

**RESPONSE OF UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY TO QUERIES RECEIVED FROM APPLICANTS ON REQUEST FOR PROPOSAL (RFP) FOR SELECTION OF CONSULTANT FOR DESIGNING AND IMPLEMENTING ANNUAL GRADING FRAMEWORK BASED SYSTEM FOR REAL ESTATE PROJECTS/PROMOTERS BY UP-RERA**

S.No.	RFP Clause	Query/ Suggestion	Response of Authority
1	Section 1.4. Support from authority	<p>We would like to understand the process of information collection:-</p> <p>a. How will the information be collected, whether it will be collected from the Real Estate promoters or UP-RERA will provide the same?</p> <p>b. Kindly suggest on the process of collecting the information, will it involve field visits, management discussions, meetings with the promoters/stakeholders etc.</p> <p>c. As mentioned, the consultant is expected to help in developing Functional Requirement Specification (FRS) document for development of online portal for grading system. And also support and monitor the portal development. Will the consultant be working with UP-RERA or with any third party for the portal?</p> <p>d. Availability of data will be in soft copy or hard copy.</p> <p>e. For legal verifications, such as the land title encumbrances, pending litigation etc., will UP-RERA be able to share or is the consultant expected to collect it from the real estate promoters.</p>	<p>a. Consultant is required to collect the requisite information from the promoter. However, UP-RERA may intervene to facilitate the same in case the consultant feels any difficulty in this regard.</p> <p>b. It will include field visits, management discussion and secondary sources like articles, publications etc.</p> <p>c. Consultant is supposed to work in close co-ordination with SI partner of UP-RERA for implementing the system technically.</p> <p>d. It can be either in soft or hard copy.</p> <p>e. UP-RERA will share with the consultant relevant information available with it. However, the consultant is required to collect additional information needed for the purpose from other sources including revenue and registration offices. UP-RERA may help the consultant in procuring the information as and when needed.</p>
2	Section 1.4. Support from authority	In case of non-co-operation from the project and promoters, what is the support that will be extended by the authority?	It is expected that the consultant will be able to get the desired support from the promoter by using effective managerial skills. However, in case of non-cooperating promoters, UP-RERA will ensure that the consultant gets required support. It is hereby also clarified that non-cooperation by the
3	Section 1.4. Support from authority	UPRERA will facilitate any interaction with the non-cooperating promoter.	

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			promoter will have adverse bearing on its/its project's ratings.
4	Section 1. Scope of services	We would like to have an overview of the volumes to be covered in the span of 24 months – project grading and developer grading. Is it expected that selected agency will do grading of all 1394 Promoters and 2543 Projects?	The assignment includes Grading of all the Promoters and Projects registered with RERA in the time-span as per contract.
5	Section 1. Scope of services	We would like to have clarification on the publication of the assigned grading:- a. Will the final grading or report be released in public domain or used by UP-RERA for internal purposes b. Will there be deemed acceptance on the assigned grading	a. Grading report will be released in public domain b. No, recommendations will attain finality only after being accepted by RERA and the state government.
6	Section 4.2 Technical Evaluation	Is there any referee sample to be considered?	Consultant to propose the same in approach and methodology keeping in to view the timelines given for the assignment.
7	Section 1. Scope of services	Is there any requirement to set up any office in Lucknow or Greater Noida?	Consultants can work remotely on the assignment. They can visit UP-RERA office at Lucknow and Greater Noida as per the requirement of assignment.

