thane city

Corrigendum cum Reply to Pre-Bid Queries

TCDAICL invited bids from eligible Bidders through e-Tendering portal. Pre-Bid meeting was conducted on 13/08/2025 at 15.00 hrs. Based on the pre-bid queries submitted please find below the corrigendum cum reply to pre-bid queries by the TCDAICL.

| Sl. No. | RFQ Pg. No. | RFQ Clause No. | Clause Title | Clause | Queries/Clarification | Response |
|---------------------------------------|-------------|----------------|--------------------------|--|---|---|
| M/s. CBRE South Asia Pvt. Ltd. | | | | | | |
| 1 | 6 | 4 | Invitation for e-tenders | 4. EMD Rs. 2,00,000/- 5. Tender Scrutiny fees to be paid online (not refundable) Rs. 2,36,000/- (including 18% GST) | We would like to highlight that the portal currently reflects only one payment - EMD. Kindly clarify whether both the EMD and scrutiny fee are required to be paid for this RFQ, or if the scrutiny fee is not applicable in this case. Additionally, we respectfully request the authority to consider a relaxation in the amount payable towards the EMD and scrutiny fee. | Clause Remains Unchanged The Tender Scrutiny Charges shall be paid via RTGS or any other online banking mode using the bank details provided below: Name of Bank: Bank of Maharashtra Current A/c No: 60527476031 Account Name: Thane Cluster Development and Area Improvement Company Limited (TCDAICL) IFSC Code: MAHB0000164 Branch: Kalanagar- Bandra (E) Branch Code: 00164 |

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| | | | | | | The payment receipt must be attached along with the Technical Bid. |
| 2 | 18 | 19 | Eligibility Conditions (Qualification Criteria) | 6. The Bidder should have Established office in THANE CITY | <p>We understand that the RFQ specifies the requirement for an established office in Thane City. We would like to respectfully request your consideration to accept our Mumbai office for this criterion.</p> <p>Our Mumbai office is fully operational and located in close proximity to Thane, enabling us to efficiently manage and support project execution in the region.</p> | <p>The Clause is changed to:</p> <p>6. The Bidder should have Established office in MMR (Mumbai Metropolitan Region)</p> |
| M/s. Cushman and Wakefield India Pvt. Ltd. | | | | | | |
| 3 | 18 | 19 | Eligibility Conditions (Qualification Criteria) | 6. The Bidder should have Established office in THANE CITY | We request that the Authority permit the Financial Consultant's office to be situated within the Mumbai Metropolitan Region (MMR). The majority of consultants already maintain offices in MMR; permitting this location will encourage broader participation and promote greater competition in the empanelment process | <p>The Clause is changed to:</p> <p>6. The Bidder should have Established office in MMR (Mumbai Metropolitan Region)</p> |
| 4 | 6 | 4 | Invitation for e-tenders | 5. Tender Scrutiny fees to be paid online (not refundable) Rs. 2,36,000/- (including 18% GST) | We note that the RFP requires a non-refundable tender scrutiny fee of Rs.2.36 Lakh for empanelment, which is over and above the EMD of Rs. 2.00 lakh and the tender document fee of Rs. 59,000. With respect, such a sizeable non-refundable charge is not customary under standard tendering practice: typically, authorities levy a nominal tender fee or a refundable earnest money deposit, or make fees adjustable against the final assignment. We therefore respectfully request the authority to reconsider this clause—preferably by removing the scrutiny fee; or, if the authority wishes to retain it, by substantially reducing the amount for empanelment or by | <p>Clause Remains Unchanged</p> <p>The Tender Scrutiny Charges shall be paid via RTGS or any other online banking mode using the bank details provided below:</p> <p>Name of Bank: Bank of Maharashtra Current A/c No: 60527476031 Account Name: Thane Cluster Development and Area Improvement Company Limited (TCDAICL) IFSC Code: MAHB0000164</p> |

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| | | | | | making it refundable/adjustable. We would appreciate your favourable reconsideration. | Branch: Kalanagar- Bandra (E) Branch Code: 00164 The payment receipt must be attached along with the Technical Bid. |
| 5 | 25 | 3 | Evaluation of proposal | 3(c) Consultant should have experience of carrying out Transaction Advisory assignments for executing land transactions in India of at least INR 800 Cr on an average yearly basis in last 32 years till the PDD | Typing Error | The Clause is changed and read to: 3(c) Consultant should have experience of carrying out Transaction Advisory assignments for executing land transactions in India of at least INR 800 Cr on an average yearly basis in last 3 years till the PDD |

The RFQ cum proposal and Corrigendum shall be available for free download on registration at <https://www.mahatenders.gov.in> as per the dates mentioned on the portal. The submission of the response is through e-Tender portal only. For participating in this RFQ and avoiding last minute technical challenges if any, the guidelines mentioned in the RFQ document on e-Tender Portal shall be followed by all the bidders.

Date: 14/08/2025

Place: BKC, Mumbai

Director
TCDAICL