

Subject : Pre-bid clarification of Press NIT No.F/2724/3/Misc./RP Cell/2016 dtd.06.01.2017
for renting out sites for installation of Mobile Network/Towers.

S.NO.	PRE-BID QUERY	DUSIB REPLY/CLARIFICATION
1.	We would like to submit that there should be provision of fit out period or mobilization period to execute the construction work. We would further submit that once the allotment is done, kindly hand over locations in phase manner viz. start with handing over of 50% locations allotted after successful bid with fitment period of at least 60 days. As starting of construction at 177 locations immediately and completion of constructions thereof within 30 days or 60 days is not practically possible for any company.	Not Agreed. As the DUSIB has sufficient mechanism and Engineering staff in Divisions spreaded all over Delhi and the sites/locations will be handed over within seven days from the issue of allotment letter after completing the formalities. Hence, the above suggestion cannot be acceded to.
2.	We would like to submit that rent for the allotted site will commence from the date of operation, which will be the date EB connection is issued by competent Electricity Authority at the cell site. This is required as in case if the ownership of allocated/allotted space/location is claimed by any other local authority or construction work is put on hold due to any obstruction/hindrance by third party, DUSIB will remove hindrance/obstruction or will provide alternate space/location within 30 days from the date of intimation of by the allottee.	Agreed: All the Community Halls/Office Buildings are under the ownership of DUSIB. Being Government properties, there is less possibility of obstruction/hindrance by the third party regarding ownership right. The issue has been considered, the selected qualified bidder will be given a time of 30 days from the date of award. After 30 days the rent against the allotted space shall start irrespective of whether the tower has been installed or not. No communication/grievance shall be

	Therefore rent should be made payable by the allottee from the date of operation/electrification. The present submission is on the basis that same condition is being followed under contracts with other authorities/bodies like DDA & DJB.	entertained on this account.
3.	As per clause 5 of General terms and conditions, "The bid for e-tender shall start with minimum one increment above the reserve price (minimum rental). Minimum increment of bid in e-tender for re shall be Rs.1000 per entity or multiple thereof. The reserve price as mentioned in the document may not be treated as final price." Kindly clarify, bidder can bid on any price above reserve price mentioned.	Agreed. The above suggestion seems to be genuine as Department has fixed the reserve price per square meter per month, bidder can quote the rate to above reserved price, this suggestion is accepted.
4.	As per NIT, time period of agreement mentioned in 6 years, we hereby request you to kindly make it for 10 years minimum, as bidders have to invest a good amount of capex and same would be recovered in minimum 7 years time. In recent tender DJB has also agreed for 10 years tenure instead of 6 years after discussion in pre-bid meeting only.	Agreed. DUSIB has considered the suggestion for extension in the period of contract of 6 years with one extension of 04 years and total maximum period upto 10 years with the approval of Competent Authority i.e. C.E.O., DUSIB.
5.	As per clause No.8 of licence deed draft very strict exit condition is there, we hereby request you and propose a nominal exit clause of 2-3 month notice in case of exit, if bidder has not received the expected business opportunity with proper	Agreed. DUSIB has considered the suggestion of surrender/exit from the contract subject to prior notice of 90 days or a payment equal to three months of license fee after completion of compulsory 1(One) year term.

	justification.	The entire security deposit (equal to 12 months of Licence fee) to be forfeited before allowing the exit from the contract after following the prescribed procedure.
6.	As clause of 2 (Additional conditions) of Terms & conditions said that EMD will adjusted in Security Deposit. We wish to apprise you that if SD would be submitted in the form of BG, in that case EMD should be adjusted in subsequent quarterly licence fee request you to clarify the same.	Agreed. DUSIB has considered the suggestion.
7.	List of Lat long of all the proposed locations.	Not Agreed. The list of all the locations is available with the tender document with complete address. Bidders may survey the sites with the help of Executive Engineers, whole details are available on website of DUSIB i.e. delhishelter.nic.in

DY. DIRECTOR (R.P.)