

CORRIGENDUM-II

Tender No: P1PD-48/2025 dated 02.07.2025				Date: 13/08/2025.
Name of Work: Licensing of Built-up spaces having Area more than 100 sqm at select Metro Stations of Pune Metro Rail Project for a Period of 15 Years.				
Reply to Bidder's Queries				
S.No.	Clause No.	Existing Tender Condition	Bidder's Queries	Reply to Queries
1	4.5.4 of RFP	There shall be a lock in period of three (03) years from the date of handing over of the Licensed Space.	We request you to kindly consider reducing the lock-in period from the proposed 3 years to 1 year. This will provide flexibility to the licensee in case of unforeseen market conditions.	Tender condition prevails.
2	4.6.6 of RFP	The License Fee shall be escalated by 10% every year on compounding basis	The current clause provides for an escalation of 10% per annum on compounding basis. We suggest revising this to 5% per annum to ensure the financial viability of the project, considering the long-term nature of the license (15 years).	Tender condition prevails.
3	2.6 of RFP	Bids are invited based on of the License Fees per sq. mt. per month to be quoted in the Financial Bid (the "License Fee per sqm per month") payable for the first year for each Property Business Space separately. The Bidder who quotes the Highest License Fee per sqm per month payable for the first year in their Financial Bid shall be termed as Highest Bidder, for the respective Property Business Spaces. In case the Bidder applies for more than one Property Business Spaces, the evaluation of Financial Bids shall be done separately for each Property Business Space. The quoted License Fees per sqm per month payable for the first year shall be atleast equal to more than the minimum reserved license fees per sqm per month for each Property Business Space (the "Minimum Reserve Price"). If the Bidder quotes below the Minimum Reserve Price for the respective Property Business Space, their Bid will be summarily rejected and Bid Security for the particular Property Business Space shall be forfeited.	Since the license period is for 15 years, we request you to reconsider and reduce the minimum reserve price / base license fee to make the project more attractive for bidders and encourage wider participation	Tender condition prevails.
4	4.6.6 of RFP	The License Fee shall be escalated by 10% every year on compounding basis	The rise in rent per year mentioned is 10%, which is very high for 15 years tenure. Hence suggesting to reduce it upto 2%.	Tender condition prevails.



*[Signature]*  
13/08/2025  
Genral Manager (Town Planning & Procurement-PD), PMRP,  
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