

## **Pre-bid meeting Clarifications**

**EOI for Purchase of Land/Building/Premises at Pune, Maharashtra, India for  
Pune Branch of WIRC of ICAI for Institutional Purposes  
Dated 6th June, 2021.**

**Pre-Bid meeting held on Friday, 25th June, 2021 at 3 pm in online Virtual  
Zoom Mode.**

<b>S. No.</b>	<b>Queries</b>	<b>Clarifications</b>
1	Client land reserved by Corporation for Primary School, will it be considered.	Land use shall be Commercial/Institutional/Educational which can be used for the activities of ICAI for its Members & Students.
2	Space in commercial building around 25,000 sqft carpet which is split into 3 office space with around 8000 sqft each in different floors, and the whole building is owned by one owner, will it be considered?	May be decided by Competent Authority of ICAI after opening of Bids.
3	Can EOI form will be provide in editable word file for ease of filling up?	Downloaded file from ICAI Website may be converted for this purpose.
4	Please clarify exact area required for Land & Building separately?	Freehold land or constructed premises in Municipal Corporation limits of Pune City with free, clear and marketable title, directly from the Owners / Developers / Promoters to the extent of about 25,000 sq. ft. upto 40,000 sq. ft.
5	Please clarify exact Built-up & Carpet area required in a constructed building?	
6	Whether Land on long lease of 15 years, 31 years, 51 years or 99 years for land/building is also considered in bid?	Free Hold Land only.
7	For under construction buildings, what is the acceptable time period for delivery of possession?	Built-up Premises offered shall be ready to move in/Put to use.
8	Please clarify on treatment of FSI permissible on the plot of land for construction of Building. For Eg, If the plot of land is 30000 sq ft and construction permissible is 60000 sq ft, then the bid should be submitted for constructed area of 40000sq ft or 60000sqft?	Freehold land or constructed premises in Municipal Corporation limits of Pune City with free, clear and marketable title, directly from the Owners / Developers / Promoters to the extent of about 25,000 sq. ft. upto 40,000 sq. ft.
9	Please clarify whether the requirement is of independent building or a shared premise is also a viable option. For Eg – Commercial Building with 1 lakh sq ft of which Institute is allocated 40000 sq ft on reserved floors and rest is occupied by other commercial occupants?	May be decided by Competent Authority of ICAI after opening of Bids.

10	Please clarify if multiple proposals are accepted in one single tender form. For Eg. One single bid application shall contain First proposal of Land only and second proposal of Land+ Building?	Separate proposals to be submitted with separate Bid document.
11	What are the deciding factors of Bid price? Whether it is just the Basic cost of Land/Building or it is Basic Cost + GST + Stamp duty + Registration?	Complete Price with its bifurcation shall be mentioned.
12	Whether pending documents can be submit later?	No However, after opening of Bids, any further documents/clarifications (if required by ICAI) shall be submitted by the Bidder.
13	What will be the tender opening date, time, place etc.?	The date, time & venue of opening of Bids shall be hosted on websites.
14	Whether the constructed property outside PMC will be consider?	No.
15	Can under construction property consider?	Refer S. No. 7 above.
16	Whether the property in Wagholi, Undri area can be consider?	It may be consider, depends upon the proposals.
17	Can only one DD/Pay order will be consider for different properties by one bidder only?	Separate DD/Pay Oder for respective Bids are required to be submitted.
18	Whether the rate will be consider on carpet (RERA) or saleable area?	Complete Price with its bifurcation shall be mentioned.
19	Whether the land/property reserved for primary school consider?	Land use shall be Commercial/Institutional/Educational which can be used for the activities of ICAI for its Members & Students.
20	Whether free hold plots can consider?	Yes
21	Whether we need to mention the overall cost, price offered plus other taxes?	Complete Price with its bifurcation shall be mentioned.
22	What will be the centre point while considering the properties under PMC limit?	No such point decided.
23	Whether the duration of tender acceptance will be increase?	Yes, if required by the Infrastructure Committee.

Sd/-

The Chairman

Infrastructure Committee of Pune Branch of WIRC of ICAI