

Reply to Pre-Bid Queries

EOI Name: Expression of Interest (EOI) for Empanelment of Development Agencies for the implementation of Slum Rehabilitation (SR) Schemes in Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR).

EOI No and Date: MAHAPREIT/SR/EOI/02/2025 Dated 04/12/2025

Date of Pre-Bid: - 11/12/2025

Time: 04:30 PM

Sr.	Name of Agency	EOI Condition	Clarification requested	Clarification / Reply by MAHAPREIT
1	B.G. Shirke Construction Technology Pvt. Ltd.	<p>Clause No: 3.2. 3) Page No: 7</p> <p>3.2.3. In order to ensure only interested and serious applicants will submit their documents in response to this EoI, the agencies are required to submit a Security Deposit of 0.5% of the total estimated cost as given in Annexure I for respective Schemes. In case the Applicant submits EoI for more than one Scheme, the Security Deposit shall be submitted separately for each Scheme.</p>	<p>We request you to accept Bank Guarantee in lieu of online payment towards Security Deposit. In case an applicant proposes to participate in multiple projects then the amount of Security Deposit will be substantially high and therefore we request you to accept security deposit corresponding to the highest valued project.</p>	<p>Please Refer Corrigendum-1 where in revised EOI is issued</p>
	PROCONMAG Contract Execution, Project & Contract Management	<p>Clause No: 10 ii) Page No:16</p> <p>The scanned copy of online payment of Security Deposit.</p>	<p>a) The amount of Security Deposit shall be 0.1% of the Estimated Construction Cost (instead of Development Cost). b) Insurance Surety Bond shall be accepted in lieu of Security Deposit.</p>	
2	PROCONMAG Contract Execution, Project & Contract Management	<p>Clause No: 3.2.4 Page No: 7</p> <p>The Security Deposit shall remain interest-free for a period of 180 days and shall be refundable thereafter. In the event a Developer is finalized and enters into the Development Management Agreement, the Security Deposit shall be appropriated or adjusted against the</p>	<p>"Joint Venture" of agencies having experience of Construction and Developing similar Projects of housing mass tenements shall be considered for the purpose of Selection of Developers.</p>	Joint Venture (JV) is not permitted

		obligation's payable under the DM Model.		
3	PROCONMAG Contract Execution, Project & Contract Management	Clause No: 19 Page No:9 19. Revenue Sharing: The agency/applicants who are empanelled shall submit the revenue share for each project at the time of submitting detailed bids.	Whether the Development Management Fees will be paid as a fixed percentage of the total revenue of the Project.	EOI Condition Prevails
4	B.G. Shirke Construction Technology Pvt. Ltd.	Clause No: 3.2. 22) Page No: 9 Agency shall submit solvency certificate issued from Nationalized bank or any Schedule bank of a required minimum amount, depending upon the estimated cost put to tender for each tender to be invited/floated in future among empanelled agencies/ firms.	Kindly confirm whether the Solvency Certificate is to be submitted along - with the EOI application, if yes, please issue the format for obtaining the Solvency Certificate. Further we also request you to specify the minimum percent of the estimated cost put to EOI / tender of project selected by applicant for obtaining the Solvency Certificate	At the time of Bidding
5	B.G. Shirke Construction Technology Pvt. Ltd.	Clause No: 3.2. 20) Page No: 9 Project Investment Structure: MAHAPREIT shall contribute 90 percent of the project investment, while the selected Developers shall contribute 10 percent as project participation deposit.	It is mentioned under this clause that "MAHAPREIT shall contribute 90 percent of the project investment, while the selected Developers shall contribute 10 percent as project participation deposit." a) We do not understand the meaning of this clause. Kindly elaborate in detail this clause such as monthly R.A. payment, time period for payment to the developer, final payment, retention etc details. b) We presume that 90% payment of monthly R.A. Bill shall be paid to the contractor and 10% of payment shall be retained as project participation deposit (i.e. retention money)	EOI Condition Prevails. Detailed procedure will be elaborated in the bidding stage.

	PROCONMAG Contract Execution, Project & Contract Management	<p>i) The Project Participation Deposit of 10% of the Project investment by the selected Developer shall be made on pro-rata to the 90% of the Project investment by MAHAPREIT.</p> <p>(ii) Withdrawal of Profit after considering all the expenses such construction, permissions, as Marketing, development management fees etc., shall be distributed in the same ratio of project investment.</p>	
6	B.G. Shirke Construction Technology Pvt. Ltd.	<p>Clause No: 4.A) Page No: 10 Technical Capacity: i. The Bidder should have successfully completed* Slum Rehabilitation Projects within the last 7 (seven) years. ii. Applicants must have completed minimum of three slum rehabilitation projects and a minimum of 1000 rehabilitation tenements completed within the Mumbai or Pune Metropolitan Region.</p>	We presume that projects involving construction of Rehab buildings in slum areas on EPC basis shall also be considered to meet the technical capacity, please confirm.
7	B.G. Shirke Construction Technology Pvt. Ltd.	<p>Clause No: 4.A) ii) Page No: 10 *Completed Project: A project with tenements constructed in multi-storeyed or permanent (pucca) structures, and for which an Occupation Certificate or Building Completion Certificate has been issued by the Competent Authority within the last 7 (seven) years from the Bid Due Date.</p>	We presume that Experience /Completion certificate issued by the Government Clients shall also be considered for complying this requirement.
8	PROCONMAG Contract Execution, Project & Contract Management	<p>Clause No: 10. X) Page No: 16 Certificate of work experience as mentioned in Eligibility Criteria along with project details, project-wise work</p>	For the purpose of evaluating Technical Capacity based on "Completed Projects", the same shall also include experience of completion of similar work of Construction & Development of Projects under PMAY(U) having mass tenements of the least carpet areas as stated

		order, agreement & experience certificate.		
9	B.G. Shirke Construction Technology Pvt. Ltd.	<p>Clause No: 4 Page No: 10 Reputed, experienced, technically and financially sound Agencies, need to fulfil the following eligibility criteria.</p> <p>A. Technical capacity B. Financial Capacity</p> <p>Clause No: 9. i) Page No: 15 The agency shall submit its EOI proposal against the scheme (as per Annexure I) as per Form 4.</p>	<p>We understand that the EOI proposals are being invited for execution of a total of 56 Slum Rehabilitation Projects /schemes as listed in "ANNEXURE 1 -SRA SCHEMES DETAILS". Estimated Cost of these projects' ranges from Rs. 5850.23 Cr. to Rs. 62.88 Cr. however Eligibility Criteria (Technical & Financial Capacity) is the same for all the SRA Schemes which seems to be inappropriate, as the experience, resources, capabilities etc. of the applicant to be eligible for successful execution of proposed schemes will be different depending on the scope, size & cost of the project.</p> <p>We therefore request you to review & confirm the eligibility criteria.</p>	<p>EOI Condition Prevails Please Refer Clause no. 4 A) & B) of Corrigendum-1</p>
	PROCONMAG Contract Execution, Project & Contract Management		<p>The Financial Capacity' as sated under 'Eligibility Criterion are proposed to be varied based upon the estimated Construction Cost (instead of Development Cost) of the individual SRA Schemes for which the intending Developer seeks to be qualified and not based upon the 'fixed and absolute figures' as stated in the EOI document.</p> <p>Following general norms considered Criterion in various Government Bids may please be considered.</p> <p>(i) Maximum Construction Turnover / Value of Developmental work done by the Bidder during the last 5 (five) financial years ending 31st March of the previous Audited financial year as certified by the Chartered Accountants, after enhancing the actual turnover or value of completed work at simple rate of 10% per annum calculated to last date of receipt of</p>	

tenders, should be at least 75% of annual estimated cost, where,

Annual estimated cost = Estimated cost put to BID /work period in years.

(ii) The prospective Bidder shall have obtained Building Permissions & Layouts approved from local body for Projects of BUA (Approx. 80% of the BUA of the proposed Development Project, cumulative of 3 projects allowed).

(iii) Experience of having successfully completed works during last 7 years ending last day of month previous to the one in which applications are invited should be as under, after enhancing the value of completed work at simple rate of 10% per Anum calculated from date of completion to last date of receipt of tenders:

i. Three similar completed works each costing not less than 40% of estimated construction cost (instead of Development Cost) of the proposed Project put to BID.

or

ii. Two similar completed works each costing not less than 50% of estimated construction cost (instead of Development Cost) of the proposed Project put to BID.

Or

iii. One similar completed work costing not less than 80 % of estimated construction cost (instead of Development Cost) of the proposed Project put to BID.

			<p>iv. Have sufficient experienced Sales & Marketing Teams.</p> <p>v. Entered into registered "Agreement to Sale" with individual Beneficiaries as required.</p>	
10	B.G. Shirke Construction Technology Pvt. Ltd.	<p>Clause No: 4.B) ii) Page No: 10</p> <p>ii. Must have top-line revenue of executed/ongoing projects shall be Rs.10000 Crores (Ten Thousand Crore) or more</p>	<p>We presume that "Top Line Revenue" i.e. revenue generated from executed / ongoing civil engineering construction or building projects will also be considered for meeting this requirement.</p> <p>Please confirm.</p>	Please refer clause no. 4 (B)of Corrigendum-1
11	PROCONMAG Contract Execution, Project & Contract Management	<p>Clause No: 5) 14) Page No: 11</p> <p>Making all necessary payments (deposits, fees, cess, premiums, taxes, etc.) as per applicable rules and circulars.</p>	<p>Requires confirmation as regards applicability of GR No. 2023 / શાશન નિર્ણય ક્ર. સંકીર્ણ - ૨૦૨૩ / પ્ર. ક્ર. ૧૩ / ઝોપસુ -dated: 06th September, 2024 on exemptions of upfront payments of various premiums in case of any Joint Development.</p>	MAHAPREIT being project development agency it is expected that GR is applicable.
12	PROCONMAG Contract Execution, Project & Contract Management	<p>Clause No: 5) 17) Page No: 11</p> <p>Constructing buildings and developing amenities as per DCPR 2034 through empanelled contractors of MAHAPREIT.</p>	<p>The selected Developers be allowed to get the construction work carried out through their own enlisted experienced contractors so as to ensure utilisation of 100% GST against purchases at Input against GST payable at Output by the said selected Developer.</p>	EOI Condition Prevails
13	B.G. Shirke Construction Technology Pvt. Ltd.	<p>Clause No: 5) 25) Page No: 12</p> <p>25)Maintaining all rehab buildings (e.g., lifts, fire systems, STP) for 10 years post-OC as specified by MAHAPREIT.</p> <p>Clause No: f) Page No: 12</p> <p>f) Ensure Post-Occupancy Maintenance for a minimum period of three (3) years from the date of Occupancy Certificate (OC);</p>	<p>As there is contradiction between these two clauses, we presume that Defect liability period is 3 years for all civil and Electro-mechanical works.</p>	EOI Condition Prevails

14	B.G. Shirke Construction Technology Pvt. Ltd.	Clause No: 10 iii) Page No: 16 Audited balance sheet for last three financial years (2022-23, 2023-24, 2024-25) duly certified by Chartered Accountant and half-yearly unaudited financial statements certified by Statutory Auditors.	We presume that instead of submitting entire voluminous balance sheet, submission of Abridged Balance Sheet (i.e. summarised Balance Sheet and Profit & Loss Account) will be sufficient to meet this EOI stipulation.	EOI Condition Prevails
15	B.G. Shirke Construction Technology Pvt. Ltd.	Clause No: 10 vi) Page No: 16 Copy of certificate of valid registration of Company	In case of Private Limited Company submission of Certification of Incorporation issued by Registrar of Companies will serve the purpose, please confirm.	Yes
16	B.G. Shirke Construction Technology Pvt. Ltd.	Clause No: Note 6 Page No: 4 The MAHAPREIT would invite bids from empanelled agencies during the validity of their empanelment (180 days from the date of publication of the Empanelment list) for execution and development of SR schemes. Clause No: Role & responsibility of MAHAPREIT Page No: 13 f) Developer Engagement: MAHAPREIT may either undertake the project execution directly or appoint a qualified Developer through a Development Management (DM).	The stipulations made vide Note 6 on pg 4 and Fon pg 13 appear contradictory. Therefore, we request you to review these provisions and confirm whether MAHAPREIT proposes execution undertake the project i. directly or ii. appoint a qualified Developer through a Development Management (DM) or iii. eligible contractor selected after inviting bids exclusively from the empanelled agencies shortlisted through this EOI process.	EOI Condition Prevails Will be elaborated in the bidding stage
17	B.G. Shirke Construction Technology Pvt. Ltd.	Clause No: h) Page No: 14 h) In order to implement and facilitate the timely completion of the projects, MAHAPREIT has appointed M/s Bharat Consultancy as a Key Resource	We presume that clear sites will be handed over to the successful developer/ contractor without any Encroachment after removal of slums and dismantling existing structures etc. if any, on the proposed sites.	Query is not relevant to the said EOI clause.

		<p>Agency (KRA) for carrying out various activities, including site clearance, preparation of Annexure II, documentation of slum dwellers, assisting MAHAPREIT, etc.</p> <p>MAHAPREIT shall also appoint Project Management Consultancy (PMC) from its empanelled agencies for each project.</p>		
18	B.G. Shirke Construction Technology Pvt. Ltd.	General	<p>We request to arrange a second pre bid meeting for clarification of queries if any after conducting site visits to proposed SRA projects.</p>	-
19	B.G. Shirke Construction Technology Pvt. Ltd.	<p>General</p>	<p>For selection of suitable projects for participation from the list of 56 projects Listed Under Annexure I the applicants need to visit and inspect these site locations to check feasibility. This will require substantial time therefore we request you to extend the deadline for submission of EOI Proposals by at least 3 weeks from the stipulated submission date.</p>	<p>Up to 09th Jan 2026 @ 3.00 PM</p> <p>Please refer Corrigendum-1 where in revised EOI is issued.</p>
	PROCONMAG Contract Execution, Project & Contract Management		<p>Extension of date of submission of EOI up to 15th of January 2026 may please be considered in view of minimum time required to identify and assess the development potentiality of all the 56 SR Schemes listed in Annexure I of the EOI documents.</p>	

Date: 26/12/2025

Place: Mumbai

Sd/-

Project Director (SIP)