



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
(सड़क परिवहन और राजमार्ग मंत्रालय)
National Highways Authority of India

(Ministry of Road Transport and Highways)
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NHAI/BM/Wayside amenities/CS/2020

Dated: 14.07.2020

To

All Bidders (As per list enclosed)

Subject: Consultancy Services for identifying potential monetization options for available land parcels in East, West, North and South regions and support in acquiring additional land parcels with high monetization potential. – **Technical Evaluation -reg.**

Ref: Bids submitted on 23.06.2020 for the above mentioned work.

Dear Sir,

This is with reference to the bids submitted on 23.06.2020 for the subject consultancy work. The Technical Evaluation, of all the proposals submitted, as approved by the Competent Authority is as under:

1. First Stage of Technical Evaluation:

All the bidders satisfy the minimum eligibility criteria as per RFP and hence, considered for second stage technical evaluation.

2. Second stage Technical Evaluation:

(a) The Land Acquisition Experts for the below-mentioned teams proposed by M/s Jones Lang LaSalle Property Consultants and M/s CBRE South Asia Pvt. Ltd. in JV with M/s Sikka Associates do not meet the minimum eligibility requirements and therefore, these CVs have not been evaluated and accordingly, assigned 'Zero' marks. In case these teams of the respective consultants are selected as H1 bidder, the key personnel should be replaced with suitable candidate at the time of negotiation.

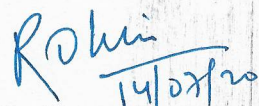
Firm	Team	Key Personnel	Remarks
Jones Lang LaSalle Property Consultants India Private Limited	Team 1	Land Acquisition Expert	Not graduate
	Team 2		Not graduate
CBRE South Asia Private Limited in JV with Sikka Associates	Team 2	Land Acquisition Expert	Age more than 65 years
	Team 3		Age more than 65 years

(b) The summary of final marks scored by all the bidders is as under:

Rohini
14/07/20

Evaluation parameter	Region/Teams	Experience of the Firm Related to the Assignment	Experience of project team	Total Technical Score	Remarks
Knight Frank India Pvt Ltd	Single Team	49.5	46.5	96	Technically qualified
Mehta and Associates	Single Team	40	45.5	85.5	Technically qualified
EY LLP	Single Team	49.5	48	97.5	Technically qualified
Jones Lang LaSalle Property Consultants India Private Limited	Team 1 (East, South)	47.5	40	87.5	Technically qualified (LA Expert need to be replaced)
	Team 2 (North, West)		40	87.5	Technically qualified (LA Expert need to be replaced)
CBRE South Asia Private Limited in JV with Sikka Associates	Team 1 (East)	50	43.5	93.5	Technically qualified (LA Expert scores less than 75 marks, hence, need to be replaced)
	Team 2 (West)		38	88	Technically qualified (LA Expert need to be replaced)
	Team 3 (North)		39	89	Technically qualified (LA Expert need to be replaced)
	Team 4 (South)		45	95	Technically qualified (LA Expert scores less than 75 marks, hence, need to be replaced)

3. The detailed evaluation sheet for the respective Bidders is enclosed herewith. Bidders are given opportunity to submit their representation, if any, to the aforesaid technical evaluation within seven days i.e. by 20.07.2020 up to 11:00 Hrs.


 (Rohin Kumar Gupta)
 General Manager (Tech) Bharatmala

Encl. As above.

Minimum Eligibility Requirements									
Firm	Sole or JV	Bid Security of Rs. 500000	Cost of Document Rs. 5000	No. of Teams & Applied for	No. of BGs and Document Fee Submitted	Certificate of incorporation	Not blacklisted or debarred Undertaking	minimum average annual turnover of INR 5 Cr. over the last three years from consultancy services	successful commercialization of at least three (3) Eligible Projects in the last 7 years
Knight Frank India Pvt Ltd	Sole	YES/Online	YES	One Team & Four Regions	ONE	NO*	NO*	More than 5 Cr/ CA certificate Enclosed	12 Projects / Sl. No. 1-9,11,14,15
Mehta and Associates	Sole	YES/BG	YES/ Through DD	One Team & Four Regions	ONE	YES	YES	More than 5 Cr/ CA certificate Enclosed	5 Projects / Sl. No. 3,4,6,7,8
CBRE South Asia Private Limited	JV	YES/Online	YES	Four Team & Four Regions	FOUR	YES	YES	More than 5 Cr/ CA certificate Enclosed	13 Projects
EY LLP	Sole	YES/Online	YES	One Team & Four Regions	ONE	YES	YES	More than 5 Cr/ CA certificate Enclosed	12 Projects / Sl. No. 1-6,8,10,13,17-19
Jones Lang LaSalle Property Consultants India Private Limited	Sole	YES/BG/Online	YES	Two Team & Four Regions	Two	YES	NO*	More than 5 Cr/ CA certificate Enclosed	11 Projects / Sl. No. 1,2,7,9-12

*Need to be submitted before opening of financial proposal

S.No.	Evaluation parameter	Maximum Marks	Knight Frank India Pvt Ltd	Mehta and Associates	EY LLP	Jones Lang LaSalle Property Consultants India Private Limited		CBRE South Asia Private Limited			
Region						E,S	N,W	E	W	N	S
A	Experience of the Firm Related to the Assignment	50	49.5	40	49.5	47.5		50			
B	Experience of project team	50	46.5	45.5	48	40	40	43.5	38	39	45
TOTAL			96	85.5	97.5	87.5	87.5	93.5	88	89	95

S.No.	Evaluation parameter	Maximum Marks	Knight Frank India Pvt Ltd	Mehta and Associates	EY LLP	Jones Lang LaSalle Property Consultants India Private Limited	CBRE South Asia Private Limited
A	Experience of the Firm Related to the Assignment	50					
A1	Size of the firm as measured from average annual turnover of last three financial years	5	5	2.5	5	5	5
	• INR 5 – 50 Cr : 2.5 marks						
	• INR 50 – 75 Cr : 3.5 marks						
	> INR 75 Cr : 5.0 marks						
A2	Cumulative size of eligible projects over last 7 years (as mentioned in clause of Eligibility criteria)	15	15	15	15	15	15
	• Less than 75% of X* (in Ha.) : 10 marks						
	• 75% – 150% of X* (in Ha.) : 12.5 marks						
	• More than 150% of X* (in Ha.): 15 marks						
A3	No. of successfully commercialized eligible projects over the last 7 years (as mentioned in clause of Eligibility criteria)	15	15	12.5	15	15	15
	• Upto 3 projects: 10 marks						
	• 3 to 5 projects: 12.5 marks						
	• More than 5 projects: 15 marks						
A4	No. of successfully commercialized eligible projects with development area more than 5 Ha over the last 7 years (as mentioned in clause of Eligibility criteria)	15	14.5	10	14.5	12.5	15
	• Upto 3 projects: 10 marks						
	• Additional 0.5 marks for every additional project subject to maximum 5 marks						
Total		50	49.5	40	49.5	47.5	50

S.No.	Evaluation parameter	Maximum Marks	Knight Frank India Pvt Ltd	Mehta and Associates	EY LLP	Jones Lang LaSalle Property Consultants India Private Limited		CBRE South Asia Private Limited			
B	Experience of project team	50									
B1	Team Leader cum Senior Urban Planning Expert	20	18	18	20	20	20	20	18	19	20
B2	Real Estate Expert	10	10	9.5	10	10	10	10	10	10	10
B3	Land acquisition Expert	10	9	9	8	0	0	5.5	0	0	5
B4	Architect	10	9.5	9	10	10	10	8	10	10	10
Total		50	46.5	45.5	48	40	40	43.5	38	39	45

Team Leader cum Senior Urban Planning Expert

S.No.	Evaluation parameter	Maximum Marks	Knight Frank India Pvt Ltd	Mehta and Associates	EY LLP	Jones Lang LaSalle Property Consultants India Private Limited		CBRE South Asia Private Limited			
1	Education qualifications	15	15	15	15	15	15	15	15	10	15
	○ Graduate in Architecture / Civil Engineering/ Urban Town Planning : 10 marks										
	○ Post Graduate degree in Architecture / Post Graduate degree in Urban Town Planning: 15 marks										
2	Relevant professional experience (in years)	40	30	40	40	40	40	40	30	40	40
	○ 10 – 12 years : 20 marks										
	○ 12 – 15 years : 30 marks										
	○ > 15 years : 40 marks										
3	Experience of eligible projects undertaken	40	40	30	40	40	40	40	40	40	40
	● 2 projects : 20 marks										
	● 3 projects : 30 marks										
	>3 projects : 40 marks										
4	Experience within the firm	5	5	5	5	5	5	5	5	5	5
	● Less than 2 years : 0 marks										
	More than 2 years : 5 marks										
Total		100	90	90	100	100	100	100	90	95	100

Real Estate Expert

[illegible]

LA Expert

S.No.	Evaluation parameter	Maximum Marks	Knight Frank India Pvt Ltd	Mehta and Associates	EY LLP	Jones Lang LaSalle Property Consultants India Private Limited		CBRE South Asia Private Limited			
1	Education qualifications	15	10	15	10	0	0	15	0	0	10
	○ Graduate or equivalent : 10 marks										
	○ Postgraduate : 15 marks										
2	Relevant professional experience (in years)	40	40	40	40			40			40
	○ 10 – 12 years : 20 marks										
	○ 12 – 15 years : 30 marks										
	○ > 15 years : 40 marks										
3	Experience of eligible projects undertaken	40	40	30	30			0			0
	• 2 projects : 20 marks										
	• 3 projects : 30 marks										
	>3 projects : 40 marks										
4	Experience within the firm	5	0	5	0			0			0
	• Less than 2 years : 0 marks										
	More than 2 years : 5 marks										
Total		100	90	90	80	0	0	55	0	0	50

Architect											
S.No.	Evaluation parameter	Maximum Marks	Knight Frank India Pvt Ltd	Mehta and Associates	EY LLP	Jones Lang LaSalle Property Consultants India Private Limited		CBRE South Asia Private Limited			
1	Education qualifications	15	10	15	15	15	15	15	15	15	15
	o Graduate in Architecture/ Urban Town Planning : 10 marks										
	Post Graduate degree in Architecture / Urban Town Planning : 15 marks										
2	Relevant professional experience (in years)	40	40	40	40	40	40	20	40	40	40
	o 8 – 10 years : 20 marks										
	o 10 – 12 years : 30 marks										
	> 12 years : 40 marks										
3	Experience of eligible projects undertaken	40	40	30	40	40	40	40	40	40	40
	• 2 projects : 20 marks										
	• 3 projects : 30 marks										
	>3 projects : 40 marks										
4	Experience within the firm	5	5	5	5	5	5	5	5	5	5
	• Less than 2 years : 0 marks										
	More than 2 years : 5 marks										
Total		100	95	90	100	100	100	80	100	100	100

Signature Not Verified

Digitally signed by ROHIN KUMAR GUPTA
Date: 2020.07.14 17:32:22 IST
Location: eProcurement System for Central PSUs

