



# INDIAN RAILWAY WELFARE ORGANISATION

## भारतीय रेल कल्याण संगठन

Railway Offices Complex, Shivaji Bridge, (Behind Shankar Market), New Delhi-110001

E-mail : [support@irwo.net](mailto:support@irwo.net) Website : [www.irwo.net](http://www.irwo.net)

No. IRWO/Jaipur/ Tender/ Pre-Bid MOM

Date: 22-12-2025

**Subject:** Minutes of Pre-Bid Meeting of Jaipur Phase-III Tender dated: 12-12-2025 held on 22-12-2025 (Monday) at 12:00 Hours in IRWO Corporate Office, New Delhi.

**Reference:** Notice Inviting Tender vide Tender No. IRWO/Jaipur/Phase-III, dated: 12-12-2025.

In the Pre-Bid Meeting of Jaipur Phase-III Tender held on 22-12-2025 (Monday) Physically as well as through VC at 12:00 Hours in IRWO Corporate Office, New Delhi. The queries viz a viz IRWO's reply are as mentioned below:

### **Following persons of IRWO & interested Developers participated in Pre-Bid Meeting**

#### **IRWO's Side**

|                      |                                |            |
|----------------------|--------------------------------|------------|
| 1) Sh. Sukhvir Singh | (General Manager/ Civil/ IRWO) | Physically |
| 2) Sh. Gurdeep Singh | (Sr. Project Engineer/ IRWO)   | Physically |
| 3) Sh. Amit Malhotra | (Sr. Project Engineer/ Jaipur) | Through VC |

#### **Developer's Side**

|                                |                                       |            |
|--------------------------------|---------------------------------------|------------|
| 1) Sh. Rajesh                  | (M/s Mahima Group, Jaipur)            | Through VC |
| 2) Sh. Kapil                   | (M/s Lakhlan Quality Construction)    | Through VC |
| 3) Sh. Kshitij Kumar Chaudhary | (M/s Kshitij Kumar Chaudhary)         | Physically |
| 4) Sh. Deepak Singh Naruka     | (M/s Swastik Buildsquare LLP, Jaipur) | Physically |

1) **Query:** Clause 1.20 of Scope of Work on Page 08, M/s Kshitij Kumar Chaudhary & M/s Swastik Buildsquare LLP, Jaipur raised the issue in Part-B of Tender Schedule DU's available for selling rights have been reduced from 49 DU's in previous tender to 39 DU's in present tender.

**IRWO's Reply:** During the period from opening of previous tender till publishing of this tender notice, some DU's have been booked by IRWO members, therefore keeping in view the interest of IRWO members, it has been decided to keep 10 DU's reserved for IRWO members.

2) **Query:** Clause 5.9 of Special Conditions on Page 26, M/s Kshitij Kumar Chaudhary & M/s Swastik Buildsquare LLP, Jaipur suggested to get performance Guarantee in form of Fixed Deposit also as mentioned only in the form of Bank Guarantee in Tender Document.

**IRWO's Reply:** Agreed and necessary corrections will be done in above mentioned clause.

3) **Query:** Clause No. 1.1.2 (ii) of Technical Criteria on Page 05, M/s Kshitij Kumar Chaudhary & M/s Swastik Buildsquare LLP, Jaipur requested that the Amount of work related to Building Construction of value of at least Rs. 10 crores may be decreased to 4 crores because the proposed work to be executed to complete Blocks B & C is only of residual finishing works not the Construction of Structure. Therefore, the criteria of building construction of value of at least 10 crores are too high.

**IRWO's Reply:** The request of M/s Kshitij Kumar Chaudhary & M/s Swastik Buildsquare LLP, Jaipur was deemed to be justified and therefore agreed and necessary corrections will be done in above mentioned clause.



4) **Query:** Clause 5.7 of Special Conditions on Page 25, M/s Mahima Group, Jaipur raised the issue that developer shall raise the bill fortnightly.

**IRWO's Reply:** Agreed.

5) **Query:** Clause 5.21 of Special Conditions on Page 27, M/s Lakhlan Quality Construction raised the issue of approach road to the project with a doubt that this issue is giving the negative impact to the project.

**IRWO's Reply:** It is clarified that; this issue has already been elaborated in the Tender document and further clarified that on this issue IRWO has already gone to Rajasthan High Court.

6) **Query:** General query by M/s Lakhlan Quality Construction on the issue of Non-disclosure of IRWO's cost of DU's/ per sq ft cost by IRWO so that developer may be able to quote %age above or below the IRWO's rates.

**IRWO's Reply:** Developers was advised to refer Clause 2.16 of Section-2 of (Instructions to tenderers) wherein it has been guided as how to work out and quote the per sq ft rates.

The meeting was ended at 13:45 Hours with Thanks note.



*Sukhvir Singh*  
22-12-25  
(Sukhvir Singh)  
General Manager/Civil