Pre-Query responses dated 12/08/2026

	Bidder's Request for Clarification on Tender Reference No. GSTN/ P&C/Admin/HOS/04-2026/P-28		
S. No.	**Points on which clarification required**		**GSTN Response**
1	Finished Flooring	Bharti provides the spaces that are bare shell only. Since the corrigendum mentions Finished flooring, we would need clarity on the requirement. Also, as the same may be in line with the design interior of the premises, we highly recommend if the same can be taken up as a part of the interior works.	**No change.** By finished flooring, the intent is to have an even, levelled surface rather than raw flooring. The levelled surface will facilitate measurement and planning for the interiors; however, the final flooring treatment may be undertaken as part of the subsequent interior design stage.
2	Maintenance Deposits	Maintenance Deposits seem missing out of the corrigendum. We would take Maintenance Deposit equivalent to 6 Months of maintenance charges (for clarity these are divided into the headline items of CAM, Sinking Fund and AHU) from the Tenants of the Complex. The same is standard practice across the industry.	**No change.** No separate maintenance deposit shall be payable by GSTN. The quoted cost is required to include maintenance charges, parking charges and other applicable charges. The Corrigendum-3 specifically mentions for an interest-free Security Deposit equivalent to Six (6) months' rent. Accordingly, no separate CAM/sinking fund/AHU or other maintenance deposit shall be payable over and above the terms specified in the RFP.
3	Stamp Duty and Property Taxes	Stamp duty and Property related taxes are to be payable by the tenant(s) of the Complex.	**No change.** The RFP provisions shall prevail. The Lease Deed/Agreement shall be executed and registered as per applicable law, and Stamp Duty and Registration Charges, if applicable, shall be borne by the successful bidder. Further, the Owner/Lessor shall be responsible for property tax, municipal taxes and other statutory levies related to ownership of the property. The quoted cost shall include applicable property/municipal taxes and other such charges, excluding GST, as specified in the RFP.
4	Risk Purchase (pg 28 of RFP read with Corrigendum 3)-	We understand basis discussion that this provision is valid only for the RFP period and shall not be incorporated within the definitive documents. Request your confirmation.	**No change.** Risk Purchase provision specifically provides for GSTN to arrange alternate office space/services at the risk and cost of the Service Provider in case 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 Service Provider. The Agreement/contract will comprise of the RFP, its Annexures, LOA/PO and applicable specifications, any corrigendum issued and bidder proposal.
5	Limitation of Liability	We generally cap this to 3 months of Rent; however, we can extend the cap to 6 months of Rent, which is a standard market practice. Would request if the same can be amended	**No change.** The Limitation of Liability shall remain as stipulated in the RFP/Corrigendum-3. The RFP provides that the Service Provider shall indemnify GSTN up to the Contract Value against damages and losses arising from non-performance or breach, subject to the specified exclusions. The RFP further provides that each party's aggregate liability for direct damages shall not exceed the total Contract Value. Accordingly, the proposed cap of 3/6 months' rent is not acceptable.

GSTN Goods and Services Tax Network (A Government Enterprise)

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