



GOODS AND SERVICES TAX NETWORK

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CIN: U72200DL2013NPL249988

Ref.: GSTN/P&C/Admin/HOS/04-2026/P-28

Date: 31/07/2026

Corrigendum-3

Subject: Request for Proposal (RFP) for Office Premises for GSTN

With reference to GSTN Tender Ref. No. GSTN/P&C/Admin/HOS/04-2026/P-28 Date: 18/06/2026 for RFP for Office Premises for GSTN, please find below the corrigendum-03 details:

Sr. No.	Section Reference	Existing	Modification/ Amendment
1	Key Details, Page No. 6	Earnest Money Deposit (EMD): Rs.4,50,00,000/- (Rupees Four Crore and Fifty Lakhs Only)	Earnest Money Deposit (EMD): Rs. 50,00,000/- (Rupees Fifty Lakhs Only)
2	Section VII Page No. 33	Section VII SERVICE LEVEL AGREEMENT (SLA) AND LIQUIDATED DAMANGES (LD) at Page No. 33 of RFP	Section VII SERVICE LEVEL AGREEMENT (SLA) AND LIQUIDATED DAMANGES (LD)
3	SECTION-V GENERAL CONDITIONS OF CONTRACT (GCC) Point No. 4 Interest Free Security Deposit:	GSTN shall provide an interest-free Security Deposit equivalent to three (3) months' rent.	GSTN shall provide an interest-free Security Deposit equivalent to Six (6) months' rent.
4	SECTION - II, Scope of Work and Services, Point - B, PAGE No. 10	The premises shall be provided in a <i>warm shell condition</i> , which includes: • Finished flooring • HVAC system • Basic lighting • Plumbing arrangements	The premises shall be provided in a <i>warm shell condition</i> , which includes: • Finished flooring • HVAC system • Basic lighting Basic Electric Connection • Plumbing arrangements



5	SECTION-IV INSTRUCTIONS TO BIDDERS Point No. 2 Bid Security (EMD - Earnest Money Deposit):	I) The EMD may be forfeited, if a bidder withdraws its bid during the period of bid validity	The EMD may be forfeited if the bidder withdraws its bid during the bid validity period and if the bidder after being declared 'successful bidder' fails to sign the Contract/Lease Agreement within the stipulated time or fails to handover the property as mentioned in the RFP document.
6	SECTION-V GENERAL CONDITIONS OF CONTRACT (GCC)	Additional	Novation- - During the currency of contract, the Service Provider shall not assign, transfer, subcontract (except as expressly permitted under this Agreement), novate, or otherwise dispose of any of its rights or obligations under this Agreement without the prior written approval of GSTN. - Upon the effective date of such novation: - the transferee entity shall assume all rights, benefits, obligations, and liabilities of SP under this Agreement to the extent specified in the notice of novation; - the new Service Provider shall continue to perform the Services for GSTN on the same terms and conditions of this Agreement; and - The Service Provider shall execute all necessary agreement/document and take all actions reasonably required to give effect to such novation.
7	SECTION VI DELIVERY/HANDING OVER OF THE PREMISE AND PAYMENT	Additional	Rent-Free Period in Case of Incumbent Vendor Notwithstanding anything contained elsewhere in the RFP or the Lease Agreement, where the incumbent Lessor/Owner of the existing GSTN premises is selected as the successful bidder (L1) and awarded the Lease Agreement for the same premises, the rent-free period for fit-out, mobilization, transition, or occupation shall be admissible for the additional space only. The lease rental shall become payable from the Effective Date of the Lease Agreement as GSTN shall continue to occupy the premises without any requirement for relocation or fit-out.

8	SECTION-V GENERAL CONDITIONS OF CONTRACT (GCC) CLAUSE NO. 2. Termination Point no. C	Termination for convenience: GSTN reserves the right to terminate the Contract, in whole or in part, at its convenience, by serving a written notice of 90 days to the Service Provider, at any time during the currency of the Contract.	Termination for convenience: GSTN reserves the right to terminate the Contract, in whole or in part, at its convenience, by serving a written notice of 180 days' to the Service Provider, at any time during the currency of the Contract.
9	SECTION-V, PAGE no. 28 General Conditions of Contract (GCC) - RISK PURCHASE:	If the Service Provider (SP) fails to perform its obligations under this Agreement and does not cure such failure within 30 days of notice from GSTN (or such extended period as may be allowed by GSTN), or if the Agreement is terminated due to breach by the SP, GSTN may arrange alternate office space/services at the risk and cost of the SP. Any such incremental cost incurred in the rendering the services from alternative source will be recovered from the undisputed pending due and Security Deposit/ Bank Guarantee provided by the SP under this Agreement and if the value of the services under risk purchase exceeds the amount of Security Deposit and/or Bank Guarantee, the same may be recovered if necessary, by due legal process. The incremental cost that may be recovered by GSTN from SP under this clause shall be limited to 100% of the amount that was payable to SP for the non-delivered goods/services/deliverables. The liability of the SP under this clause shall be limited to 100% of the value of the unfulfilled services under the Agreement.	If the Service Provider (SP) fails to perform its obligations under this Agreement and does not cure such failure within 30 days of notice from GSTN (or such extended period as may be allowed by GSTN), or if the Agreement is terminated due to breach by the SP, GSTN may arrange alternate office space/services at the risk and cost of the SP. GSTN shall be entitled to recover from the lessor the reasonable cost incurred in securing alternate premises from undisputed pending due. The incremental cost that may be recovered by GSTN from SP under this clause shall be limited to 100% of the amount that was payable to SP for the non-delivered services. The liability of the SP under this clause shall be limited to 100% of the value of the unfulfilled services under the Agreement.



10	SECTION-V GENERAL CONDITIONS OF CONTRACT (GCC) Page No. 29 clause no. 10. Indemnities and Limitation of Liability:	The Service Provider shall indemnify GSTN without limitation, against all claims, denial of GST input credit, non-compliance of GST laws as a Service Provider, suits, liability which may arise against GSTN on account of any third party IPR breach and action or wellful misconduct under the contract. Service Provider at its sole option may settle or compromise the action, claim or suit. GSTN shall be entitled to claim, and the Service Provider shall indemnify GSTN up to the contract value against all damages and losses suffered by GSTN on account of Service Provider's non-performance or breach under this Agreement. Provided that the aforesaid limitation of liability shall not be applicable in case of any: a. Confidentiality breach attributable to the Service Provider b. Wilful misconduct, by the Service Provider c. Third Party intellectual property right's infringement attributable to the Service Provider No party shall be liable for any type of consequential, indirect or incidental damages or losses, or loss of profit or good will, against another party to this contract. Each party's aggregate liability for direct damages under this contract shall not exceed the total Contract value by the Service Provider to GSTN under this Agreement. Nothing contained in this clause shall be construed to restrict GSTN's right to take appropriate legal action under applicable laws in case of any breach of applicable laws by the Service Provider.	The Service Provider shall indemnify GSTN without limitation, against all claims, denial of GST input credit, non-compliance of GST laws as a Service Provider, suits, liability which may arise against GSTN on account of any third party IPR breach and action or wilful misconduct under the contract. Service Provider at its sole option may settle or compromise the action, claim or suit. GSTN shall be entitled to claim, and the Service Provider shall indemnify GSTN up to the contract value against all damages and losses suffered by GSTN on account of Service Provider's non-performance or breach under this Agreement. Each party's aggregate liability for direct damages under this contract shall not exceed the total Contract value by the Service Provider to GSTN under this Agreement. Provided that the aforesaid limitation of liability shall not be applicable in case of any: a. Confidentiality breach attributable to the Service Provider b. Wilful misconduct, by the Service Provider c. Third Party intellectual property right's infringement attributable to the Service Provider No party shall be liable for any type of consequential, indirect or incidental damages or losses, or loss of profit or good will, against another party to this contract. Each party's aggregate liability for direct damages under this contract shall not exceed the total Contract value by the Service Provider to GSTN under this Agreement. Nothing contained in this clause shall be construed to restrict GSTN's right to take appropriate legal action under applicable laws in case of any breach of applicable laws by the Service Provider.
11	SECTION-III EVALUATION PROCESS Page No. 11 to 13	1. Pre-qualification criteria	Please refer Annexure-1 of Corrigendum-3.
12	SECTION-III EVALUATION PROCESS Page No. 14 & 15	2. Evaluation of Technical Bid	Please refer Annexure-2 of Corrigendum-3.



13	Annexure XIII Page No. 54	Check list of the documents to be submitted with bid- Annexure XIII	Please refer Annexure-3 of Corrigendum-3.
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Rest of the modifications/changes in the RFP are provided as Annexure(s) to this document.

All other terms & conditions of above referred Tender/RFP will remain same.

Also kindly refer the reply of pre-bid queries uploaded on GSTN website www.gstn.org.in along with this Corrigendum-3.

For Goods and Services Tax Network

Sanjay Sharma
Vice President (Procurement & Contracts)



Annexure-1 of Corrigendum-3

Sr. No.	Parameters	Criteria	Evidence to be Submitted
1	Authority in favor of Authorized signatory	Authorization Letter / Power of Attorney / Board Resolution in favour of Authorized Signatory in case bidding entity is owner/builder of the offered premises OR Authorization Letter / Power of Attorney / Board Resolution in favour of Authorized vendor/channel partner duly authorized by the owner/builder In both cases, Power of Attorney document to be submitted in favor of Authorized Signatory.	Copy of Authorization Letter and/or Power of Attorney / Board Resolution in favour of Authorized Signatory
2	Legal Entity/ Registration of Company	a) The owner/builder of the offered premises must be incorporated and registered in India under the Indian Companies Act 1956/ The Companies Act 2013/ Limited Liability Partnership Act 2008 / Partnership Act 1932 as on the date of publishing of Tender notice (including name change/ impact of mergers or acquisitions). b) Registered with the GST c) Valid PAN Card	a) Certificate of Incorporation /Copy of Registration Certificate b) GST Registration Certificate c) PAN Card
3	Average Annual Turnover	The owner/builder of the offered premises must have an Average Annual Financial Turnover of more than INR 100 Crores during the last 03 financial years ended 31st March 2025. However, in case the bidder company does not have average annual turnover of more than INR 100 Crores in last three FY, the bidder should submit the documentary evidence on account of its parent company having average annual turnover of more than INR 100 Crores in last 3 financial years (ending FY 24-25).	Audited financial Statements for the last three years (Copies of the Profit and Loss (P/L) . 2024 – 2025; 2023 – 2024; 2022 – 2023
4	Profitability/Networth	The owner/builder of the offered premises must be a profit making (Profit after tax) company since the last three financial years (FY) i.e. 2024 – 2025; 2023 – 2024; 2022 – 2023	a) CA Certificate —OR—



		Or The Networth# of owner/builder of the offered premises must be positive in last 03 financial years ending 31st March, 2025 as per the audited financial Statement. Kindly note that profitability/Net-worth of only the owner/builder of the offered premises will be considered. Profitability/Net-worth of any parent, subsidiary, associated or other related entity will not be considered. #as defined Section 2(57) of the Companies Act, 2013 <u>(THIS POINT HAS BEEN DELETED)</u>	Audited Balance Sheet for last 03 financial years i.e. 2024 – 2025; 2023 – 2024; 2022 – 2023 ending 31st March, 2025
5	Work Experience	During last seven (7) years (ending last day of month previous to the one in which bid applications are invited), the owner/builder of the offered premises should have successfully completed similar work* in any organization and meets any one of the following experience criteria: The owner/builder of the offered premises must have successfully completed one contract/project with similar Scope of work (SOW) as mentioned in this tender, costing not less than the amount equal to Rs. 170 Crores. OR Two contracts/projects with similar SOW costing not less than the amount equal to Rs. 100 Crores each OR Three contracts/projects with similar SOW costing not less than the amount equal to Rs. 85 Crores each * Note: Similar work: Proof of having leased commercial office space to any Govt/PSU/Corporate clients within India only. The order value stated above is inclusive of taxes. <u>(THIS POINT HAS BEEN DELETED)</u>	Copy of Letter of Award (LOA)/ Purchase Order (PO)/ Work Order (WO)/ Contract or lease Agreement, consisting of Scope of Work (SOW) and Order Value Verification can be carried out by GSTN (in case required) through any appropriate means with the client as per the details provided by the Bidder. If the information furnished is found to be incorrect or forged then bid would be rejected. 

6	Non-blacklisting declaration	The owner/builder of the offered premises should not be blacklisted by any Central/ State Government/ agency of Central/ State Government /PSU / Autonomous Body/ any Regulatory Authority in India as on date.	Self-declaration from the owner/builder of the offered premises company letter head, signed by authorized signatory as per Annexure-V
7	No Deviation Certificate	No Deviation Certificate (NDC)	No Deviation certificate on bidder's company letter head as per Annexure-VI
8	Declaration of Acceptance of T&C	Declaration for submission of bid	Declaration as per Annexure-VII
9	Office space Declaration	Offered office space/ building should not be more than Fifteen (15) years old as on date of Submission of Bid	Copy of the building's occupancy Certificate/ completion certificate .
10	Additional documents	Copies of all applicable documents mentioned as below: - 1. Copy of Sale/ purchased/conveyance deed /Title / Lease deed holder documents of the offered space/ land/ building duly registered with the registrar in the name of owner/builder of the offered premises with all description if applicable. 2. Copy of approved/sanctioned layout. 3. Copy of latest paid property tax, if any. 4. Copy of latest paid electricity/water bill, if any. 5. Ownership / Lease holder details with percentages (if applicable). 6. NOC from appropriate authority for leasing of offered space (if applicable) 7. Fire NOC of the Building.	Self-attested copies of all applicable documents.
11	Integrity Pact	Integrity Pact as per Prescribed format	Annexure XII
12	Undertaking	Whether premises offered for rent is free from litigation/bankruptcy including disputes wrt ownership, pending taxes / electricity bills dues/lien etc.	Undertaking to be submitted on the letter head of owner/builder of the offered premises by Authorized Signatory Annexure XI
13	EMD	As per Section IV	Annexure-IX
14	Necessary documents	Checklist of all the documents	Annexure-XIII

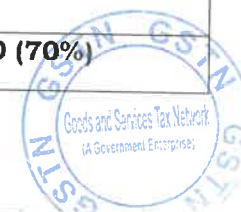


Annexure-2 of Corrigendum-3

S.N.	Evaluation Parameters	Criteria/ Requirement	Description	Total Marks	Minimum Qualifying Marks (Cut-off)
1	Location of the Office Space	Prominent Locality; easy accessibility, Wide approach road, Nearest Metro Station within 1 Km	If the distance of building from Metro Station is within 1 Km- 10 Marks marks shall be awarded, for extra 1 KM one mark will be deducted. (Shortest route as available on Google Maps in car mode, considering only the approach through main road)	10	=>6.5
2	Airport Connectivity	Proximity to Delhi Airport (IGI T1 terminal)	If the distance of building from Delhi Airport (IGI T1 terminal) is within 6 Km- 10 Marks marks shall be awarded, for extra 3 KM one mark will be deducted. (Shortest route as available on Google Maps in car mode, considering only the approach through main roads.)	10	=>6.5
3	General layout	The office space should be laid out in a single floor, should be clean, and well-lit with aesthetics that befit a corporate ambience	Single Floor- 10 Marks Two contiguous Floors with Lifts - 8.5 Marks Two non-contiguous floors with Lifts - 6.5 Marks More than Two Floor – 0 Marks	10	=>6.5



S.N.	Evaluation Parameters	Criteria/	Requirement	Description	Total Marks	Minimum Qualifying Marks (Cut-off)
4	Availability of Lifts		Should be well ventilated and people accommodated with at least 24 people (excluding Service Lifts)	≥6 lifts for all floor - 15 Marks ≥ to 4 lifts for all floor- 10 Marks Less than 4 Lifts for all the floors- 0 Marks	15	⇒9.75
5	Parking facilities provided.		Parking within premises for 50 four wheelers & 50 Two wheelers	≥50 Four-Wheeler and ≥50 Two-Wheeler- 15 Marks ≥45 Four-Wheeler and ≥45 Two-wheeler- 12 Marks ≥40 Four-Wheeler and ≥40 Two-wheeler- 10 Marks < 40 Four-Wheeler and/or <40 Two-wheeler- 0 Marks	15	⇒9.75
6	Age, Quality of Construction		Offered office space/ building should not be more than Fifteen (15) years old as on date of bid submission	New Construction ≤ 5 years= 20 Marks Construction ≤10 years- 15 Marks Construction ≤15 years= 13 Marks Older than 15 years- 0 Marks	20	⇒13
7	Site Visit		Basic Amenities like separate toilets for ladies and gents, lifts, Surroundings, Approach Road, Canteen, contiguous floors etc. Based on the site visit report, marks shall be awarded.		20	⇒13
Total					100	⇒70 (70%)



Annexure-3 of Corrigendum-3

Check list of the documents to be submitted with bid- Annexure XIII

Sr. No.	To be Submitted/Provided by Owner/ builder of Offered Premises on it's letterhead	To be Submitted/Provided by Owner/ builder/vendor Partner of Offered Premises on it's letterhead
1.	Letter of Authorization/Power of Attorney/Board Resolution	Tender response covering letter as per Annexure-II
2.	Bid in two parts, Technical bid and Financial bid. Soft copy (pen drive) of Technical Bid.	Vendor information form as per Annexure-IV
3.	All pages serially numbered, signed & stamped on each page and <i>Hard/ Spiral bound.</i>	No Deviation Certificate as per Annexure-VI
4.	Audited Balance sheet of last three years with details of annual turnover, profit & loss account etc.	Declaration as per Annexure-VII
5.	Copy of Certificate of Incorporation, GST Certificate.	
6.—	Documents in support of work / contracts fulfilled along with their values in support of the experience.	
7.	Supporting Documents in response to Technical Criterion	
8.	Non-blacklisting Declaration as per Annexure-V	
9.	Undertaking as per Annexure XII	
10.	Declaration as per Annexure-VII	
11.	Integrity Pact as per Annexure- XII	

In case the Owner/Builder of Offered Premises is bidding directly then all documents need to be provided & signed by the Owner/Builder.

