Corrigendum

Indian Institute Of Management Mumbai Vihar Lake Road , Powai, Mumbai (MH) Pin 400087.

Request For Proposal (RFP) Comprehensive Architectural & Multidisciplinary Consultancy Services: Design & Construction Of G+2 Art, Culture, Innovation & Creative Incubation Centre At IIM Mumbai.

Corrigendum to Tender ID No.:- 2026_IIMM_929658_1 dt.09.10.2026, " Request For Proposal (RFP) Comprehensive Architectural & Multidisciplinary Consultancy Services: Design & Construction Of G+2 Art, Culture, Innovation & Creative Incubation Centre At IIM Mumbai "

Note to Reader: The various clarifications/request of the bidders sought in the pre-bid queries are replied. All necessary modifications / additions are incorporated through Corrigendum, which may be referred to before submission of Bid. The bidders should note that these replies are common for all interested bidders & same shall form part of the tender documents. The Clauses of the RFP which are new/added or have been modified/changed are incorporated in the corrigendum issued and uploaded on website. The rest of the clauses/sections shall remain same as provided in the tender document.

Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
1	Page no. 8, Section III – Eligibility and Qualification	The Bidder should have a minimum average annual turnover of Rs. 1.65 Cr. over the preceding three audited Financial Years ending 31.03.2026. (Expressively only in Architectural services) The bidder should not have incurred loss in not more than two (02) consecutive financial years in the preceding five (5) financial years ending 31.03.2026.	Is there any flexibility in the prescribed minimum turnover requirements?	The original tender condition shall prevail.

Q. NO.	Reference Clause & Page No.	Description of the Tender Clause	Bidder Comments/Remarks	IIM Mumbai's Reply
2	Page no. 3, Section I – Notice Inviting RFP	Built Up Area (Approximate Area)= 750.00 Sq. M	Is there any flexibility in the built-up area requirements? If so, to what extent?	The indicated built-up area of 750 sq. m. is approximate and may vary by ± 25%, depending on the functional requirements and the Institute's needs. The final built-up area shall be determined by the Institute during the design development stage.
3	Page 7, Section III – Eligibility And Qualification	The Applicant should have satisfactorily completed the similar Project (s)/ Work(s) of the value as given below during the last 7 (seven) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. The works completed up to the previous day of the last date of submission of tenders shall also be considered. a) At least One Project/work of value not less than Rs. 4 Cr (without gst). or b) At least Two projects/works of value not less than Rs.3 Cr. (without gst). each or At least three projects/works,	1. Designer Mulberry Spaces Pvt Ltd. registered in 2021, around COVID; however, operations began in 2023 as we focused on Research, Putting together our construction technology, and website. Our first financial year to be considered is 2023-24, according to our records. 2. Our Company Directors, Mr. Amod Barve, has over 20 years of experience, and Ms. Archana Nair has over 20 years of professional experience in Steel Prefab Construction and Architectural Design, respectively.	Reply to Query No. 1: The eligibility criteria, including the prescribed period and value of similar completed works, shall be as specified in the RFP. Reply to Query No. 2: The professional experience of the Director/Principal Architect with 10 or more years of relevant experience may be considered equivalent to the firm's experience requirement of 7 years, subject to verification of relevant credentials and approval of the Competent Authority.

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		of value not less than Rs. 2 cr. (without gst). Cr. Each. **Similar Works:** Means comprehensive architectural and engineering consultancy services covering Civil, MEP and Interior Design works for a mixed-use educational institution or building of the Central Government, State Government, Central Government Public Sector Undertaking (CPSE), or Government Autonomous Body/ Corporate sector / reputed pvt builders. The similar works should have been executed in India. A) The Institute may choose to carry out physical inspection of works mentioned by the applicants in their application forms in addition to calling for confidential reports from the respective employer /client /department to ascertain their capability and quality of works.		

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		B) The Bidder should have a license to practice architecture or render architectural or consulting services in India by Council of Architecture, India or the Government of India. The proprietor, the lead partner, or director of a firm must be registered with the COA The registration should be valid on the date of opening of Bid. The Bidder shall have experience of Architectural Consultancy work for a minimum of 7 years of existence in the desired field.		
4	General		Is there any campus / masterplan which can be shared for reference?	Bidders are advised to visit the project site prior to submission of their bids to acquaint themselves with the site conditions, existing infrastructure and other relevant project requirements. The Campus/Master Plan may be made available for inspection to the bidders during the site visit.
5	General	Cover-I – Technical Proposal-Eligibility documents, experience, financial-capability documents, technical proposal, methodology, work programme, key-personnel CVs,	Elaborate Technical proposal	The Technical Proposal shall comprise the documents and details specified under Cover-I of the RFP, including the bidder's understanding of the project, approach and methodology, work programme,

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		declarations, BSD and other prescribed documents. No price information.		proposed team/key personnel, relevant experience and other prescribed technical documents. The schematic design presentation is not required at the time of submission of the Technical Proposal. Bidders qualifying in the technical evaluation shall be invited to make a presentation before the Institute, as part of the evaluation process. The schedule for the presentation shall be communicated separately to the eligible bidders. The Financial Proposals shall be opened only after completion of the technical evaluation and presentation process, in accordance with the provisions of the RFP.
6	General	Last date of bid submission- 19/10/2026, 15.00 hrs.	-	The last date of submission is extended to 27/10/2026, 15.00 hrs.