

Response to Pre-Bid Queries - 05						
Date:- 25.03.2026						
Selection of the Project Management Consultant (PMC) for Re-Development & Construction of High-Rise Commercial & Residential Towers at SBI Colony, Nerul, Navi Mumbai.						
RFP No. : SBI/GITC/Estate/2025/2026/1430						
Refer Corrigendum – 01, 02, 03 and 04						
Tender Schedule : As referred in Corrigendum 04.						
Bank's Response (Clarifications / Amendments) to second set of Pre - Bid Queries						
S. No.	Page No.	Clause No.	Bidding Document Reference(s) Clause	Content of RFP requiring clarification	Points of Clarification required	Bank's Response
1	3	Preamble - b(i)	Notice Inviting Expression of Interest (EOI) -	Conversion of land Use from Residential to Residential cum Commercial, IT Office usage	We understand that PMC's scope will be limited to provide technical support and documentation.	1) No change. As per RFP terms & conditions. 2) Please be guided by the Clarifications made for similar query, given under Sr. No. 7, 202, 210, 211, 227, 237 & 272 conveyed vide Corrigendum-04, dated 23.03.2026. 3) Please be guided by the various clarifications conveyed through the Corrigendum-04 dated 23.03.2026 and its Additional Clauses.
2	3	Preamble - b(v)	Notice Inviting Expression of Interest (EOI) - Preamble - b(v)	Purchase of Premium FSI, Ancillary FSI, and TDR	We understand that only documentary support will be provided by PMC since as per RFP the payment will be made by Bank.	Please be guided by the clarification given at point no. 1 above.
3	3	Preamble - d	Notice Inviting Expression of Interest (EOI) - Preamble - d	The EPC contractor shall prepare detailed structural and MEP designs & drawings, shop drawings based on architectural drawings submitted by PMC and approved by the Bank	We understand that since the works are to be awarded on EPC mode, (a) the Design and drawings for the complete building including MEP will be provided by the EPC Contractor and the EPC Contractor will be responsible for any design deficiencies. (b) Any proposal, inspection, examination, testing, consent, approval or similar act by the PMC (including absence of disapproval) shall not relieve the EPC Contractor from any responsibility, including responsibility for his errors, omissions, discrepancies and non-compliance.	1) No change. As per RFP terms & conditions. 2) PMC shall hold joint responsibility with the EPCC. 3) Please be guided by the Clarifications made for similar query, given under Sr. No. 39 & 40, conveyed vide Corrigendum-04, dated 23.03.2026.

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4	6	Notice	Notice Inviting EOI	Time allowed for Completion of Project will be 9+54 Months	Please clarify, if the cost of PMC is considered for 63 Months or 87 Months deployment.	Please be guided by the Clarifications made for similar query, given under Sr. No. 15, 67, 102, 217, 229, 240 & 318, conveyed vide Corrigendum-04, dated 23.03.2026.
5	6	Sl. No. 6	NOTICE INVITING EOI	Performance Security / Guarantee (PG) - 10 % of the Contract Value of the PMC Works	We understand that as per Public Procurement policy 2022 by Gol, PBG shall be in the range of 5% -10% of the Contract Fee. We request you based on the scope, 5% will be adequate.	No change. As per RFP terms & conditions.
6	15	4.4	Brief Information about the Project	iv. Also, the existing 4 no. of residential towers and H - Bungalow must be secured as it is occupied	We understand that PMC will not be required to enter or access the premises occupied by residents . If yes , we will have proper consent for entry or access to such premises.	May be permitted as per exigencies of work and as per Bank's Security protocol.
7	15	4.4	Brief Information about the Project	redevelop the entire colony by demolishing the existing G+4 Buildings	We find that the resources listed in the table are insufficient to deliver the defined scope. Kindly clarify whether there is flexibility to increase the resources in line with the scale of the project	Yes, more resources may be engaged, within the overall quoted fee.
8	15	4.4 (iv)	Brief Information about the Project	Also, the existing 4 no. of residential towers and H - Bungalow must be secured as it is occupied and all traffic movement & regulation, throughout the currency of the Contract	We understand that this will be under the scope of the Construction Contractor and not to PMC.	Please be guided by the Clarifications made for similar query, given under Sr. No. 110, 289 & other points, conveyed vide Corrigendum-04, dated 23.03.2026.
9	18	1.2	Order of Precedence	i. Price Bid ii. Format of Agreement iii. Scope of Works & Services, iv. General Terms and Conditions of Contract, x. Bank's guidelines and its Clarifications. xi. Reference to CPWD's EPC - Type- II contract.	We understand the priority of documents shall be i. Price Bid ii. Format of Agreement iii. Scope of Works & Services read with Corrigendum, Clarifications, Addendums, if any, iv. General Terms and Conditions of Contract, v. Special Terms and Condition of Contract vi. Instructions to Prospective PMC viii RFP terms and conditions, viii. Concepts, Flat Matrix, Calculations, etc. ix. Bank's guidelines and its Clarifications. x. Reference to CPWD's EPC - Type- II contract.	1) No change. As per RFP terms & conditions. 2) only Point No. (iii) : To be read as : iii. Scope of Works & Services read with Corrigenda, Clarifications, Addendums, if any.

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10	19	Annexure J1	Completion Period	Time is essence of the contract.	We understand that Time is the critical component of this Tender instead of essence because the RFP contains the time extension provision.	No change. As per RFP terms & conditions.
11	19	1.5	Completion Period	The said period is divided as mentioned below.....	We understand that as per CI 1.3.2 of Annexure - S, completion is contingent on DLP, closure of all queries and acceptance, closure and award of all arbitration, court cases, etc. related to the said Project, as decided by the Bank. Please confirm the definite period for ascertaining the Time period under the subjective PMC Contract.	PMC has to manage the work in most efficient manner, eliminating the probability of occurrence of such events and/or resolving them quickly, and is bound to provide its resources till closure of the Project.
12	20	2(iii)	Instruction to PMC	Once a Purchase Order or Letter of Intent is issued by the Bank, the said price will remain fixed for the entire Contract period and shall not be subjected to variation on any account except as explicitly mentioned in this RFP.	Considering the duration of 63 months (as per RFP), we request you to please provide the Price Adjustment Clause in order to have compensation against escalation of prices, as per the Public Procurement Policy, Govt which states that the Price Adjustment provision shall be made for the contracts more than 12 months duration till its completion.	No change. As per RFP terms & conditions.
13	24	3(i)	Eligibility Criteria	Minimum 7 years of similar project	Requesting for minimum 10 years of experience as in last 7 years due to COVID several projects got effected	No change. As per RFP terms & conditions.
14	25	3(iii)	Turnover	Minimum 18Cr plus GST	Request to increase minimum turnover to 100Cr plus GST so that bid remains competitive among similar caliber companies	No change. As per RFP terms & conditions.
15	29	4	GTC	The actual no. of Towers, area to be constructed is subject to change as per regulatory requirement, Bank's discretion. No claim for such changes shall be entertained by the Bank	We understand that in case of re-work and the time usage because of such changes, the same shall be payable to PMC.	1) No change. As per RFP terms & conditions. 2) Please be guided by the clarification conveyed through the Corrigendum-04 dated 23.03.2026 and its Additional Clauses, especially clause no. 315.

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16	33	10	Professional fees	Maximum fees 3% cap of actual project cost	Requesting to change the payment terms to man month based system as per prevailing payment terms	No change. As per RFP terms & conditions.
17	33	10	Professional fees	Maximum fees 3% cap of actual project cost	<p>The proposed maximum fee cap of 3% of the actual project cost. Given the extended deployment period of 87 months, the current cap does not adequately account for:</p> <ul style="list-style-type: none"> * Inflationary impacts over a multi-year horizon * Escalation in manpower, technology, and compliance costs * Market-driven variations in input prices over the contract duration <p>To ensure sustainability, quality, and continuity of services throughout the entire project lifecycle, we submit the following recommendations:</p> <ul style="list-style-type: none"> * Removal of the 3% Maximum Fee Cap * The capped percentage does not reflect realistic cost dynamics for a long-duration project and may adversely affect service quality and bidder participation. * Incorporation of an Annual Escalation Mechanism <p>We request inclusion of an escalation clause permitting a minimum of 10% year-on-year adjustment on the quoted fees to offset inflation and market variability.</p> <p>This is aligned with industry norms for long-term engagements and ensures financial viability without compromising performance commitments.</p>	No change. As per RFP terms & conditions.

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18	35	18	Assignment and subletting	The structure design which shall be done by the EPC contractor through their structural consultant, which shall be duly checked & vetted by the PMC for its stability, safety, economy and life. However, responsibility in all matters pertaining to the project shall remain with the PMC.	<p>We understand that the structural design responsibility rests entirely with the EPC Contractor, and since the PMC's role is limited to reviewing these designs, the accountability for safe design, structural stability, and fitness for purpose lies solely with the EPC Contractor.</p> <p>However, we can undertake a detailed Peer Review of the EPC designs as a separate exercise under an independent package, which would be billed separately.</p>	<p>1) No change. As per RFP terms & conditions.</p> <p>2) PMC shall hold joint responsibility with the EPCC.</p> <p>3) Please be guided by the Clarifications made for similar query, given under Sr. No. 39, 40, 253, 316 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.</p>
19	41	31.3	Taxes and duties	Fee payable to the PMC as stated in the Agreement shall be firm and not subject to adjustment during execution of the Project, irrespective of reasons whatsoever, including exchange rate fluctuations etc.	We understand that any change in the rate of taxes or any addition of new taxes/duties/fees/cess etc. by any Statutory Authorities, as applicable, shall be reimbursed to us during the entire currency of the Contract since the same cannot be envisaged at the time of Bid.	It shall be decided depending upon the merits of the case and existing taxes, vis-à-vis new taxes implications, at the discretion of the Bank. The decision of the Bank shall be final and binding on the PMC.
20	42	40	Role of PMC	ensuring the constructability and value engineering	Please remove the term 'value engineering' as it is subjective and not objectively quantifiable	No change. As per RFP terms & conditions.

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21	43	40.1 (iii)	Duties & responsibilities of the PMC	Completion and handing over of project along with submission of as built drawings, all approvals and NOCs, site registers, material test reports, design basis reports etc.	We understand that the EPC Contractor (as per Para 2.1(d) of Annexure-S) will prepare and arrange the required documents, and is responsible for submitting them to the PMC, which will thereafter forward them to the Bank	<p>1) Although, these issues shall be handled by the EPC contractor and shall be EPC contractor responsibility. However, the PMC shall remain fully responsible for monitoring, supervising, coordinating, and ensuring effective implementation and compliance of the same through the EPC Contractor (EPCC). The PMC shall undertake all necessary follow-up actions, coordination with concerned agencies, documentation submission, and communications in relation to such matters.</p> <p>The PMC shall verify and certify proper implementation and compliance, monitor progress, and ensure timely resolution and closure of such matters throughout the entire duration of the Project.</p> <p>Notwithstanding that the execution of such activities may be carried out by the EPC Contractor or other agencies, the overall responsibility for coordination,</p>
						<p>monitoring, verification, certification and reporting to the Bank shall continue to rest with the PMC.</p> <p>Please refer to related clauses in the RFP and its Corrigendums.</p> <p>2. Please be guided by the Additional Clauses, as mentioned in the Corrigendum-04, dated 23.03.2026.</p>
22	44	40	Role of PMC	Rendering any other services connected with works usually and normally rendered by the PMC but not referred to herein above	We understand that it will be done on mutual agreement basis.	<p>1) No change.</p> <p>As per RFP terms & conditions.</p> <p>2) Please be guided by the Clarifications made for similar query, given under Sr. No. 58, 63, 276 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.</p>

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23	44	40.1(vii)	Duties & responsibilities of the PMC	As far as possible, the existing trees in the plot shall not be cut. necessary permission from local authority well in advance to avoid delay in commencement of work	We understand that the permission of Tree cutting will be obtained by the Bank as the same is required to be in the name of Owning Entity.	1) No change. As per RFP terms & conditions. 2) PMC shall hold joint responsibility with the EPCC. 3) Please be guided by the Clarifications made for similar query, given under Sr. No. 34, 137, 258 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.
24	44	40.2	Durability of Structures to be Assured by the EPC Builder and Verified by the PMC	The PMC has to ensure through the EPCC that the structure of buildings constructed for the tenements are durable and shall last for the minimum period of 60 – 90 years or as per design period of the structure. The strength as well as durability shall be considered explicitly at design stage	We understand that PMC is not involved in Design Review. In this regard, please refer our observations on Clause 2.1.3(ii).	Please be guided by clarification given at Sr. No. 18 above.
25	46	45	Penalty Matrix for PMC	Several categories have been listed in the RFP	Several of the cited instances are not related to the PMC's performance and are subjective in nature. We therefore request the removal of the penalty provision applicable to the PMC	No change. As per RFP terms & conditions.
26	46	45	45. Penalty Matrix	Penalties for Deficiencies in Monitoring & Supervision	We understand that PMC is not a designer, construction contractor, material supplier etc. therefore Latent Defects are not applicable to PMC. It shall be applicable to EPC Contractor. In this regard, please refer our comment/ query at serial No 18 above.	No change. As per RFP terms & conditions.

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27	50	45.5	Relevant Points	<p>i) Penalties are in addition to any rectification/correction costs.</p> <p>ii)</p> <p>iii)</p> <p>iv) GST applicable on penalties as per prevailing tax laws.</p>	We understand that all penalties as mentioned in 45.1. and 45.2 shall be limited to 10% of PMC Fee (as mentioned in LoA).	<p>1) Please be guided by clause no. 45.1 (x).</p> <p>2) Please be guided by clarification as per Sr. No. 62, conveyed vide Corrigendum-04, dated 23.03.2026.</p>
28	50	46.1	Full Responsibility for Design, Regulatory & Site Operations	The PMC shall take full and unrestricted responsibility for the adequacy, stability, safety, and suitability of all Design Works,adopted for performance of the Services and Works	<p>We understand that the responsibilities as mentioned herein shall be under the ambit of EPC Contract since the design, workmanship and quality are under the scope of EPC Contract. (In this regard, please refer our comment/ query at serial No 18 above)</p> <p>Also, under the EPC Contract, methodologies shall be prepared by the EPC Contractor to suits its requirements, sequencing and cost effectiveness.</p> <p>PMC can only review the same however, the liability or responsibility remains with EPC Contractor. We request Bank to once again review the same considering the EPC Contract modalities.</p>	<p>1) No change.</p> <p>As per RFP terms & conditions.</p> <p>2) PMC shall hold joint responsibility with the EPCC.</p> <p>3) Please be guided by clarification given at Sr. No. 18 above.</p>
29	50	46.2	Non-Delegable Responsibility	<p>The PMC shall be solely liable for all Services and Works under this Contract, irrespective of any approvals, instructions, comments, or certifications issued by the Bank or its Engineer.</p> <p>Under no circumstances shall any such approval be construed as a transfer of responsibility, dilution of risk, or waiver of the PMC's obligations.</p>	We understand that this will be governed by a detailed RACI Matrix to fix accountability and responsibilities and will not be left open-ended.	<p>1) No change.</p> <p>As per RFP terms & conditions.</p> <p>2) PMC shall hold joint responsibility with the EPCC.</p> <p>3) Please be guided by the Clarifications made for similar query, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.</p>

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30	50	46.3	Ultimate Liability for Quality and Safety	The PMC shall be fully liable for the quality of work, compliance with approved specifications and standards, and safety of all personnel, equipment, and adjoining property.	We understand that PMC will oversee the implementation of Quality an EHS Plan as approved and primary liability for safety of men, equipment and adjoining property remains with the EPC Contractor.	No change. As per RFP terms & conditions.
31	50	46.4	Liability for Defects and Failures	The PMC shall remain liable for all defects, deficiencies, non-conformities, and failures, whether latent or patent, that may arise at any stage of execution or after completion.	We understand that PMC is not a designer, construction contractor, material supplier etc. therefore Latent Defects are not applicable to PMC. It shall be applicable to EPC Contractor. (In this regard, please refer our comment/ query at serial No 18 above)	No change. As per RFP terms & conditions.
32	51	46.7	Bank's Right of Recovery	The Bank shall not be required to prove actual loss for recovery of liquidated damages	We consider that this shall be as per Law.	No change. As per RFP terms & conditions.
33	52	47.4	Implement, Monitor & Audit of the Safety Measures	The PMC shall liaison with law enforcing bodies, statutory bodies,.....if any, shall be paid by deployed EPCC.	We understand that PMC scope shall be limited to support with technical details to EPCC in order to comply this provision.	Please be guided by the Clarifications made for similar query, given under Sr. No. 110, 112, 255, 265, 289, 294 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.
34	56	56	-	The PMC shall provide, at his own cost instruments, equipment's, etc.at the site of Contract as may be necessary for execution of the Contract.	We understand that this clause is not applicable to PMC since all these are construction related work and come under purview of the EPCC.	Please be guided by the Clarifications made for similar query, given under Sr. No. 20, 103, 268 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.
35	57	57.3	Rectification Based on Third-Party Observations	Any rectification, correction, modification, updation, improvement, or refinement in the scope of services, processes, payment, claim, or compensation of any nature whatsoever	We understand that this clause is not applicable to PMC based on the consents mentioned herein.	Please be guided by the Clarifications made for similar query, given under Sr. No. 63, 124, 254, 255, & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses, especiaaly clause no. 315 & 316.

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36	59	1.4	Scope of Work and Services of PMC	SBI intends to commence and complete the works in all respects viz. ready for occupation within a maximum time period of 54 months from the date of work order to the selected EPC contractor.	The time periods envisaged for Tendering and final selection of EPC Contractor needs to be mentioned for arriving at the time period.	1) Please refer clause no. 1.5 on page no. 19 of 246 of the RFP.
37	60	1.8	Duties & Responsibilities of PMC	The PMC shall act as the Bank's Project Consultant, Architect, Engineer, Construction Manager, The PMC will be responsible for integrating advanced digital technologies.....	Integration of Advance Digital Technologies may please be elaborate and exact requirement be given.	1) Please refer clause no. 3.4 on page no. 72 of 246 of the RFP.
38	60	2.1.1	Duties & Responsibilities of PMC	PMC to arrange & avail NOCs / Permissions/ Approvals / Procurement from Regulatory, Statutory, Local Authorities, procure various FSI, TDR.	It is requested that a suitable AOR (Architect of Record) be engaged to liaise with authorities and made responsible to get NOC/Permissions/Approvals. PMC , however, will give full documentary support in terms of required data, drawings and other details.	1) No change. As per RFP terms & conditions. 2) Please be guided by the Clarifications made for similar query, given under Sr. No. 237, 271, 272, 274, 287, 302 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.

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39	66	2.1.3(ii)	Pre-construction Stage post selection of EPC contractor	Design review and validation	<p>The design review constitutes a separate exercise and requires dedicated effort from subject matter experts, which is not included in the Proposed Deployment (Clause 4.2, Page 83). It is further clarified that, notwithstanding the Peer Review, the complete responsibility for the design shall remain with the EPCC Contractor and the principal designer. The word 'Validation' may please be replaced with 'review'.</p> <p>However, we can undertake a detailed Peer Review of the EPC designs as a separate exercise under an independent package, which would be billed separately on Lump Sum basis.</p> <p>Please confirm if some part of Review Process can be performed through subcon.</p>	Please be guided by clarification given at Sr. No. 18 above.
40	70	3.1	Deliverables and Timelines	CVC, CTE, Legal matters Resolving & closure of all matters, cases related to CVC, CTE, Legal, Techno-Legal matters, Statutory & regulatory requirements, etc.	PMC can support client in technical documentation work only for CVC, CTE, Legal matters – but cannot take responsibility for it and deal directly with these authorities	<p>1) No change.</p> <p>As per RFP terms & conditions.</p> <p>2) Please be guided by the Clarifications made for similar query, given under Sr. No. 255, 284, 288 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.</p>
41	75	xxii	Dispute Resolution	Assisting in the negotiation and resolution of legal disputes that may arise. Liaising with and managing external legal counsel in litigation matters.	We understand the PMC will provide documentary support for issues related to our Scope of Work. Any liaison will not be in our scope.	<p>1) No change.</p> <p>As per RFP terms & conditions.</p> <p>2) Please be guided by the Clarifications made for similar query, given under Sr. No. 111, 284, 293 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.</p>

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42	84	4.2	Proposed Deployment of Personnel's by PMC as per Project Stage and their Post Qualification Experience	-	We find that the resources proposed in the table are not sufficient to deliver the Scope. Please clarify, if there is a flexibility to increase the resources commensurate to the size of the eproject.	Please be guided by clarification given at Sr. No. 7 above.
43	94	11.1	Damage to persons and property	The PMC shall, except if and so far as the contract provides otherwise indemnify the SBIthereto except any compensation of damages for or with respect to: i) The permanent use or occupation of land by or any part thereof. ii) The right of SBI to execute the works or any part thereof on, over, under, in or through any lands.	The indemnity clause is too broad and makes PMC liable for construction-related risks beyond its control. Request to limit indemnity to losses arising from PMC's negligence in performing its professional services only	1) No change. As per RFP terms & conditions. 2) Please be guided by the Clarifications made for similar query, given under Sr. No. 61, 121, 127, 199, 261 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.
44	95	14	Special Conditions	If for any reasons, any part of the site is not available, for part of the Contract under the contract,.....profitably and no claim of damages whatsoever shall be entertained on this account	We understand the price quoted by PMC is applicable and hold good for the scheduled duration of the PMC Contract. Regarding time extension, we request inclusion of an escalation clause permitting a minimum of 10% year-on-year adjustment on the quoted fees to offset inflation and market variability.	1) No change. As per RFP terms & conditions. 2) Please be guided by the Clarifications made for similar query, given under Sr. No. 63, 108 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses, especially 318, 321, 322.
45	97	34	PMC to indemnify bank	PMC shall be responsible to safeguard the site, manpower, material, equipment.	PMC can get these safeguards through the EPCC and monitor it, but PMC cannot be responsible for these as PMC do not hire security guards, etc.	Please be guided by the Clarifications made for similar query, given under Sr. No. 21, 301 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses.

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46	174	Annexure P	Annexure P- Letter of Undertaking	SBI shall not be responsible for making any extra payment to us towards any of the professional and other services charges pertaining to this project.	Requesting to consider escalation for PMC on man-month rate basis for extension/ additional deployment required due to reasons not attributable to PMC.	No change. As per RFP terms & conditions.
47	193	2.1 (a.2)	Agreement (SLA) /Annexure - S	After approval of the plans by the Bank, submitting the required drawings to the (CIDCO, NMMC, AI, Environment Committee Clearance, etc. or local authority like etc. and obtaining its/their approvals as per SWS	We understand that the approval from the Bank will be obtained within 07 days to the submission of documents by PMC under this Contract.	No change. As per RFP terms & conditions.
48	195	2.1(g)	Agreement (SLA) /Annexure - S	The Bank will be involving the said Site Engineers/Project Managers in the project rightremain fully associated with the project and day to day work.	We understand that the act of Site Engr/Project Mgr appointed by Bank shall be considered as an act of Bank.	No change. As per RFP terms & conditions.
49	196	2.1(j)	Agreement (SLA) /Annexure - S	six copies of the contract documents of various trades including all drawings, specifications and other particular	Shall be under EPCC scope	Please be guided by clarification given at Sr. No. 21 above.
50	196	2.1(k)	Agreement (SLA) /Annexure - S	Assuring and Ensuring 100% responsibility of correctness of structural and foundation design and design for all services and installations and soundness of the construction according to the said designs and specifications.	Shall be under EPCC scope since the design construction are in the scope of EPC Contract. PMC will only supervise the works. In this regard, please refer to our comment/query at serial No. 18 above.	1) No change. As per RFP terms & conditions. 2) Please be guided by clarification given at Sr. No. 18 above.

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51	197	2.1(n)	Agreement (SLA) /Annexure - S	Complete and 100 % checking of detailed measurements of works at site, by the PMC, on receipt of the bills, duly scrutinized and verified, checking the contractor's bills, issuing certificates for payment and passing and certifying accounts	We understand that in order to achieve the same, PMC will be free to engage suitable numbers of engineers, on the additional payments to be made by Bank. However, engagement will be after Bank's approval	1) No change. As per RFP terms & conditions. 2) Please be guided by clarification given at Sr. No. 7 above. 3) No additional payments on any account.
52	202	2.1.1(n)	Agreement (SLA) /Annexure - S	The PMC shall ensure that all documents, drawings, reports, and related project materials are properly organized, stored, and submitted in the required formats.	Storage Cabinets for Hardcopies and Server for Soft Copies to be provided by the Bank.	Please be guided by clarification as per Sr. No. 16, 119, 193, 299 conveyed vide Corrigendum-04, dated 23.03.2026.
53	207	4.2(d)	Agreement (SLA) /Annexure - S	The PMC shall fully supervise the various works at the site including scaffolding, form works, tower cranes, modular construction, mivan construction works, etc. and ensure complete quality of the work at the site	Tower Crane or other Construction Plant and Machinery are under the custodianship of EPC Contractor therefore the responsibility, maintenance, operation etc. are under the EPC Contractors scope. PMC shall have no liability with regard to Contractor's Plant and Equipment.	1) No change. As per RFP terms & conditions. 2) Please be guided by clarification given at Sr. No. 18 above.
54	208	4.2(h)	Agreement (SLA) /Annexure - S	To prepare Project Schedule on MS Projects / Primavera and check PERT/BAR networks chart prepared by the contractors for project programming and progress control and keep constant check on various activities	We understand that the Schedule will be prepared by the EPCC and the same will be reviewed by PMC . The EPCC will provide the software license to review the Schedule till the Completion of EPC works.	For such works, PMC need to have its own independent resources.
55	208	5.1	Agreement (SLA) /Annexure - S	when any penalty is levied or damages are recovered or sum is withheld from payment to the contractor on account of defective work in such a cases, the PMC's fees in respect of the total value of the defective work shall not be paid for.	We understand that PMC fees shall not be withheld on account of defective works because the design, materials and workmanship all are under the control of EPC Contractor. PMC is only supervising the works and therefore withholding the same will affect to the cash flow of PMC, which is not desirable. In this regard, please also refer to our comment/query at serial No. 18 above.	1) No change. As per RFP terms & conditions. 2) PMC shall hold joint responsibility with the EPCC. 3) Please be guided by clarification given at Sr. No. 18 above.

S. No.	Page No.	Clause No.	Bidding Document Reference(s) Clause	Content of RFP requiring clarification	Points of Clarification required	Bank's Response
56	210	5.7.1	Agreement (SLA) /Annexure - S	The extension of time limit to the contractor under the agreements if any, given by SBI will have no consequential effects on the PMC's time schedule in respect of works of to be completed till then.	We understand that the extension of time granted by Bank to EPCC shall also be applicable to PMC Contract with due escalation for effective supervision of the works.	Please be guided by clarification given at Sr. No. 44 above.
57	210	5.7.4	Agreement (SLA) /Annexure - S	For survey instruments such as TS, Theodolite, levelling instrument,, the firm shall make their own arrangements at no extra cost	We understand that this clause is not applicable to the PMC since the survey during preconstruction stage is in Bank Scope and during construction is in EPCC scope.	1) No change. As per RFP terms & conditions. 2) Survey during preconstruction stage is in PMC Scope. 2) Please refer to Clause no. 56 at page 56 of 246, and other related clauses in the RFP.

S. No.	Page No.	Clause No.	Bidding Document Reference(s) Clause	Content of RFP requiring clarification	Points of Clarification required	Bank's Response
57.1	198	2.1.1 (b)		<p>(b) During the preliminary stage, the PMC shall visit the site, collect all the relevant data, take site particulars, ascertain local authority's building byelaws, prevailing prices for building materials and labour wages, etc. and forward the same to the Bank also. The PMC shall arrange, if required, for preparing a surveyed site plan and for necessary soil investigations like trial bores, or test pits, load bearing test or other soil tests as may be required, as per BIS Codes and / or CPWD norms and submit their report to the Bank.</p> <p>The cost of survey of site and carrying out soil investigations, various tests shall be borne by the Bank.</p>		<p><u>Amended Clause :</u> (b) During the preliminary stage, the PMC shall visit the site, collect all the relevant data, take site particulars, ascertain local authority's building byelaws, prevailing prices for building materials and labour wages, etc. and forward the same to the Bank also. The PMC shall arrange, if required, for preparing a surveyed site plan and for necessary soil investigations like trial bores, or test pits, load bearing test or other soil tests as may be required, as per BIS Codes and / or CPWD norms and submit their report to the Bank.</p> <p>The PMC shall be responsible for carrying out the site survey, and the cost thereof shall be deemed to be included within the Scope of Works and Services of the PMC, with no additional compensation payable on this account.</p> <p>However, the cost of carrying out soil investigations, including boreholes, laboratory testing, and other soil-related tests, shall be borne by the Bank. The PMC shall coordinate and facilitate such investigations as required for the Project.</p>
58	213	6.1	Agreement (SLA) /Annexure - S	<p>SBI shall include in all contracts which may be entered into with the contractor or contractors such clauses as would PMC subject to the total liability of the firm on this account being limited to an amount equal to 15% of the total fees payable.</p>	<p>We understand that the PMC on account of delay is liable to 10% of the Fee (as per 2.1.1(i) of Annexure -S.</p>	<p>1) The upper limit in case of LD shall be 15% only (or such other higher limit as may be specifically provided in the Contract (for structural failure)).</p> <p>2) Please be guided by the Clarifications made for similar query, given under Sr. No. 71, 219, 303 & other points, conveyed vide Corrigendum-04, dated 23.03.2026 and its Additional Clauses, especially clause no. 320.</p>

S. No.	Page No.	Clause No.	Bidding Document Reference(s) Clause	Content of RFP requiring clarification	Points of Clarification required	Bank's Response
59	214	6.3	Agreement (SLA) /Annexure - S	In the opinion of the Bank, if any delay in execution is attributable to the fault of the PMC firm, The decision of the Bank in this matter after giving due hearing to the PMC's arguments, shall be final and binding on the PMC	We understand that the limit of LD or delay damages is 10% of Fee (as per 2.1.1 (i) of Annexure -S).	Please be guided by clarification given at Sr. No. 58 above.
60	215	8	Project Management Consultant's Fees	a fee calculated at the rate of ___%. (___ point ___ percent) of the cost of the work as indicated in sub-clause (8.3) of this clause plus GST as applicable	The current provision links payment to a percentage of the final project cost. This approach introduces significant uncertainty for both the Authority and the Consultant, as the final project cost may vary due to market dynamics, scope refinements, inflationary effects, or time-related escalations over the duration of the assignment. To ensure transparency, predictability, and better cost control, we request the Authority to permit bidders to quote the PMC fees on an INR man month basis with due escalation year on year, aligned with the actual deployment of resources rather than the eventual project cost. This is consistent with prevailing industry practice for long term PMC/Advisory engagements where manpower effort is the primary cost driver. "The Consultant's fees shall be quoted and paid on a man-month basis in INR for the PMC services, commensurate with the actual resource deployment, instead of a percentage of the final project cost."	No change. As per RFP terms & conditions.
61	215	7	Agreement (SLA) /Annexure - S	The firm will furnish to SBI a security deposit in the form of a Bank Guarantee for an amount of 10% to be valid for 36 months from the date of virtual completion of different works.	We understand that Earnest Money and Security Deposit are same as per Clause 5 /Pg 180 of RfP and the value shall be as per the Point 5 of Table (amounting to 40 Lacs/Pg 6 of RfP) and validity shall be for 10 months (Clause 5(ii))/Pg 180.	1) Both are different. 2) Please refer Clarifications made for similar queries and the clauses given as Additional Clauses, conveyed vide Corrigendum-04, dated 23.03.2026.

S. No.	Page No.	Clause No.	Bidding Document Reference(s) Clause	Content of RFP requiring clarification	Points of Clarification required	Bank's Response
62	217	8	Method of Payment	-	Request not to link the PMC payment with statutory approvals.	No change. As per RFP terms & conditions.
63	226	15	DELAYS, RESPONSIBILITY & RECOVERIES FROM FEES	in the event of any damage / loss caused to the Bank on account of structural failure due to defective structural design by the PMC, EPCC and / or their structural consultants, the PMC shall be liable to make good fully such damages / loss to the Bank without any upper limit.	PMC cannot be penalized for structural failure arising out of defective design, as PMC is not responsible for structural design and will only supervise the works. In this regard, please also refer to our comment/query at serial No. 18 above.	No change. As per RFP terms & conditions.
64	226	15.1(a)	Agreement (SLA) /Annexure - S	If the construction work after appointment of the contractors get delayed and the appointed contractors disagree to bear liquidated damages PMC shall be liable to make good the losses to the SBI to the extent of the amount of the liquidated damages disagreed by the Contractors.	As per RFP, the delays attributable to the PMC, the PMC is liable to pay delay damages limited to 10% of PMC Fee (Refer Clause 2.1.1(i) of Annexure - S), Therefore, the provision mentioned here is not applicable/ justified. Further, the delays of PMC have to be agreed between EPCC, PMC and Bank.	1) No change. As per RFP terms & conditions. 2) Please be guided by clarification given at Sr. No. 58 above.
65	226	15.1(a)	Agreement (SLA) /Annexure - S	Similarly, if the works done earlier, are required to be altered, demolished because of mistakes including lack of supervision, oversight,.... unless the contractors agree to forgo the cost of the work.	Under the EPC Contract mode, all liabilities are of EPCC. PMC role is for supervision only and therefore the said para is not applicable.	No change. As per RFP terms & conditions.
66	226	15.1(c)	Agreement (SLA) /Annexure - S	It is agreed by the Bank and the PMC that the total recoveries / adjustments on account of delays / mistakes except in case of structural failure, decoration work, foundation, compound development, landscaping etc	Under the conditions of RFP, the total damages payable to Bank by PMC under this RFP is limited to 10% of PMC Fee. Therefore, 15% as mentioned in this provisions is not understood. Also, PMC is performing supervision of EPC Contract wherein under the EPC Contract Contractor is responsible for all quality, safety, feasibility, methods, protections etc.	1) No change. As per RFP terms & conditions. 2) Please be guided by clarification given at Sr. No. 58 above. 3) Please refer Clarifications made for similar queries and the clauses given as Additional Clauses, conveyed vide Corrigendum-04, dated 23.03.2026.

S. No.	Page No.	Clause No.	Bidding Document Reference(s) Clause	Content of RFP requiring clarification	Points of Clarification required	Bank's Response
67	231	15.5	Agreement (SLA) /Annexure - S	General Indemnity	We understand that In no event shall either Party or its affiliated corporations, officers, or employees be liable for any incidental, indirect, special, punitive, economic or consequential damages, including but not limited to loss of revenue or profits, suffered or incurred by the other Party or any of its agents.	No change. As per RFP terms & conditions.
68	15.1(c)	226	Agreement (SLA) /Annexure - S	It is agreed by the Bank and the PMC that the total recoveries / adjustments on account of delays / decoration work, foundation, compound development, landscaping etc	Under the conditions of RfP, the total damages payable to Bank by PMC under this RfP is limited to 10% of PMC Fee. Therefore, 15% as mentioned in this provisions is not understood. Also, PMC is performing supervision of EPC Contract wherein under the EPC Contract Contractor is responsible for all quality, safety, feasibility, methods, protections etc.	Please be guided by clarification given at Sr. No. 66 above.
69	15.5	231	Agreement (SLA) /Annexure - S	General Indemnity	We understand that In no event shall either Party or its affiliated corporations, officers, or employees be liable for any incidental, indirect, special, punitive, economic or consequential damages, including but not limited to loss of revenue or profits, suffered or incurred by the other Party or any of its agents.	Please be guided by clarification given at Sr. No. 67 above.

Date: 25.03.2026

Place : Navi Mumbai

Dy. General Manager (F & OA)