

QUERIES & THEIR RESPONSES

PRE-BID MEETING DATED 16.10.2025 FOR PROPOSED PURCHASE OF 2 BHK RESIDENTIAL FLATS IN MUMBAI FOR SBI (Jointly held for Tender ID: MUM202509002, MUM202509003, MUM202509004 and MUM202509005)

SN	BIDDER NAME	RFP/BID DOCUMENT Page No	RFP/BID DOCUMENT Clause No.	Existing Clause	Query / Suggestions	Bank's Response
1	Regency Nirman Limited	21 (Minimum Eligibility Criteria)	1 Location	Offered Buiding should be located near to the Central Line Stations between Thane to Kalyan	1. How much distance from the station is allowed. 2. Is it acceptable if the project location is adjacent to Kalyan (distance from Kalyan station is less than 5 KMs, but technically beyond Municipality Area i.e. Ulhasnagar) and all other conditions are fully complied with.	The Location profile is provided in the Scoring matrix on Page no. 26 which specifies the marks criteria based on the distance within 1KM to more than 3 KMs. Further, at page no. 4 of the RFP, it is mentioned that Offers beyond the specified locations will not be considered. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
2	Regency Nirman Limited	22 (Minimum Eligibility Criteria)	5 Area	Minimum 50 SqM (540 SqFt) to Maximum (660 SqFt) Carpet Area as per MahaRERA	What if area is higher but the builder agrees to charge per SQM rate for the maximum permissible area only i.e. 62 SqM	The tender stipulations in point no. 5 on page no. 22 of the RFP, are clear in this regard. In case, the bidder offers larger area and agrees to charge per SQM rate for the permissible area as per RFP only, the bid will be scrutinised as per scoring matrix by the competent authority to assess and analyse the acceptability. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
3	Regency Nirman Limited	26 (Scoring Matrix Criteria) 66 (Annex X)	3 a Stage of Construction A. Mandatory Documents	Stage of Construction: OC Received - 10 Marks OC awaited with in 6 months: 7 Marks OC yet to apply- 5 Marks 8. OC Copy	Both the clauses appear to be contradictory i.e. is it acceptable if OC is awaited within 6 months and possession would be given within 6 months from LOI.	The tender stipulations are clear in this regard which reads: "Ready built 2 BHK Residential Flats shall mean completely constructed buildings which are complete in all respects and possession of which shall be transferred to the Bank within 6 months (180 days) from the date of issuance of the LOI. However, Preference will be given to ready built single/sole occupancy premises. All the necessary permissions and certifications from the concerned local authorities should be in place for occupancy of the premises." This has been clarified during pre-bid query meeting. RFP terms will remain the same.
4	Regency Nirman Limited	5 (Schedule of Events)	3 Time allowed for Handing Over the possession	Within 6 Months (180 days) from the date of Letter of Intent (LOI)	Earliest Expected date of the LOI may please be informed.	The expected timelines for issuance of LOI cannot be estimated at this stage however, it may please be noted that the offers should remain valid for 180 days from the date of submission of bids. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
5	Vardhaman Property Developers	Page No.21	Clause No.1 of Minimum Eligibility area Serial No.4	50 Two Wheelers Parking	If parking is not designated, will be okay? Suggestions : We have ready possession 253 Nos. flats in Riverwood Park Project called Vardhaman Tower Building No.6 & 7. In Building No.7 (70 Flats) and in Building No.6 (183 Flats) Occupancy Certificate obtained on 06/02/2025	The tender stipulations are clear in this regard. The requirement of 50 nos. Car parking in additon to 50 nos. two wheelers parking is mentioned in Minimum Eligibility Criteria and may not be negotiated. Point G of Scoring Matrix on page no. 27 of RFP may also be referred in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.

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SN	BIDDER NAME	RFP/BID DOCUMENT Page No	RFP/BID DOCUMENT Clause No.	Existing Clause	Query / Suggestions	Bank's Response
6	Arihant Superstructures Ltd.	Page No. 40	Clause 27 (V): Shchedule of Payments	On Successful completion of Defects Liability Period (DLP) of five years to be measured from the date of occupation/ possession and after rectification of all defects pointed out and certified by the Bank's Engineer.	The proposed time frame for the final payment is quite long. We request clarification if this period is negotiable. We suggest keeping the DLP deposit amount for one year from the date of possession instead of 5 years as it is a long period.	The tender stipulations are clear in this regard. The requirement of 5 years Defect Liability Period is non-negotiable considering need of regular repair maintenance in Mumbai's tropical climate, high humidity, and heavy monsoons, which can cause significant wear and tear. However, the successful Bidder may choose to submit Bank Guarantee issued by any scheduled commercial Bank (except SBI) drawn in favor of SBI payable at Mumbai, in lieu of Security Deposit. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
7	Arihant Superstructures Ltd.	Page No. 46	Annexure 4.1 SN 4	Minimum 50 preferably Covered Car (for each location) Parking in addition to parking for 50 Two Wheelers, in proportion to the offered carpet area, as per prevalent norms/ sanctioned building plan.	We will be providing 50 car parking spaces. However, it may not be feasible to provide 50 separate two wheeler parking spaces, as dedicated saleable space for the same is not available. We request relaxation of this requirement.	The tender stipulations are clear in this regard. The requirement of 50 nos. Car parking in additon to 50 nos. two wheelers parking is mentioned in Minimum Eligibility Criteria and may not be negotiated. Point G of Scoring Matrix on page no. 27 of RFP may also be referred in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
8	Arihant Superstructures Ltd.	Page No. 48	Annexure 4.1 SN 8	Building should have valid/ current fire safety clearance as on the last date of submission of Bid.	We presently hold a provisional Fire NOC and will be applying for the final OC in November 2025. Kindly confirm if the provisional NOC will be suffice at the time of submission.	Please refer the following tender stipulations are clear in this regard which reads: "Ready built 2 BHK Residential Flats shall mean completely constructed buildings which are complete in all respects and possession of which shall be transferred to the Bank within 6 months (180 days) from the date of issuance of the LOI. However, Preference will be given to ready built single/sole occupancy premises. All the necessary permissions and certifications from the concerned local authorities should be in place for occupancy of the premises." This has been clarified during pre-bid query meeting. RFP terms will remain the same.
9	Arihant Superstructures Ltd.	Page No. 49	Annexure 4.1 SN 12	Building should have adequate capacity Power Generators with automatic ON/ OFF arrangements catering to the total load requirement of the building in proportionate to the useable Carpet Area of the offered building.	DG back-up has been provided for all common areas of the building. Individual flats are not provided with separate DG Back up. Please confirm if this will meet the Bank's requirement.	To be read as "The offered Building should have adequate capacity Power Generators catering to the total load requirement of the Common Areas & Facilities such as Lifts, Water Pump, Fire Pump, Common Area Lights, Staircase Lighting, Peripheral Lighting etc of the offered building." This has been clarified during pre-bid query meeting. RFP terms will remain the same.

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10	Arihant Superstructures Ltd.				kindly clarify the expected timeline for finalisation of the bidder after bid submission	The expected timelines for finalisation of the bidder cannot be estimated at this stage however, it may please be noted that the offers should remain valid for 180 days from the date of submission of bids. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
11	Arihant Superstructures Ltd.				Upon Selection as a qualified bidder, please confirm within how many days the letter of intent (LOI) will be issued.	The expected timelines for issuance of LOI cannot be estimated at this stage however, it may please be noted that the offers should remain valid for 180 days from the date of submission of bids. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
12	Arihant Superstructures Ltd.				Kindly confirm whether Annual Maintenance Charges, Corpus Fund, Society Charges and property tax will be borne by SBI during the lease period.	The tender stipulations are clear in this regard. Bidder shall quote rate and amount inclusive of all the charges/ cost of the offered Building with Parking, Annual Maintenance, Amenities, equipment/ services required for smooth operation of the building and the mandatory requirement mentioned in the tender, excluding registration and stamp duty charges. GST will be extra if applicable. Electricity / Water Meter Deposit, Society Formation Charges, Share Money Charges, Amenities Charges, Property Transfer Charges, Other Incidental Charges & legal charges for formation of apex body etc, if any except Stamp Duty and Registration charges, will be borne by the Bidder. Bank shall not be liable to pay any-other charges not covered above. <u>This has been clarified that charges/ cost like Annual Maintenance Cost, Corpus Fund, Society Charges etc and all Statutory Taxes which include Property Tax etc should be paid by the bidder before handing-over the property and should quote considering the same</u> , during pre-bid query meeting. RFP terms will remain the same.
13	Prakhhyat Dwellings LLP (Godrej Properties)	Page No. 72	Annexure 14	Sample Agreement	Is it possible to modify the Agreement for Sale to cover the nuances. Also, is draft agreement going to be part of the bid documents?	The tender stipulations are clear and Bidders may refer Disclaimer in Annexure 14 on page no. 72 in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
14	Prakhhyat Dwellings LLP (Godrej Properties)	Page No. 66	Annexure 10	Title and Search report not older than 6 months	Does it mean that a search report from Revenue Department not older than 6 months is required?	The Query is not clear. Hence, unable to provide response.

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15	Prakhhyat Dwellings LLP (Godrej Properties)	Page No. 4	Details of requirements of Premises	Details of requirements of Premises	As per UDCPR regulations, 1 parking is allocated for each 2 units of 2 Bed Room units. However, in RFP there is a requirement of 1 parking for each unit, will there be any variation/changes in the parking requirement before the bid?	The tender stipulations are clear in this regard. The requirement of 50 nos. Car parking in addition to 50 nos. two wheelers parking is mentioned in Minimum Eligibility Criteria and may not be negotiated. Point G of Scoring Matrix on page no. 27 of RFP may also be referred in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
16	Prakhhyat Dwellings LLP (Godrej Properties)	Page No. 9	12. EXECUTION OF AGREEMENT AND HANDING OVER OF PROPERTY		If handover goes beyond 6 months, what are the implications for Successful Bidder?	The tender stipulations in clause 25 on page no. 38 Liquidated Damages, are clear in this regard. In case of default in handing over premises to the Bank within the stipulated period / authorized extended period, if any, liquidated damages @ 0.5% of the agreed contract value for delay of each week or part thereof subject to a maximum of 5% of the agreed contract value will be charged to the successful bidder by the Bank. Once the maximum deduction is reached, the Bank may consider termination of the LOI. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
17	Prakhhyat Dwellings LLP (Godrej Properties)	Page No. 6	Schedule of Events	Date and Time of opening of Online Technical Bid	Last date of submission of bid documents is 6th Nov 3 PM, do we have to submit the online pricing submission on the same day? Otherwise, what is the timeline for Technical Visits, announcing technically qualified bidders, timeline of pricing submission and issuance of LOI?	Yes, both Technical and Price Bids are to be submitted online by stipulated date & time i.e. 6th Nov 2025 upto 3 PM. The tender stipulations in Point no. 11 of Schedule of Events on page no. 6 Schedule, are clear in this regard. The offers should remain valid for 180 days from the last date of submission of bids. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
18	Prakhhyat Dwellings LLP (Godrej Properties)	Page No. 36	Termination		Termination clause should include clause for delay in receiving handover of units by the Bank. Beyond 180 days, there should be a penalty/termination clause.	The tender document does not contain any stipulation in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
19	Prakhhyat Dwellings LLP (Godrej Properties)	Page No. 9	Invitation to Bids	2. State Bank of India is interested in ready-built 2-BHK Residential Flats, having MahaRERA carpet area of 55.74 SqM (600 SqFt) ±10% only and having overall age less than 05 years.	Will there be any considerations of the units which are falling short/excess by 10-20 sq ft beyond the stipulated range of 540 sq ft to 660 sq ft?	The tender stipulations are clear in this regard. Minimum and Maximum limits of offered carpet area as per MahaRERA are to be followed. This has been clarified during pre-bid query meeting. RFP terms will remain the same.

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20	PARADISE LIFESPACES - LLP, SAI WORLD CITY	TENDER ID - MUM202509005 - Page No. 3	NOTICE INVITING TENDERS	NOTICE INVITING TENDERS	Are we/SBI intent or plan to do the E-AUCTION.	The tender stipulations are clear and Bidders may refer Clause no. 8 Bidding Process and Opening of Bids on page no. 18 of RFP Document in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
21	PARADISE LIFESPACES - LLP, SAI WORLD CITY	TENDER ID - MUM202509005 - Page No. 09	1.INVITATION TO BIDS	Preference will be given to Ready built single, sole occupancy premises.	We Have 4 towers OC received & 3 nearing possession. At Panvel Location & Khargar Locations	The Query is not clear. Hence, unable to provide response.
22	PARADISE LIFESPACES - LLP, SAI WORLD CITY	TENDER ID - MUM202509005 - Page No. 14	6. BID PREPRATION & SUBMISSION	Class-III, Digital Signature Certificate (DSC), in the name of person who sign the bid from any of the licenced certifying agency to participate in this tender. DSC should be in the name of the authorized signatory. It Should be in Corporate capacity i.e. in Bidder Capacity for uploading the bid online.	DSC should be in the name of the authorized signatory....Will it be Mandatory.	Yes,It is mandatory for all the bidders to have Class-III Digital Signature Certificate (DSC) in the name of person who will sign the bid, from any of the licensed certifying agency to participate in this tender. DSC should be in the name of the authorized signatory. It should be in corporate capacity i.e. in Bidder capacity for uploading the bid online. The tender stipulations in Point no. 11 of Schedule of Events on page no. 6 Schedule, are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
23	PARADISE LIFESPACES - LLP, SAI WORLD CITY	TENDER ID - MUM202509005 - Page No. 40	27. Schedule Of Payments	(ii) (iii) (iv) ---85% Payment of Agreed cost	Expectation of great if we split this into 45 % in first 90 days & 40 % in next 90 days and in 2 steps of payments, starting from LOI to possession i.e. 180 days.	The Query is not clear. Hence, unable to provide response.
24	PARADISE LIFESPACES - LLP, SAI WORLD CITY	TENDER ID - MUM202509005 - Page No. 40	27. Schedule Of Payments	(v) Defects Liability Period (DLP) is Of 5 years from OC., 5 % Payment of Agreed cost. (Retention Money/ Security Deposit)	To Release 5 % (Retention Money/ Security Deposit) Defects Liability Period (DLP) is 5 Years Maximum or Minimum or Depends upon Certification of the Bank's Engineer Team	The Query is not clear. Hence, unable to provide response.
25	PARADISE LIFESPACES - LLP, SAI WORLD CITY	TENDER ID - MUM202509003 - Page No. 03	NOTICE INVITING TENDERS	NEAR TO THE WESTERN LINE RAILWAY STATIONS	We are offering & requesting you for assurance of fulfillment of requirement at PARADISE LIFESPACES - LLP , SAI WORLD CITY, CLOSEST FROM NAVI MUMBAI INTERNATIONAL AIRPORT.	The Query is not clear. Hence, unable to provide response.
26	PARADISE LIFESPACES - LLP, SAI WORLD CITY	TENDER ID - MUM202509002 - Page No. 03	NOTICE INVITING TENDERS	NEAR TO CENTRAL LINE RAILWAY STATIONS	We are offering & requesting you for assurance of fulfillment of requirement at PANVEL Location PARADISE LIFESPACES - LLP , SAI WORLD CITY, CLOSEST FROM NAVI MUMBAI INTERNATIONAL AIRPORT.	The Query is not clear. Hence, unable to provide response.
27	IM Buildcon				Whether larger flats can be offered within the tender budget range.	The tender stipulations in point no. 5 on page no. 22 of the RFP, are clear in this regard. In case, the bidder offers larger area and agrees to charge per SQM rate for the permissible area as per RFP only, the bid will be scrutinised as per scoring matrix by the competent authority to assess and analyse the acceptability. This has been clarified during pre-bid query meeting. RFP terms will remain the same.

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28	IM Buildcon	Page no. 5	Point no. 4		Can we provide Bank Guarantee from a private Bank?	The tender stipulations are clear and Bidders may refer Clause no. 3 (b) bank Guarantee on page no. 13 of RFP Document in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
29	IM Buildcon	Page no. 60	Clause 6.1	Annexure-6	How is due allowance for elapsed time calculated and what are the basis of it?	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
30	IM Buildcon	Page no. 65		Annexure-9	List of Equipment- Is this the list of equipments we will be providing in Annexure-9?	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
31	IM Buildcon	Page no. 25			Please provide the format of Architect Certificate or can sanctioned plan suffice which mentions RERA Carpet Area?	The tender stipulations which states "Architect's Certificate of Carpet area as per MahaRERA alongwith the detailed floor wise area break-up." are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
32	IM Buildcon	Page no. 48-49	Point no. 10, 11, 12, 13 & 14	Annexure-4.1	Please provide the format for undertaking	Bidders may refer Annexure-5 Undertaking of the RFP document.
33	IM Buildcon				Please provide the format of Income Tax Certificate	The tender stipulations in point no. 3 on page no. 16 of the RFP, are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
34	IM Buildcon				Provide the format of Valuation Report	The tender stipulations in point no. "n" on page no. 20 of the RFP, are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
35	IM Buildcon				Can the individual flat price be different from the bid price?	The Query is not clear. Hence, unable to provide response.
36	Agnel Developers LLP	5	Sr. No. 8 of Schedule of Events	At 11:00 AM on 16.10.2025 (Max. Two representatives per bidder will be allowed to participate). Pre-Bid queries, if any, will be posted on Bank's website before 20.10.2025. (Only written queries submitted by the bidders in Annexure 1 till stipulated date and time will be discussed and clarified in the meeting).	Kindly clarify the location where the pre-bid meeting will be held.	State Bank of India, LHO Mumbai Metro, Premises & Estate Department, Synergy Building, Bandra Kurla Complex, Mumbai-400051.

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37	Agnel Developers LLP	7	Sr. No. 16 of Schedule of Events	The Bidder shall submit the original EMD / Bank Guarantee and Pre-Contract Integrity Pact alongwith the whole technical bid with all supporting documents such as large size drawings, certified copies of statutory approvals, original copies of Title Investigation Report, CA certificates etc together spirally bound securely and in serial order duly indexed & containing all pages duly filled & signed with company seal with their respective enclosures and seal it in an envelope and mark the envelope as "Technical Bid". The said envelope shall clearly bear the name of the project and name and address of the Bidder. In addition, the last date for bid submission should be indicated on the right hand corner of the envelope. The original documents should be submitted within the bid submission date and time for the RFP at the address mentioned below, failing which Bid will be treated as non-responsive.	Kindly clarify format for the CA Certificates.	CA Certificates may be submitted for Audited financial statements of last five years/ Income Tax Returns of last 5 years i.e. for the FY 2020-21, 2021-22, 2022-23, 2023-24 & 2024-25, as per tender stipulations in ii. Particulars of owners on page no. 29 of the RFP. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
38	Agnel Developers LLP	15	6(1) (d)	An undertaking as per Annexure 5, Self-declaration of Non-blacklisting as per Annexure 8 and Undertaking for NOC from Society/ Statutory Lessor/ Other Authorities as per Annexure 15.	Kindly clarify whether the Undertakings to be given in Annexure 5, 8 and 15 are to be on stamp paper. If yes, kindly clarify value of stamp paper.	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
39	Agnel Developers LLP	15	6(1) (l)	Copy of the Occupancy Certificate (OC) to be submitted with the bid documents necessarily. An undertaking to be furnished stating that all compliances related to occupancy/ completion certificate have been made to the satisfaction of Govt authorities. Apart from that bidder will carry-out necessary civil works/ furnishing works/ ancillary services/ capacity upgradation of services works i.e. Electrical, Plumbing, Fire etc, to ensure smooth operation of the building, as per Bank's requirement, before handing over the building to the Bank.	Kindly clarify whether the Undertakings to be given in relation to compliances related to occupancy/ completion certificate is to be on stamp paper. If yes, kindly clarify value of stamp paper.	The tender stipulations are clear in this regard. bidders may note that "Undertaking may require Stamp duty as applicable in the State where it is executed or stamp duty payable as per Maharashtra Stamp Act, whichever is higher." This has been clarified during pre-bid query meeting. RFP terms will remain the same.
40	Agnel Developers LLP	16	6(1)(R)	List of equipment's offered and their cost as per Annexure 9.	Kindly clarify the nature of 'equipment'. Kindly provide example to clarify.	The tender stipulations are clear in this regard. Equipment may include Fire fighting, Generator Power Back-up, Lifts, HVAC, Video Door phones, Digital Locks etc This has been clarified during pre-bid query meeting. RFP terms will remain the same.
41	Kapstone Constructions Pvt Ltd	Page no. 4/ 98	Details of requirements of Premises	Total no. of flats required	Kindly clarify whether we are permitted to bid for units greater or less than 50. Additionally, please confirm if it is permissible to offer a lesser number of units after the bidding process.	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
42	Kapstone Constructions Pvt Ltd	Page no. 4/ 98	Details of requirements of Premises	Estimated cost if Rs. 54 crs	Kindly confirm the permissible percentage deviation from the estimated cost that is allowed under this tender.	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.

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43	Kapstone Constructions Pvt Ltd	Page no. 28/ 98	Clause I- Scoring Matrix Criteria Point no. 3 h	Parameter Central Air Conditioner for common areas	Our project includes two common areas- the gym and the club house - which are air conditioned. All other common areas are non air-conditioned. Kindly confirm whether this arrangement meets the requirement for providing a Central Air Conditioning System for common areas.	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
44	Kapstone Constructions Pvt Ltd	Page no. 19/ 98	Point no. 8 Bidding Process and Opening of Technical Bids Sub Clause 6 (h)	Other Terms & Conditions of the building	The tender mentions "Any modification by the Bank should be permitted, including installation of any system/equipment/gadget that is required for the functioning or safety of the Bank." We request clarification on the scope of this requirement. Since, we are offering ready-to-move in units where the Occupation Certificate (OC) application is in process, please confirm whether the bank's modifications will be limited to non-structural and interior works only. Post receipt of the OC from Thane Municipal, Strucutal alterations would not be permissible as per local regulations.	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
45	Kapstone Constructions Pvt Ltd	Page no. 65/ 98	Annexure-9	List of Equipments	Kindly confirm the specific equipment or categories being referred to under this clause, alongwith any applicable technical specification or minimum performance requirements. This will help us ensure accurate compliances and completeness in our bid submission.	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
46	Kapstone Constructions Pvt Ltd	Page no. 32/ 98		The Bank shall hold 5% of the contract value as Security Deposit mentioned in Clause 5(8) of this RFP/BID Document for a Defect Liability Period (DLP) of Five Years (60 months) after handover of the property against any structural & constructional issues.	Kindly clarify whether there is an option to release the balance 5% of the contract value upon holding over the units. As per our Compnay's policy, possession is granted only upon receipt of 100% of the agreed consideration value.	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
47	Lodha Developers Limited	#17	4 (d)	The carpet area as per MahaRERA, would mean the carpet area as defined under Section 2(k) of the Real Estate (Regulation & Development) Act 2016. Carpet area of the apartment to be sold by the Promoter is defined as, "carpet area" means net usable floor area of an apartment excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition wall of the apartment (the definition to be referred with circular no.4/2017 dated 14.06.2017 by MahaRERA – refer Annexure-16 of this RFP/ BID Document)	Is there any preference given to units with higher/larger EBVT area?	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.

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SN	BIDDER NAME	RFP/BID DOCUMENT Page No	RFP/BID DOCUMENT Clause No.	Existing Clause	Query / Suggestions	Bank's Response
48	Lodha Developers Limited	#9	#1 / 3	Ready built 2 BHK Residential Flats shall mean completely constructed buildings which are complete in all respects and possession of which shall be transferred to the Bank within 6 months (180 days) from the date of issuance of the LOI.	If 50 units are in same wing / tower of a cluster which has more towers, will it be considered a single / sole occupancy building / offering?	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
49	Lodha Developers Limited	#9	#2	State Bank of India is interested in ready-built 2-BHK Residential Flats, having MahaRERA carpet area of 55.74 SqM (600 SqFt) ±10% only and having overall age less than 05 years	Is building age less than 5 years a rejection criterion? or just a scoring criterion?	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
50	Lodha Developers Limited	#21	#8 (4)	Minimum 50 preferably Covered Car(for each location) Parking in addition to parking for 50 Two Wheelers, in proportion to the offered carpet area, as per prevalent norms/ sanctioned building plan.	Is it possible to provide 2-wheeler parking space within project boundary but not marked on approved parking layout plan? This is because as per DCR, 2BHK may or may not have 2-wheeler parking allocated to 2BHK	The tender stipulations in 6(i) on page no. 19 are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
51	Lodha Developers Limited	#21	#8 (1)	Offered Building/ Property having required 50 nos. 2BHK residential flats, should be located near to the Central Line Railway stations between "THANE TO KALYAN" in Mumbai.	Can bid be submitted for less than 50 units? Can single bid cover units across 2 or more projects located in separate complex/locations?	The tender stipulations are clear in this regard. Separate complete offers/ bids with EMD of specified amount, should be submitted for flats located in separate Locations / Complex. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
52	Lodha Developers Limited	#19	#6 (b)	All permissions required for peaceful occupancy and Commercial use of the offered property by the Bank should be obtained by the Bidder before making the offer to the Bank.	What does commercial usage mean in clause 6b. page 19?	To be read as "All permissions required for peaceful occupancy and Residential use of the offered property by the Bank should be obtained by the Bidder before making the offer to the Bank."
53	Lodha Developers Limited	#21	#8 (1)	Offered Building/ Property having required 50 nos. 2BHK residential flats, should be located near to the Central Line Railway stations between "THANE TO KALYAN" in Mumbai.	In case multiple projects fall under same Thane-Kalyan railway line bid, could we club the bids in a single form or separate forms shall be needed to be filled?	The tender stipulations are clear in this regard. Separate complete offers/ bids with EMD of specified amount, should be submitted for flats located in separate Locations / Complex. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
54	Lodha Developers Limited	#26	2 (i) 1 (a) & (b)	Distance from the Central Line Railway stations between THANE TO KALYAN, in Mumbai.Distance from the Major Highway / Expressway (e.g. Eastern Express Highway) between THANE TO KALYAN, in Mumbai.	How will be the distance from railway, metro, highway calculated? Straight-line or on-road distance?	The Location profile is provided in the Scoring matrix on Page no. 26 which specifies the marks criteria based on the distance within 1KM to more than 3 KMs. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
55	Lodha Developers Limited	#26	2 (i) 1 (b)	Distance from the Major Highway / Expressway (e.g. Eastern Express Highway) between THANE TO KALYAN, in Mumbai.	Is Kalyan-Shil and Nashik highway considered under their definition of 'highway'?	The Location profile is provided in the Scoring matrix on Page no. 26 which specifies about the major highways/ expressway. This has been clarified during pre-bid query meeting. RFP terms will remain the same.

QUERIES & THEIR RESPONSES

PRE-BID MEETING DATED 16.10.2025 FOR PROPOSED PURCHASE OF 2 BHK RESIDENTIAL FLATS IN MUMBAI FOR SBI (Jointly held for Tender ID: MUM202509002, MUM202509003, MUM202509004 and MUM202509005)

SN	BIDDER NAME	RFP/BID DOCUMENT Page No	RFP/BID DOCUMENT Clause No.	Existing Clause	Query / Suggestions	Bank's Response
56	Lodha Developers Limited	#5	Clarification on Timelines	Schedule of Events:	What is the expected/tentative time for physical site visit? financial bid opening? and LOI award?	The expected timelines for physical site visits, financial bid opening and issuance of LOI cannot be estimated at this stage. However, it may please be noted that the offers should remain valid for 180 days from the date of submission of bids. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
57	Lodha Developers Limited	#67	Note a	Bidder shall quote rate and amount inclusive of all the charges/ cost of the offered Building with Parking, Annual Maintenance, Amenities, equipment/ services required for smooth operation of the building and the mandatory requirement mentioned in the tender, excluding registration and stamp duty charges. GST will be extra if applicable	How will be annual maintenance charges treated? How will be recurring charges calculated?	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
58	Lodha Developers Limited	#67	Note d	Electricity / Water Meter Deposit, Society Formation Charges, Share Money Charges, Amenities Charges, Property Transfer Charges, Other Incidental Charges & legal charges for formation of apex body etc, if any except Stamp Duty and Registration charges, will be borne by the Bidder.	Bidding price to include transfer charges, utility/infra charges, maintenance charges? SD and Regn to be borne by the bank	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
59	Lodha Developers Limited	#25	2 (a)	Technical evaluation will include technical information submitted as per technical Bid format, presentation of proposed premises, reference calls and site visits by an evaluation committee comprises with SBI officers & external members, wherever required.	What is the expected/tentative time for physical site visit? financial bid opening? and LOI award?	The expected timelines for physical site visits, financial bid opening and issuance of LOI cannot be estimated at this stage. However, it may please be noted that the offers are valid for 180 days from the date of submission of bids. This has been clarified during pre-bid query meeting. RFP terms will remain the same.
60	Lodha Developers Limited	#32	4	The Bank shall hold 5% of the contract value as Security Deposit mentioned in Clause 5(8) of this RFP/BID Document for a Defect Liability Period (DLP) of Five Years (60 months) after handover of the property against any structural & constructional issues	5% of contract value will be held by bank as Security deposit for DLP period of 5 years	The Query is not clear. Hence, unable to provide response.
61	Lodha Developers Limited	#33	14	With regard to the liability of the Bidder, the limitation of liability shall not be confined only to loss suffered by the Bank arising out of fraud, misrepresentation or breach of confidentiality obligations perpetrated by the Bidder and, in such cases, the claim lodged (by the Bank) shall be equivalent to actual loss suffered by the Bank or as may be quantified/imposed or ascertained by a competent Authority (Statutory or Judicial).	Clause 14. On Limitation of liability – Is the Liability is not limited to only 50cr/contract value or it also covers extn of damage/penalty incurred by the bank, if any	The tender stipulations are clear in this regard. This has been clarified during pre-bid query meeting. RFP terms will remain the same.