BRIHANMUMBAI MUNICIPAL CORPORATION

Office of Chief Medical Superintendent & HOD (Sec. Health Care Services)
7th floor, K.B.Bhabha Mun. Gen. Hospital,
R.K. Patkar Marg, Bandra (W), Mumbai 400 050.

NO. CMS&HOD/SHCS/8110 Dated 04.11.2026

Minutes of the Pre-Bid meeting held in the Conference Hall of Hon'ble AMC(City)'s office on 2nd Floor in connection with e-tender invited u/n. 2026_MCGM_1346949_1 for Invitation of e-Tender for Request for Proposal for Operation & Management of 490 bedded "Multi-specialty Shri Harilal Bhagwati Hospital", through Public Private Partnership Mode for the period of 30 Years situated at land bearing CTS No. 1409, 1412, 1413, & 1414 of Village Eksar, Borivali (West), Mumbai, Maharashtra - 400103 at 3.00 p.m. on 04.11.2026.

Following Personnel were present –

1. Smt. Prajakta Verma, AMC(City)
2. Shri. Sharad Ughade, DMC (PH)
3. Dr. Chandrakant Pawar, CMS&HOD (SHCS)
4. Dr. Maharudra Kumbhar, OSD (Health) and CMO I/c., Siddharth Hospital, Goregaon

Representatives from single firm dealing in the line attended the meeting as scheduled. All the terms and conditions along with Scope of Work for Invitation of e-Tender for Request for Proposal for Operation & Management of 490 bedded "Multi-specialty Shri Harilal Bhagwati Hospital", through Public Private Partnership Mode for the period of 30 Years situated at land bearing CTS No. 1409, 1412, 1413, & 1414 of Village Eksar, Borivali (West), Mumbai, Maharashtra - 400103 were read out and explained in details in front of the attending personnel.

Following queries were raised by representative attended from M/s. Tata Cancer Care Foundation and resolved accordingly:

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
1	--	3&5	Pre-bid Meeting	Time of the pre-bid meeting is not specified.	Typo Error. Pre Bid meeting scheduled at 3.00 pm at designated place as mentioned in SBD.
2	--	5	Start Date	Please note that this is inconsistent with Page 3, which provides that the start date will be 27.10.2026.	Typo Error. Start Date for downloading tender is from 26.10.2026.
3	Pt.12	10	Time period for execution of contract	Sr. No.9.2 (a) (Obligations of Lessee) (Page No.37) should be made consistent with the time period provided herein i.e.60 days.	No change.

BMC PORTAL COPY

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
4	1.C	12	Technical & Financial Capacity	Please note that this is inconsistent with Annexure 4a, as it provides that in case of a consortium, the average annual turnover/ networth of each member of consortium shall be added to derive the financial capacity.	No Change.
5	1.D	12	Eligibility Criteria	Please confirm that, in the case of a consortium, the eligibility requirements under Clause 1. D may be satisfied by either member of the consortium.	No Change.
6	1.F	13	Eligibility	This is required to be aligned with Sr. No.4 below as it provides that "Bidder shall not have been debarred/ blacklisted by BMC / Central Govt. / State Govt. /Public Sector Undertaking/any other Local body".	Bidder shall not have been debarred/ blacklisted by BMC/ Central Govt./State Govt. /Public Sector Undertaking/ any other Local body.
7	5	15	Validity	Please note that this is inconsistent with Appendix 1 (Sr. No.2), which provides that offer will be valid for 180 days from the Bid Due Date as specified in the Tender. In Appendix 1, "180 days from the Bid Due Date as specified in the Tender" should be changed to "180 days from the date of the opening of the tender."	No Change.
8	21.F	17	Rejection	Please note that this is inconsistent with Sr.No.23(iv) (Page No.17) below, as it provides that the Bidder	No Change. Packet 'A' contains Non-Curable documents and Packet 'B' contains Curable

BMC PORTAL COPY

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
				shall reply to the email or submit self-attested, signed, scanned copies of the shortfall documents requested under the Shortfall Documents Folder on the Mahatender Portal within 7 working days from the date of intimation. Accordingly, please clarify that the Bidder shall be given 7 working days from the date of intimation to submit the requested shortfall documents, rather than having its Bid rejected outright under Clause 21. F.	documents as mentioned in SBD terms & conditions.
9	7.6	29	Lease rent when payable	Please amend Clause 7.6 to align the timeline for payment of the first year's advance lease rent with the 60-days period from issuance of the Contract and the Lease Deed (or such extended period as may be approved by BMC). Please also expressly clarify that lease rent shall accrue from the operations Date consistent with the provisions of the Lease Deed referred to in Sr. No.5 of Appendix 1. Further, please align the timeless for incorporation of the project SPV, payment of the first year advance lease rent and execution of the Lease Deed. Given that the Project SPV is to be incorporated on or prior	No Change.

BMC PORTAL COPY

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
				to the date of execution of the Lease Deed, and the advance lease rent is to be paid before execution of the Lease Deed, the prescribed timeline should allow sufficient time for the Project SPV to be incorporated and make such payment before executing the Lease Deed.	
10	2	30	Contract Documents	Please amend Clause 2 of Section 8 to expressly provide that, in the event of any conflict or inconsistency between the Bid Documents and any Addendum/ Corrigendum thereto, the Addendum/ Corrigendum shall prevail to the extent of such conflict or inconsistency.	No Change.
11	3	30	Performance Security	Please amend Clause 3 of Section 8 to align the timeline for furnishing the Performance Security with Sr. No.5 (ii) below, i.e. 60 days from the date of issuance of the Letter of Acceptance, or such further period as may be granted by BMC at the Bidder's request for reasons beyond the control of the Bidder. In determining any such extension, please expressly take into account the time required for incorporation of the Project SPV, receipt of its registration/	No Change.

BMC PORTAL COPY

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
				certificate under Section 12A and grant of approval under Section 80G. Please also provide for a reasonable additional period for obtaining Section 80G approval for the purposes of receipt of the grant, and for receipt of such grant, where delays arise for reasons beyond the control of the Consortium or the Project SPV.	
12	5(iii)	32	Signing & Execution of Contract	This is inconsistent with Sr. No. 5(ii) above as it allows for an extension of 15 days with a fine for delay of Rs. 5000 per day.	No Change.
13	7.c	32	Maintain eligibility & qualifications	Please clarify that the historical qualifications of the Bidder, including those of its consortium members relied upon for meeting the eligibility and qualification criteria at the bidding stage, shall continue to be recognized for satisfying such criteria until commissioning of the Hospital. Accordingly, the newly incorporated Project SPV, as Lessee, should not be required to independently demonstrate such historical qualifications during this period. Clause 7.c should be amended accordingly.	No Change.
14	23	36	Indemnity	Please delete the last sentence.	No Change.

BMC PORTAL COPY

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
				"The Lessee shall submit an indemnity bond to this effect as per Annexure-13." The indemnity bond under Annexure 13 is to be executed by the Project SPV, which will not have been incorporated at the bidding stage. Accordingly, please clarify that Annexure-13 is to be executed and submitted by the Project SPV only after award of the Bid and it is not required to be submitted by the Bidder as part of its Bid.	
15	9.5.5	42	Operation of Software	The Lessee shall allow the OSD access to such software to monitor BMC patients' data, subject to compliance with Applicable Laws relating to data protection and privacy. Such access and any access to, use or disclosure of patient data by BMC or the OSD shall at all times comply with such Applicable Laws.	No Change.
16	Annexure 3a	50	Affidavit	Please modify this to provide: <u>Subject to the Lease Deed,</u> I/We agree to undertake that I/ We shall not claim in such case any amount by way of damages or compensation for cancellation of the contract given to me / us or any work assigned to me / us or is withdrawn by the Corporation.	No Change.

BMC PORTAL COPY

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
17	Annexure 3a	50	Affidavit	Please note that Sr. No. 9(d) of the Annexure 3a should be aligned with Sr. No. 23(iv) of Section 6 by revising the time period for submission of shortfall documents from 6 days to 7 working days from the date of intimation.	No Change.
18	Annexure 4a		Annual Turnover and Networth Statement	Please note that the note in Annexure 4a is inconsistent with Clause 1.C of Section 6. Please amend Annexure 4a to expressly clarify that the financial capacity requirements may be satisfied by either member of the Consortium and need not be met independently by each member, keeping it consistent with Clause 1.C of Section 6.	No Change.
19	Annexure 7	58	Pro-forma of Contract	Please clarify that the Contract in the form set out in Annexure 7 shall be executed and submitted by the Project SPV, as Lessee, only after award of the Bid, and not by the Bidder as part of its Bid. Accordingly, the requirement to upload Annexure 7 in Packet A should be deleted, and the party details and references to the Bidder in Annexure 7 should be amended to identify the Project SPV as the contracting party. Please also amend Clause 2 of Annexure 7 to expressly provide that, in the event of any	No Change.

BMC PORTAL COPY

Sr. No.	Ref./ Clause No.	Page No.	Keywords	Queries	To be read as
				conflict or inconsistency between the Bid Documents and any Addendum/ Corrigendum thereto, the Addendum/ Corrigendum shall prevail to the extent of such conflict or inconsistency.	
20	Annexure 10	63	Integrity Pact	Clause 5 (Fall Clause) should be deleted.	No Change.

Meeting concluded at 4.00 p.m. with vote of thanks to the chair.

Sd/-
CMS&HOD(SHCS)

BMC PORTAL COPY