CORRIGENDUM – 2

Sr. No.	Page No.	Description	Corrigendum
1.	Clause – 3(d) – Page No. 8	d) The roof shall be designed in accordance with the provisions of the existing structure. The proposed roof design shall be reviewed and approved by SRFDCL and the project architect.	It should be read as: d) The roof shall be designed in accordance with the provisions of the existing structure. The proposed roof design shall be reviewed and approved by SRFDCL and the project architect. No alteration or modification to the existing structural elements shall be permitted. Other than roof installation, no structural alterations shall be allowed.
2.	Clause 3(e) – Page No. 8	e) End-to-end operation, management, and staffing of the restaurant/cafe, maintaining the highest standards of hospitality, hygiene, and food quality.	It should be read as: e) End-to-end operation, management, and staffing of the restaurant/cafe, maintaining the highest standards of hospitality, hygiene, and food quality. Only vegetarian food services shall be permitted. Service or sale of alcoholic beverages shall not be allowed.
3.	Clause 3(i) – Page No. 8	i) SRFDCL will allocate a dedicated lift, which the agency shall operate.	It should be read as: i) SRFDCL will allocate a dedicated lift. The bidder shall arrange its own lift operator. The Operation & Maintenance cost of the dedicated lift shall be paid to SRFDCL as per the prevailing tender rates for the said services.
4.	Clause 3(l) – Page No. 8	l) The Authority will provide the floorplate along with MEPF (Mechanical, Electrical, Plumbing, and Firefighting) including Plumbing, HVAC, FFTG, ELE & ELV provisions up to the floor plate.	It should be read as: l) The Authority will provide the floorplate along with MEPF (Mechanical, Electrical, Plumbing, and Firefighting) including Plumbing, HVAC, FFTG, ELE & ELV provisions up to the floor plate. Any further extension of these services beyond the floor plate shall be carried out by the agency at its own cost.
5.	Clause 3(m) – Page No. 8	m) The Authority will allocate one dedicated parking at 6th floor as per GDCR specifically for the patrons of the restaurant.	It should be read as: m) The Authority will allocate one dedicated parking space on the 6th floor as per GDCR specifically for the patrons of the restaurant. The agency shall manage valet parking services, if required.
6.	Clause 3(n) – Page No. 8	No specific provision in the existing EOI.	It should be read as: n) The operation of the restaurant/café on a 24-hour basis shall be permitted, subject to obtaining the necessary NOC as per the applicable Shops & Establishments Act and any other necessary permissions.

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7.	Clause 3(o) – Page No. 8	No specific provision in the existing EOI.	It should be read as: o) Live entertainment events and private functions shall be permissible within the restaurant/café setup. Any separate construction of banquet/hall facilities shall not be permissible.
8.	Clause 3(p) – Page No. 8	No specific provision in the existing EOI.	It should be read as: p) Game zones for children/adults and Box Cricket facilities shall not be permitted within the leased premises.
9.	Clause 3(q) – Page No. 8	No specific provision in the existing EOI.	It should be read as: q) Seasonal stores, kiosks, and temporary stalls shall not be permitted within the premises.
10	Clause 3(r) – Page No. 8	No specific provision in the existing EOI.	It should be read as: r) No exclusivity shall be granted by SRFDCL for premium dining operations within the immediate Riverfront precinct.
11	Clause 3(s) – Page No. 8	No specific provision in the existing EOI.	It should be read as: s) All developments and installations, including kitchen installations, water features, landscape elements and rooftop structures, shall be subject to the applicable provisions of CGDCR and SRFDCL policies.
12	Clause 5.3 – Payment Mechanism (Financial Model) – Page No. 11	5.3 Payment Mechanism (Financial Model) The commercial framework for this project operates on a dual-payment mechanism to ensure a sustainable revenue model for the Authority. The Selected Bidder shall be liable to pay the Authority: • A fixed minimum lease Rental (to be quoted over and above INR 300 per Sq.mt. per month). • A Revenue Share calculated as a percentage of the gross turnover generated from the restaurant operations. (to be quoted over and above INR 10% of the gross revenue generated). The selected bidder shall maintain sperate audited books for the MLCP rooftop restaurant.	It should be read as: 5.3 Payment Mechanism (Financial Model) The commercial framework for this project shall operate on a minimum Base Royalty with Year-on-Year escalation mechanism. The Selected Bidder shall be liable to pay the Authority: • A fixed minimum Base Royalty of INR 300/- per Sq.mt. per month. • A Year-on-Year increment calculated as a percentage of the Base Royalty applicable for each year throughout the duration of the agreement. The bidder shall quote the percentage of Year-on-Year (YoY) escalation to be applied to the Base Royalty from the commencement of each subsequent 12-month period following the commencement of the royalty-paying period. The percentage of YoY escalation quoted by the bidder shall be applied to the minimum rent for each year including 1st year except rent-free period. The work shall be awarded to the H1 bidder based on the highest valid

Sr. No.	Page No.	Description	Corrigendum
			percentage of YoY escalation quoted.
13	Clause 5 – 5.5 to 5.10– Page No. 11	No specific provision in the existing EOI.	It should be read as: 5.5 DG set provisions for the Rooftop Café, if deemed necessary by the bidder, shall be arranged by the agency at its own cost. 5.6 A rent-free setup period of up to four (4) months from the date of handing over of the premises or until commencement of operations, whichever is earlier, shall be provided for fit-out and related activities. 5.7 The Selected Bidder shall pay a Security Deposit equivalent to three (3) months' advance payment as per the awarded rate. 5.8 The Selected Bidder shall pay a Security Deposit equivalent to three (3) months' advance payment as per the awarded rate. 5.9 Payment of the applicable royalty/rent shall be made on a monthly basis. 5.10 Upon expiry or termination of the concession, the premises shall be handed back in the condition stipulated under the Agreement or as mutually agreed between SRFDCL and the Selected Bidder. The site shall be handed over in an as-is condition, subject to the terms of the Agreement.
14	Clause 3(c) – Page No. 8	c) Any design elements affecting the building façade/elevation/building aesthetics shall be strictly reviewed and approved by SRFDCL and the project architect.	It should be read as: c) Any design elements affecting the building façade/elevation/building aesthetics shall be strictly reviewed and approved by SRFDCL and the project architect. Open-air dining, terrace seating, event decks and other temporary installations shall be permissible only in accordance with Clause 3(c) and the approved design/provisions of the EOI. All Branding, signage, façade treatment, illumination and advertising rights shall be governed by the provisions and conditions of Clause 3 of the EOI and shall be subject to approval of SRFDCL wherever applicable.
15	Clause 5.2 – Lock-in Period – Page No. 11	5.2 Lock-in Period To ensure project stability and operational commitment, a strict lock-in period of Four (4) years shall be applicable to the Selected Bidder, commencing from the date of signing the Lease Agreement or the date of site handover, whichever is earlier. This Agreement may be terminated prior to the expiry of the Concession Period upon the	It should be read as: 5.2 Lock-in Period To ensure project stability and operational commitment, a strict lock-in period of Four (4) years shall be applicable to the Selected Bidder, commencing from the date of signing the Lease Agreement or the date of site handover, whichever is earlier.

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		mutual written agreement of both the Authority and the Selected Agency. Any such mutual termination shall be subject to the final settlement of all outstanding dues, revenue shares, and operational obligations up to the date of termination.	This Agreement may be terminated prior to the expiry of the Concession Period upon the mutual written agreement of both the Authority and the Selected Agency. Any such mutual termination shall be subject to the final settlement of all outstanding dues and operational obligations up to the date of termination. Exit and termination provisions after completion of the four-year lock-in period shall be governed by the prevailing SRFDCL Land Disposal Policy and applicable agreement terms.
16	Clause 8(g) – JV/Consortium – Page No. 14	g. JV/Consortium is allowed. In case the Applicant is a Joint Venture (JV) or Consortium, the following conditions shall apply: • Bidding as a Consortium or JV is permitted, provided that the number of members in the Consortium/JV shall not exceed 3 (Three). • The members of the Consortium shall nominate one member as the Lead Member. • Both members of the Consortium shall be jointly and severally liable and responsible for the successful execution of the project and adherence to the terms and conditions of the EOI and the subsequent Concession Agreement. • The Consortium must submit a legally binding Memorandum of Understanding (MoU) / Joint Bidding Agreement on a 300 Rs. non-judicial stamp paper of appropriate value, explicitly detailing the roles, responsibilities, and equity share of each member.	It should be read as: g. JV/Consortium is allowed. In case the Applicant is a Joint Venture (JV) or Consortium, the following conditions shall apply: • Bidding as a Consortium or JV is permitted, provided that the number of members in the Consortium/JV shall not exceed 3 (Three). • The members of the Consortium shall nominate one member as the Lead Member. • Both members of the Consortium shall be jointly and severally liable and responsible for the successful execution of the project and adherence to the terms and conditions of the EOI and the subsequent Concession Agreement. • The Consortium must submit a legally binding Memorandum of Understanding (MoU) / Joint Bidding Agreement on a 300 Rs. non-judicial stamp paper of appropriate value, explicitly detailing the roles, responsibilities, and equity share of each member. • Financial eligibility criteria shall be fulfilled by the Lead Member. Technical eligibility criteria may be fulfilled collectively by the Consortium members. Special Purpose Vehicle (SPV) shall not be permitted.
17	Clause 9 – Selection Criteria – Page No. 14	9 SELECTION CRITERIA Bidders who successfully meet the minimum eligibility criteria may be invited to present their project proposal to the Authority. Only the financial bids of these eligible bidders shall be opened for further evaluation. The final selection of the successful bidder will be conducted strictly on a Highest Bidder (H1) basis. The bidder must compulsorily submit financial quotes for two distinct components to form their bid. Failure to quote both components, or failure to adhere to the specified numerical formats below, shall result in the outright rejection of the bid without further evaluation:	It should be read as: 9 SELECTION CRITERIA Bidders who successfully meet the minimum eligibility criteria may be invited to present their project proposal to the Authority. Only the financial bids of eligible bidders shall be opened for further evaluation. The final selection shall be conducted strictly on a Highest Bidder (H1) basis. The bidder shall compulsorily submit a financial quote for the Year-on-Year (YoY) escalation percentage applicable to the minimum Base Royalty of INR 300/- per Sq.mt. per month starting upon the end of rent-free basis period.

Sr. No.	Page No.	Description	Corrigendum
		• Lease Rental: Must be quoted with a minimum incremental value of ₹1 (One Rupee). • Revenue Share: Must be quoted with a minimum incremental value of 0.25%. The final bid proposal is defined as the "Concession Fee"... The Concession Fee is evaluated using a combined 3:7 ratio... S = (Sb X Bw) + (Rm X Rw) Also, the authority shall reserve the right to negotiate with the H2 bidder in case the proposed activities/elements of the 1st ranked bidder is not as per the vision and design stipulation as described in the RFP document, without any prior notice to the any bidder.	The bidder quoting the highest valid YoY escalation percentage shall be declared the H1 Selected Bidder, subject to fulfilment of all other terms and conditions of the EOI. Also, the authority shall reserve the right to negotiate with the H2 bidder in case the proposed activities/elements of the 1st ranked bidder is not as per the vision and design stipulation as described in the RFP document, without any prior notice to the any bidder.
18	Form-7 – Financial Quote – Page No. 29	FORM-7 FINANCIAL QUOTE <Online Only> ss	It should be read as: FORM-7 FINANCIAL QUOTE <In separate sealed Envelope> 1. Year-on-Year (YoY) Escalation Percentage of Year-on-Year (YoY) escalation to be applied to the minimum Base Royalty of INR 300/- per Sq.mt. per month for each year throughout the duration of the agreement. __________ % Minimum Base Royalty: INR 300/- per Sq.mt. per month. The percentage quoted by the bidder shall be applied to the minimum rent for each subsequent year throughout the duration of the agreement starting from end of rent free period. **Authorized Signature:** ________________ **Name of the Authorized Signatory:** _______________ **Designation:** ___________________ **Company Seal:** _________________ **Date:** ________________
19	Form-1	FORM-1 CHECKLIST FOR EOI SUBMISSION	Submission of Bid in Two Different envelops (1) For Technical Bid Envelop (2) Financial Bid Envelop

Executive Director

Sabarmati River Front Development Corporation