

Pre-bid Queries and their Answers

S/No.	Queries	Response
1	Will the Tourism Department ensure clear and complete handover and physical possession of the land to the successful bidder?	Please refer RFP clause No. 3.7.7 "After execution and registration of lease the selected bidder has to take possession of the property on as is where is basis within the stipulated time limit given by the authority. Failing which the allotment may be cancelled by the authority and all sums deposited by the bidder shall forfeited."
2	Will the highest bidder be permitted additional/other activities qualified as tourism activities as specified in paragraph 12 of Annexure 2 'Lease Deed'?	Yes
3	As mentioned in paragraph 2.1.3.2 (i), the time-frame for completing the proposed project. Please confirm whether any extension will be given for force majeure situations or for periods of time when work has to be paused as per directions from the government.	Please refer RFP ANNEXURE-2 clause 7 "In case of non-completion of the aforesaid specified work within the stipulated time frame the duration may be extended by the lessor twice upto 12 months each on justified grounds. Even after expiry of the extended duration if the project is not completed, the lease deed shall be liable to be terminated and all amount deposited shall stand forfeited without prejudice to the rights of the lessor to undertake any other action provided for in this lease deed."
4	Reference Para 1.2.5 (i)- In the context of this paragraph, which date would be considered the date of commissioning of the project? For example, issuance of approval for commencement of operations by government authorities.	Date of commissioning is the date when commercial 1st bill is generated.
5	For the purpose of tourism, can the successful bidder outsource the management of the resort/hotel created on the site to third party entities and collect user charges from them?	Please refer lease deed clause No. 13.
6	Will MP Tourism Department aid in the installation of electrical connection at the site?	Please Refer RFP clause No. 2.6 "Site Visit and Verification of Information" Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the site conditions, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

S/No.	Queries	Response
7	Is Village Parslii (Khasra No. 113 and 116) Distt Sidhi and Village Gandhisagar Distt Mandasaur land is in Eco Sensitive Zone area?	Yes. These both lands are inside the ESZ area. Only project which are permissible under ESZ shall be developed.
8	Village Nandlalpura Distt Dhar is written in RFP of Village Bansapur Distt Sihore clause no. 1.2.8. Is this correct ?	Please Read Village Bansapur Distt Sihore in place of Village Nandlalpura Distt Dhar in questioned RFP clause.
11	Do all Annexes have to be uploaded on the bidder's letter head or only those that specifically marked so?	For check list of documents Please refer RFP clause 2.13.7 "Key Submission"
13	Reference: Appendix IV- This document needs to be notarized. Please confirm whether the .pdf copies of the notarized document can be signed with e-signature for submission.	E-signature is not mandatory. It will be automatically done at the time of uploading documents in MPTender portal but physical self-certification is required on every page on documents. Every document should be uploaded in PDF format.
19	As per MP Tourism Board Site the said land can be mortgage for availing loan but same has not been mentioned in the tender kindly clarify the same.	Please refer RFP Annexure -2 "lease deed" clause No. 14. Financial Loan from bank and financial institute
22	General Development guidelines on FAR, FSI, ground coverage height restriction needs to be.	The provisions of the Bhoomi Vikas Niyam 2012, will be applicable.
23	Performance Security to be in the form of bank guarantee as being done by lot of states in the country.	Performance Security may be given in the form of bank guarantee or FDR.
24	How EMD is submitted ?	A advice for all bidders regarding to submission of EMD. With reference to online tendering portal www.mptender.gov.in is announce that "To complete all EMD submission formalities well before Bid submission end date i.e. minimum 3 days in advance. Also, bidders are advised to use NEFT/RTGS in case of corporate account. Use corporate banking only when specific Bank is available in the list of Payment Gateway."