



**TCDAICL – A SPV of MAHAPREIT &
THANE MUNICIPAL CORPORATION**
(Subsidiary of MPBCDC, a Government of
Maharashtra undertaking)

Notice for Inviting Request for Qualification

TCDAICL (SPV) invites Request for Qualification for Appointment of Financial Consultants to provide the professional services for implementation of Urban Renewal Scheme in Thane city, for various URC's.

The last date of submission of bids is **21/08/2025**.

Details of RFQ can be viewed on <https://tcdaic.in/tcweb/tenders> and submitted on <https://mahatenders.gov.in>.

Director (Technical) TCDAICL



**टिसीडीएआयसीएल - महाप्रित व ठाणे महानगर पालिका
यांचे एसपीव्ही
(म. फु. मा. वि. म. ची उपकंपनी, महाराष्ट्र शासन चा उपक्रम)**

अहर्ता मागवण्याचे आमंत्रण

टिसीडीएआयसीएल (एसपीव्ही) कडून ठाणे शहरात नागरी नूतनीकरण योजनेच्या अंमलबजावणीसाठी, विविध URC साठी व्यावसायिक सेवा प्रदान करण्यासाठी आर्थिक सल्लागारांच्या नियुक्तीसाठी अहर्ता अर्ज मागवले आहेत. निविदा सादर करण्याची अंतिम तारीख **21/08/2025** आहे.

आरएफक्यू प्रस्तावाची माहिती <https://tcdaic.in/tcweb/tenders> वर पाहता येईल आणि <https://mahatenders.gov.in> वर सादर करता येईल.

संचालक (तांत्रिक) टीसीडीएआयसीएल



REQUEST FOR QUALIFICATION (RFQ)

FOR

APPOINTMENT OF FINANCIAL CONSULTANTS TO PROVIDE THE PROFESIONAL SERVICES FOR IMPLEMENTATION OF URBAN RENEWAL SCHEME IN THANE CITY

JULY, 2025

THANE CLUSTER DEVELOPMENT AND AREA IMPROVEMENT COMPANY LTD

501, 502-B Pinnacle Corporate,

Next to Trade Center Bandra Kurla Complex (BKC), Bandra (E)-400051

E-mail: dir.tcd@tcdaic.in

Main Portal for Uploading RFQ: <https://mahatenders.gov.in/nicgep/app> (Under Social Justice and Special Assistance Department)



Request for Qualification

for

“Empanelment of Financial Consultants to provide professional services for Implementation of Urban Renewal Scheme in THANE CITY

Tender Ref No.	TCDAICL/RFQ/FC/1/2025
To be received up to	15:00 hrs on dtd. 21/08/2025
To be submitted in the Office of the (Hard Copies to be submitted on next day of online submission i.e on 22/08/2025 before 15:00 hrs.	Thane Cluster Development and Area Improvement Company Ltd. 501, 502-B Pinnacle Corporate, Next to Trade Center Bandra Kurla Complex (BKC), Bandra (E)-400051
Pre-Bid Meeting at TCDAICL BKC office	15:00 hrs on dtd. 13/08/2025 at above office address.
Last Date to Receive pre-bid Queries (Queries to be sent on dir.tcd@tcdaic.in)	12/08/2025 upto 17:00 Hrs.



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DISCLAIMER

The information contained in this Request for Qualification("RFQ") or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of the TCDAICL (the "**Employer**") or any of their employees or advisors or consultants, is provided to Applicant(s) on the terms and conditions set out in this RFQ and such other terms and conditions subject to which such information is provided. This RFQ is the first part of a two-stage bidding process.

This RFQ is not an agreement and is neither an offer nor an invitation by the Employer to the prospective Applicant(s) or any other person. The purpose of this RFQ is to provide interested parties with information that may be useful to them in the formulation of their application for qualification pursuant to this RFQ (the "**Application**"). This RFQ includes a statement, which reflects various assumptions and assessments arrived at by the Employer in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This RFQ may not be appropriate for all persons, and it is not possible for the Employer and its Employees or advisors or consultants to consider the investment objectives, financial situations, and particular needs of each party who reads or uses this RFQ. The assumptions, assessments, statements, and information contained in this RFQ may not be complete, accurate, adequate or correct. Each applicant should, therefore, conduct its own investigation and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumption, assessment, statements and information contained in this RFQ and obtain independent advice from appropriate sources.

Information provided in this RFQ to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to an exhaustive account of statutory requirement and should not be regarded as a complete or authoritative statement of law. The Employer accepts no responsibility for the accuracy or otherwise for any interpretation or opinion of the law expressed herein.

The Employer, its employees and advisors or consultants make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFQ or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFQ and any assessment, assumption, statement or information contained therein or deemed to



form part of this RFQ or arising in any way with qualification of Applicant(s) for participation in the next stage of Bidding Process.

The Employer also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statement contained in this RFQ.

The Employer may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFQ.

The issue of this RFQ does not imply that the Employer is bound to select and short-list qualified Applications for next stage or to appoint the selected Bidder for the Project and the Employer reserves the right to reject all or any of the Applications or Bids without assigning any reasons whatsoever.

The Applicant(s) shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Employer, or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant(s) and the Employer shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the Bidding Process.

The Applicants shall note that the RFQ is a non-transferable document between the Applicants.

 TCD AICL	<p align="center">Thane Cluster Development and Area Improvement Company Ltd.</p> <p align="center">501, 502-B Pinnacle Corporate, Next to Trade Centre Bandra Kurla Complex (BKC), Bandra (E)-400051, Website: - www.mahapreit.in e-Tendering Portal: https://mahatenders.gov.in/nicgep/app</p>	
<p align="center">INVITATION FOR e- TENDERS</p>		
<p>TCD AICL invites online digitally signed e- tenders for “Empanelment of Financial Consultants to provide professional services for implementation of Urban Renewal Scheme in THANE CITY.” from the reputed agencies. The Corporation shall endeavour to adhere to the following schedule;</p>		
<p align="center">Sr. No.</p>	<p align="center">Event Description</p>	<p align="center">Date & Time</p>
<p align="center">1</p>	<p>Sale of Documents. The cost of blank Offer document is Rs.59,000/- (Including 18% GST) per copy to be paid online (not refundable)</p>	<p>05/08/2025 to 21/08/2025 up to 15:00 hrs.</p>
<p align="center">2</p>	<p>Pre-Bid meeting</p>	<p>13/08/2025 at 15:00 hr</p>
<p align="center">3</p>	<p>Submission proposal through Online Only</p>	<p>Up to 21/08/2025, 15:00 hr</p>
<p align="center">4</p>	<p>EMD</p>	<p>Rs. 2,00,000/-</p>
<p align="center">5.</p>	<p>Tender Scrutiny fees to be paid online (not refundable)</p>	<p>Rs. 2,36,000/- (including 18% GST)</p>
<p>For the detailed e-tender notice & all requisite information required for the submission of documents refer TCD AICL website (www.mahatenders.gov.in).</p>		
<p align="right">Sd/- TCD AICL, Mumbai.</p>		

NOTICE INVITING APPLICATION FOR REQUEST FOR QUALIFICATION

TCDAICL invites on-line applications for qualification from resourceful “Single Business Entities” experienced in Financial and transaction Advisory in real estate and Housing Sector. Indian Bidders may utilize the financial and technical credentials of their parent company, in such cases, its Parent company shall submit “Parent Company Guarantee”.

MANDATORY ELIGIBILITY CRITERIA

For qualification, “On-Line” submission shall be accompanied by attested copies of:

- 1) **Organizational Capacity and Statutory compliance:**
 - i) A “Single Business Entity”.
 - ii) Registered with Income Tax Department with valid “Permanent Account Number” (PAN).
 - iii) Registered for Goods and Services Tax (GST) with valid GST Registration Number.
 - iv) Registered with PF department.
- 2) **Technical Experience:** The Applicant shall have, preceding the Proposal Due Date (PDD) undertaken.
 - a) The applicant must have completed 2 assignments of Feasibility/ Highest & Best Use/Techno-Economic Viability Studies/ Advisory assignments granted by Central Government / State Government / Public Sector Undertaking (PSU)/ Private Sector for development of residential/ commercial/ retail projects, each Project Cost of more than INR. 500 crores (excluding land cost) in past 10 years preceding the PDD
 - b) Applicant should have experience of executing land and/or building transactions worth at least INR 1000 Crores in last 10 years
 - c) Applicant should have experience of providing Financial advisory support for raising debt funding through financial institutions of minimum INR 1500 Crores for executing land and/or building transactions in India in the last 2 years
- 3) **Financial Capacity:**
 - a) Applicants should have a minimum average annual turnover of last three years from Real Estate Business and Other Services (advisory and/or leasing and/or project management and/or management) services more than INR 150 Crores.



- b) Net Worth of bidder should be positive for all three years, and should be more than 50 cr.
- c) Profit before tax should be positive in any two years, out of Last Three audited financial years.

NOTES:

- i. For qualification, on-line submission shall be accompanied by attested copies of all documents mentioned in Sr. No. 1 to 3 of Mandatory Eligibility Criteria such as Organizational Capacity and Statutory compliance, Technical Experience & Financial Capacity.

The applicant should also produce original documents for verification if called for. Failure to attach requisite documents with application will render applicant not eligible for qualification of Bid without any intimation.

- ii. In case of damaged documents / non-openable documents / relevant balance documents of already uploaded documents not found after opening of technical bids then the hard copies of that documents shall be accepted subjected to such documents shall be possess by the applicant before the date of e-hand over of prepared documents.
- iii. TCDACL reserves right to reject any or all Applications without assigning any reason and the same shall be at the entire discretion of TCDACL. TCDACL's decision in this respect shall be final and binding.
- iv. Conditional Applications shall be summarily rejected.
- v. Applicant will not be eligible to participate for bidding, if
 - (a) the Applicant is deemed by law unable to pay his debts as they fall due, or enters into voluntary or involuntary bankruptcy, liquidation or dissolution (other than a voluntary liquidation for the purpose of amalgamation or reconstruction), or becomes insolvent, or makes an arrangements with, or assignment in favour of, his creditors, or agree to carry out the bidding under a committee of inspection of his creditors, or if a receiver, administrator, trustee or liquidator is appointed over any substantial part of his assets, or if, under any law or regulation relating to reorganization, arrangement or readjustments of debts, proceedings are commenced against the applicant or resolutions passed in connection with dissolution or liquidation or if any steps are taken to enforce any security or interest over a substantial part of the assets of the applicant, or if any act is done or event occurs with respect to the applicant, or if any act is done or event occurs with respect to the applicant or his assets which, under

- any applicable law has a substantially similar effect to any of the foregoing acts or events, then the applicant is not eligible to participate in bidding process.
- vi. Cost of Blank Bid Document of **Rs.59,000/-** including GST @ 18% (non-refundable) to be paid via online & payment receipts should be uploaded.
 - vii. The application shall remain valid for a period of one hundred eighty (180) days from the later date specified in the e-handover of the prepared document.

4) Bidding Procedure:

1. Complete bidding process will be online (e-tendering) in two envelope system. All the notifications, clarifications, corrigendum & details of terms and conditions regarding this tender notice hereafter will be published online on web site <http://mahatenders.gov.in>
2. Required amount of tender fee and EMD shall be paid online through the payment Gateway.
3. Technical bids will be opened online on Date 22/08/2025, 15:00 hrs. at the TCDAICL Bandra office using the site <http://mahatenders.gov.in>
4. Tenderer should submit Hard copy of technical documents (those were uploaded during bid submission) till last date of submission.
5. Tenderer should submit technical bids & relevant scanned copies in .rar format in Technical Envelope as mentioned in technical document.
6. Time and date of opening of financial bids will be informed to the qualified bidder.
7. Tenderers should have valid class II/III Digital Signature Certificate (DSC) obtained from any certifying Authorities.
8. The TCDAICL, reserves the right to accept or reject any or all the tenders without assigning any reason.
9. Guidelines to download the tender documents and online submission of bids can be downloaded from website <http://mahatenders.gov.in>.



CHECKLIST

Bidders are requested to duly fill in this Check List. This check list contains certain important parameters only, so as to facilitate the Bidder to make sure that the necessary data/information is provided with. This, however, does not relieve the Bidder of his responsibility to make sure that his bid is otherwise complete in all respect. Bidders are requested to tick mark the relevant option.

1.	Whether the Bidder has completed the Letters of Transmittal as per format given in the offer document.	YES / NO
2.	Whether the following details have been furnished:	
	i) Details of experience of similar work and information about the Bidder as per format given in the offer document.	YES / NO
	ii) Financial Information of the Organization as per format given in offer document including Certified copies of Profit & Loss Account, Balance Sheet etc.,	YES / NO
	iii) Has it been ensured that there are no over -writings in the bid? Have corrections been properly attested by the persons(s) signing the Bid	YES / NO
3.	Are all the pages of the bid submitted consecutively numbered, signed and stamped by the person(s) signing the bid.	YES / NO
4.	Bidder has quoted his offer strictly as per the form of financial offer given in the offer document.	YES / NO
5.	Company Documents: Certificate of Incorporation, GST, MSME (if applicable)	YES / NO

(Signature of Bidder)



SECTION - I

INSTRCTUION TO BIDDER

1. Information and Instructions to Applicant Bidders:

The Online e-RFQ are invited by the TCDAICL for Empanelment of qualified Financial Consultants to provide professional services for implementation of Urban Renewal Scheme in THANE CITY

The Applicant should download Main e-RFQ Document from the website: <http://mahatenders.gov.in> & <https://tcdaic.in/tcweb/tenders>

The Online forms of master filter should be filled in completely and all questions should be answered. All information requested for in the enclosed forms should be furnished against the respective columns in the form. If any query is not relevant, it should be stated as “Not Applicable” Only ‘dash’ reply will be treated as incomplete information. All applicants are cautioned that incomplete information in the application or any change(s) made in the prescribed forms will render application to be treated as non- responsive.

The Main e-RFQ Document shall be typed on applicant’s letterhead and uploaded the scanned copy.

Any overwriting or correction shall be attested. All pages of the Main e-RFQ Document shall be numbered and should be submitted as package with a signed letter of transmittal.

All the information must be filled in English language only.

Information and certificate(s) furnished along with the application form (the respective application that vouches to the suitability, technical know-how and capability of the applicant) should be digitally signed by the applicant.

The applicant is encouraged to attach any additional information, (PDF copies of similar job orders which were already carried out, regarding his capabilities). No further information will be entertained after submission of Main RFQ Document unless it is requested by TCDAICL.

The Main e-RFQ Document in prescribed forms as required in this booklet duly completed and signed should be uploaded on web site along with all relevant documents. The documents submitted in connection with the pre- qualification shall be treated as confidential and will not be returned.

The cost incurred by applicant in preparing this offer, in providing clarification or attending discussions, conference in connection with this document, shall not be reimbursed by the TCDAICL under any circumstances.

2. Instructions to the Bidders:

Detailed information regarding scope of work and volume thereof can be obtained by Bidder from the Office of TCDAICL on any working day and during the currency of RFQ, in addition to the details available through these e-RFQ documents.

3. Payment Terms & Retention Deposit:

Payment will be made on pro-rata basis upon satisfactory completion of assigned work as per milestone scope of work.

4. Method of Applying

If the application is made by a firm in partnership, it shall be digitally signed by all Partners of the firm giving their full Typewritten names and current addresses or by a partner holding valid power of attorney on behalf of the firm by signing the application, in which case a certified copy of the power of attorney shall accompany the application. A certified copy of the partnership deed, current address of all the partners of the firm shall also accompany the application.

If the application is made by a LLP, it shall be digitally signed by a duly authorized person holding the power of attorney for signing the application, in which case a certified copy of the power of attorney shall accompany the application. Such LLP may be required to furnish satisfactory evidence of its existence before the pre-qualification is awarded.

The application shall be signed to be legally binding on all partners.

5. Revision or Amendment of RFQ Documents:

All Rights are reserved to revise or amend the RFQ document released on website, prior to time specified in time schedule for main e-RFQ preparation. Any further revisions or amendments or time extensions shall be communicated to all concerned by e-mail and as may be displayed on website.

6. Earnest Money:

All Bidders shall pay their entire E.M.D. and payment shall be made through E-payment gateway.

7. Refund/Conversion of Earnest Money

After acceptance of the offer of successful Bidders, the E.M.D. of other Bidders will normally be refunded within 15 days. In the case of successful Bidder, the earnest



money will be converted to Security Deposit after signing of contract documents
Earnest money amount shall not carry any interest whatsoever.

8. Consortium/ Joint Venture:

For the Submission of Bid Consortium or Joint Venture is not Permitted.

9. Manner of Submission of RFQ And Its Accompaniments:

Main RFQ Documents are to be prepared and submitted online. Also, they must be downloaded from web site, fill it completely and upload on web site by scanning and digitally signing wherever necessary.

The detailed step by step procedure for uploading the Main RFQ Documents, required RFQ papers, Payment of RFQ fee, and E.M.D through E payment Gateway is available on the e-Tendering website of Govt. of Maharashtra <https://mahatenders.gov.in>. Bidders must follow the instructions given on the above web site for filling up Main RFQ Forms Online.

10. Conflict of Interest

- a) The selected Firm should provide transparent, professional, objective, impartial service and hold TCDAICL's interest paramount with utmost integrity.
- b) The selected Firm shall not deploy former contractual employees who have served TCDAICL.
- c) The selected Firm shall not downstream or outsource any part of the scope of work from any agency or the advisors appointed by the TCDAICL or sublet the work assigned.
- d) Non-disclosure of such an association will lead to termination of Agency.
- e) In view of the conflict of Interest, the Professional Bid Consultancy Services Firm having relation in whatsoever manner with any Key Resource Person / Key Resource Institution or the Member of TCDAICL Task Force shall be barred from applying to the said e-RFQ.

11. The Bidder Shall Submit Documents Listed Below (Along with Technical Bid)

- a) Scanned copy of Income Tax Return for the last 3 financial years.
- b) Scanned copy of Deed of Partnership duly registered or Article of Association and Memorandum of Association of Company or Incorporation Certificate
- c) Scanned copy of Power of Attorney authorizing representative to act on behalf of the firm.



- d) All documents required to be submitted shall be sealed and self- attested
- e) Undertaking duly signed on letterhead of the firm and scanned copy in ANNEXURE
- f) Scanned self-attested copies of all the work orders if any issued for similar work by the Government of Maharashtra Public Sector Undertakings or Government Organizations/ Companies of Government of Maharashtra.
- g) Signed and scanned copy of all pages of RFQ bid documents.
- h) The Main RFQ forms are available on the e-Tendering website of Govt. of <http://mahatenders.gov.in> The aspiring Bidders will have to download Main RFQ Booklet from the website mentioned above. While submitting the dully filled Main RFQ Documents the Bidders are required to Deposit e-RFQ Fee Rs.59,000/- (Including 18% GST) through "E- Payment Gateway" and E.M.D. Rs. 2,00,000/- (Rs. Two Lakh only) payable through "E- Payment Gateway" available on above mentioned website.
- i) Scanned copies of ANNEXURES (Duly Signed and Affixed with Firm Seal).
- j) Relevant Supporting documents issued by Competent Authority must be uploaded for all information given in prescribed proforma.

12. Clarifications:

The clarification (s), if any, may please be sought separately from **TCDAICL, MUMBAI.**

13. Instructions to be Considered While Quoting E-RFQ Offer

The Bidder should submit the offer with respect to Qualifying Requirement of each vertical as mentioned in bid documents. After selection of Empanelment of bidders for respective verticals Empanelment Agreement will be signed with each Bidders. TCDAICL will instruct Empaneled Bidders of verticals to submit the Price quotes in the form of value in Indian Rupees both in figures and words. The contractor shall quote for the work as per details given in the main RFQ viz conditions, special conditions of contract, specifications, Common set of conditions issued/ additional stipulations made by the TCDAICL which will be available at the e-tendering portal from time to time.

14. Goods And Service Tax:

The RFQ rates are inclusive of all taxes, except Goods and Service Tax payable on value of the contract as applicable from time to time, however the Fee and Taxes shall be shown separately.



15. Conditional Offer:

Conditional offers will be summarily rejected. The RFQs which do not fulfill any of the conditions of the notified requirements laid down in this detailed RFQ notice, the general rules and directions for the guidance of the Bidders as mentioned in the RFQ form or are incomplete in any respect are likely to be rejected without assigning reasons there for.

16. Validity For 180 Days:

The offer shall remain valid for a period of 180 (One Hundred Eighty) days from the date of the opening price quotes unless extended and there after until it is withdrawn by notice in writing by the Bidder. If the acceptance offer is not communicated within 180 days and if the offer is withdrawn by the contractor earnest money shall be refunded in full.

17. Opening of RFQ and Evaluation

- On the date specified in the time schedule, the tender opening authority will open the RFQ. The following procedure will be adopted for opening of the RFQ.
- The Competent Authority will open all the Bids received (except those received late) in the presence of the Bidders or their representatives who choose to **attend opening at 15:00 hours on 22/08/2025 for Technical Bid and the specified place at TCDAICL, MUMBAI**. In the event of the specified date of Bid opening being declared a holiday for the Competent Authority, the Bids will be opened at the appointed time and transaction on the next working day.
- The Bidders' names, the Bid Amount, the total amount of each Bid and of any alternative Bid (if alternatives have been requested or permitted), Bid modifications and withdrawals, and such other details as the Competent Authority may consider appropriate, will be announced by the Competent Authority at the opening.
- The Competent Authority shall prepare minutes of the Bid opening, including the information disclosed to those present.

18. Process to Be Confidential

Information relating to the examination, clarification, evaluation, and comparison of submitted Bids and recommendations for the award of a contract shall not be disclosed to Bidders or any other persons not officially concerned with such process until the award to the successful Bidder has been announced. Any effort by a Bidder to influence the Employer's processing of Bids or award decisions may result in the rejection of his Bid.



19. Eligibility Conditions (Qualification Criteria)

Criteria for Applicant/ Bidder:

Sr. No.	Criteria	Supporting Document
1	Legal Entity: The bidder company shall be a Sole Proprietary firm duly Registered / duly Registered Partnership firm under Indian Partnership Act, 1932 (as amended till date) / Limited Liability Partner (LLP) firm duly established under Limited Liability Partnership Act 2008 (as amended till date) / Company incorporated under Companies Act-1956 or Companies Act-2013	Certificate of Incorporation/ registration under companies Act, 1956 or partnership firm registered under Partnership Act. Memorandum and article of Association
2	The bidder should have in its name PAN (Permanent Account Number) and GST Registration Number in India	Copy of the PAN Card and GST Certificate signed by Authorized Signatory of the Bidder
3	Blacklisting: The applicant should not have been blacklisted/ debarred by any legal entity in India in the last five years as on the date of bid submission	Self-certification from authorized signatory.
4	Financial: Turnover - Applicant shall have a minimum average annual turnover of at least INR 150 Crore (Indian Rupees Five Hundred Crore) in the last three years. (FY 21-22, FY 22-23, and FY 23-24).	CA Certificate with CA Registration Number/ Seal clearing mentioning the Turnover or Audited Balance Sheet
5	<ul style="list-style-type: none"> The applicant must have completed 2 assignments of Feasibility/ Highest & Best Use/Techno-Economic Viability Studies/ Advisory assignments granted by Central Government / State Government / Public Sector Undertaking (PSU)/ Private Sector for development of residential/ commercial/ retail projects, each 	Contract Agreement / WO / LOA / Completion Certificate / SA Certificate certifying the fee, project cost and debt funding raised



	<p>Project Cost of more than INR. 500 crores (excluding land cost) in past 10 years preceding the PDD</p> <ul style="list-style-type: none"> Applicant should have experience of executing land and/or building transactions worth at least INR 1000 Crores in last 3 years Applicant should have experience of providing Financial advisory support for raising debt funding through financial institutions of minimum INR 1500 Crores for executing land and/or building transactions in India in the last 3 years 	
6	The Bidder should have Established office in THANE CITY	Rent/ Lease agreement/ ownership details of office
7	The Bidder should have Min. 100 In house Staff excluding Freelance and Consultant	Undertaking from Hr

Eligibility Criteria for Key Personnel:

Sr. No.	Key Personnel	Minimum Educational Qualification	Experience on Eligible Assignments
1.	Team Leader	MBA / PGDM/ Masters in Planning or equivalent	Minimum 20 years of experience and should have led the feasibility study/transaction advisory teams for at least 10 assignments granted by Central Government / State Government / Public Sector Undertaking (PSU)/Private Sector.
2.	Finance Expert	MBA/PGDM /CA/ CFA or equivalent.	Minimum 15 years of experience and should have worked as a Financial Expert in the feasibility study/transaction advisory teams for at least 5 assignments granted by Central Government / State Government / Public Sector Undertaking (PSU)/Private Sector
3.	Finance Analysts	MBA/PGDM /CA/ CFA or	Minimum 7 years of experience and should have worked as a financial analyst in the

		equivalent.	feasibility study/transaction advisory teams for at least 3 assignments granted by Central Government / State Government / Public Sector Undertaking (PSU)/Private Sector
4.	Transaction cum Bid Process Specialist	Bachelors in any domain	Minimum 15 years of Experience and Should have worked as a Transaction cum Bid Process Specialist in the transaction advisory teams for at least 3 assignments granted by Central Government / State Government / Public Sector Undertaking (PSU)/Private Sector
5	Infrastructure/ Real Estate Expert	MBA/PGDM /CA/ CFA/ Masters in Planning or equivalent	Minimum of 15 years of experience in the real estate/infrastructure sector and must have worked on at least 5 feasibility study or transaction advisory assignments for Central/State Government, PSU, or reputed private sector clients. Prior experience as a domain expert on such projects is essential

20. Clarification of Bids

To assist in the examination, evaluation, and comparison of Bids, the Competent Authority may, at his discretion, ask any Bidder for clarification of the submitted Bid, including breakdowns of the unit rates. The request for clarification and the response shall be in writing, but no change in the price or substance of the Bid shall be sought, offered, or permitted.

No Bidder shall contact the Employer on any matter relating to its bid from the time of the bid opening to the time the contract is awarded. If the Bidder wishes to bring additional information to the notice of the Employer, it should do so in writing.

Any effort by the Bidder to influence the Competent Authority in the Competent Authority's bid evaluation, bid comparison or contract award decisions may result in the rejection of the Bidders 'Bid.

21. Acceptance of Offer:

Before acceptance, the successful Bidder will be called for negotiation by appropriate officers of TCDAIL. The documents related to such negotiations along with modified offer of the successful Bidder if any shall also form the part of contract. After such

negotiations the acceptance of the offer may be sent to the consultant by email. Such intimation shall be deemed to be an intimation of acceptance of offer Bidder whose offer is accepted will have to complete the contract signing and formalities within 15 days from the date of intimation. In the event of the failure of the Bidder to sign the agreement within the stipulated time, the earnest money paid by the Bidder shall be liable to be forfeited. The acceptance of the offer shall also be liable to be considered as withdrawn. In that event the work will be awarded to the next or any other contractor whom the TCDAICL considers suitable. RFQ Acceptance Authority reserves the right to reject any or all offers in full or part without assigning any reasons.

22. Empanelment Period:

The empanelment of consultant shall be valid for a period of **five (5) years** from the date of execution of the agreement or issuance of the empanelment letter, whichever is earlier.

The TCDAICL reserves the right, at its sole discretion, to extend the duration of the empanelment **for an additional period as deemed necessary**, on the same terms and conditions or with mutually agreed modifications. Such extension(s), if any, shall be communicated in writing by the TCDAICL prior to the expiry of the initial empanelment period.

The decision of the TCDAICL regarding the extension of empanelment shall be final and binding on the empaneled Financial Consultant.

23. Signing of Agreement for Empanelment:

Successful Bidder will have to sign the General Empanelment Agreement with TCDAICL and Work Specific Agreement will be Executed after assign the Work. The documents / information submitted by the contractor during Offer Evaluation related to negotiations shall also form a part of the Agreement for Empanelment and Work order.

24. Forfeiture of E.M.D. And Cancellation of Letter of Acceptance

The letter of acceptance given to successful Bidder shall stand cancelled and E.M.D will be forfeited in following events and under such circumstances the RFQ Acceptance Authority shall consider next lowest Bidder if he is found suitable and eligible.

- Successful Bidder fails to give various undertakings and declarations given in tender document.
- Successful Bidder fails to sign Engagement Agreement in Prescribed Proforma.

25. Other General Instructions:

- i. Completed documents can be submitted on the on the following Web address:
<http://mahatenders.gov.in>
- ii. Incomplete Schedules/Forms and without necessary details and enclosures are liable to be rejected.
- iii. The language for submission of document shall be English
- iv. The enclosed Annexure shall be filled in completely and wherever no applicable it should be written as Not Applicable.
- v. The person signing the document submission on behalf of the Applicant shall enclose Power of Attorney duly authorized and notarized for the same.
- vi. Financial data should be given in Indian Rupees only.
- vii. In case the Applicant intends to give additional information for which specified space in the given format is not sufficient; it can be furnished in an enclosed sheet.
- viii. All the pages of this document and Annexure should be signed and corrections should be counter signed by the authorized signatory. No over writing is permitted.
- ix. TCDAICL reserves the right to cross check and confirm the information details furnished by the applicants in the document by making suitable communication with the concern authorities.
- x. TCDAICL reserves the right to annul the Tender Document process, or to accept or reject any or all the proposals in whole or part at any time without assigning any reasons and without incurring any liability to the affected Bidder(s) or any obligation to inform the affected Bidder(s) of the grounds for such decision.
- xi. The document in complete in any respect or without supporting documents will be treated as non-responsive and is liable for rejection.

26. Final Decision-Making Authority

The Competent Authority of TCDAICL reserves the right to accept or reject any or all the offers in part or full for this RFQ without assigning any reasons thereof and his decision will be final.

27. Amendment Of Tender Documents:

- a) At any time prior to the deadline for submission of tenders, TCDAICL for any reason whether at their own initiative or in response to a clarification required by any prospective Bidders may modify the Tender Documents.
- b) The amendment shall be part of the Tender Documents and will be notified by publication in the TCDAICL and will be binding on the prospective Bidders.
- c) All the intending Bidders are advised to keep close watch on the website of TCDAICL in their own interest.



28. General Term and Termination

This Agreement shall become effective upon signing and shall terminate upon breach of the agreement. In case any information mentioned in the body of the agreement and in the attached ANNEXURES is misleading and/or incorrect, this agreement will be terminated immediately. Party sharing the misleading/misinformation will be accountable to pay all damages occurred to the other Party as the result of mislead and/or misinformation. Any breach of terms and conditions on the part of Contractor shall be liable for termination of this contract by TCDAICL by serving notice of 30 days and in such case the contract shall stand terminated on the expiry of the said notice period.

29. The tender process for appointments of consultants will be completed by TCDAICL, however PMC appointment will be done, and work order will be issued by C&D agency for the said PPP project and the bill of the consultants will have to be paid by C&D agency directly.

30. Miscellaneous

- a) Planning the buildings, components and materials as per green building norms and obtaining certification through the authorized consultant.
- b) Attending periodical review meetings and site visits to coordinate regarding quality and progress of work through technically qualified authorized representatives.
- c) The periodical bills for the consultancy services will be certified by TCDAICL based on stage/ milestone completed and to be paid by C & DA.

31. Force Majeure

No Party to this Agreement is responsible to any other Party hereto for non-performance or delay in performance of the terms and conditions hereof due to acts of God, acts of governments, riots, wars, strikes, fires, floods, explosions, pandemics, quarantine periods, court orders or similar causes beyond the control of the affected Party.

Note: In the event of any unforeseen closure of work / holiday on any of the above days, the bids will be opened on the next working day without any further notice.



SECTION - II

EVALUATION OF PROPOSAL

1. Opening of Bid

Opening and Evaluation of Bids: The Authority will open online the E-Bids at 15.00 Hrs. (IST) on the specified date for opening as in Clause 17 of Section -I of RFQ specified and in the presence of the Bidders who choose to attend.

2. Tests of Responsiveness:

The only Technically qualified bids shall be considered for the opening of their Prize bid. The Authority reserves the right to reject any Bid which is non-responsive and no request for alteration, modification, substitution, or withdrawal shall be entertained by the Authority in respect of such Bid.

3. Evaluation of Proposal:

The Bidders who fulfill the Minimum Technical and Financial Eligibility Criteria as detailed in this RFQ and secure a minimum of 75 marks in the evaluation process shall be shortlisted and empaneled as Eligible Agencies for the project. Such shortlisted Bidders shall be considered for participation in subsequent stages of the selection and allotment process as per the terms and conditions of the RFQ.

The scoring criteria to be used for evaluation shall be as follows:

Sr. no	Criteria	Max. Marks
1	Years of existence of the applicant as a private/ public limited company or partnership firm or expert institution and should be in operation in India for a minimum period of 20 years as on the Bid Due Date. <ul style="list-style-type: none"> ▪ ≥ 20 & < 25 years = 2 marks ▪ ≥ 25 years = 3 marks 	3
2	Minimum average annual Turnover of the company from Real Estate Business and Other Services in the last 3 consecutive financial years preceding the Proposal Due Date (PDD) as per the audited balance sheets. <ul style="list-style-type: none"> • INR 150 crores to INR 200 crores: 2 marks • Above INR 200 crores: 4 marks <p>Note:</p> <p>a) Turnover from Tax, Audit, Insurance, Accountancy, Assurance, Due Diligence, Forensic Accountancy, Risk Advisory, etc. business shall not be considered as relevant Turnover experience.</p> <p>* Professional fee should be duly certified by statutory body like Chartered Accountant or Independent Auditors who are competent to do so as recognized by the State concerned.</p>	4
3	Technical Experience: <p>a) Consultant should have conducted feasibility/ techno economic assessment/ strategy formulation/ financial viability assessment/ highest and best-use study or market assessment for real estate projects (inter alia residential</p>	25



	<p>developments, commercial developments, integrated development like township, of minimum 1 project having an area not less than of 100 acres within Maharashtra in the past 5 years</p> <ul style="list-style-type: none"> • 1 project – 2 marks; Maximum marks – 4 marks <p>b) Feasibility/ Highest & Best Use/Techno-Economic Viability Studies/ Advisory assignments granted by Central Government / State Government / Public Sector Undertaking (PSU)/Private Sector for development of residential/commercial/retail projects, each Project Cost of more than INR. 500 crores (excluding land cost) in past 10 years preceding the PDD as below</p> <ul style="list-style-type: none"> • 1 project – 1 mark; maximum marks – 4 marks • Additional 1 mark for project with Project Cost of more than INR 1000 Crores <p>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.</p> <ul style="list-style-type: none"> • Land Transactions ranging from INR 800 – 900 Crore – 3 marks • Land Transactions ranging from INR 901 – 1000 Crore – 5 marks • Land Transactions above INR 1001 Crore – 7 marks <p>d) Financial advisory support for raising debt funding/ construction finance (cumulatively) through financial institutions for executing land and/or building transactions including but not limited to sale of built asset and/ or development management and/ or partnership in India in any of the last 3 years till PDD:</p> <ul style="list-style-type: none"> • Debt funding in the range of INR 1000 – 2000 Crore – 3 marks • Debt funding in the range of INR 2001 –2500 Crore – 5 marks • Debt funding in the range of INR 2501 – 3000 Crore – 7 marks • Debt funding above 3000 Crore – 10 marks <p>Note: Bidder must submit documentary evidence such as work order/completion certificate/ engagement letter/ term sheet/ certification issued by Statutory Auditor/C.A. clearly stating the requirements considered under evaluation. Experience without necessary proof will not be considered.</p>	
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4	Key personnel Qualification and Competence of the Key Personnel for this assignment 1. Team Leader – 10 Marks 2. Real Estate Expert – 3 Marks 3. Financial Expert – 4 Marks 4. Transaction cum Bid Process Specialist – 3 marks 5. Financial Analysts – 3 Marks The number of points to be assigned to each of the key professional positions shall be determined considering the following sub-criteria: <ul style="list-style-type: none"> • General Qualifications -30% (Professional / Education Qualification - 20%, Years with the Bidding Party - 10%) • Key personnel based out of Mumbai – 60% • Length and Relevance of Experience - 10% 	23
5	Approach & Methodology <ul style="list-style-type: none"> • Appreciation of Project Area, Comments on TOR and understanding of the assignment • Approach and Methodology for overall scope of work • Work Plan, Activity Schedule, and Staffing Schedule • Any proposed innovation / value addition to the TOR 	20
6.	Presentation in front of the Committee. <ul style="list-style-type: none"> • Presence of Team Members • Innovative Approach • Communication Skills • Knowledge of subject • Adequacy of the Team • Project Management Competence 	25

The credentials of the Applicants shall be evaluated based on their Organisational Capacity, Statutory Compliance, Technical Capacity, Relevant Experience, and Financial Capacity, as detailed in this RFQ. Applicants who fulfil the minimum eligibility criteria and meet all other conditions specified in this RFQ, including any revisions, addenda, or corrigenda issued thereafter, and who secure a minimum of 75 marks in the technical evaluation shall be shortlisted and empaneled as Eligible Agencies. Such shortlisted Applicants shall qualify for the next stage of the bidding process (Proposal Submission), as per the terms and procedures laid out in this RFQ.



SECTION - III

SCOPE OF WORK

1. Background

In order to facilitate planned and organized redevelopment of existing unplanned dilapidated and largely unauthorized settlements, Government of Maharashtra, after long persuasion from the Public Representatives, Residents and the Administration of Thane Municipal Corporation, has approved the Urban Renewal Scheme (herein referred as "URS") policy & Regulation for Thane City, new provision was introduced under Regulation No. I 65 of Thane OCR on 5th July 2017 vide notification No. TPS/1213/2726/CR-24/14/UD-12. The said Regulation is incorporated with certain changes vide regulation No. 14.8 under Unified Development Control and Promotion Regulations (UDCPR) for state of Maharashtra which came into force vide notification no. TPS. I 818/CR-236/18/Sec.3 7 / (IAA)/UD-13, The said scheme is known as “Urban Renewal Scheme”.

The Thane Municipal Corporation (TMC), acting as the nodal agency, has launched a comprehensive Urban Renewal Program (URP) to transform the city's urban landscape by systematically redeveloping 49 identified urban pockets spanning approximately 1,650 hectares. Out of these, 15 URPs covering around 500 hectares have been prioritized for immediate redevelopment.

To implement this large-scale and complex redevelopment initiative, TMC executed a Definitive Agreement on 2nd August 2023 with Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT), a Government of Maharashtra undertaking, appointing it as the Implementation Agency for the URS within Thane city. Under this mandate, MAHAPREIT is responsible for the execution of the Urban Renewal Projects aggregating to 511 hectares.

To facilitate implementation, MAHAPREIT has incorporated a Special Purpose Vehicle (SPV) named Thane Cluster Development and Area Improvement Company Limited (TCDAICL). TCDAICL is currently implementing URC-5 and URC-6 under URP-12 Phase I through the Engineering, Procurement and Construction (EPC) model. Furthermore, MAHAPREIT and TCDAICL plan to undertake multiple additional projects across Thane under the Urban Renewal Scheme through models such as Cluster & Area Development (C&DA) and EPC.

In order to support the planning, structuring, financial modelling, and successful execution of these projects, MAHAPREIT and TCDAICL now seek to empanel a panel of qualified and experienced Financial Consultants. These consultants will provide end-to-end advisory services, including feasibility analysis, DPR preparation, financial modelling, structuring of transactions, and bid process management, among other professional services, for implementation of the Urban Renewal Scheme in the Thane City.



2. Scope of Work

The scope of work is divided into two Stages:

Stage I: Pre-Formulation Stage:

- A. Market Assessment Analysis A comprehensive exercise to evaluate the project's viability by assessing site suitability, regulatory frameworks, and baseline development potential, alongside detailed demand-supply and pricing analyses across key asset classes. It will identify optimal product mix, positioning, and phasing to maximize revenue, and include risk identification with recommended risk-sharing measures.
- B. Detailed financial feasibility based on Master Plan, detailed area Development Plan, and Architectural and engineering detailed plans, for which a separate consultant will be appointed.

Stage II: Post Formulation Stage: In includes Tendering Process, Evaluation and Selection of Development partner

Detailed Scope of Work

Stage I: Pre-Formulation Stage:

A. Market Assessment Analysis

- Consultant shall undertake a macro level assessment of the district/ town to understand industrial development and other development activities in and around the land parcel;
- Review the Development Plan and broader development spread envisaged by the Authority;
- Consultant to identify key infrastructure interventions and development projects which are ongoing and anticipated to be developed in the near future;
- On the basis of the above analysis, identify inherent strengths and constraints of the said development and future development prospects.
- Conduct the suitability analysis of the site under consideration from the perspective of the proposed project, with the help of the technical and non-technical surveys/studies conducted by other Technical and/or Principal Consultant.
- Study the baseline area calculations provided against the base conditions and constraints including inter alia the provisions of the prevailing development plan (DP), land use plan, the Unified Development Control Regulation (UDCPRs). This is to be done in order to thoroughly understand the development potential vis-à-vis liabilities, commitments and sale potential.

Quantification of built-up area, and infrastructure development is to be done covering the liability of the rehabilitation, the infrastructure and amenities binding via the reservation on Plans, as well as saleable area. Conduct exercises to test the real estate market and capture development and sale trends in the vicinity of the project.

- Demand and supply analysis for the applicable asset classes
- Micro space supply characteristics in the Project Influence Area and in the town in general
- Absorption and Vacancy Rates in the Project Influence area
- Profiling of the asset classes; encompassing residential, office, retail, hospitality.
- The consultant shall carry out a study of the Pricing profile for above viable asset classes in the city and the Project Influence area in particular and bring out the following characteristics
 - i. Price trend for various asset classes in the city as well in the Project Influence Area covering Lease values, Capital Values as well as innovative pricing models.
 - ii. Relationship of the price trend with the demand and supply of asset class in the Project Influence Area
 - iii. Pricing strategy for the project along with the sensitivity analysis for market price v/s salability of the project
 - iv. Sale v/s Lease preferences
- The consultant shall carry out the best use identification study for the project based on the demand and supply analysis and recommend the development or product mix for the project to maximize revenue realizations. The following shall be the outcomes for the study
 - i. Suggest ideal development mix of commercial (office & retail shops), residential (regular/low cost/high-end), hospitality development for the project area.
- Based on demand-supply projections, Consultant to ascertain the development timeframe for each of the shortlisted land parcels considering a horizon period of 20 years.
- Analyze and report the general market conditions like product mix, absorption rate, occupancy levels, prevailing trends in the rental and capital market and also future predictions, competition from other market players and investment scenario in real estate market
- Analyse market ongoing and future market conditions, and competition from other market players in a catchment not less than 1km;

- Based on the above analysis, recommend a broad product mix, positioning, pricing sizing of project, and its development phasing.
- Undertake consultation with Authority to assess and capture the expectations, trend in real estate market in terms of land rates (market rates and ready reckoner rates), product mix, map major real estate and infrastructure projects in public sector in vicinity and their profile.
- Conduct demand gap analysis to decide the proposed product mix in the sale component, including suggestions, if any, towards mix of compatible land uses other than residential or commercial.
- Study the Land Acquisition options and to derive the fair market rate of the vacant land parcels to be available. Work out the entire exercise for a scenario where adjoining vacant land parcels are included.
- Analyse the risks associated with land acquisition, failure to attract investors interest, construction delays/failure, commissioning, land offtake, etc. and suggest preventive measures.
- Propose risk and responsibility sharing template.

B. Financial Feasibility

I. Benchmarking

- Conduct benchmarking of similar development.
- Understand the type of development models adopted for the development;
- Articulate the best practices relevant for the Authority and identify the key factors which will ensure success in implementation of model relevant for the Authority.

II. Financial Analysis

- The consultant shall provide feasibility reports as per the land plans and development control norms as per the Master Layout Options provided by the Architectural Master Planning and Transaction Advisory Consultant (AMTAC) appointed by the Implementing Agency. The CAPEX and OPEX estimates will be provided by the AMTAC.
- On the baseline cost estimates of rehabilitation component, superimpose the cost estimates of the sale component based on suggested product mix, and offer revenue projections for the sale component.
- Consultant should ascertain the circle rate of the land for various uses in the area, market rate as per earlier transactions as per Consultant's survey.
- Forecasting the revenue stream from various development components like real estate, leasing/licensing of spaces, commercial, hospitality etc. and

earning from user fee, if any.

- The consultant shall suggest an optimal model of development which is in the best interest of the Authority, whether Lease hold or free hold. The Authority shall finalise the details in consultation with the Authority.
- In case of Lease hold: The period of lease (for suggested development options) that is most optimum for revenue generation and in the best interest of the Authority with reasons may be provided based on guidelines to be provided by Authority. Consultants to work on the following:
 - i. Prepare Financial Model, determining Lease Period, analysing and suggesting Project Model and determining reserve/guidance price.
 - ii. The consultant should bring out various assumptions for revenue, cost and others, including basis thereof, which are used by it in the financial model.
 - iii. Financial Model for Lease Premium: - The Consultant shall develop a financial model for the project for finding out the reasonable lease premium (or percentage share of revenue) that a developer can afford to pay basis the viability of the project. The Consultant should bring out various assumptions for revenue, cost and others, including basis thereof, which are used by it in the financial model.
 - iv. The Consultant shall also include the cost of rehabilitation/relocation of existing tenants/ land owners, if any, as provided by Authority, as part of the calculation of capital costs for the project. Any enhancement in the revenue potential arising from such rehabilitation shall be included for the purpose of financial analysis.

III. Project Structuring

- Based on the financial feasibility, suitable project structuring models shall be assessed, and the most suitable model shall be recommended by the consultant keeping in view the quick implementation and acceptability and marketability to the Developer/ Investor.
- The Consultant shall also undertake sensitivity analysis by assessing Realistic, Pessimistic and Optimistic scenarios by identifying the most critical factors and determine their impact on the IRR, including varying project costs and benefits, implementation period, and combinations of these factors
- Assist the Authority in advising appropriate fundraising mechanisms should the Authority wishes to develop the project/s through self-funding mode.

IV. Recommend an Implementation Strategy

- Based on the phasing suggested in the project structuring report above,

suggest options towards phased implementation. Undertake the cost benefit analysis of the different project model structures and to suggest the most effective model based on time and cost.

- As an outcome of the study, the consultant should come out with optimally devised development models with clear phasing. The exercise should enable the Authority to:
 - i. Identify a suitable development option from various development models like land monetization, PPP models such as long lease/ JV/ JD/ self-construct & lease, etc. to provide necessary amenities in the entire area with clear timelines for construction & commercial exploitation.
 - ii. Strategy for the project including details regarding the responsibilities involved in the project development and operation stage. Identify the appropriate procurement strategy for development of the proposed plan. The mode of contracts such as Design, Build, Operate and Transfer (DBOT) contract(s) or Engineering, Procurement and Contract (EPCs) or Design & Build contracts or Design, Build, Finance, Operate and Transfer (DBFOT) contract(s) for each of these locations either combined or standalone and their pros & cons of each strategy to be analyzed along with specific recommendations

V. Investor/ Developer Outreach

- Based on above analysis, discuss and validate the various development models with the private sector/ developers and take their insights on pros and cons of each development model from their perspective.
- Discuss the insights gathered from investor connect, highlight key issues based on stakeholder feedback and run the financial models based on these insights to arrive at inferences.
- Consultant to recommend possible alternatives of development models which will lead to maximum benefit to the Authority;
- Based on above, modify the reserve price analysis incase required to optimize maximum revenue potential for the project specifically outlining its recommendations. The consultant should list out all the required actions to be undertaken by the Authority to proceed with the implementation of the proposed development.

VI. Reserve / Guidance Price

- Based on the past & present market rates and circle rates of land duly taking

suitable factors for discounting for lease deal, size and location of land, and the lease premium computed from the financial analysis, the Consultant shall carry out a comparative analysis to verify the suitability or correctness of each of them and suggest the reserve/guidance price to be adopted by Authority for bidding. Depending on the project model to be followed, the reserve/guidance price may be either in terms of total lease premium payable in instalments or a percentage share of revenue/ equity, as the case may be, to be offered to Authority or any other suitable model.

- The Consultant shall undertake a detailed exercise to explore that each development option is financially robust. Also build comprehensive financial models for all strategic scenarios, incorporating risk sharing structures to enhance project resilience. Suggest adjustments to the master plan (e.g., introducing higher yield land uses alongside residential) to optimize revenue streams and overall viability.
- Suggest product mix that will make the project viable and profitable, including suggestions in building type/specification / designs modification, if any, as captured from the study of market trend.
- In an iterative manner work in co-ordination with AMTAC to prepare strategic plan options (combined architectural-master plan and financial plan) and aid the IA in choosing the most viable and profitable option.
- Further fine tune the selected strategic plan by working out to the last-mile-detail by conducting appropriate economic cost-benefit analysis to develop Value for Money (VFM) analysis and project rationale based on the architectural Plan/Master Layout corresponding to the selected strategic Plan.
- Assess all the possible revenue generation streams from activities expected. The revenues should be accounted on yearly basis till the financial life of the project.
- Make a complete financial appraisal of the selected Architectural /master Plan and develop Project financing pattern, cost profitability, recovery mechanism including sensitivity.

Stage II: Post Formulation Stage:

I. Preparation of Bid Documents

- Based on the viability of the projects, their project structures and commercial framework, the Consultant shall explore and suggest the Mode of Execution options.
- The Consultant shall assist the Authority in developing bidding documents



for inviting bids, selection of preferred bidder, signing of agreement, etc.

- Review and discuss the current policy of Authority to arrive at key terms and conditions that need to be inserted as part of the agreement;
- Consultant shall prepare bid documents including:
 - i. Draft RFQ/ RFQ, Concession Agreement/Lease Agreement and other schedules, as may be applicable;
 - ii. Interact with the management or any other committees appointed by Authority for the purpose for finalization and approval of the document; and
 - iii. Submit final and approved Bidding Documents

II. Evaluation & Selection process

- Consultant shall assist with bid process management including:
 - i. Assist in Pre-Bid Conference: The Consultant shall participate in pre-bid meetings and assist Authority in answering questions or issuing clarifications to the bidders. The consultant shall prepare minutes of meeting, addendum/corrigendum if any based on the clarification provided to the prospective applicants.
 - ii. Assist Evaluation Committee of Authority in proposal evaluation in accordance with the criteria laid down in Bid documents and recommend preferred bidder. The Consultant shall design and assist Authority to administer the bid evaluation process in an equitable and transparent way. The Consultant shall assist in evaluating the technical and financial bids and preparation and finalisation of evaluation report covering the details of evaluation including
 - iii. eligibility, responsiveness to the tender (RFQ/RFQ) conditions.
 - iv. Assist Authority in negotiating the contract with the preferred bidder and finalize the same with respect to the agreed scope of services, technical and performance specifications (which will be provided by Authority).



SECTOR IV:
OTHER INSTRUCTIONS TO BIDDER

1. Deviations

No deviations will be accepted. Bid with any technical or financial deviation shall be summarily rejected.

2. Taxes And Duties

The Bidder shall be liable and responsible for payment of all Income Tax and all other taxes, which may be levied on the Compensation, or any other professional fees received from the TCDAICL under the terms of this tender and shall keep the TCDAICL harmless against any claim / liabilities and outgoing in this behalf.

3. Insurance

The Bidder shall be liable to take/maintain comprehensive insurance for their personnel associated with the work at their own cost. The details of the same shall be furnished to TCDAICL.

4. Responsibility And Obligations of Bidder

- The Bidder shall be required to render detailed services which are necessary for the satisfactory completion of all the areas of the projects in totality.
- The Bidder shall be fully responsible for operability, maintainability and reliability of services provided by him.
- The Bidder shall be fully responsible for the collection of all data to enable him to provide the Bid Advisory services.
- The TCDAICL reserves the right to review the work performed by the Bidder, ask for any clarifications and changes / modifications to the work performed by him. Such changes shall be mutually discussed and agreed between the TCDAICL and Bidder and the same shall be incorporated by the Bidder in his work without any cost liability to the TCDAICL and without any dilution of the responsibility of the Bidder.
- The Bidder shall himself be responsible to collect whatever needed information from the TCDAICL at the appropriate stage of his work, for considering the same for his further work / services and / or coordination.
- The Bidder shall be responsible to pursue, expedite and ensure timely submission of all data and documents.
- The Bidder acknowledges that all plans, design calculations, studies, data, maps, drawings, and specifications prepared by the Bidder in connection with the Project is property of the TCDAICL and the same shall be handed over to the TCDAICL as and when requested by the TCDAICL or upon termination of the Agreement or upon completion of provision of the Services.

- The Bidder shall not prepare article(s) or photograph(s) for publication or speeches about the Services without the prior written consent of TCDAICL.
- The Bidder shall be the employer of all the personnel engaged directly or indirectly in rendering the Services under the Contract Agreement.
- This RFQ does not and shall not be construed to create any employer-employee or principal- agent relationship between the TCDAICL and any employees, representatives and personnel engaged by the Bid Advisory Firm in the performance of Services.
- The Bidder shall be responsible for payment of all or any expenses including, without limitation, all amounts payable towards pension, annuity, or employment compensation, or any other payment to be made under the Applicable Indian Law and/or otherwise to the professionals, technicians or workmen employed and/or contracted in relation to the provision of Services under the Agreement.
- The Bidder shall defend, hold harmless and indemnify the TCDAICL against all or any labour claims or other law suits or proceedings, including those arising out of any accident that occur during or in relation to the Services as may be filed against the TCDAICL for any reason whatsoever and irrespective of the time should have lapsed, assuming full responsibility for the payment of indemnification, penalties, attorneys' fees, legal costs and other charges, if any.
- The Bidder shall comply within a timely manner all the obligations under the Applicable Indian Law including the laws relating to workmen, technicians, contract-labour, contractors, and other personnel involved in the provision of the Services.
- The Bidder shall be acquainted with the all the statutory requirements, Electrical laws, Indian Environment and Health and Safety laws as applicable for the project.
- He Bidder shall make available all related information, data, design calculations, working sheets and copy of relevant standards & codes and shall transfer the relevant technical information of the project.

5. Confidentiality

- All plans, design calculations, studies, data, maps, drawings and specifications prepared by the Bidder in connection with the services to be provided by the consultancy Services under the Agreement shall be the property of the Owner. As and when required or upon termination of the contract, the aforesaid documents, prepared specifically for this project (including originals) shall be handed over to the Owner
- the Bidder shall take all necessary steps to ensure confidential handling of all matters pertaining to plans, designs, drawings, specifications, method, and any other information developed or acquired by him from the TCDAICL under terms

of the Contract.

6. Progress Report

- The Bidder shall submit Progress Report on the status of work entrusted to him periodically i.e., monthly as mentioned or as may be mutually agreed upon bringing out the details of works completed, works in hand, bottlenecks, if any, and efforts being made to improve upon the time schedule.
- The Consultancy Services shall also be called to make presentation on the various activities in respect of the project as and when required by TCDAICL without any additional cost.
- The copyrights of all documents provided by the Bidder and the documents provided by the TCDAICL to the Bidder for reviewing in the performance of the Agreement shall at all stages be the property of the TCDAICL and while in the custody of the Bidder, shall be fully available to the TCDAICL and its duly authorized representatives. On completion of the provision of the Services, all drawings, documents etc. in relation to the Project shall be delivered/handed over by the Consultant to the TCDAICL.

7. Jurisdiction of The Contract

The laws applicable to this contract shall be the laws in force in India. The courts of Mumbai, India shall have exclusive jurisdiction in all matters arising under or on account of this Agreement.

8. Warranty And Liability of The Bidder

- Notwithstanding anything contained in this RFQ, the Bidder agrees that they shall be liable for any defect/inadequacy/errors/inability/non-competency etc. in relation to the performance of the Services which are not in accordance to the Good Industry Practices or the provisions of this RFQ. In such case, TCDAICL may penalize consultant to the extent limited to 5% of the contract value other than the L.D. and TCDAICL may also enforce the clause No.13 of this section in this regard.
- The Bidder shall be further liable for the any consequence of errors and omissions arising from the gross negligence on his part or on the part of his employees to the extent limited to the contract value.

9. Indemnity

- The Parties hereto agree that the Bidder shall indemnify and defend the TCDAICL and its representatives and employees, and hold the Owner, its representatives, employees harmless from: Damages and losses caused by its negligent or

intentional act or omission, or any damages and losses caused by the negligent act of any third party or sub-contractor or agency engaged by consultant.

- Damages and losses resulting from the non-compliance with the obligations established hereunder.
- Any environmental damage caused by it and/or its representatives or employees or employees of any third party or sub-contractor or agency engaged by Bid Advisory Services.
- Breach (either directly by it or through its representatives and/or employees) of any representation and warranty declared herein by it
- From all claims, actions, suits, proceedings, taxes, duties, levies, costs, expenses, damages, and liabilities, including attorneys' fees, arising out of, connected with, or resulting from or arising in relation to this RFQ due to neglect, omission or intentional act of Bid Advisory Services

10. Liquidated Damages

For any delay attributable to the consultant, beyond the scheduled date of completion of various activities as per the agreed time schedule, liquidated damages shall become livable at ½% (one half of one percent) per week of delay on the specific milestone activities under the part or work assignment. The total liability of the Consultant under this clause shall not exceed 10% (Ten percent) of the contract value.

- i. The liquidated damages shall stand recoverable from progressive amount payable to the consultant no sooner it becomes due in case any items of work have remained incomplete beyond the schedule completion period irrespective of the fact on whose account such delay has taken place. This amount so recovered from the Bidder shall be reimbursed if, after completion of all works, it is satisfactorily demonstrated to TCDAIL that such delay had occurred due to no fault of the Bidder.
- ii. Likewise, any amount due to the TCDAIL due to defect / inadequacy / errors etc. on the part of the consultant shall stand recoverable from the progressive amount due to the Bidder.

11. Default of The Bidder

In the event of the TCDAIL: –

- i. Failing to pay to the Bidder the amount due within a period of 120 days.
- ii. Becoming bankrupt or giving formal notice to the Bidder that for unforeseen reasons, it is impossible for TCDAIL to continue to meet its contractual obligations.
- iii. Then the Bidder shall be entitled to terminate his employment under the contract after giving 30 days' prior notice in writing to the Owner.



- iv. In the event of such termination, after scrutiny and approval the TCDAICL shall pay to the Bidder the amount of any loss or damage to the consultant arising out of or in connection with such termination, based on documentary evidence to be furnished by the consultant.
- v. If the TCDAICL is of the opinion that the Bidder is not rendering the Services in accordance with the Good Industry Practices, due diligence or expedition or refuses or neglects to comply with any reasonable orders given to him in writing, the TCDAICL may give a notice in writing to the Bidder to make good the failure, neglect, or contravention.

12. Default of Bidder: -

If the Bidder fails to make good the failure, neglect, or contravention within 20 (twenty) days from the date of serving such a notice, the TCDAICL may without prejudice to any other rights under this RFQ, direct the Bidder not to render such Services and get such Services done by other agencies at the risk and cost of the Bidder. The Owner, in such an event, shall be entitled to retain and apply any balance, which may otherwise be due to the Bidder for the payment of the cost of executing the said part of the Services taken out of its scope of Services. If the cost of executing the said part of the Services or of completing the Services exceeds the balance due to the Bidder, the Bidder shall pay such excess. If the bidder fails to pay such excess, same shall be recovered through encashment of the Advance & Performance Bank Guarantees submitted by the bidder.

13. Force Majeure

- **Force Majeure Event :** The Parties hereto agree that a Force Majeure Event shall mean any unforeseeable act or event that prevents the affected Party from performing its obligations under this Agreement or complying with any conditions required by the other Party under this RFQ and such act or event is beyond the reasonable control and not because of any fault of the affected Party and such Party has been unable to avoid such an act or event by the exercise of prudent foresight and due diligence.
 - i. Without prejudice to the foregoing, the Parties hereto agree that the occurrence of any of the events shall also be deemed to be a Force Majeure Event:
 - ii. War and other hostilities whether war to be declared or not), invasion, act of foreign enemies, mobilization, requisition, or embargo that directly impacts the provision of services by the Bidder under the Agreement Rebellion, revolution, insurrection, military or usurped power and civil

- war that directly impacts the provision of services by the Bidder under the Agreement.
- iii. Riot, civil commotion, terrorism, or disorder that directly impacts the provision of services by the Bidder under the Agreement.
 - iv. Pestilence, epidemics, inclement weather causing floods or lightning or cyclone, typhoon, or earthquake and which directly impacts the provision of services by the Bidder under the Agreement.
- The Parties hereto agree that the following events are explicitly excluded from and do not constitute a Force Majeure Event and is solely the responsibility of the affected Party.
 - i. Strikes, collective bargaining agreements of either Party resulting in delay in the provision of Services or stoppage of work; or
 - ii. Labour disputes of any kind; or
 - iii. Economic hardship; or
 - iv. Any act, event, or occurrence listed above or asserted as a Force Majeure Event that results materially from the negligence or intentional acts of the affected Party.

14. Mutual Discussions

In the event of a dispute or difference of any kind whatsoever shall arise between the Parties in connection with or arising out of this Agreement or the breach, termination or validity hereof, the Parties shall endeavor to resolve such dispute in good faith in the first instance within 30 (thirty) days of the notice of such a dispute by mutual discussions between the Parties.

15. Arbitration

In the event of failure to resolve dispute/ differences related to Contract/ Agreement and relating to interpretation of the clauses therein the parties are hereby agreed for its resolution / Adjudication etc. by referring it to the Institutional Arbitration established / recognized by the State Govt/ Central Govt. and the dispute can be get resolved within the framework of the Arbitration Act 2015 and in terms of rules and regulations of such institutional arbitration such as Mumbai center of Arbitration etc.

16. Termination of Contract/ Agreement

The TCDAIL may by giving not less than thirty (30) days written notice of termination to the Bidder, terminate this Agreement upon the occurrence of any of the events specified in paragraphs (a) through (e) below: -

- i. If the Bidder fails to remedy a failure in the performance of his obligations hereunder, as specified in a notice of suspension pursuant thereof, within

- thirty (30) days of receipt of such notice of suspension or within such further period as the TCDAICL may have subsequently approved in writing or
- ii. If the Bidder becomes insolvent or bankrupt or enter into any agreement with his creditors for relief of debt or take advantage of any law for the benefit of debtors or go in to liquidation or receivership whether compulsory or voluntary; or
 - iii. If TCDAICL found that the bidder has provided the false & wrong information while bid submission; or
 - iv. If the Bidder submits to the TCDAICL a statement which has an effect on the rights, obligations or interests of the TCDAICL and/or which the Bidder knows to be false; or
 - v. If as the result of a Force Majeure Event, the Bidder is unable to perform the Services for a period of not less than sixty (60) days, or
 - vi. If TCDAICL found any defect/inadequacy/errors/inability/non-competency etc. in the Bidder in relation to the performance of the Services which are not in accordance with the Good Industry Practices or the provisions of this RFQ, or
 - vii. If the TCDAICL, in its own discretion and for any reason whatsoever, decides to terminate this Agreement.



SECTOR V: ANNEXURES



Annexure - I

Technical Proposal Submission

(To be submitted on the letterhead)

To,

Sub: Submission of Technical proposal in response to the RFQ for Empanelment of qualified Financial Consultants to provide professional services for implementation of Urban Renewal Scheme in THANE CITY

Sir,

Having examined the RFQ document, we, the undersigned, herewith submit our proposal in response to your RFQ Notification number for selection of my/our firm/organization Empanelment of qualified Financial Consultants to provide professional services for implementation of Urban Renewal Scheme in THANE CITY

We have read the provisions of the RFQ document and confirm that we accept these. We further declare that additional conditions, variations, deviations, if any, found in our proposal shall not be given effect to.

- 1) We agree to abide by this proposal, consisting of this letter, the detailed response to the RFQ and all attachments.
- 2) We would like to declare that we are not involved in any litigation that may have an impact of affecting or compromising the delivery of services as required under this assignment, and we are not under a declaration of ineligibility for corrupt or fraudulent practices.
- 3) We would like to declare that there is no conflict of interest in the services that we will be providing under the terms and conditions of this RFQ.
- 4) We hereby declare that all the information and statements made in this proposal are true and accept that any misrepresentation contained in it may lead to our disqualification.
- 5) We understand you are not bound to shortlist/accept any or all the proposals you receive.



- 6) We hereby declare that we qualify and fulfil all the eligibility criteria mentioned in the RFQ.
- 7) We hereby declare that in case the Contract is awarded to us; we shall submit the Bank Guarantee within 15 Business Days of issuance of the Letter of Intent to us.

Company Profile:

Sr. No.	Information	Details
1	Name of responding bidder:	
2	Address of responding bidder:	
3	Name, Designation and Address of the contact person to whom all references shall be made regarding this RFQ:	
4	Telephone number of contact person:	
5	Mobile number of contact person:	
6	Fax number of office:	
7	E-mail address of contact person:	
8	Status of Firm/ Company (Public Ltd., Pvt. Ltd., etc.)	

We hereby declare that our proposal submitted in response to this RFQ is made in good faith, and the information contained is true and correct to the best of our knowledge and belief.

Sincerely,

[Bidder Authorized Signature]

Name

Designation/ Title

Date

Date and Stamp of the Signatory

Annexure II - Format for Financial details of the bidder

Annual Turnover Details of the Bidder

Sr. No.	Years	Turnover Details in INR Crores	Net worth in INR Crores
A	2021-2022		
B	2022-2023		
C	2023-2024		
Average Annual Turnover			

Note:

The abovementioned format should accompany one of the following: -

- 1) CA Certificate with CA's Registration Number/ Seal clearing mentioning the Turnover and net worth, or
- 2) Audited Balance sheet and Profit & Loss account statement of the Bidder for each of the last 3 audited financial years shall submitted as supporting evidence.



Annexure III: Consultant Project Experience

(The following information should be provided in the format below for each reference assignment for which your firm was legally contracted by the client stated as a corporate entity)

Name of the Project:	
Project Area:	Location of Project:
Name and address of the Client:	
Year of Project:	
Name of Associated Firm (If Any):	
Brief Description of Project:	
Scope of services rendered by the company:	

Firms Name:

Authorized Sign

Note: Please provide copy of certificate from client and copy of work order from the client for experience claimed.



Annexure IV: Curriculum Vitae for Proposed Key Staff

a) Proposed Position for consultancy	:	
b) Name of Person	:	
c) Profession	:	
d) Date of Birth	:	
e) Total Experience (Years)	:	
f) Professional Qualification	:	
EMPLOYMENT RECORD & PRESENT COMMITMENTS		
g) Key Achievements	:	
•		
h) Specialization and Expertise	:	
•		
i) Professional Experience	:	
(Starting with present position, list in reverse chronological order, for every employment head)		
j) Project Experience	:	
Sr. No.	Project Name	Client
k) Training Course and Workshop Attended	:	
Description	Year	Conducted By
l) Languages	:	
Languages	Read	Write