

**CLARIFICATIONS TO PRE-BID MEETING**  
**Date of Pre-bid Meeting : 17.04.2026**

**Subject : Implementation of Slum Cluster Redevelopment Scheme (SCRS) at Andheri (West) abutting C.D. Barfiwala Marg for area admeasuring 101.36 Acres (Slum +Non-Slum), Mumbai, by SRA (Authority) by appointment of C&DA**

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1.		18, 19	1.5.1.7 and 1.5.1.8	<p>1.5.1.7 C&amp;DA shall pay as a deposit to SRA, towards 2 years advance rent of approximately Rs. 700 Crore and 3rd year post-dated cheque of approximately Rs. 350 crore for giving to slumdweller, while issuance of Letter of Intent (LOI) to the Project. Apart from that any additional rent requirements as per the number of tenements shall be deposited as and when instructed by SRA. Approximately Rs. 700 crore deposited will act as the Rent Security towards the Project. It may be noted that as per the tenement density of 650 per Net Hectare the required tenements are approximately 13,500 to 14,000 units. The final numbers of the eligible tenements would be as per the Annexure II surveyed and approved by the competent authority. During the course of actual survey, if the number of slum tenements is found to be less than 14,000, in that condition the rent to be deposited will still be Rs. 700 crore. If the number of slum tenements crosses 14,000, then for additional tenements, C&amp;DA shall deposit the proportionate additional rent amount over and above Rs. 700 crore shall be payable to SRA. In addition to above, there shall be</p>	<p>Whether there are any obligations for the non slum portion.</p> <p>In case of delay in vacating the tenements, whether Rs. 700 crore will remain with the SRA</p> <p>When Rs. 177.09 crore pending rent is to be paid.</p>	<p>For the non-slum portion, Bidders are advised to undertake their own due diligence, assessment, and financial appraisal regarding all liabilities, charges, conditions, and obligations pertaining to the non-slum portion, at their own cost, risk, and responsibility. No claim on this account shall be entertained subsequently.</p> <p>Yes.</p> <p>Amount of pending rent will be determined at the time of issuance of LOI and the same shall be paid along with Rent Security before issuance of LOI.</p>

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				<p>Freezing of sale area as per Circular 231.</p> <p>Further, at any point of time, if there will be shortage of rent deposited with SRA, then rent for balance slumdweller in transit rent accommodation shall be paid as per SRA Circular no. 210. It shall be noted that rent amount shall be increased by 5% per annum.</p> <p>1.5.1.8 Apart from above, there is existing liability of pending rent of approximately Rs. 177.09 crore computed till December 2025. The C&amp;DA shall pay the actual pending rent computed as per the SRA Circular 210.</p>		
2.	I	19, 33, 54, 55	1.5.1.8, 1.7.5.2(3)(a), 3.5 (A), 3.5 (B)	<p>1.5.1.8 Apart from above, there is existing liability of pending rent of approximately Rs. 177.09 crore computed till December 2025. The C&amp;DA shall pay the actual pending rent computed as per the SRA Circular 210.</p> <p>1.7.5.2 (3)(a) Bidder shall submit the Bid Security in the form of Demand Draft.</p> <p>3.5 (A) The Selected Bidder that is, the C&amp;DA shall be required to furnish to SRA, total Rent Security of Rs. 700 crore in the form of a interest-free deposit in the account of SRA towards the two year advance rent (for around 14,000 tenements X 24 months x Rs. 20,000), before issuance of Letter of Intent (LOI) to the Project .</p> <p>3.5 (B) The Selected Bidder that is, the</p>	Can BG be allowed as a payment form for the following: (a) EMD (b) Performance Security (c) Rent Security (d) Existing Rent Liabilities.	Tender Conditions Prevail. It may be noted that the only Performance Security is to be furnished in the form of a bank guarantee.

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				C&DA shall be required to furnish to SRA, total Performance Security of Rs. 100 crore in the form of a Bank Guarantee from a Nationalized Bank / Scheduled Commercial Bank, as per Construction-cum-Development Agreement as security towards C&DA obligation for completion of construction of Rehabilitation Component including infrastructure and Reservation Amenities.		
3.	I	19	1.5.1.9	Terms and conditions regarding rent, shifting charges, etc of non-slum eligible residents shall be finalized by the C&DA after discussion with the concerned societies.	Whether certain non-slum societies can be excluded from cluster in case discussion with such societies / tenements do not succeed or the conditions asked for are unviable / not feasible for the project.	Government Resolution dated 13.11.2025 annexed (Annexure A2) and tender conditions shall prevail.
4.	I	20	1.5.1.12	In addition to the construction of around 14,000 rehabilitation tenements, the C&DA shall be mandatorily required to construct an additional 561 Tenements of 300 Sqft as per the NOC issued by BMC regarding the same (please refer Annexure – A6).	For such additional 561 tenements construction, whether sale incentive will be available?	Terms and conditions of NOC issued by DMC(SWM), BMC dated 09.03.2026 shall prevail.
5.	I	23	1.5.1.29	Towards any religious structures C&DA shall follow the DCPR 2034 and Government Resolutions issued from time to time.	Whether Bidder has to take care of the religious structures.	As per the applicable and prevailing Government Resolutions, C&DA shall be responsible to take necessary action regarding shifting/demolition/ retaining the religious structures.
6.	I	31	1.7.4	A Bidder is required to submit, a bid security in the form of Demand Draft as provided in Clause 2.1.7 (the "Bid Security" or "EMD"). Such Bid Security will be returned not later than 30 (Thirty) days from the date of issuance of Letter	Kindly confirm the timeline for refund of the bid security (EMD) upon submission of the performance security.	Please refer clause 2.1.8 in this regard.  In the case of the Selected Bidder, the Bid Security shall be retained till it has provided the Performance Security and the Construction-cum-Development

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				of Acceptance to the selected bidder, except in the case of the Selected Bidder whose Bid Security shall be retained till it has provided a Performance Security under the Construction-cum-Development Agreement (as per Clause 3.5) and the Construction-cum-Development Agreement becomes effective. In case of cancellation of the Bid, the Bid Security shall be returned not later than 10 (Ten) working days from the date of cancellation of the Bid. No interest shall be payable on the Bid Security.	When the Bid Security will be returned to the unsuccessful Bidders	Agreement has become effective.  Please refer clause 1.7.4. Bid Security of unsuccessful Bidders will be returned not later than 30 (Thirty) days from the date of issuance of Letter of Acceptance to the selected bidder.
7.	I	36	1.8(5)	Last date and time for e-submission of bids (Bid Due Date) 07.05.2026, 13:00 hrs IST	Whether the last date of submission can be extended	Tender conditions prevail
8.	I	40	2.1.16 (a)	Without prejudice and in addition to the minimum technical qualifications required of a Bidder the following technical qualifications shall be the minimum technical qualifications required. Accordingly, the Bidder shall enclose with its Bid the following documents for supporting Technical Capability: iA. Bidder shall have experience of Real Estate projects as a developer as below for which Bidder should have obtained the Occupation Certificate within the ten year period immediately preceding the Bid Due Date (In case of Consortium, this criterion shall be met jointly): a) One largest projects having minimum total Built-up area of 2,00,000 sqm OR	Can technical eligibility be evaluated at a group level, which will include subsidiaries and sister concerns, or projects undertaken by Holding Company	Please refer clause 2.1.16 (III). Bidder's total experience in development of real estate projects and the minimum technical eligibility, the Bidder may also include developments undertaken through its companies wherein the Bidder or it's Promoter is holding more than 51% of the company's paid-up equity share capital during entire period of execution of the project. For such cases, Bidder shall be eligible to claim entire 100% of such project experience; Projects undertaken by direct or indirect Holding Company or any Subsidiary of such Holdings Company of Bidder would also be considered for Technical Capacity.

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				<p>b) Two largest projects having minimum total Built-up area of 1,25,250 sqm each OR</p> <p>c) Three largest projects having minimum total Built-up area of 1,00,000 sqm each.</p>		
9.	I	40	2.1.16 (b)	The Bidder/Lead Member shall have a minimum consolidated Net Worth of not less than INR 25,000 Crore /- (Rupees Twenty Five Thousand Crore only) on 31 <sup>st</sup> March 2025. ("Financial Capacity").	Whether the promoter company / subsidiary NetWorth can be considered for evaluation	<p>Please refer clause 2.1.16(b) (ii).</p> <p>In computing the Financial Capability of the Bidder the Financial Capacity of their Subsidiaries (Subsidiaries having more than 50% of its equity held by the Bidding Company) or its Holding Company would also be considered.</p>
10.	I	49	2.13.1	The Bid shall be furnished in the formats prescribed and as set out in Clause 2.10. In the Financial Bid, the Bidder shall quote the Percentage of prevailing Ready Reckoner Rate (over and above the normal premiums as per prevalent applicable SRA norms) (of land) as Premium that the Bidder is ready to offer to SRA per sqm of land area.	Impact on FSI premium due to changes in the Ready Reckoner Rate	Tender conditions prevail.
11.	I	NA	NA	NA	Whether existing fully completed SRA projects (having both rehab and free sale components) which have received OC and are falling within the cluster, only rehab buildings can be redeveloped and existing free sale building excluded from the cluster.	Government Resolution dated 13.11.2025 annexed (Annexure A2) and tender conditions shall prevail.
12.	II	10	1.1.2(7)	C&DA shall pay as a deposit to SRA, towards 2 years advance rent of approximately Rs. 700 crore and 3rd year post-dated cheque of approximately Rs. 350 crore for giving to slumdweller,	Can we provide the BG phase wise for the rent security, proportional to the number of Slumdweller relocated?	Tender conditions prevail.

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				while issuance of Letter of Intent (LOI) to the Project.	Will the annual rent paid to the relocated dwellers be adjusted against the rent security?	The provision as stated in clause 3.5 (A) of the Volume I shall be applicable.
13.	II	10	1.1.2(7)	It may be noted that as per the tenement density of 650 per Net Hectare the required tenements are approximately 13,500 to 14,000 units. The final numbers of the eligible tenements would be as per the Annexure II surveyed and approved by the competent authority.	Can there be a cap on the number of tenants beyond which, the developer will have the right to proportionately revise the bid?	Tender conditions prevail.
14.	II	10	1.1.2(8)	Apart from above, there is existing liability of pending rent of approximately Rs. 177.09 crore computed till December 2025. The C&DA shall pay the actual pending rent computed as per the SRA Circular 210.	Please provide a detailed breakup of all outstanding liabilities, along with the updated total liability as of date, currently estimated at Rs. 177 Cr as of December 2025.	The details with break-up about pending rent liability will be provided to the Successful Bidder by SRA, before issuance of LOI.
15.	II	20	1.2 (a)	SRA will finalize the eligibility of the slumdwellers/ tenants/occupiers as per the Government Resolutions issued from time to time and certify Annexure II and other guidelines issued by the Government of Maharashtra for certification of occupants of buildings structures by verifying documentary proof of occupants and shall prepare certified list of the eligible slumdwellers/ tenants/occupiers based on survey conducted by C&DA and draft of eligibility prepared by C&DA. Survey of the tenants/occupiers and slumdwellers shall be carried out by the C&DA and C&DA shall obtain necessary documentary proofs of the tenancy/occupancy at his own cost. C&DA shall submit necessary documents as prescribed by SRA along	Kindly provide clear timelines for key responsibilities of the SRA, example: (a) Physical relocation of structures (b) Issuance of NOCs (c) Determination of eligibility of slum dwellers.	The tender documents prescribe the responsibilities of C&DA and SRA. The same shall prevail.

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				with the necessary survey data and existing building plans to SRA at its own cost.		
16.	II	21	1.3.2 and 1.3.3	<p>1.3.2. As the C&amp;DA's obligations to complete the Project within time period mentioned depends on various events of Force Majeure, facilitation to be provided by SRA and also approvals and permissions from various authorities, in case of delay in achieving the Scheduled Completion Date due to any such eventuality, will result in extension of Scheduled Completion Date without any liability on the C&amp;DA. Communication by C&amp;DA to SRA and SRA through Monthly Progress Report showcasing the reason of delay shall be sufficient cause to extend the Scheduled Completion Date and the C&amp;DA will not be held or deemed to be in breach or default of the Construction-cum-Development Agreement. Such delay caused due to events of Force Majeure, delay in facilitation to be provided by SRA and delay in approvals and permissions from various authorities, will not be cause for Termination of the Project.</p> <p>1.3.3. The C&amp;DA shall submit to SRA the Project timelines, milestones and Master Plan of the Project site, which may be amended from time to time with the approval of SRA.</p>	What will be timeline of selection and various stages of project completion	Timeline is prescribed in Volume I and II. The same shall prevail.
17.	II	22	1.3.6	If project scheduled completion is delayed beyond scheduled date as per clause 1.3.1, unless the delay is on account of reasons solely attributable to the Authority or due to Force Majeure,	In case of delay whether there are any delay damages.	Tender conditions prevail.

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				the C&DA shall pay Damages to the Authority in a sum calculated at the rate of 0.1% (zero point one per cent) of the amount of Performance Security for delay of each day until project completion date is achieved.		
18.	II	23	1.6	In the event the C&DA does not repair the defects in the Rehabilitation Component or Reservation Amenities and Infrastructure created under the DLP Period, in conformity with the requirements set forth in this Agreement, and fails to commence remedial works within 7 (seven) working days of receipt of the Inspection Report or a notice in this behalf from the Authority	It is request to increase the period for commencement of remedial works to 30 working days instead of 7 working days	Tender conditions prevail.
19.	II	35	2.2.1	It is clarified that the Bid Criteria Share quoted as a percentage of the Ready Reckoner Rate is in addition to the land premium / consideration required to be paid towards the acquisition of land or otherwise. For acquisition of land and negotiations with private landowners and/or private cooperative societies for implementation of scheme, the SRA and C&DA shall undertake necessary processes. All costs, charges and expenses in this regard shall be borne by the C&DA. The C&DA shall be liable to pay such amounts as per prevailing ready reckoner rate as per the prevailing policy in accordance with the guidelines of Ministry of Urban Development, and DCPR 2034.	Whether the Bid Criteria Share is apart from the land premium to be paid as per the DCPR Provisions.  Estimation on the cost of land which is to be acquired.	Yes.  Government Resolution dated 13.11.2025 shall prevail.
20.	II	35	6.1.4	Upon occurrence of a C&DA Event of Default or failure to meet any Condition	Please clarify the circumstances under which the rent security/	Tender conditions shall prevail

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				<p>Precedent, save and except on account of Force Majeure, and/or failure of default on the part of facilitation to be provide by SRA in performing its obligations and/or delay in case of delay in approval permissions by any authority (not due to fault of C&amp;DA), SRA shall, without prejudice to its other rights and remedies hereunder or in applicable law, be entitled to encash and appropriate from the Rent Security and /or Performance Security, as the case may be, or any part thereof, the amounts due to it, for and in respect of such C&amp;DA's default or for failure to meet any Conditions Precedent. Upon such encashment and appropriation from the Bid Security or Rent Security and /or Performance Security, as the case may be,, as applicable, the C&amp;DA shall, within 30 (thirty) days thereof, replenish, in case of partial appropriation, the deficient amount of the Rent Security and /or Performance Security, as the case may be, and in case of appropriation of the entire Bid Security or Rent Security and /or Performance Security, as the case may be, provide a fresh Rent Security and /or Performance Security, within 60 (sixty) days failing which SRA shall be entitled to terminate the Construction-cum-Development Agreement. Upon such replenishment or furnishing of a fresh Rent Security and /or Performance Security, as the case may be, the C&amp;DA shall be entitled to an additional cure period of 60 (sixty) days for remedying the C&amp;DA's default or</p>	<p>Performance security may be utilized or adjusted.</p>	

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				satisfying any Condition Precedent, and in the event of the C&DA not curing its default or meeting such Condition Precedent within such cure period. SRA shall be entitled to encash and appropriate such Rent Security and /or Performance Security, as the case may be, as damages, computed in the manner as stated herein and to terminate the Construction-cum-Development Agreement.		

(As per Approval of Hon. Chief Executive Officer, Slum Rehabilitation Authority Brihanmumbai)

**SD/- (22.04.2026)**  
**Deputy Chief Engineer-I**  
**SRA, Brihanmumbai**