

Clarifications on the issues raised during the Pre-bid Meeting qua Lot-3 Tenders and Tenders of retro-fitting works held on 16.11.2023 through Video Conferencing

Sr. No.	Queries/ Observations/ Suggestions of the Bidders in the Pre-bid meeting	Response from Unitech Group
1.	How to participate in the bidding process?	<p>The interested person(s) would need to visit the Unitech’s e-Tendering portal, namely, etenders.unitechgroup.com and register themselves. One can see the details of Tenders except the Bill of Quantities (BoQ)/ Schedule of Rates (SOR).</p> <p>In order to access the BoQs and the SoR, one is required to purchase the Tender Document on payment of the applicable Tender Purchase fee online. One can also see the “Instructions to Tenderers” (ITT) as part of the Tender Document visible on the above-mentioned web-site.</p>
2.	Bank Guarantee (BG)/ Earnest Money Deposit (EMD) to be done in PMC’s or Unitech’s name?	Bank Guarantee and Earnest Money Deposit is to be done in the name of the company which owns the project, as mentioned in the Notice Inviting Tender (NIT) and not in the name of the PMC. Unitech Limited and its subsidiary companies are the promoter and developer for the different projects.
3.	The Tenders are prepared on item rates as contained in DSR 2021. GST applicable at that time was 14% whereas it is 18% now. It would be better if GST is included in the estimated cost put to Tender.	While preparing the Tender documents, rates of item under Part A of SOR are derived by excluding GST component (as per discount mentioned in DSR-2021 itself). However, GST would be paid as per rates of GST applicable at the time of execution of contract. Since the applicable GST will be paid separately by Client, it does not have to be included in the estimated cost put to Tender.
4.	Can relaxation be granted in case of no. of floors/ height of	No. Unitech has already floated and awarded Lot-1 and Lot-2 tenders, based on

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	building as mentioned in the eligibility criteria?	the same eligibility criteria and it cannot be varied now.
5.	Can security deposit be reduced to 2.5% from 5.0% as mentioned in the Tender Documents?	No. It will remain as mentioned in the Tender Documents.
6.	Is there any percentage variation allowed in Net Worth eligibility criteria?	No. There is no percentage variation required while calculating Net Worth. The only requirement is that the Net-worth of the bidder should be positive.
7.	What is the last date of raising queries after today's Pre-bid meeting?	So long as any such query is only by way of clarification or any assistance, there is no last date of raising any query as such. One can send a query through e-mail after today's pre-bid meeting. However, no time extension would be given on the pretext of sending queries late nearing the last date of submission i.e. 08.12.2023.
8.	Are MSMEs exempted from paying Tender fee or security deposit?	No exemption or rebate in any fee or deposit is permitted for the MSMEs.
9.	Can civil contractors also bid for retro-fitting Tenders?	Civil Contractors can also bid for retro-fitting works/ Tenders subject to the condition that they would get the job executed through any of the authorized/ empanelled applicator/ agency of any of the three material supplier companies, namely Fosroc, MC-Bauchemie and Sika, whose products are to be used for retro-fitting works.

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10.	Timelines given for retro-fitting Tenders are very less. Can the same be extended?	No. Retro-fitting works need to be completed before or simultaneously with the main civil contractor completing his work. The bidder for Retrofitting works, if other than the main Civil Contractor, would have to coordinate his work plan with the main Civil Contractor. A joint plan by both the entities would have to be submitted to the Client and got approved. Any time-extension in retro-fitting works would jeopardise the completion time of the project which is not acceptable.
11.	Does Unitech have sufficient funds to carry out execution of works?	Yes. Sufficient funds are available with Unitech. However, given a situation of temporary situation of adverse cash-flows for making payments against running bills to the contractors, additional comfort has been provided for the contractors. Subject to contractor's acceptance, Unitech may offer the unsold inventory of the project at the applicable current rate, discounted by 10% on that particular day.
12.	Will interest be paid on delayed payments? Since, Unitech is charging simple interest of 9% per annum on mobilization amount, interest should also be paid on delayed payment.	No interest would be paid on delayed payment.
13.	Would time extension be given on account of delayed payments by Unitech?	Time extension can be considered only in cases where the construction gets delayed on account of delayed payment of running bills as per terms of the payment timelines.

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14.	List of approved laboratories is missing in the Tender documents for material testing.	Material samples collected from the project site would be sent for tests to NABL accredited and government approved laboratories only. The Contractor concerned can suggest any 4 or 5 NABL accredited labs and Unitech can select any of these labs for getting the tests done. The names of lab shall be proposed by the contractor, which would be evaluated and approved by Unitech/ PMC.
15.	What would be the frequency of the material testing?	Frequency of material testing would be as per norms followed by CPWD and mentioned in Quality Assurance Plan (QAP) to be submitted by contractor as per Clause 35 of GCC.
16.	What if CPWD norms and conditions as mentioned in Tender Document are different?	In such case, conditions as mentioned in Tender Document would prevail. However, if Tender Document is silent on certain conditions, in all such cases, CPWD norms are to be followed.
17.	If the principal contractor hires or engages a second party to execute the work, labour laws and conditions is the responsibility of primary contractor or the second party?	For Unitech, primary contractor to whom the work would be awarded, is responsible for all statutory obligations, including Labour norms. Very limited sub-contracting is allowed with the prior approval of the PMC/ Unitech.
18.	List of technical staff along their qualifications is not asked in retro-fitting Tenders. Is it required or not?	Retro-fitting works are to be executed by authorised/ empanelled applicators/ agencies of three shortlisted company i.e. Fosroc, MC-Bauchemie and Sika. Hence, the list of technical staff is not required.

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19.	Whether the documents as mentioned in Bucket-4 of Annexure-IV of Instructions to Tenderers (ITT) and as part of checklist of documents mandatory to be submitted?	<p>It is clarified that the documents, as mentioned in Bucket-4 of Annexure-IV of Instruction to Tenderers (ITT), being a part of checklist of documents, is to be submitted by the Successful bidder only. Please refer to the clauses as mentioned in Annexure-IV of ITT and clause 18 of the GCC.</p> <p>It is not mandatory to submit these documents like (i) Project Execution Plan, (ii) Overall Project Schedule, (iii) Progress 'S' Curves, (iv) Manpower and Machinery Deployment, (v) Details of Soft wares' to be used etc. by the bidders at this stage.</p>
20.	Is there any incentive for completion of project before the timelines given in Tender Document?	No.
21.	Contractor can give Defect Liability Period (DLP) of five years only for work executed by him. What happens in case of balance works where some work is already done and only part balance work is executed by the current contractor?	<p>It is correct that the current contractor can only give DLP for the work executed by him only. However, in case of balance works, specially, in case of MEP works, the current contractor is responsible for testing and commissioning of the complete system including already executed works. If any defect is found in already executed works like leakage in pipes, joints etc., the same would be rectified by the current contractor, at extra cost which would be paid to him. Accordingly, he would be responsible for the integrity of the system for the entirety of the DLP period.</p>

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22.	Carbon-wrapping items, as mentioned in the retro-fitting Tenders are measured in Square meters whereas it should be measured in running meters.	No. The item would be measured in Square meters, as mentioned in Tender Document, only. The Bidder is advised to quote his bid accordingly.
23.	Does the amount or experience of work in hand be considered while determining the eligibility criteria?	No. Only completed works or substantially completed works (say above 85%) would be considered while determining the eligibility criteria.
24.	Is there a requirement of submission of a solvency certificate for retro-fitting work Tenders?	No solvency certificate is required for retro-fitting works Tenders.

The terms and conditions of the Tender Documents may be deemed to have been amended as per the clarifications mentioned above. Further, any other queries can be sent to e-mail IDs mentioned on the company's website <https://etenders.unitechgroup.com> or to the concerned PMC on their e-mail IDs as mentioned in the Tender Documents.

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