

Response to Prebid Queries for REQUEST FOR PROPOSAL FOR SELECTION OF PREMISES ON CO-SHARING BASIS AT HYDERABAD , RFP Reference Number: NPCI/2023-24/ADMIN/222 Dated: 29th March 2024.

Sr.No.	Document Reference	Page No	Clause No	Description in RFP	Clarification sought	Additional Remark (if any)	NPCI Response
1	RFP	6	2.2	300 staff admeasuring a carpet area of approximately 30,000 Sq.Ft at Hyderabad of contiguous usable space	Is it compulsory to have 30,000 sft carpet? As in Hyderabad we deal in super built up area. What if the total requirement comes within ~22k to 25k sft area?		As per RFQ the requirement is of 300 workstations in phase wise manner, out of which 150 is of immediate requirement we have mentioned approx carpet area which should accomdate the required workstations.
2	RFP	7	2.6.1	Bid is open to all Bidders including but not limited to Builders/ developers/property owners or their agent/ International Property Consultants ("IPC") on behalf of the landlord (IPC/ Agents must hold an authorization letter from the developer/ landlord/ authorizing them to participate in the bidding process, multiple premises may be represented by single bidder) who meet the Eligibility criteria and Technical Specification for selection as given in Section 8 and 9 of this document.	Can IPC submit EMD and move forward with multiple co-working options ?		Yes, as mentioned in RFP
3	RFP	8	3.1 (Building Type)	Valid IT/ ITES certificate for the building/ campus from the Directorate of Industries, State Government needs to be furnished. Refer to relevant section for further details in this RFP. (in case of IT & ITES Set up) Building preferably should not be over 7 years old	Is it compulsory to have IT/ITPS building? Is it compusory that a building should be 7 years old or a recent refurbished building can also be a option ? Is baggage scanner mandatory or preferred?		These are technical criterias and gradings are depended on these, all are preferred requirements
4	RFP	8	3.1 (Carpet Area)	preferably on one floor in a building and preferably within a campus	Is Campus is compulsory or is it just a option to have?		NPCI would prefer to have a property within a campus.
5	RFP	8	3.1 (Other Details)	<ul style="list-style-type: none"> •Preferable workstation size is 4ft X 2ft. •Meeting Rooms required. •Inhouse café services. •Preferably 24 x 7 HVAC availability. 	We would be requiring exact specification to understand the area Inhouse café - is it a dry pantry (need to understand exact usage) Working hours - normal 9 to 6 or 24*7? Nos. of shifts in a day?		<ol style="list-style-type: none"> 1. We are requesting to confirm the availability of in-house café services. 2. Office working hours i.e, 9 Am to 6 Pm and at time it may be extended to 24hrs for few teams which will be informed in advance.
6	RFP	9	3.2	The bidder have to submit proposals for co-sharing space with fit outs & end to end facility management services.	Is NPCI expecting ready to move in space or ready to wait for 3 to 4 months for the space to get built up according to their specification	There can be situation where operator will take space just for us as back to back transaction	Need a Ready to Move in premises
7	RFP		3.2.12	Common area, parking for cars and two wheelers to be specifically marked for NPCI	Nos. of parking (4 wheeler and 2 wheeler)required? Common area cannot be marked		NPCI would need approx 10-20 nos. 4 wheeler parking
8	RFP	10	4.1	Typical features of Co-working facilities include Shared work spaces, 24/7 access, Reservable/rentable conference and/or board rooms,Wi-Fi,Communal printer/copier/fax.Private branch exchange (PBX) systems, Shared kitchens, Utilities and lounges, Housekeeping & Pantry Services, Vending Machines etc.	Features like dedicated wifi/lease line, printer/copier/fax services are chargeable - Need to clarify that initially only		Noted
9	RFP	11	4.5.1	Prices or monthly rentals shall be quoted per desk. All costs should be exclusive of taxes.	Billable seats are different for all vendors therefore nos. of seats cannot be compared - would suggest only to compare final monthly commercial outcome		Pls stick to the RFQ terms & conditions
10	RFP	11	4.6	The Bidder shall submit Earnest Money Deposit of Rs. 10, 00,000/-	C&W needs to submit EMD or all the vendors whose options we would be submitting		IPC's need to submit the EMD
11	RFP	16	5.2.2	The representatives of the Bidders have to produce an authorization letter from the Bidder/ Identity Card to represent them at the time of opening of the bids.	Do we need to have authorisation letter from every vendor whose options we are submitting		YES
12	RFP	16	5.3.2	Each Bidder shall be allowed a maximum of 20 minutes for the presentation followed by a question-and-answer session for 10 minutes	Will the presentation will happen on Bid-opening day or any other specific day? Do anyone from Hyderabad need to travel to Mumbai for presentation?	The document from bidder should be printed or written?	<ol style="list-style-type: none"> 1. The bidder has to submit presentation along with the Bid documents and later they will be provided the time slot for presenting the same or it may not be asked to be present. 2. NPCI shall respond to individuals for presentations dates on need basis can be virtual as well. 3. Printed documents are mandatory. 4. No commercial to be shared in the presentation.
13	RFP	18	7.2.3	The cost of registration and stamp duty, if any, shall be equally borne by the successful Bidder /Lessor and NPCI. NPCI shall reimburse its share of registration and stamp duty charges to the successful Bidder /Lessor	In Hyderabad - Lessee bear the full cost of registration Is it mandatory to divide the registration cost for NPCI ?		Pls stick to the RFQ terms & conditions

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14	RFP	27	Eligibility Criteria Matrix (Envelope A)	The bidder should have minimum annual turnover of Rs 100 Crores (One hundred crores), during any of the two financial years (2024- 20, 2020-21 ,2021-22,2022-23) or calendar years 2020,2021, 2022,2023 or bidders financial years. Annual Turnover will be considered for main bidder firm and not for the Group Company or Subsidiary Company.	Who needs to submit the balance sheet - C&W or the managed service operator is it mandatory as this is very confidential ? Or can we submit this at later stage ?		Participating IPC's / Direct Operators needs to submit balance sheets. It has to be submitted along with bid documents signed and stamped .
15	RFP	19	7.5.3	7.5.3The selected Bidder / Lessor will be liable for all the deliverables as mentioned in terms & Conditions of this document.	Is C&W also liable if any co-working operator does not deliver as promise		Participating IPC's are equally liable as they would be representing the operators.

All other terms and conditions as mentioned in the RFP remains the same.