



INDIAN RAILWAY WELFARE ORGANISATION

भारतीय रेल कल्याण संगठन

Final

Date : 09/07/2026

No IRWO/Jaipur/Ph-III /pre bid

Subject:- Minutes of Pre-Bid Meeting of Jaipur Phase III Tender Dated 17/06.2026 held on 01/07/2026 at 11:30 Hrs in the chamber of GM/Projects, office of the Managing Director IRWO, Shivaji Bridge New Delhi.

Reference:- Notice inviting tender vide Tender NoV IRWO/Jaipur/Ph-III dated 17/06/2026

Pre Bid Meeting of Jaipur Phase III Tender was held on 01/07/2026 physically at 11:30 Hrs in the chamber of GM/Projects, office of the Managing Director IRWO, Shivaji Bridge New Delhi.

Following persons of IRWO & interested Developers participated in Pre- Bid meeting.

IRWO's Side:-

- 1- Sh. Harendra Kumar
- 2- Sh. Pawan Kumar Gupta

(General Manager/ Projects)
(DE-II)

Developer's side

- 1- Mr Aman Akash Mishra (representative of M/s Jaipur Design and Architects)

Mr Manmohan Singh (Jaipur Design And Architects) Submitted his Representation seeking clarifications and suggested Modification to the tender condition on line. But no suggestion has been mentioned in his representation against points raised for clarification sought from IRWO. The Queries viz a viz IRWO's reply are as mentioned below :

SN	Points Raised by representative of M/s Jaipur Design and Architects	Clarification of IRWO
1.	Developer Revenue share and sale Rights	As already discussed during the pre-bid meeting, the developer shall exclusively market and facilitate the sale of all 144 DU of block- B & C on behalf of IRWO to buyers from the general public (Please see Tender documents clause 1.12 exclusive sale of 144 DU on behalf of IRWO) The developer shall not collect any money from buyers under any circumstances.

Head Office : Railway Offices Complex, Shivaji Bridge, (Behind Shankar Market), New Delhi-110001
Phones : MTNL : 23413627 RLY: 23527, 23495, E-mail : support@irwo.net
Website : www.irwo.net

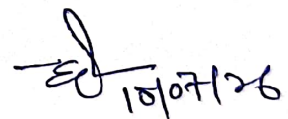
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2.	Provision of limited non banking payment component toward IRWO's share.	In any circumstances IRWO will not accept its share through other than banking mode.
3	Construction Period.	The construction of structure of all 144 DU has already been completed and completion certificate obtained from Competent Authority. Only finishing work has to be done for which 18 months completion period is sufficient.
4	Sale period (Part)	The time is the essence of this contract. The proposed sales period of 30 months is sufficient. The part C (Sales booking) runs concurrently from LOA date. The developer shall hand over completed units to allottees to IRWO's satisfaction within the stipulated period.
5 & 6	Monthly Penalty for Delay in Sale & Maximum Penalty Cap	The time is the essence of this contract. For delay penalty shall be levied as (1) Delay in construction (Part A&B) Rs 5,00,000/- (Rupees Five Lakh only) per month for each month from LOA subject to a maximum of Rs 6,00,0000/- (Rs Sixty Lakh only).
7	Release of the first Installment	All payments from buyers shall be paid exclusively and directly to IRWO through IRWO's bank account (Para 5.6.1 of Tender document). The developer shall not collect any money from DUs buyers. IRWO shall transfer the Developers share in accordance with the payment and sales schedule as per Para 5.7 of tender document.

It has the approval of competent authority.

DA: 1 (Representation seeking clarification)



(Harendra Kumar)
General Manager/ projects
IRWO, Shivaji Bridge New Delhi

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