



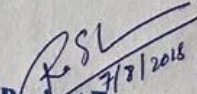
SIKKIM HOUSING AND DEVELOPMENT BOARD

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Ref. No.

Date 7/08/2018

Reply to queries for RfP No /4,5,6/903/SH&DB Dated 18/07/2018			
S.n	Bidder	Query for SNT	Draft Reply
1	North Eastern Agro Trade Private Limited.	The Clarification Sought is will the government persuade M/s R.K.Marbles to pave a way to the site from backside of their permises	SH&DB may initiate negotiations on behalf of the developer without any financial implication on SH&DB. Access to be considered restricted to footpath for tendering purpose.
		Query for Sichey	
2	North Eastern Agro Trade Private Limited.	Clarification sought that the 6metres weathered road being mentioned to be constructed from Lower Sichey, will be constructed before the construction starts as chance of flats being marketable depends upon it.	Project Commencement would take place after the road works are taken up and access to site via motorised passenger car is achieved.
		Query for SNT	
3	North Eastern Agro Trade Private Limited.	What kind of special permission is required for G+6?	Permission from Concerned Department (UD&HD) Government of Sikkim
4	North Eastern Agro Trade Private Limited.	If in the entire gestation period of maximum three and half years of construction, flat booking money is not received, is there any provision to extend completion period and under what criteria?	Time may be extended if flat booking is not completed
5	North Eastern Agro Trade Private Limited.	What is the quantum of maintenance cost (amount) that has to be borne by the developer till 1 year from date of completion certificate?	As per Agreement


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6 North Eastern Agro Trade Private Limited.	Is there any underlying provision to insure the developer to compensate for the unsold flats?	No
North Eastern Agro Trade Private Limited.	As per Para 2.25 point no .1 of the RFP document referring the payment schedule, the clarification sought is here is in suppose in a case:	
7 North Eastern Agro Trade Private Limited.	Firstly, till date flats bookings of 4 th floor and flats of 5 th floor are received whereas the flats of 1 st floors are not yet booked, in that case how will the developer proceed in this case with the construction of 4 th and 5 th floors	Booking to be done block wise only.
8 North Eastern Agro Trade Private Limited.	Secondly, if any of the buyer defaults in any payment as mentioned in the schedule, what procedures of recovery is followed and who is responsible for the recovery	To be covered on Agreement with Bank

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9 North Eastern Agro Trade Private Limited.	Referring again Para 2.25 point 3 to 14 says payments to be made upto stage construction and points 1, 2 & 15 says payment depend directly on booking and handover of flats to buyers. Clarification sought here is regarding slabs of payment, the payment here also depends on the construction stage completed. Now how to progress for construction, if point No. 3 to 6 is complete i.e. Foundation till Slab Casting Work is done without any booking of the first floor, but flat of 2 nd floor is booking proper determination of stage of completion is required to be marked, beyond which the developer will progress only if further payment is received.	Reply at query no 7
	Query for Sichey	
10 Simoco Systems and Infrastructure Solutions Limited	150mm thick wall on the external face	Minimum requirement has been specified.
11 Simoco Systems and Infrastructure Solutions Limited	Proposed Steel Sink in place of Granite Sink	Accepted
12 Simoco Systems and Infrastructure Solutions Limited	Water is presumably treated water from WS&PHED.Filtration Plant is not required	Treatment for harvested and from the sources if acquired will require treatment plant.
13 Simoco Systems and Infrastructure Solutions Limited	If min ground coverage is 40% what is the Maximum.	Upto 70 %

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14	Simoco Systems and Infrastructure Solutions Limited	Penalty of 0.5% on remaining Project cost per month or part thereof	As per Agreement and precedence of documents.
15	Simoco Systems and Infrastructure Solutions Limited	It is imperative from this Para that from this para that the consortium will have at least four members where the second and third parties will be the technical and financial members respectively with the 1 st party will be the lead member without any specific role. It is suggested that a consortium should be allowed to be constituted with minimum two members with the Technical and Financial responsibilities shared as per the Agreement between the Constituent Members	It may be constituted.
16	Simoco Systems and Infrastructure Solutions Limited	It is requested to reduce the Bid Security to Rs 25 Lakhs	As per RfP
17	Simoco Systems and Infrastructure Solutions Limited	What would be the share of SHDB in the proceeds of the Sale	Minimum 20% of sale price of properties sold to prospective customers.
18	Simoco Systems and Infrastructure Solutions Limited	Time frame for Sichey Project as there is no road at present.	Project Commencement would take place after the road works are taken up and access to site via motorised passenger car is achieved.

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