

ReBIT Premises RFP ~ Pre-Bid Meeting (PBM) Queries and Answers
Date and Time: 15 Feb 2018, 6:00PM – 7:00PM

Sr. No	Queries	Responses
1	Should electrical conduits be provided within the office premises?	1. No, but tap off for all the Mechanical & Electrical Plumbing (MEP) services should be provided till the offered office unit/premises. 2. Tap off for Fire System and Façade should be provided by the Developers. 3. Rest of the flooring and internal wall will be as per ReBIT fit out plan.
2	Can two agreements be prepared for the tenure of the lease and license agreement?	ReBIT will adhere to one single agreement.
3	Power back (Diesel Generator Space) needs to be provided for common areas. Should power back (Diesel Generator space) be provided within the offered office space as well?	Provision for Diesel Generator space for the unit within the building premises to be provided.
4	Should expenses for amenities be included within the rentals or can we mention the same separately?	All additional expenses (For example: Car Parking, cafeteria, Gymnasium, A/C chiller, etc. except Stamp Duty & Registration charges) to be included within the rentals and clear bifurcation to be provided for reference. Please mention the same separately.
5	Should the latest title certificate be provided as mentioned in the RFP?	Clear title certificate needs to be furnished by the bidder.
6	Should fit outs be carried out by the tenant or the landlord?	ReBIT is flexible for either of the options.
7	Should 'No encumbrance certificate' be submitted as mentioned in the RFP?	Yes. This needs to be submitted in case of any encumbrances within the property. Adequate/relevant proofs/documents should be submitted.
8	NDA needs to be shared by bidders as mentioned in the RFP. Is there a format for the same?	Format of the NDA will be shared by ReBIT.
9	What does 'Proof of appropriate Zoning' mean?	Whether it is open to IT/ITeS or Commercial usage. Directorate of Industries (DOI) certificate for the same needs to be submitted.

10	Does ReBIT negotiate further for the Technical/Commercial bid	No. ReBIT will adhere to CVC guidelines and will not get into a negotiation whatsoever. However, they reserve the right to negotiate under exceptional circumstances if need be.
11	Can the commercials be chargeable on an All-inclusive basis?	It might not be possible as some charges like Property Tax and Common Area Maintenance are to be charged at Actuals. Please mention the bifurcation of the same.
12	Since pricing is on Carpet area, would the efficiency be of importance?	The quote should be on carpet area. The efficiency is required to do a market comparison only.
13	Will ReBIT sign the LOI, start preparing the agreement and obtain necessary due diligence and permissions at the same time?	While the endeavor is to decrease the time lag between every stage, ReBIT will ensure there are no delays from their side for any approvals and will abide with the schedule as mentioned in the RFP.
14	What will be the office layout for the entire requirement of space by ReBIT, i.e. (a) No. of workstations, (b) No. of Cabins & size of cabins, (c) No. of Conference rooms and size of Conference room (d) No, of Meeting rooms (e) No. of Washrooms (f) Size of Server room (g) Size of Storage room	Not applicable at this stage. However, provision for circa 150 workstations. ReBIT is looking for a Warm Shell space. Design specifications will be shared once the property is shortlisted
15	We are offering premises to all Licensee's on Bare shell basis as Licensee requires to laydown electrical conduits below the flooring whereas the requirement of ReBIT is Warm shell. We would like to know if ReBIT will accept premises on Bare shell basis to avoid breakages for doing your fit-outs.	ReBIT expects a minimum provision of a tap off for internal electrical conducting
16	Leave & License agreement draft: We would prefer our draft of Leave & License agreement and Amenity Agreement for the entire premises on offer. These drafts can be re-looked and re-worked wherever necessary to amicably suit both the Licensor and Licensee	ReBIT will adhere to one single agreement.
17	We have a standard clause of escalation of 15% every 3 years. We would like to know if we can include this in our commercial bid.	Yes
18	The definition of carpet area (RFP reference :page 10, point 13 and page 13 point 9) : All the exclusive area	Carpet Area is the area, from the inner & break-up sides of one wall to another and EXCLUDES basements, lift lobbies,

	within outer walls including internal walls and dedicated area for toilet, AHU Rooms, internal passages, electrical room, etc. provided for exclusive use for Licensee, shall be part of the carpet area	staircases, common electrical room, shaft spaces, balconies, terraces and plant rooms within the demised premises. However, AHU rooms and toilet blocks can be a part of the carpet area.
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------