



**Corrigendum/Clarification on Queries raised on RFP**

SN	RFP Paragraph No. & Page No.	Queries	Reply/ Clarification
1.	S.No. 1.1 of Paragraph 4.4.1 on Page 27	Whether an institution can jointly bid with its equity investor or group/subsidiary Company?	As mentioned in the S.No. 2 of paragraph No.4.3, 'Bidder should be an individual institution. Consortiums are not allowed to bid.'
2.	Activity 6&7 of Paragraph 4.10 on Page 37	Will Billable fees against activities 6&7 be paid after completion of activity?	Billable Fee against activities 6 & 7 under paragraph 4.10 is amended as "90% of the price quoted for each of the activity, calculation to be based on average cost for the covered cities, <b>payable quarterly after satisfactory completion.</b> "
3.	Form 1.1 on page 39	Is Board resolution authorizing "Authorized Signatory" to sign all documents sufficient or additional Power of Attorney also required?	As specified in the Form 1.1, Copy of Power of Attorney in the name of the Authorized Signatory need to be provided.
4.	S.No. 4.0 of Paragraph 4.4.1 on Page 27	<p>a) What is the type of Hardware Requirement and how is it to be proposed by the institution? Please elaborate.</p> <p>b) Will the storage capacity like servers etc. will be provided by NHB</p>	<p>a) Hardware Requirements proposed to NHB for installation at NHB, HO against S. No. 4, should be based on the Bidder's evaluation of work and data volume to be undertaken. Hence, Bidders need to keep in mind the efficiency and cost effectiveness of the hardware proposed to be used in the project. NHB will have dialogue with the selected institution in this regard, before it purchases the proposed hardware.</p> <p>b) Server, network infrastructure and database licenses (ORACLE or SQL Server) will be procured by NHB. License for front end tools, analytics etc., procured by the institution for</p>

			the use in the project should be in the name of NHB.
5.	S.No. 1 of paragraph 2.5.3 on Page 14	<p>a) Does the institution assist NHB or independently produce the index?</p> <p>b) Is there an opportunity for the selected institution to co-brand with NHB for any of the products?</p>	<p>a) The indices have to be produced by the institution in consultation with NHB and would be published after receiving final approval from the appropriate Advisory Committee constituted by NHB.</p> <p>b) The selected bidder would be hired for providing support services to NHB in revamping and managing its NHB RESIDEX and other indices. No co-branding will be permitted.</p>
6.	S.No. 2 of paragraph 2.5.3 on Page 14	Can the Baseline shift be counted as a separate cost per city?	Please refer point no. 1 & 15 of the paragraph 4.5.2 under "Commercial Bid Evaluation", in terms of which total cost of base year shifting for all the cities being covered has to be quoted together.
7.	S.No. 3 of paragraph 2.5.3 on Page 14	Is one fortnight sufficient for getting the indices ready for publication?	NHB envisages to publish all the indices periodically within a fortnight from the end of the respective period. It may be feasible if online portal for data collection/storage and advanced programming tools for data analysis are used.
8.	S.No. 5 of paragraph 2.5.3 on Page 14	Is NHB required to facilitate or initiate discussion with Government of India agencies to secure data?	As mentioned in paragraph 2.5.6, "NHB will endeavor to facilitate tie-up between the selected institution and some market players/associations with regard to certain data like registry data, building materials cost etc."
9.	S.No. 6 of paragraph 2.5.3 on Page 14	Does this activity involve constructing a new website for NHB or maintaining the existing website with new information?	NHB may decide whether to construct a new website or maintain the existing website in consultation with the selected institution. However, the solution provided should be efficient and cost effective.
10.	S.No. 7 of paragraph 2.5.3 on Page 14	Is this activity based on CERSAI data?	CERSAI data will be one of the inputs in the comprehensive database. The complete data being collected by the institution for preparation of all the indices will form a part of the project comprehensive database.

11.	S.No. 12 of paragraph 2.5.3 on Page 15	Will the NHB team work along with the selected institution to create the quarterly reports?	NHB would be acting as the approving authority of the quarterly reports and other related publications. NHB would not be associated with its preparation.
12.	Paragraph 2.5.1 (e) on Page 12	How will NHB enable/help Service provider in engaging with relevant authorities for getting required data in tracking and collating quarterly zone-wise data on stamp duty, registration charges, as declared by the concerned public authority from time-to-time from Jan., 2012	As mentioned in paragraph 2.5.6, "NHB will endeavor to facilitate tie-up between the selected institution and some market players/associations with regard to certain data like registry data, building materials cost, etc." However, comparison with Reserve Bank of India's Housing Price Index and Consumer Price Index in the period, need to be done whenever available.
13.	Paragraph 2.5.1 (g) on Page 12	<p>a) Does NHB provide initial set of data depository to service provider and secondary data structure to be obtained &amp; What kind of time series data is already available with NHB for the purpose of index construct in its present form</p> <p>b) What database/ external data sources are presently in use for monitor changes in price (for under construction house) for the covered cities</p> <p>c) Can institutions take the data sourced from Real estate portals, e-commerce websites etc. into consideration for data collation. If relevant details are not provided to consultant then what would be course of action.</p> <p>d) What kind of vendor, third part support has NHB subscribed to (if any) for the purpose of data feed? Kindly</p>	<p>a) NHB would provide the institution with the primary data for NHB RESIDEX only.</p> <p>b) It is a new initiative and selected institution need to collect the required data.</p> <p>c) Data from secondary sources can be taken into consideration by the institution, provided it assure the authentication and appropriateness of the data.</p> <p>d) Currently, NHB has an arrangement with CERSAI for collection of housing price data for preparation of NHB RESIDEX.</p>

		<p>detail out their offerings for each index.</p> <p>e) What type of procedure was adopted towards construction of the various indices? Can a detailed framework that define the input fields ( both primary and secondary) presently in use be shared so that one is able to scope out the work from both an algorithm perspective and IT perspective?</p>	<p>e) The details of the data and computation methodology are provided in paragraph 2.3 of the RFP document. Further, as mentioned in paragraph 2.5.6, “the NHB will provide the support for understanding of as-is status, relevant background information, documentation and available data, and required access to the institution in support of the project, post the award of the contract to the successful bidder.”</p>
14.	Paragraph 2.5.1 (q) on Page 12	Is support required on-site or off-site in developing, implementing and managing a portal in NHB for uploading validated data from authorized sources;	It is the Institution’s choice to implement the efficient and effective way of providing support services to NHB. It would however, be preferable to have at least one personnel from the selected institution to work onsite at NHB.
15.	Paragraph 2.5.1 (r) on Page 12	<p>a) Will NHB provide the IT infrastructure for Mobile Application Development?</p> <p>b) Whether the support required is On-site or off-site?</p>	The IT infrastructure for developing mobile application has to be provided by the institution. Outsourcing by the institution, if required, has to be taken care by itself and NHB would not have any role to play in the process.
16.	Paragraph 2.5.1 (t) on Page 12	<p>a) Does the research and analytical report need to be published in both electronic and Physical mode?</p> <p>b) Will NHB provide the infrastructure for publication?</p>	Publication of research and analytical report has to be done in both electronic and physical mode by the institution. NHB will endeavor to link the institution to media, if required.
17.	Paragraph 2.5.1 (k) on Page 12	a) What is implied by “Publishing zone-wise unstratified median house prices”, cited as one of the deliverables. Does the algorithm require inferring prices for the population based upon sampled results	a) Un stratified median house prices refers to a point or range estimate of the price of housing units associated with certain level of confidence. It would be linked with the respective housing indices and is to be evaluated using collected sample data for making projections about the population.

		b) What is implied by 'institutional valuation price'; is it the market price being referred to?	b) Institution valuation price means the price evaluated on property mortgages by the financial institutions. It is not equal to the market price but may be nearer to it.
18.	S.No. 2 of Paragraph 4.3 on Page 26	Whether bidder can outsource some of the activities or take professional services on contract?	The Institution can take a call on this, depending on its operation risk management capabilities to protect the interest of NHB.
19.	S.No. 1.4 of paragraph 4.4.1 on page 27	Is having one office in New Delhi/National Capital Region and one office in Mumbai mandatory?	As mentioned in the S.No. 1.4 of paragraph No.4.4.1, "having one office in New Delhi/NCR and one office in Mumbai is mandatory."
20.	S.No. 1.1 of Form 2.4 on page 45	Whether institution involved in similar projects in data analytics, research & consultancy <b>without</b> publishing the property/housing price index be considered eligible for the bid?	As mentioned in S.No. 1 of paragraph 4.3, the Institution should have past experience in collecting, processing, analyzing the data and related services like data analytics, research & consultancy in publishing the property/housing price index.
21.	S.No. 1 of paragraph 4.3 on page 25	Describe what type of license to be provided?	The Institution provides support services to NHB for the project should be legally compliant to undertake such activities.
22.	Paragraph 2.3.2 on Page 9	The NHB RESIDEX in its current form covers 26 cities and those cities are further segregated into zones. Do the indices need to be published at only city level or city and zonal level both?	As mentioned in S.No. 1 of paragraph 2.5.3, the indices are to be published zone-wise, city-wise and at All-India level. However, zone-wise data are to be maintained at the database level.
23.	Paragraph 2.5.6 on Page 15	The CERSAI data will be provided by NHB for 26 cities it currently covers in RESIDEX. Will the same be provided by NHB for all the cities it plans to cover in future?	NHB will endeavor to provide the same.