

NOTICE INVITING APPLICATIONS FOR EMPANELMENT OF PROJECT CONSULTANTS (Advt. No. – NHB/PFD/PC/02/2021
dtd 14.12.2021)

Pre-Application Queries from prospective Applicants and NHB's responses/clarifications

Sl. No.	Notice Reference	Query	NHB's responses/clarifications*
1	Annexure I (2) (a)	Kindly specify if Work Order from Private Companies can be accepted as supporting document, with the name of the Bank mentioned on the Work Order.	Work Order should be issued by Public Sector Bank(s) / FIs (Financial Institutions). By Public Sector Bank(s) / FIs (Financial Institutions), it is meant PSBs and Financial Institutions in public sector only
2	Annexure I (2) (a) (b)	Also mention if Digital IT Park can be considered as Real Estate Project.	For Real Estate Definition, Applicants may refer RBI guidelines
3	Annexure III (b)	We would request you to kindly consider Empanelment Letters from Banks instead of Reference Checks, to be provided as Annexure III (b) from Banks, and remove the clause as it is very difficult to arrange the same.	Applicants to provide reference checks as per Notice. In case of non-availability of same, Applicants may submit "Letters of Award along with Completion Certificates" issued by 02 Public Sector Banks / FIs (Public Sector)
4	Annexure III, page 4	<i>"Work Orders / Letters / Terms of reference of Project Consultancy / TEV Study / Project Appraisal assignments conducted for Banks / FIs in last 3 financial years"</i> . Kindly specify if the clause is meant for only Real Estate Sector or all Sector.	The supporting documents being submitted along with Application should be pertaining to real estate sector only

5	Annexure - I, clause 2a	<p>We request you to consider the services of Project Consultancies/ TEV Studies / Project appraisals for real estate projects rendered to Government Organizations also. The clause may be amended as follows:</p> <p>The firm/ company should have done more than 03 (three) Project Consultancies/ TEV Studies / Project appraisals for real estate projects for Public Sector Bank(s) / FIs (Financial institutions)/ Govt organizations/ Semi Govt Organizations</p>	Applicants to apply as per eligibility criteria
6	Annexure - I, clause 2a	<p>We request NHB to consider experience across other sectors as well, since the skillset required for carrying out a Project/Financial Appraisal is broadly similar across various fields:</p> <p>The Firm / Company should have done more than 03 (three) Project Consultancies / TEV Studies / Project Appraisals for real estate/Infrastructure Projects for Public Sector Bank(s) / FIs (Financial Institutions) and should have been empanelled with at least 02 (two) Public Sector Bank(s) / FIs who are into project financing in real estate OR Infrastructure sector as per the Harmonised List for Infrastructure specified by Ministry of Finance.</p>	Applicants to apply as per eligibility criteria

7	Annexure - I, clause 2b	<p>We request NHB to consider the following changes to this criterion:</p> <p>At least 01 (one) of the projects undertaken by the Firm / Company for Project Consultancies / TEV Studies / Project Appraisals should be involving project cost of Rs.1000 crores and above in real estate sector OR Infrastructure sector as per the Harmonised List for Infrastructure specified by Ministry of Finance.</p>	Applicants to apply as per eligibility criteria
8	Annexure - I, clause 3b	<p>Since Civil/Architect Electrical/Mechanical /Structural/Instrumentation all these fields of engineering are essential for carrying out successful Appraisal of projects. We request NHB to consider the following changes to this criterion:</p> <p>On roll key staff (Technical and Managerial), whoever is engaged in the Project Consultancies /TEV Studies / Project Appraisals should have:</p> <p>At least 02 (two) professionals with Graduate Degree in Engineering.</p>	Applicants to apply as per eligibility criteria

9	Annexure - II	<p>The Scope of Work mentioned above covers mostly financial appraisal aspects for a PP.</p> <p>We would request if the Authority can provide clarity and specific scope for:</p> <ol style="list-style-type: none"> 1. Technical Appraisal 2. Legal Appraisal 	<p>Technical and Legal appraisal indicate detailed analysis and assessment of technical and legal aspects concerning the project</p>
10	Page 1	<p>Since the RFE is quiet comprehensive which would require a lot of data to be submitted and keeping in mind 3rd January being the first working day of the next calendar year, we would request a time extension of 10 days.</p>	<p>Separate Corrigendum shall be placed on Bank's website</p>
11	Annexure - I, clause 2a	<p>We have been empaneled with various Public Sector Banks / FI, however we understand that you have asked for empanelment with FI's who are into project financing in real estate sector only. In our empanelment documents nothing specific to any sector has been mentioned. Please advice on the requisite documents.</p>	<p>All Public Sector Banks undertake project financing in real estate sector. With respect to Public Sector Financial Institutions, the institutions specifically created for specific sectors (other than real estate) shall be excluded.</p>
12	Annexure - I, clause 3b	<p>As per our understanding core branches in engineering includes Civil / Mechanical & Electrical. We believe that a graduate degree in any of the core branches of engineering shall be considered under this clause. Please Confirm.</p>	<p>Applicants to apply as per eligibility criteria</p>

13	Page 1	Given the year end and the festivities around, getting the letter from the client would be difficult therefore we request you to kindly consider Self Declaration for the same. Please Confirm	Separate Corrigendum shall be placed on Bank's website
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* NHB's responses/clarifications shall form part of the Notice for empanelment of Project Consultants. Prospective Applicants shall invariably go through the responses/clarifications to understand the requirements under the Notice and accordingly submit the Applications/ documents. It is clarified that no separate corrigendum will be issued for which the responses/clarifications have already been issued/given herein above.