Pre Bid Queries Responses - RFP for Hiring of Office Space for GSTN

S. No.	RFP Document Reference(s) (section number /page)	Content of RFP requiring clarification	Points on which clarification required	Final Comments
1	KEY DETAILS, PAGE No. 6	EMD - Earnest Money Deposit (EMD):Rs. 4,50,00,000/- (Rupees Four Crore and Fifty Lakhs Only).	Since the EMD is not under our SOP, request if the same can be removed.	Please refer the Corrigendum-03
2	KEY DETAILS, PAGE No. 6	Contract Duration	Contract Duration of 9 years is subject to performance and SLA adherence, what are these SLAs?	Please refer the Corrigendum-03
3	SECTION - II, Scope of Work and Services, Point - B, PAGE No. 10	b. The premises shall be provided in a warm shell condition, which includes:	As a developer, the spaces are being provided in Bare Shell condition with Finished Common Areas (including basements, Atriums, Lift Lobbies, Floor Circulation Areas and Washrooms), AHU (Internal ducting in tenants scope) and Upright sprinklers and Fire detection systems.	Please refer the Corrigendum-03
4	SECTION - III, Evaluation Process, PAGE No. 11	Authority in Favor of Authorized Signatory	In both Cases Power of Attorney / Letter of Authority document will be submitted in Favor of Authorized Signatory	No Change. Example- **Bidder is the Owner/Builder-directly bidding** Suppose ABC Developers Ltd. owns the office building and is submitting the bid directly. The bid is submitted by ABC Developers Ltd. The bid documents are signed by Mr. Kumar, Vice President (Commercial). Since Mr. Kumar is signing on behalf of ABC Developers Ltd., the company must provide: A Board Resolution, Power of Attorney (PoA), or Authorization Letter authorizing Mr. Kumar to sign and submit the bid. If a Power of Attorney is submitted, it must be in favour of Mr. Kumar. Documents required: ✓ Board Resolution/PoA/Authorization Letter in favour of Mr. Kumar. ✓ If PoA is used, it must authorize Mr. Kumar. **Owner/Builder is bidding through an Authorized Vendor/Channel Partner-** Suppose ABC Developers Ltd. owns the building but has authorized XYZ Realty Consultants Pvt. Ltd. to participate in the tender on its behalf. The bid is submitted by XYZ Realty Consultants Pvt. Ltd. The owner (ABC Developers Ltd.) has authorized XYZ Realty Consultants to represent it. The some/all bid document are signed by Mr. Sharma, Director of XYZ Realty Consultants. The following documents are required for Mr. Sharma: A Board Resolution/Authorization Letter/PoA from ABC Developers Ltd. authorizing XYZ Realty Consultants Pvt. Ltd. to represent the owner. A Board Resolution/Authorization Letter/PoA in favour of Mr. Sharma, authorizing him to sign and submit the documents on behalf of XYZ Realty Consultants. Hence, apart from the documents required for owner/builder following additional documents will be required from Vendor/Channel Partner:- ✓ Authorization from the owner (ABC Developers Ltd.) in favour of XYZ Realty Consultants. ✓ Power of Attorney in favour of Mr. Sharma (Authorized Signatory of XYZ Realty Consultants).
5	SECTION-III, Evaluation Process, PAGE No. 11	Average Annual Turn over	Since the proposed space is under a recently incorporated SPV, the Average Annual Turnover does not exceed the mentioned threshold. Requesting if the same can be removed or if the same can be submitted for Parent / Group Entity.	Please Refer Corrigendum-03
6	SECTION-III, Evaluation Process, PAGE No. 11	Profitability/ Net worth	Since the proposed space is under a recently incorporated SPV, the Profitability and Threshold does not exceed the mentioned threshold. Requesting if the same can be removed or if the same can be submitted for Parent / Group Entity.	Please Refer Corrigendum-03
7	SECTION-III, Evaluation Process, PAGE No. 12	Work Experience	Request clarification on the Contract Values, Can other contracts value will include the complete forecasted revenue for 9 Years term signed with the corporates.	Please Refer Corrigendum-03
8	SECTION - III, Point 13, PAGE No. 13	EMD - As per Section IV, Annexure-IX	EMD - As per Section IV, Annexure-IX	Please refer the Corrigendum-03
9	SECTION-III, Point 5, PAGE No. 14	Evaluation Process, Evaluation of Technical Bid	Since we can provide 1:1000 sq. ft. ~ 55 Committed Car parks along with the Space Chargeable at X amount and other Subject to availability at Y amount. Further 1 car park can be replaced with 4 Two wheeler car parking.	The bidder shall clearly indicate the number of committed and exclusive four-wheeler and two-wheeler parking spaces proposed to be provided as part of the offered premises. **Parking spaces offered on a subject-to-availability basis shall not be considered for evaluation.** The Evaluation Committee shall evaluate the parking facilities based on the committed parking spaces offered in the bid in accordance with the provisions of the RFP. Substitution of four-wheeler parking spaces with two-wheeler parking spaces shall not be permitted at this point.

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10	SECTION-IV, Point 2 (f), PAGE No. 17	Instructions to Bidders	1) Sub-clause (f) states that EMD is to be returned on successful handover of the property, what is the timeline by when this amount will be returned? - 2)For successful bidder, can this amount be adjusted against the SD/ other payables from GSTN to successful bidder?	No change
11	SECTION-IV, Point 11, PAGE No. 19	Instructions to Bidders	Acceptance of terms & conditions: We understand that apart from: ENVELOPE 1 (Technical Bid) and ENVELOPE 2 (Financial Bid), we have to submit the 54 pages RFP document signed by builder/ owner? please clarify	RFP document need to be signed by the Authorised signatory authorized through the Authorization Letter / Power of Attorney / Board Resolution.
12	SECTION-IV, Point 5, PAGE No. 18	Instructions to Bidders - Validity of Quotation:	To note that GSTN proposes a 90 days' notice in case of termination for convenience ours is 180 days. Will GSTN be willing to extend the notice period in case of termination for convenience to 6 months?	Please refer the Corrigendum-03
13	SECTION-IV, Point 25, PAGE No. 23	Instructions to Bidders	Price Variation Clause: Maintenance Charges and Property Tax Since maintenance charges are based on Actuals +20% and Property Tax is on Actuals. Price Variation on these clauses cannot be Hedged. Requesting Response/Clarification.	No Change. Bidders are required to quote maintenance charges in the Financial Bid in accordance with the Price Schedule. The quoted maintenance charges shall remain firm during the currency of the contract.
14	SECTION-IV, Point 10, PAGE No. 25	Special Instructions to Bidders (SIB)	Stamp Duty to be borne by the builder/ owner. Request if the same can be taken up by the Tenant.	No Change. The provision shall remain unchanged. The successful bidder/Owner shall bear the applicable stamp duty in accordance with the terms and conditions of the RFP and the Lease Agreement.
15	SECTION IV, PAGE No. 18, Clause 7	Instruction to Bidders - Signing of Contract/ Lease Agreement:	[Ref. point 7 and Annexure X] Can we propose mutually agreeable amendments to this draft? We execute sub-lease deed and additional charges agreement (with the lessor) and maintenance and service agreement (with our maintenance entity), GSTN to confirm the documentation process, if Alborz is successful bidder. To note that GSTN seeks covenant regarding compliance of laws and indemnity against the same.	Please refer SECTION-IV INSTRUCTIONS TO BIDDERS point no. 7. Signing of Contract/Lease agreement which clearly states "The sample is provided in Annexure - X of this RFP, the actual contract shall be executed on the mutual agreement between both the parties."
16	SECTION-V, Point 4, PAGE No. 27	General Conditions of Contract (GCC)	Interest Free Security Deposit equivalent to 6 Months	Please refer Corrigednum-02
17	SECTION-V, PAGE no. 26	General Conditions of Contract (GCC) - FORCE MAJEURE:	1.To note that GSTN has defined Force Majeure to include declared pandemic outbreak. Is GSTN agreeable to mutually discuss the force majeure event and its implications? Point (b) (iii) mentions that the timeline for performance shall be extended by the same period during which FM event continued, this will not be possible in case of a lease as the sub-lease deed shall be executed and registered for a particular time period of 9 years after payment of stamp duty calculated for such period, which cannot be extended without execution of appropriate sub-lease deed (including payment of stamp duty).	No Change. The Force Majeure clause shall remain applicable as provided in the RFP. However, it is clarified that, in the event of occurrence of a Force Majeure event, the rights and obligations of the Parties shall be governed in accordance with the provisions of the Lease Agreement and the applicable laws. Any extension of the lease tenure, if considered necessary due to a Force Majeure event, shall be subject to mutual agreement of the Parties.
18	SECTION-V, PAGE no. 26	General Conditions of Contract (GCC) - TERMINATION:	2.To note that GSTN proposes a 90 days' notice in case of termination for convenience ours is 180 days. Will GSTN be willing to extend the notice period in case of termination for convenience to 6 months?	Please refer the Corrigendum-03

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19	SECTION-V, PAGE no. 28	General Conditions of Contract (GCC) - RISK PURCHASE:	3.To note that GSTN has included a Risk Purchase provision, by which in case they terminate due to default of Alborz, GSTN proposes to recover the cost of relocation from Alborz. •Para 2 of point 8 which delineates the process of cost recovery for relocation remains unclear, GSTN is proposing to recover the incremental cost from which undisputed pending due and security deposit/ bank guarantee? Alborz is a lessor providing office space on lease, there is not amount payable from Alborz to any tenant, nor does a lessor submit any security deposit/ bank guarantee. Further, the EMD proposed to be taken under this bid, is only valid for 180+45 days i.e. the timeline till when successful bidder is finalized.	Please refer Corrigendum-03
20	SECTION-V, PAGE no. 29	General Conditions of Contract (GCC) - ARBITRATION:	To note the Arbitration provision (Need Discussion)	No change
21	SECTION-V, PAGE No. 29	General Conditions of Contract (GCC): Indemnities and Limitation of Liability:	GSTN proposes an unlimited indemnity by Alborz (if successful), we always provide a capped indemnity. Is GSTN willing to agree on limitation of liability? There seems to a contradiction, in first line, the indemnity is 'without limitation' whereas in para 5, each party's liability is limited to 'the total contract value by Service Provider to GSTN'; in a lease, all amounts are payable by tenant to lessor (i.e. GSTN to successful bidder), in view thereof, this is unclear. •Further, GSTN proposes indemnity in case it is unable to get input tax credit. Lessor can only ensure timely compliance with applicable taxation laws, whether GSTN gets input tax credit or not is something lessor can warrant.	Please refer Corrigednum-03
22	SECTION-V, PAGE No. 31	General Conditions of Contract (GCC): Duties and Taxes:	GSTN proposes that property tax be borne by lessor. Suggest if the same can be taken up by GSTN	No Change. As per the RFP, property tax shall be borne by the Owner/Lessor and bidders shall quote their financial bid accordingly. The quoted rates shall remain firm during the contract period except as expressly provided in the RFP.
23	SECTION-V, PAGE No. 31	General Conditions of Contract (GCC): Change Requests/ Modification of Premises:	GSTN proposes to add/ reduce the space during the lease term, restricted at 25% of contract value. Need clarity on how this 25% of contract value will be ascertained in terms of calculating additional / reduced space? Is the understanding that any addition/ reduction will be limited to 25% of the area taken on lease?	As mentioned in the clause GSTN proposes that GSTN may request additional/reduction space, subject to availability, at same rates. Such a change in requirement would be restricted to 25% of the total contract value irrespective of offered area.
24	SECTION-VI, PAGE No. 32	Delivery/ Handing Over of the Premise and Payment	Payment: Maintenance Charges & Property to be charged as per invoice by builder/ owner, the rate may fluctuate increase/ decrease time to time.	No change. Maintenance charges quoted in the Financial Bid shall remain firm during the contract period, and bidders shall factor any anticipated variation while quoting their prices
25	Annexure-I, Price Schedule, PAGE No. 36	Willingness to provide fit out and interior	Option 1: Fitouts on Rent (owner/ builder provides or through channel partner), Option 2: One-Time Expense (Tenant executes hiring interior company or through owner/ builder)	The information is being sought only to ascertain the bidder's willingness to provide fit-out and interior works, either directly or through an authorized channel partner. This information shall not form part of the financial evaluation. GSTN may undertake a separate procurement for fit-out/interior works, if required
26	OTHER QUERIES		Is the timeline for submission likely to extend?	Please refer Corrigednum-02

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27	**Eligibility of Serviced Office Space Providers**	1. Leading serviced office space providers have secured large commercial spaces (1,00,000 to 3,00,000 sq. ft) in premium Aerocity developments such as Worldmark 4, Worldmark 6, and Prestige Trade Centre. These providers service major clients including Google, Microsoft, Casio, PwC, EY, Siemens, Facebook (Meta), and Tesla. They can provide space in warm-shell condition or furnished condition to GSTN. 2. The contract would be structured as a "Service Agreement" or "Membership Agreement" incorporating all clauses necessary to protect GSTN's interests. 3. Such agreements can also be registered with government authorities if required for additional legal protection. **Benefits to GSTN:** •These providers acquired their spaces 6-12 months ago at significantly lower market rates, and these cost savings can be passed on to GSTN. •This approach would increase competition by adding 2-3 additional qualified bidders in the Aerocity area. •If GSTN selects such a provider, fit-out work can be completed within 90-120 days from final confirmation, ensuring faster occupancy.	1.Please allow serviced office space providers to participate in this RFP 2.Please allow the contract types like as a "Service Agreement" or "Membership Agreement" for acquisition of this office space.	Please refer the Corrigendum-03
28	**Eligibility of Buildings Nearing Completion**	•Several high-quality buildings in Aerocity, such as Prestige Trade Centre, are nearing completion and will be ready with all required compliance documents (Occupancy Certificate, Fire NOC, etc.) within the next few months •These buildings offer Grade A+ premium office space at highly competitive rates compared to existing Aerocity developments. Benefits to GSTN: •Including such near-completion buildings would increase the number of qualified bidders and enhance competition. •The commercial terms offered by these buildings are very attractive compared to fully operational properties in Aerocity.	1.Please allow buildings that are nearing completion to participate in this RFP 2.Please allow, if a bidder cannot provide all compliance documents (such as Occupancy Certificate or Fire NOC) at the time of bid submission, and can provide these documents at a later stage before the final contract signing to participate in the RFP 3.If yes, please specify the acceptable timeline for submission of such documents.	No change
29	**Reduction of EMD Amount**	•The current EMD amount of Rs. 4,50,00,000 (Rs. 4.5 Crores) is significantly high •This may discourage participation from otherwise qualified and capable bidders. •A reduced EMD would encourage greater participation and competition.	We request that the Earnest Money Deposit (EMD) amount be reduced from Rs. 4,50,00,000 to Rs. 1,00,00,000 (Rs. 1 Crore).	Please refer the Corrigendum-03
30	**Extension of Bid Submission Timeline**	•Given the complexity of the requirements, compliance documentation, and technical preparation, the current timelines of July 10, 2026 are very tight. •An extension would allow bidders adequate time to prepare comprehensive and compliant proposals, ensuring better quality submissions.	We request that the bid submission deadline be extended from July 10, 2026 to July 31, 2026.	Please refer Corrigednum-02
31	**Request for additional files**	Request you to please provide the excel file for commercial annexure of the bid submission along with searchable pdf.		Searchable PDF copy of the RFP could be provided on request.
32	Space Planning	Will actual building loading or fixed 35% loading be considered?	Clarify evaluation basis.	The evaluation shall be based on the actual super area and carpet area offered by the bidder. The indicative loading factor mentioned in the RFP is approx. assuming loading which shall not be treated as a fixed loading criterion.
33	Space Planning	Will two contiguous floors be acceptable?	Clarify evaluation.	Yes, Offering the premises on two contiguous floors is permissible, provided all other requirements of the RFP are met.
34	Space Planning	Is future expansion anticipated?	Clarify future space needs.	Any future expansion/new space requirement will be dealt as per clause no. 17 Change Requests / Modifications to Premises at page no.31 of the RFP.
35	Space Planning	Expected workplace density?	Share planning norms.	No Change. No. of personnel mentioned in the RFP.

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36	Parking	Minimum parking requirement?	Clarify numbers.	Please refer Annexure 1 of Corrigendum-03.
37	Lease	Lease tenure confirmation?	Clarify.	Please refer Key details Contract Duration at page no. 6 of RFP
38	Lease	Lock-in period?	Clarify.	Please refer SECTION-V GENERAL CONDITIONS OF CONTRACT (GCC)5. Lock-in Period at page no. 27 of RFP.
39	Lease	Rent escalation frequency?	Clarify.	Need to be ascertain by the bidder and the same need to be considered while submitting the commercial proposal.
40	Lease	Stamp duty responsibility?	Clarify.	Please refer SPECIAL INSTRUCTIONS TO BIDDERS (SIB) point no. 10. Stamp Duty at page no. 25 of RFP.
41	Possession	Expected possession date?	Clarify.	Please refer SECTION VI DELIVERY/HANDING OVER OF THE PREMISE AND PAYMENT point Delivery/Handing Over of the Premise at page no. 32 of RFP.
42	Evaluation	Detailed technical scoring matrix?	Share matrix.	Please refer SECTION-III EVALUATION PROCESS 2. Evaluation of Technical Bid at page no. 14 & 15 of RFP and Corrigendum-03.
43	Evaluation	Site visit scoring methodology?	Clarify.	Please refer SECTION-III EVALUATION PROCESS 2. Evaluation of Technical Bid at point no. 7 at page no. 15 of RFP.
44	Evaluation	Tie-break methodology?	Clarify.	Please refer SECTION-III EVALUATION PROCESS 4. Commercial bid evaluation consideration point no. g at page no. 16 of RFP.
45	Financial	Financial evaluation basis?	Clarify.	Please refer SECTION-III EVALUATION PROCESS 3. Commercial Bid Evaluation Page no. 15 of RFP.
46	Financial	CAM evaluation methodology?	Clarify.	Please refer Price Schedule- Annexure-I A. Yearly cost for office Premises
47	Risk	Force majeure provisions?	Clarify.	Please refer SECTION-V GENERAL CONDITIONS OF CONTRACT (GCC) 1. Force Majeure of Page no. 26 of RFP.
48	EMD	Can the EMD be reduced?	Consider reducing EMD.	Please refer the Corrigednum-03
49	EMD	Who should furnish the EMD? (Broker, Service provider or Landlord)	Clarify bidder responsibility.	EMD to be submitted by builder/owner
50	Eligibility	Are managed office/coworking providers eligible?	Clarify eligibility.	Not permitted.
51	Financial	Should CAM be included in financial evaluation over 9 years?	Clarify methodology.	Yes, Please refer Price Schedule- Annexure-I A. Yearly cost for office Premises
52	Eligibility	Can authorized representatives submit bids?	Clarify.	Yes. Please refer SECTION-III EVALUATION PROCESS 1. Pre-qualification criteria point no. 1 Authority in favour of Authorized signatory at Page No. 11 of RFP.
53	Submission	Can multiple properties be submitted by one bidder?	Clarify.	No. Please refer SECTION-IV INSTRUCTIONS TO BIDDERS point no. 1. Eligibility of Builder/Owner and Authorized Vendor Partner for Participation in Bidding Process at Page no. 17 of RFP.
	General Queries Asked			
54	**General**	**Which evaluation criteria carry the greatest weight if two technically compliant buildings are otherwise similar?**		The Award of Contract will be issued to The lowest evaluated commercial Bidder.
55	**General**	**What challenges has GSTN faced with its current office that this new premises must specifically address?**		NA
56	**General**	**If GSTN could change one requirement in this RFP after issuance, what would it be?**		NA

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57	Earnest Money Deposit (EMD)	The RFP specifies an Earnest Money Deposit (EMD) of ₹4.5 Crore.	We respectfully request that the EMD amount be reduced to NIL, or alternatively to a nominal amount of ₹50,000 to ₹1,00,000, as this would be sufficient to establish bidder seriousness. Such a high EMD discourages genuine property owners from participating, particularly when they are only offering office premises on lease.	Please Refer the Corrigendum-03
58	Eligibility of Under-Construction Buildings		We request GSTN to allow new under-construction buildings that are expected to be completed within six months from the award of the tender. Since GSTN generally requires approximately 6–8 months for interior fit-outs, furnishing, and office setup, this timeline can run parallel with the completion of the building. A six-month fit-out period can effectively accommodate both activities.	No Change
59	Undertaking from Building Owners		For under-construction properties, GSTN may obtain a suitable Undertaking from the Owner/Developer confirming timely completion of construction and submission of all statutory approvals and occupancy-related documents before possession. This approach will safeguard GSTN's interests while expanding the pool of available office spaces.	No Change
60	Authorization of Real Estate Consultants/Brokers – Page No. 11, Sr. No. 1		We request GSTN to permit participation through authorized Real Estate Consultants/Brokers holding valid authorization or agreements with reputed real estate companies, developers, or property owners (such as Brookfield, Prestige, and other similar organizations). This will facilitate broader market participation and provide GSTN access to a wider inventory of suitable office premises.	No Change
61	Average Turnover Requirement – Page No. 11, Sr. No. 3		We respectfully submit that the Average Turnover requirement may be waived. The financial turnover of the bidder has no direct bearing on the quality or suitability of the office premises being offered on lease. The primary consideration should be the availability of a compliant office space for GSTN's technical and commercial requirements.	Please Refer the Corrigendum-03
62	Net Worth / Profitability Requirement – Page No. 11		We request that the Net Worth and Profitability criteria also be dispensed with. The key objective of the tender is the leasing of office premises. Accordingly, GSTN's evaluation may instead focus on: 1. Clear ownership/title of the property. 2. Absence of legal disputes or encumbrances. 3. Compliance with statutory approvals. 4. Suitability of the premises as per the RFP requirements	Please Refer the Corrigendum-03
63	Work Experience Requirement – Page No. 12, Sr. No. 5		We respectfully request that the requirement relating to Work Experience be removed. In leasing transactions, the critical factor is the availability of a legally compliant office premises. Prior work experience in the real estate sector is generally not relevant to the capability of a property owner to lease office space.	Please Refer the Corrigendum-03

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64	Consultant/Broker Commission		We respectfully request GSTN to include a provision in the RFP stating that, where the office premises are sourced through an authorized Real Estate Consultant or Broker, a brokerage/consultancy fee equivalent to One Month's Basic Rent (excluding GST and other charges) shall be payable to the Consultant/Broker upon successful execution of the Lease Agreement. This provision is a standard industry practice in commercial real estate leasing and will encourage reputed consultants and brokerage firms to actively participate in identifying and presenting suitable office premises for GSTN, thereby increasing the availability of quality office space options and ensuring a competitive selection process. (Govt Tender Regarding With Brokerage Copy Attach).	No Change
65	Eligibility & Ownership		If the offered premises are owned by a newly incorporated LLP/Company that has recently acquired the property, but its promoters/group entities possess substantial financial capability and experience, would such a bidder be eligible?	The eligibility of the bidder shall be evaluated strictly in accordance with the conditions specified in the RFP. Regarding Financial capability & experience, please refer Corrigendum-03
66			Where the property is held through a Special Purpose Vehicle (SPV), can the financial credentials and experience of the holding company/promoters/group entity be considered for eligibility?	Please refer Corrigendum-03
67			If a property is held under a valid lease/licence with an express contractual right to sub-lease/licence the premises for commercial purposes, are such premises eligible under the RFP?	Yes, however in case of such arrangements, supporting document needs to be submitted along with the bid.
68			If sub-leased premises are permissible, whose financial eligibility and experience shall be evaluated: Actual Owner, Lessee/Licensee, or Both?	Please refer Corrigendum-03
69			In case of jointly owned premises, whether a single authorised representative holding valid authorisation from all co-owners may submit the bid?	Yes. In case the offered premises are jointly owned, the bid may be submitted through a single authorised representative, provided that a valid authorisation/Power of Attorney executed in favour of such representative is submitted along with the bid
70			If ownership changes after bid submission but before execution of the Lease Agreement, what procedure will be followed?	If such situation arises post execution of the contract, the Lease Agreement shall be executed with the new owner by invoking the novation clause provided under the RFP/Contract. However, In any scenario of ownership changes during the bidding process, it is the responsibility of original bidder to intimate GSTN about the same at the earliest. GSTN shall not allow change of ownership before execution of the contract.
71	Area & Premises		The RFP mentions both carpet area and corresponding super built-up area. Kindly clarify which parameter shall prevail for determining eligibility where different buildings have different efficiency ratios.	No. The bandwidth prescribing the minimum carpet area as given in the scope of work is non negotiable.
72			Has GSTN undertaken any independent workplace planning/space utilisation study for arriving at the prescribed minimum carpet area requirement?	No Change.
73			Whether premises with slightly lower carpet area but superior planning efficiency, functionality and complete operational compliance may also be considered, if all functional requirements are adequately met?	No. The bandwidth prescribing the minimum carpet area as given in the scope of work is non negotiable.
74			Where multiple bids achieve comparable technical and financial scores, will preference be accorded to a single-floor accommodation over contiguous multi-floor accommodation? If yes, kindly specify the evaluation methodology or marks attributable to this preference.	The evaluation of bids shall be carried out strictly in accordance with the criteria and methodology specified in the RFP. The contract shall be awarded to the bidder quoting the lowest evaluated financial quote (L1).However, in the event of a tie, bidder with higher technical score shall be considered for awarding the contract.
75			Kindly provide the detailed methodology for awarding marks under the "Location" criteria.	Please refer Section III Evaluation Process, 2 Evaluation of Technical Bid point no. 1 at Page no. 14.
76			Will lift evaluation be based only on the number of lifts or also on handling capacity, speed and dedicated occupancy?	No change
77			Kindly specify the exact parking requirement (covered, visitor, two-wheeler and EV parking, if applicable).	Please refer Annexure 2 of Corrigendum-03.

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78		Technical Evaluation	Kindly provide the detailed sub-criteria and weightage for site inspection to ensure objective and uniform evaluation.	No separate sub-criteria or weightage, other than those specified in the RFP, shall be applied. The Evaluation Committee shall assess the premises during the site inspection based on the prescribed criteria, and its decision shall be final.
79			Building age is one of the evaluation parameters. Kindly clarify whether it shall be reckoned from the date of Completion Certificate, Occupancy Certificate or first occupation.	An Occupancy Certificate certifies that a building is structurally safe and fit for use; therefore, obtaining an Occupancy Certificate is essential and not the Completion Certificate.
80			Kindly clarify the objective parameters for evaluating "quality of construction".	Please refer the Corrigendum-03
81			Whether bidder-wise technical evaluation marks shall be made available after completion of the technical evaluation process?	At the discretion of GSTN
82			In case two or more bidders obtain identical technical scores and/or identical financial quotes, what tie-breaking methodology will be adopted?	Please refer SECTION-III EVALUATION PROCESS 4. Commercial bid evaluation consideration point no. g at page no. 16 of RFP.
83		Commercial Evaluation	Whether CAM charges are to be quoted separately or included in the monthly rental?	Please refer Price Schedule- Annexure-I & Schedule A- Yearly cost for office Premises
84			Whether CAM escalation, if any, shall be reimbursed separately?	No Change. Bidders are required to quote maintenance charges in the Financial Bid in accordance with the Price Schedule. The quoted maintenance charges shall remain firm during the currency of the contract.
85			Kindly clarify the treatment of property tax, water charges, sewerage charges and other statutory levies during the lease period.	The quoted cost shall be inclusive of all applicable taxes, duties, levies, and cess, including but not limited to House Tax, Property Tax, and any other Government, Municipal, or local authority taxes/cess, excluding GST. The price shall remain firm during the currency of the contract.
86			Whether parking charges should be included in the financial quote or quoted separately?	Yes, Parking charges shall be included in the financial quote. The price shall remain firm during the currency of the contract.
87			Whether parking charges should be included in the financial quote or quoted separately?	Yes, Parking charges shall be included in the financial quote. The price shall remain firm during the currency of the contract.
88		Documentation	Whether a Provisional Occupancy Certificate, wherever legally valid, shall be acceptable?	Yes. A Provisional Certificate is valid; however, the developer must ensure that once the final Occupancy Certificate is received, it is duly shared.
89			If renewal of Fire NOC is under process, whether the acknowledgement of the competent authority will be accepted?	No. A valid Fire NOC is a mandatory document and must be submitted along with the bid. Acknowledgement of the renewal application shall not be accepted.
90			In case of recently acquired properties where mutation/revenue records are under process, whether the registered Sale Deed/Conveyance Deed shall be considered sufficient proof of ownership?	Yes. A duly registered Sale Deed/Conveyance Deed shall be accepted as proof of ownership.
91			Kindly clarify the documentary evidence required to establish that the premises are free from encumbrances.	Bidder has to submit the undertaking as prescribed in the RFP Document.
92		General	Whether one bidder may submit multiple independent property options under separate bids?	No. Please refer Section IV Instruction to Bidders point no. 1. Eligibility of Builder/Owner and Authorized Vendor Partner for Participation in Bidding Process
93			If the premises are presently occupied but can be handed over within the stipulated timeline, whether such premises shall be considered eligible?	Yes.
94			Whether GSTN may seek clarifications or permit rectification of minor procedural deficiencies before rejecting a bid on technical grounds?	Yes, GSTN reserves right to sought clarifications from Bidders, however it's not mandatory for GSTN to seek such clarifications regarding any deviations/deficiencies in the bid.
95			Kindly clarify whether any additional evaluation criteria, other than those expressly mentioned in the RFP, will be applied during technical evaluation?	Evaluation will be done strictly as per prescribed criteria in the RFP document including corrigenda or clarifications issued if any.

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