

MAHAPREIT – Pre-Bid Queries & Clarifications

Sr. No.	Topic	Bidder's Request / Suggestion	MAHAPREIT Reply
1	Financial Bid	Whether the professional fee quoted by the bidder is required to be inclusive of all taxes, duties and incidental expenses, or whether GST shall be payable extra as applicable?	Considering Clause No 4 Payment Conditions, the professional fee quoted by the Bidder shall be inclusive of all applicable taxes, duties, levies, and incidental expenses, excluding GST. GST as applicable shall be borne and paid directly by MAHAPREIT under the Reverse Charge Mechanism (RCM) pursuant to Notification No. 13/2017-Central Tax (Rate), as amended from time to time. All payments shall be made subject to statutory Tax Deducted at Source (TDS) provisions.
2	Fee Structure	Whether the quoted professional fee shall remain fixed during the entire period of empanelment/contract?	The text referenced by the bidder pertains to administrative fees for the EoI process under Clause 12. Regarding the query, as per Clause 4 (Payment Conditions) and Clause 15 (Price Quote), the overarching empanelment framework does not carry a standard fixed fee. Financial quotes will be invited on a case-by-case basis. Once a commercial quote is accepted for a specific assignment, the fee shall remain firm, fixed, and non-escalating until final disposal. No mid-assignment fee revisions shall be entertained.
3	Court Matters	Whether separate professional fees shall be payable for each stage of litigation, including drafting, filing,	The professional fee for each court matter shall be as per the separate financial quote invited and accepted by MAHAPREIT. Separate fees

		admission, interim applications, final hearing and disposal?	for different stages of litigation shall be payable only if specifically quoted and approved by MAHAPREIT.
4	Senior Advocate	Where the matter requires engagement of a Senior Advocate/Counsel, whether the Senior Advocate's fee shall be reimbursed separately with prior approval of MAHAPREIT?	Considering Clause No 4 Payment Conditions, where engagement of a Senior Advocate/Counsel is considered necessary, the same may be undertaken only with the prior approval of MAHAPREIT. The professional fee of the Senior Advocate/Counsel shall be payable/reimbursable separately only if specifically approved by MAHAPREIT and as per the terms of the approved financial offer/price quote.
5	Out-of-Pocket Expenses	Whether court fees, process fees, notarisation, typing, photocopying, travelling, accommodation and other actual expenses are included in the quoted fee?	Considering Clause No 4 Payment Conditions, the court fees and other actual expenses shall be reimbursable separately, subject to prior approval of MAHAPREIT and supporting documents. All other incidental expenses shall be included in the quoted professional fee unless otherwise approved.
6	Travel Expenses	For matters outside Mumbai/Navi Mumbai, whether travelling and boarding/lodging expenses shall be reimbursed separately?	Considering Clause No 4 Payment Conditions, for matters outside Mumbai/Navi Mumbai, travelling and boarding/lodging expenses shall be reimbursable separately on actual basis, subject to prior approval of MAHAPREIT and submission of supporting bills/receipts. The same shall not be payable unless specifically approved by MAHAPREIT.
7	Appearance Fees	Whether appearance before Courts/Tribunals/Authorities on dates requiring personal attendance shall attract a separate appearance fee?	Considering Clause No 4 Payment Conditions, No separate appearance fee shall be payable unless specifically quoted in the financial offer and approved by MAHAPREIT.

8	Conference / Consultant	Whether conferences with MAHAPREIT officials, advocates, technical consultants and other stakeholders are covered under the retainer/professional fee?	Considering Clause No 4 Payment Conditions, such services shall be covered under the professional fee quoted for the respective assignment. No separate fee shall be payable unless specifically quoted and approved by MAHAPREIT.
9	Drafting & Vetting	Whether drafting/vetting of agreements, contracts, MoUs, tenders, notices, policies and other legal documents shall be separately chargeable?	Considering Clause No 4 Payment Conditions, the same shall be covered under the professional fee quoted for the respective assignment. No separate fee shall be payable unless specifically approved by MAHAPREIT.
10	Arbitration / Mediation	Whether arbitration, mediation, conciliation and other ADR proceedings shall be included /treated as separate assignments?	Considering Clause No 4 Payment Conditions, shall be treated as a separate case/project assignment, and professional fees for the same shall be regulated as per the financial quotes invited on a case-by-case basis.
11	Urgent Matters	Whether urgent matters requiring work beyond normal office hours, holidays or immediate filing shall attract additional professional charges?	No additional charges shall be payable for urgent work unless specifically quoted and approved by MAHAPREIT
12	Multiple Matters	Where several connected cases arise from the same cause of action, whether each case shall be treated as a separate matter for billing purposes?	Connected cases arising from the same cause of action shall not automatically be treated as separate matters. The treatment and applicable fee shall be determined by MAHAPREIT based on the nature and extent of work involved.
13	Payment	What shall be the time period for payment of professional bills after submission and certification?	Professional bills shall ordinarily be processed for payment within the period prescribed in the tender/contract, subject to submission of

		In case the empanelment is extended beyond the initial contract period, whether the professional fee schedule may be revised mutually?	proper bills, supporting documents and certification/verification by MAHAPREIT. Not Accepted. In case of extension of the empanelment/contract period, the existing professional fee schedule shall continue to apply unless otherwise mutually agreed and approved by MAHAPREIT in writing.
14	Site Inspection	Kindly confirm whether bidders will be permitted to conduct physical site inspection and technical due diligence before submission of bids.	Bidders may undertake physical site inspection/technical due diligence subject to prior coordination with MAHAPREIT and compliance with applicable site access, safety and security requirements. Such inspection shall be at the bidder's own cost and risk.
15	Appointment of contractor	Kindly clarify whether the Development Manager shall have freedom to appoint contractors, consultants and architects, subject to MAHAPREIT's approval.	The Development Manager may propose/appoint contractors, consultants and architects only in accordance with the approved project framework, applicable procurement procedures and subject to the prior approval of MAHAPREIT. Such authority shall not be construed as an unrestricted or independent power to appoint without MAHAPREIT's approval.
16	Financial Bid	Whether bidders are required to quote consolidated fees or item-wise professional fees.	Same Clarification as per Sr no 1 above.
17	Financial Bid	Whether GST is to be quoted separately in the Financial Bid.	Same Clarification as per Sr no 1 above.
18	Financial Bid	Whether there is any ceiling/rate cap prescribed for individual legal services.	No

19	Financial Bid	Whether the professional fee schedule will apply uniformly to all matters or may be negotiated depending upon the complexity, value and importance of the matter.	Same Clarification as per Sr no 2 above.
20	Financial Bid	Whether expenses incurred towards Senior Counsel, expert consultants, local counsel and special counsel shall be reimbursed separately with prior approval.	Same Clarification as per Sr no 4 above.
21	Financial Bid	Whether fees for matters before the Supreme Court of India, High Courts, NCLT/NCLAT, APTEL, Arbitration Tribunals and other specialised forums will have separate rates.	Same Clarification as per Sr no 7 above.
22	Financial Bid	Whether the successful bidder shall be required to maintain a separate matter-wise billing and expense statement.	Same Clarification as per Sr no 3 above.
23	Financial Bid	Whether payment shall be directly by MAHAPREIT upon submission of bills or through any designated agency/department	Same Clarification as per Sr no 1 above.
24	Financial Bid	Whether there is any provision for performance-linked payment, retainer fee or minimum assured professional work.	Same Clarification as per Sr no 2above.
25	Financial Bid	We seek clarification with respect to the documents required under Serial No. 6 on Page No. 5 of the EOI. The	The bidders are required to deposit the fees in the respective banks as mentioned in clause no 13. The bidder shall submit any proof of

		first point under the said requirement calls for submission of the EOI Fee, EMD Fee and Processing Fee payment receipts. However, the EOI provides the bank account details for making the requisite payments but does not specify the procedure or mechanism through which the corresponding payment receipts are to be generated/obtained. In this regard, kindly clarify how the payment receipts for the EOI Fee, EMD Fee and Processing Fee are to be obtained and submitted along with the EOI documents, or whether any alternate proof of payment may be submitted in lieu thereof. We request you to kindly clarify the above.	payment as received from the banks and attached with the bid document.
26	Financial Bid	kindly waive the following bid submission condition: "Self-attested copies of income tax returns (ITR) for the past three financial years (FY 2023-24, FY 2024-25, and FY 2025-26)". Please note that we are a partnership firm, and are not required to submit copies of our ITRs to external agencies. In the alternative, we can submit a CA certificate which will confirm that our turnover is more than Rs. 500 Crore. Request you to please consider the waiver of this condition in our case, specifically since we will also comply with the other submission requirements and criteria listed in the EoI document.	The bidder may submit CA certificate.
27		The law firm is not registered. Is there any alternative viz. MSME certificate or CA certificate etc.	The law firm must be registered.