

CORRIGENDUM TO TENDER NO. IIMM/INFRA/01/2023-24

Selection of Transaction Advisor from the panel of DEA empaneled Transaction Advisors for Development of Fintech Centre and allied facilities for Students and Faculty at Indian Institute of Management – Mumbai on Appropriate Public Private Partnership mode dated 10th November 2023

Publish Date: 23rd November 2023

Note to Reader: Clauses of the RFP which are **new/added** or have been **modified/changed** are underlined/removed, rest of the attached clauses/sections shall remain same as provided in the RFP published on 10th November 2023

Page No.	Old Clause	New/ Modified Clause																						
4	<p>Some important dates for this tender process are as follows:</p> <table border="1"> <thead> <tr> <th style="text-align: center;">S. No.</th> <th style="text-align: center;">Event Description</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">6</td> <td>Last date for Submission of Technical Bid + Financial Quote (Hard copy only), in the office of Chief Administrative Officer, IIM Mumbai.</td> <td>08/12/2023 by 5.00 p.m.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Opening of Technical Bids</td> <td>11/12/2023 (time will be intimated)</td> </tr> </tbody> </table>	S. No.	Event Description	Date	6	Last date for Submission of Technical Bid + Financial Quote (Hard copy only), in the office of Chief Administrative Officer, IIM Mumbai.	08/12/2023 by 5.00 p.m.	7	Opening of Technical Bids	11/12/2023 (time will be intimated)	<p>Some important dates for this tender process are as follows:</p> <table border="1"> <thead> <tr> <th style="text-align: center;">S. No.</th> <th style="text-align: center;">Event Description</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">6</td> <td>Last date for Submission of Technical Bid + Financial Quote (Hard copy only), in the office of Chief Administrative Officer, IIM Mumbai.</td> <td><u>15/12/2023</u> by 5.00 p.m.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Opening of Technical Bids</td> <td><u>18/12/2023</u> (time will be intimated)</td> </tr> </tbody> </table>	S. No.	Event Description	Date	6	Last date for Submission of Technical Bid + Financial Quote (Hard copy only), in the office of Chief Administrative Officer, IIM Mumbai.	<u>15/12/2023</u> by 5.00 p.m.	7	Opening of Technical Bids	<u>18/12/2023</u> (time will be intimated)				
S. No.	Event Description	Date																						
6	Last date for Submission of Technical Bid + Financial Quote (Hard copy only), in the office of Chief Administrative Officer, IIM Mumbai.	08/12/2023 by 5.00 p.m.																						
7	Opening of Technical Bids	11/12/2023 (time will be intimated)																						
S. No.	Event Description	Date																						
6	Last date for Submission of Technical Bid + Financial Quote (Hard copy only), in the office of Chief Administrative Officer, IIM Mumbai.	<u>15/12/2023</u> by 5.00 p.m.																						
7	Opening of Technical Bids	<u>18/12/2023</u> (time will be intimated)																						
7	<p>2. Studies undertaken. 2.1. The approx. area available for development of project is as below-</p> <table border="1"> <thead> <tr> <th style="text-align: center;">S. No.</th> <th style="text-align: center;">Project Component</th> <th style="text-align: center;">Area in Acres</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Fintech Centre</td> <td>2.5 (approx.)</td> </tr> </tbody> </table>	S. No.	Project Component	Area in Acres	1	Fintech Centre	2.5 (approx.)	<p>2. Studies undertaken. 2.1. The approx. area available for development of project is as below-</p> <table border="1"> <thead> <tr> <th style="text-align: center;">S. No.</th> <th style="text-align: center;">Project Components*</th> <th style="text-align: center;">Area in Acres</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Fintech Centre</td> <td>2.5 (approx.)</td> </tr> <tr> <td colspan="3" style="text-align: center;">Allied Facilities</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Housing</td> <td rowspan="3">2.5 (approx.)</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Recreational/ Entertainment space</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Common and Community Areas</td> </tr> </tbody> </table> <p>(*) The components are to be created at four separate areas identified at IIM Mumbai campus</p>	S. No.	Project Components*	Area in Acres	1	Fintech Centre	2.5 (approx.)	Allied Facilities			2	Housing	2.5 (approx.)	3	Recreational/ Entertainment space	4	Common and Community Areas
S. No.	Project Component	Area in Acres																						
1	Fintech Centre	2.5 (approx.)																						
S. No.	Project Components*	Area in Acres																						
1	Fintech Centre	2.5 (approx.)																						
Allied Facilities																								
2	Housing	2.5 (approx.)																						
3	Recreational/ Entertainment space																							
4	Common and Community Areas																							
12	8.2 To be eligible for evaluation of its proposal, the Bidder shall fulfil the following Technical Criteria (Domestic (in India))	8.2 To be eligible for evaluation of its proposal, the Bidder shall fulfil the following Technical Criteria (Domestic (in India))																						

Page No.	Old Clause			New/ Modified Clause		
	S. No.	Criteria	Documentary Evidence to be provided	S. No.	Criteria	Documentary Evidence to be provided
	B	Annual financial turnover from Consultancy Services during the each of last three years, ending 31st March of the previous financial year, should be at least INR 200.00 Crore	Certificate signed by Statutory Auditor	B	<u>Average annual financial turnover from Advisory/Consultancy Services for the last three financial years, ending 31st March of the previous financial year,</u> should be at least INR 200.00 Crore	Certificate signed by Statutory Auditor
				Refer revised Form 3C provided in the corrigendum		
12	Clause 8.3 Bidder(s) will submit the responses with respect to clause 5.2 in the formats provided in the RFP.			Clause 8.3 Bidder(s) will submit the responses with respect to clause 8.2 in the formats provided in the RFP.		
21	SECTION – II: INSTRUCTION TO BIDDERS 19.1 Key Personnel			SECTION – II: INSTRUCTION TO BIDDERS 19.1 Key Personnel		
	Position	Years of Experience	No of projects in relevant sectors	Qualification	Marks	Weightage
	Team Leader/PPP Expert	14	4	MBA	10	As per 19.1.1
	Finance Expert	10	4	MBA (Finance) or CA	7	As per 19.1.2
	Procurement & Contracts Expert	10	4	MBA/LLM	7	As per 19.1.3
	Civil Design Expert	10	4	M. Tech. in Civil Engineering	7	As per 19.1.4
	Architect	5	4	M. Arch.	5	As per 19.1.5
	Position	Years of Experience	No of projects in relevant sectors	Qualification	Marks	Weightage
	Team Leader/PPP Expert	14	4	MBA	10	As per 19.1.1
	Finance Expert	10	4	MBA (Finance) or CA	7	As per 19.1.2
	Procurement & Contracts Expert	10	4	MBA/LLM	7	As per 19.1.3
	Civil Design Expert	05	04	M. Tech. in Civil Engineering	7	As per 19.1.4
	Architect	05	04	M. Arch./ B. Arch.	5	As per 19.1.5

Page No.	Old Clause						New/ Modified Clause																																																																																									
	Infrastructure Expert	5	3	MBA	2	As per 19.1.6	Infrastructure Expert	5	3	MBA	2	As per 19.1.6																																																																																				
	Real Estate Expert	5	3	MBA	2	As per 19.1.7	Real Estate Expert	05	03	Master's degree in Business Administration/ <u>Master's in Urban & Regional Planning</u>	2	As per 19.1.7																																																																																				
23	Clause 19.1.4 Education Qualification <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Qualification</th> <th>Weightage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Masters in Civil Engineering</td> <td>100%</td> </tr> </tbody> </table> No. of Years <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>No. of Years</th> <th>Weightage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>13 years and above</td> <td>100%</td> </tr> <tr> <td>2.</td> <td>More than 12 years and less than 13 years</td> <td>90%</td> </tr> <tr> <td>3.</td> <td>More than 11 years and less than 12 years</td> <td>80%</td> </tr> <tr> <td>4.</td> <td>More than 10 years and less than 11 years</td> <td>70%</td> </tr> <tr> <td>5.</td> <td>Less than 10 years</td> <td>0</td> </tr> </tbody> </table> No. of Relevant Projects in Similar Sectors <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>No. of Years</th> <th>Weightage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>8 and more</td> <td>100%</td> </tr> <tr> <td>2.</td> <td>7</td> <td>90%</td> </tr> <tr> <td>3.</td> <td>6</td> <td>80%</td> </tr> <tr> <td>4.</td> <td>5</td> <td>70%</td> </tr> <tr> <td>5.</td> <td>Less than 4</td> <td>0</td> </tr> </tbody> </table>						Sr. No.	Qualification	Weightage	1.	Masters in Civil Engineering	100%	Sr. No.	No. of Years	Weightage	1.	13 years and above	100%	2.	More than 12 years and less than 13 years	90%	3.	More than 11 years and less than 12 years	80%	4.	More than 10 years and less than 11 years	70%	5.	Less than 10 years	0	Sr. No.	No. of Years	Weightage	1.	8 and more	100%	2.	7	90%	3.	6	80%	4.	5	70%	5.	Less than 4	0	Clause 19.1.4 Education Qualification <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Qualification</th> <th>Weightage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Masters in Civil Engineering</td> <td>100%</td> </tr> </tbody> </table> No. of Years <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>No. of Years</th> <th>Weightage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td><u>8 years and above</u></td> <td>100%</td> </tr> <tr> <td>2.</td> <td><u>More than 7 years and less than 8 years</u></td> <td>90%</td> </tr> <tr> <td>3.</td> <td><u>More than 6 years and less than 7 years</u></td> <td>80%</td> </tr> <tr> <td>4.</td> <td><u>More than 5 years and less than 6 years</u></td> <td>70%</td> </tr> <tr> <td>5.</td> <td><u>Less than 5 years</u></td> <td>0</td> </tr> </tbody> </table> No. of Relevant Projects in Similar Sectors <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>No. of Years</th> <th>Weightage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>8 and more</td> <td>100%</td> </tr> <tr> <td>2.</td> <td>7</td> <td>90%</td> </tr> <tr> <td>3.</td> <td>6</td> <td>80%</td> </tr> <tr> <td>4.</td> <td>5</td> <td>70%</td> </tr> <tr> <td>5.</td> <td>Less than 4</td> <td>0</td> </tr> </tbody> </table>						Sr. No.	Qualification	Weightage	1.	Masters in Civil Engineering	100%	Sr. No.	No. of Years	Weightage	1.	<u>8 years and above</u>	100%	2.	<u>More than 7 years and less than 8 years</u>	90%	3.	<u>More than 6 years and less than 7 years</u>	80%	4.	<u>More than 5 years and less than 6 years</u>	70%	5.	<u>Less than 5 years</u>	0	Sr. No.	No. of Years	Weightage	1.	8 and more	100%	2.	7	90%	3.	6	80%	4.	5	70%	5.	Less than 4	0
Sr. No.	Qualification	Weightage																																																																																														
1.	Masters in Civil Engineering	100%																																																																																														
Sr. No.	No. of Years	Weightage																																																																																														
1.	13 years and above	100%																																																																																														
2.	More than 12 years and less than 13 years	90%																																																																																														
3.	More than 11 years and less than 12 years	80%																																																																																														
4.	More than 10 years and less than 11 years	70%																																																																																														
5.	Less than 10 years	0																																																																																														
Sr. No.	No. of Years	Weightage																																																																																														
1.	8 and more	100%																																																																																														
2.	7	90%																																																																																														
3.	6	80%																																																																																														
4.	5	70%																																																																																														
5.	Less than 4	0																																																																																														
Sr. No.	Qualification	Weightage																																																																																														
1.	Masters in Civil Engineering	100%																																																																																														
Sr. No.	No. of Years	Weightage																																																																																														
1.	<u>8 years and above</u>	100%																																																																																														
2.	<u>More than 7 years and less than 8 years</u>	90%																																																																																														
3.	<u>More than 6 years and less than 7 years</u>	80%																																																																																														
4.	<u>More than 5 years and less than 6 years</u>	70%																																																																																														
5.	<u>Less than 5 years</u>	0																																																																																														
Sr. No.	No. of Years	Weightage																																																																																														
1.	8 and more	100%																																																																																														
2.	7	90%																																																																																														
3.	6	80%																																																																																														
4.	5	70%																																																																																														
5.	Less than 4	0																																																																																														
26	20.2. Criteria, sub-criteria, and point system for the evaluation of the Technical Proposals						20.2. Criteria, sub-criteria, and point system for the evaluation of the Technical Proposals																																																																																									

Page No.	Old Clause				New/ Modified Clause			
	S. No.	Criteria	Maximum Marks		S. No.	Criteria	Maximum Marks	
	1	The bidder should have minimum turnover from the consultancy services of Rs. 200 Crore in each of past three financial years Rs. 200 Crore in each year – 5 Marks Rs. 500 Crore in each year – 10 Marks	10		1	The bidder should have minimum average turnover from the advisory/consultancy services of Rs. 200 Crore in each of past three financial years <u>Average turnover of Rs. 200 Crore in past three financial years</u> – 5 Marks <u>Average turnover of Rs. 500 Crore in past three financial years</u> – 10 Marks	10	
					Refer revised Form 3C provided in the corrigendum			
	S. No.	Criteria	Maximum Marks		S. No.	Criteria	Maximum Marks	
26	5	Key Personnel - qualifications and competences for the assignment			5	Key Personnel - qualifications and competences for the assignment		
	5a	Team Leader/PPP Expert	10		5a	Team Leader/PPP Expert	10	
	5b	Finance Expert	7		5b	Finance Expert	8	
	5c	Procurement & Contracts Expert	7		5c	Procurement & Contracts Expert	7	
	5d	Civil Design Expert	7		5d	Civil Design Expert	7	
	5e	Architect	5		5d	Architect	5	
	5f	Infrastructure Expert	2		5e	Infrastructure Expert	5	
	5g	Real Estate Expert	2		5f	Real Estate Expert	5	
		Sub-Total	40			Sub-Total	40	
	SECTION – II: PROPOSAL DATA SHEET				SECTION – II: PROPOSAL DATA SHEET			
	A. Proposal Data Sheet				A. Proposal Data Sheet			
31	Clause No. of Data Sheet	Reference of ITB	Particulars	Description	Clause No. of Data Sheet	Reference of ITB	Particulars	Description
	8		Estimated type of Key Personnel required	5	8		Estimated type of Key Personnel required	6
64	1.1. Definitions and Interpretation				1.1. Definitions and Interpretation			

Page No.	Old Clause	New/ Modified Clause
	<p>1.1.1. The words and expressions beginning with capital letters and defined in this Agreement shall, unless the context otherwise requires, have the meaning hereinafter respectively assigned to them:</p> <p>q) “Sub-Consultant” means any entity to which the Consultant sub- contracts any part of the Services in accordance with the provisions of Clause 4.7; and</p> <p>r) “Third Party” means any person or entity other than the Government, the Authority, the Consultant, or a Sub-Consultant.</p>	<p>1.1.1. The words and expressions beginning with capital letters and defined in this Agreement shall, unless the context otherwise requires, have the meaning hereinafter respectively assigned to them:</p> <p>q) “Sub-Consultant” means any entity to which the Consultant sub- contracts any part of the Services in accordance with the provisions of Clause 4.6; and</p> <p>r) “Third Party” means any person or entity other than the Authority and the Consultant</p>
72	<p>2.11.4. Cessation of Services</p> <p>Upon termination of this Agreement by notice of either Party to the other pursuant to Clauses 2.9.1 or 2.9.2 hereof, the Consultant shall, immediately upon dispatch or receipt of such notice, take all necessary steps to bring the Services to a close in a prompt and orderly manner and shall make every reasonable effort to keep expenditures for this purpose to a minimum. With respect to documents prepared by the Consultant and materials furnished by the Authority, the Consultant shall proceed as provided respectively by Clauses 3.8 or 3.9 hereof.</p>	<p>2.11.4. Cessation of Services</p> <p>Upon termination of this Agreement by notice of either Party to the other pursuant to Clauses 2.11.1 or 2.11.2 hereof, the Consultant shall, immediately upon dispatch or receipt of such notice, take all necessary steps to bring the Services to a close in a prompt and orderly manner and shall make every reasonable effort to keep expenditures for this purpose to a minimum. With respect to documents prepared by the Consultant and materials furnished by the Authority, the Consultant shall proceed as provided respectively by Clauses 3.8 or 3.9 hereof.</p>
74	<p>3.2.5 The Consultant and its Personnel shall observe the highest standards of ethics and not have engaged in and shall not hereafter engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice, restrictive practice, or anti-competitive practices (collectively the "Prohibited Practices"). Notwithstanding anything to the contrary contained in this Agreement, the Authority shall be entitled to terminate this Agreement forthwith by a communication in writing to the Consultant, without being liable in any manner whatsoever to the Consultant, if it determines that the Consultant has, directly or indirectly or through an agent, engaged in any Prohibited Practices in the Selection Process or before or after entering into of this Agreement. In such an event, the Authority shall forfeit and appropriate the Performance Security, if any, as mutually agreed genuine pre- estimated compensation and damages payable to the Authority towards, inter alia, time, cost, and effort of the Authority, without prejudice to the Authority's any other rights or remedy hereunder or in law. Without prejudice to the rights of the Authority under Clause 3.2.5 above and the other rights and remedies which the Authority may have under this Agreement, if the Consultant is found by the Authority</p>	<p>3.2.5 The Consultant and its Personnel shall observe the highest standards of ethics and not have engaged in and shall not hereafter engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice, restrictive practice, or anti-competitive practices (collectively the "Prohibited Practices"). Notwithstanding anything to the contrary contained in this Agreement, the Authority shall be entitled to terminate this Agreement forthwith by a communication in writing to the Consultant, without being liable in any manner whatsoever to the Consultant, if it determines that the Consultant has, directly or indirectly or through an agent, engaged in any Prohibited Practices in the Selection Process or before or after entering into of this Agreement. In such an event, the Authority shall forfeit and appropriate the Performance Security, if any, as mutually agreed genuine pre- estimated compensation and damages payable to the Authority towards, inter alia, time, cost, and effort of the Authority, without prejudice to the Authority's any other rights or remedy hereunder or in law. Without prejudice to the rights of the Authority under Clause 3.2.5 above and the other rights and remedies which the Authority may have under this Agreement, if the Consultant is found by the Authority to have directly or</p>

Page No.	Old Clause	New/ Modified Clause
	<p>to have directly or indirectly or through an agent, engaged or indulged in any Prohibited Practices, during the Selection Process or before or after the execution of this Agreement, the Consultant shall not be eligible to participate in any tender or RFP issued during a period of 2 (two) years from the date the Consultant is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any Prohibited Practices.</p>	<p>indirectly or through an agent, engaged or indulged in any Prohibited Practices, during the Selection Process or before or after the execution of this Agreement, the Consultant shall not be eligible to participate in any tender or RFP issued by the Authority during a period of 2 (two) years from the date the Consultant is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any Prohibited Practices.</p>
78	<p>3.7. Reporting obligations</p> <p>3.7.1. The Consultant shall submit to the Authority the reports and documents specified in the Agreement, in the form, in the numbers and within the time periods set forth therein.</p> <p>3.7.2. The Consultant shall electronically and by mail, submit fortnightly time reports of each of the Key Personnel, to the Authority. Such time reports shall be submitted on the 15th and the last day of each calendar month by end of the business day and shall include the number of hours expended on the Project by the Key Personnel on each working day of the fortnight covered by the time report. The time reports shall also include a brief description of work performed during that fortnight by each of the Key Personnel.</p>	<p>3.7. Reporting obligations</p> <p>3.7.1. The Consultant shall submit to the Authority the reports and documents specified in the Agreement, in the form, in the numbers and within the time periods set forth therein.</p> <p>3.7.2. The Consultant shall electronically and by mail, submit fortnightly time reports of each of the Key Personnel, to the Authority. Such time reports shall be submitted on the 15th and the last day of each calendar month by end of the business day and shall include the number of hours expended on the Project by the Key Personnel on each working day of the fortnight covered by the time report. The time reports shall also include a brief description of work performed during that fortnight by each of the Key Personnel.</p>
85	<p>7.2.2. Liquidated Damages for delay</p> <p>In case of delay in completion of Services, liquidated damages not exceeding an amount equal to 0.2% (zero-point two percent) of the Agreement Value per day, subject to a maximum of 5% (Five percent) of the Agreement Value shall be imposed and shall be recovered by appropriation from the Performance Security or otherwise. However, in case of delay due to reasons beyond the control of the Consultant, suitable extension of time shall be granted.</p>	<p>7.2.2. Liquidated Damages for delay</p> <p>In case of delay in completion of Services, <u>solely and directly attributable to the Consultant</u>, liquidated damages not exceeding an amount equal to 0.2% (zero-point two percent) of the Agreement Value per day, subject to a maximum of 5% (Five percent) of the Agreement Value shall be imposed and shall be recovered by appropriation from the Performance Security or otherwise. However, in case of delay due to reasons beyond the control of the Consultant, suitable extension of time shall be granted.</p>

Form – 3C: Minimum Turnover of the firm

(Refer Clause 8.2 B)

S. No.	Financial Year	Annual Turnover (in Rs. Crore)
1	FY 2022-2023	
2	FY 2021-2022	
3	FY 2020-2021	
<u>Average for the abovementioned years</u>		
Certificate from the Statutory Auditor*		
This is to certify that -----(name of the Applicant) has received the payment shown above against the respective years on account of professional fees.		
(Signature, name, and designation of the Authorized Signatory)		
Date:		
Name and Seal of the firm		

*in case the Applicant does not have a statutory auditor, it shall provide the certificate from its chartered accountant that ordinarily audits the annual accounts of the Applicant

Note: Please do not attach any printed Annual Financial Statement

Chief Administrative Officer

IIM Mumbai