

Public Sector Government Organization

Ref.: NITCON/DEL/20/28/02

Date: 01st July' 2026

REQUEST FOR EXPRESSION OF INTEREST (REOI) FOR SELECTION OF AN ARCHITECTURAL CUM SALES MANAGEMENT AGENCY (AASMA) FOR THE NATIONAL INDUSTRIAL TOWNSHIP PROJECT, SILIGURI - JALPAIGURI, WEST BENGAL

RESPONSES TO 2nd PRE-BID QUERIES

Subject: Pre-Bid Response to NIT No. NITCON/DEL/20/028/02 Dated 16.06.2026

For the information of all interested bidders, the pre-bid queries submitted by the interested agencies and the corresponding responses are provided below

Sr. No.	Existing Provisions/Clauses	Bidder's Queries	Response
1(a)	<p>Page 23 Clause 3.6: Timelines & Payment Schedule</p> <p>The professional fee of the AASMA is linked to actual sales realisation and is benchmarked as below. The fee shall be released on a strict back-to-back basis against actual realisation from buyers through the Escrow / RERA-compliant mechanism, against the following indicative milestone structure (where "X" is the total fee in respect of a unit).....</p>	<p>The payment schedule mentioned in REOI document is not feasible for architectural design consultants, as the payment schedule is linked with construction of the project. As per the general practice of the industry, Architectural Design Consultant is always paid through a payment schedule linked to the various stages of the design works. Some part of the payment is definitely paid during the construction stage of the project also, through various instalments connected with the construction progress of the Project.</p>	<p>No Change. As per REOI condition only. However, Advance payment provision shall be detailed in the RFP.</p>
1(b)	<p>Further, we request you to kindly appoint two separate Agencies each for Architectural and Sales Management through separate tenders. This will be beneficial for all the stake holders and will not affect the project in any ways. Otherwise, it will be difficult for client also to coordinate and execute the project.</p> <p>We request your goodself to kindly consider above request as it will help in the smooth functioning of the project.</p>		<p>No Change. As per EOI condition only</p>

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2	Since this is very big project, we request you to kindly appoint two separate Agencies each for Architectural and Sales Management through separate tenders. This will be beneficial for all the stake holders and will not affect the project in any ways. Otherwise, it will be difficult for client also to coordinate and execute the project Kindly confirm		No Change. As per EoI condition only
3	Kindly extend the date of submission by 2 weeks after issuing replies to the Pre-bid queries.		No Change.

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