

SHILLONG SMART CITY LIMITED (SSCL), MEGHALAYA
Date: 11.08.2026
TENDER NOTICE NO. SSCL/Tender/2026-27/MEG-SHI-044

CORRIGENDUM NOTICE – 1

With reference to the Request for Proposal published vide No. SSCL/Tender/2026-27/MEG-SHI-044, Dated 29th July, 2026, relating to Invitation of Bids (IFB) and Application Document for License Agreement of Shops at Polo Commercial Complex, Polo Road, Shillong, Meghalaya, the following changes/modifications are communicated:

S.No.	RFP Clause No./Page No.	Content of the RFP/ the bid document requiring clarification	Change Requested/ Clarification Required	Response
1	Clause 2, Page 2	The 28 shops on the 4 th floor and 8 shops on the 6 th floor shall remain reserved for Government/Departmental use or for allotment at the Government's discretion, and they do not form part of this tender.	Clarify whether future allotments on reserved floors will be coordinated with the Master Licensee to maintain compatible tenant mix.	4 th and 6 th floors are reserved for Government or departmental use and allocations at the Government's discretion. Reserved floors don't form a part of the tender document.
2	Clause 4.1(d), Page 4	All Applicants must furnish a valid PAN, GST registration certificate, and functioning bank account details in the application form.	Clarify whether entities legally exempt from GST registration may submit an undertaking in lieu of GST registration.	Bidders who are exempt from GST registration under applicable laws must submit a formal declaration/ undertaking to that effect.
3	Clause 6 b (i), Page 6	Escalation Clause i. License fee shall increase by 5% every three years from the date of License Agreement execution.	In Clause 6 b (i), the 5% license fee increment should be effective after the 9-month moratorium period, calculated from the actual rent start date.	The 5% escalation in License Fee shall take effect upon completion of the 9-month moratorium period and shall be calculated from the actual date on which License Fee becomes payable.
4	Clause 6 c (i) and (ii), Page 6	License Period i. License term is of 25 (Twenty-five) years from the date of signing of the License agreement. The License shall be subject to renewal at the end of every 6 (six) years. ii. Renewal of the license period shall be at SSCL's discretion based on compliance and performance.	Clause 6 c (i) and (ii) regarding renewal at the end of every 6 years is unclear given the 25-year total term, and	The licence tenure of 25 years has been structured with renewals at six-year intervals to ensure regular monitoring of statutory compliances and the licensee's adherence to the provisions of the Agreement.

5	Clause 6 c (ii), Page 6	Renewal of the license period shall be at SSCL's discretion based on compliance and performance.	Clause 6 c (ii) (discretionary renewal) should be deleted.	RFP Condition Prevails
6	Clause 6(d), Page 6	The Common Area Maintenance (CAM) charge shall be fixed at ₹6 per sq. ft. per month on a carpet area basis, exclusive of GST. Except for the initial 9-month abatement window where CAM is waived, these charges shall be remitted directly to the Shillong Smart City Limited (SSCL) or its designated agency. All operating expenses pertaining to the allotted premises, including but not limited to electricity charges, water supply charges, and any applicable municipal or government taxes, duties, or levies, shall be borne solely by the allottee.	Provide detailed CAM schedule against this cost covering manpower, housekeeping, security, façade cleaning, lifts, escalators, DG, transformers, STP, WTP, BMS, CCTV, PA, fire systems, pest control, landscaping, statutory renewals and insurance. Confirm no deficit recovery or additional CAM levy.	CAM charges shall prevail as per the RFP conditions.
7	Clause 6(d) & Clause 8(d) of 15.5 Annexure E: Sample License Agreement , Page 6 & 27	OBLIGATIONS OF THE LICENSOR (SSCL) d. Bear responsibility for property tax and structural repairs (except damage caused by Licensee).	Kindly clarify that Property Tax and all structural municipal taxes/cesses remain SSCL's responsibility and Licensee is liable only for business operational taxes. Kindly provide an illustrative list.	As stipulated in Clause 8(d) of Annexure E, Sample License Agreement, of the RFP, the Licensor shall be responsible for property tax and all municipal taxes relating to the base building structure. Any taxes, cess, or statutory charges associated with the Licensee's commercial operations, as stated in Clause 7 of Annexure E shall be borne by the Licensee.
8	Clause 9.2(g), 11	Amenities & Fit-Out Condition: All units are provided in "warm shell" condition with basic plastering, electrical conduit points, water and waste connections. Common facilities include: g. Parking (including stack parking and 15 EV chargers)	The Bidder requests that the complete operational control, rate-setting authority, and allocation rights of the parking facility (including the Multi-Level Car Parking and EV slots) be vested with the Master Licensee.	All operational, allocation, and rate-setting rights pertaining to the parking facilities, including the Multi-Level Car Parking (MLCP) and EV parking slots, shall vest solely with the Licensor.

9	Clause 15.5 (2) of 15.5 Annexure E: Sample License Agreement , Page 26	LICENSE PERIOD The license shall be valid for twenty-five (25) years, commencing from the date of execution of agreement subject to formal renewal by the Licensor at the end of every 6 (six) years. Renewal, if any, shall be based on mutual agreement and at SSCL's discretion. The Registration formalities shall be applicable as per the laws of the land.	Kindly clarify the party responsible for Stamp Duty and Registration Charges. Considering the 25-year tenure, the Bidder respectfully requests SSCL to consider either (a) Licensor bearing such charges or (b) equal sharing (50:50). Alternatively, permit adjustment of statutory charges against future licence fee.	Unless exempted or waived by the competent authority under applicable law, all statutory charges, including stamp duty and registration fees associated with the execution and registration of the License Agreement, shall be borne exclusively by the Licensee.
10	Clause 15.5(11)(b) of 15.5 Annexure E: Sample License Agreement , Page 28	b. The Licensee shall not claim renewal as a right but can apply afresh.	Annexure 15.5, Clause 11 (b) — Asking if applying afresh for renewal means strictly after the 25-year term.	'Applying afresh' refers to the formal process of seeking renewal after the expiry of the 25-year licence period, which shall be subject to the applicable policies, guidelines, and terms in force at the relevant time.
11	Clause 8 (b) of 15.5 Annexure E: Sample License Agreement , Page 27	b. Facilitate common infrastructure such as elevators, firefighting systems, and maintenance agency.	Clarify whether centralized HVAC infrastructure (chillers, cooling towers, plant rooms, risers, shafts etc.) will be provided by SSCL. If not, consider 100% of the audited Capex be recovered via an upfront, proportionate license fee waiver or an extension of the rent abatement window.	The premises will be provided in a warm shell condition with the basic fit-outs and utilities as detailed in the RFP
12	Clause 12 (c)of 15.5 Annexure E: Sample License Agreement , Page 28	c. Subject to the mandatory 5-year lock-in period specified in Clause 6, either party may terminate this Agreement post completion of the lock-in period by giving 3 months' written notice.	Request this Clause may kindly be excluded	RFP Condition Prevails
13	NA	General	Clarify whether common-area electricity is included in CAM. If excluded, explain metering methodology and cost allocation.	Electricity consumed within the exclusive shop spaces shall be charged separately through individual sub-meters provided for each unit. Power consumption relating to common areas shall be borne by the Licensor.

14	NA	General	Clarify proposed service levels for critical infrastructure downtime and whether any commercial relief mechanism exists if prolonged outages materially affect operations.	A Service Level Agreement has been executed by Licensor with its designated Comprehensive Facility Management Agency to ensure the proper operation and maintenance of common facilities and utilities, including lifts, fire safety installations, and backup power systems.
15	NA	General	If approvals/agreements required for commercial operations are pending for reasons beyond the Licensee's control, whether the rent abatement period shall commence only after the building becomes commercially operational and all mandatory occupancy approvals and utility connections required for business commencement are available.	The provisions of Clause 6(a) and Clause 4, of Annexure E, of the RFP clearly stipulate that the 9-month rent abatement and CAM moratorium period shall be reckoned from the date of execution of the License Agreement. Accordingly, bidders are expected to factor their fit-out, mobilization, and operational timelines within this defined period.
16	NA	General	Confirm availability of Occupancy Certificate, Completion Certificate, Fire NOC, Lift Licence and Electrical Inspector approvals before handover	Licensor has completed the construction phase in compliance with statutory requirements. The requisite approvals and core building systems necessary for handover in warm shell condition are in place in accordance with applicable regulations.
17	NA	General	Clarify structural defect liability and defect rectification obligations after possession.	The Licensor, shall remain responsible for major structural maintenance and repairs of the base building. Any damages, interior works, alterations, or wear and tear attributable to the Licensee's fit-out activities or business operations shall be the sole responsibility of the Licensee, as stipulated under Clauses 7 and 8 of Annexure E.
18	NA	General	Clarify sanctioned electrical load, DG backup capacity, water supply, STP/WTP capacity, internet backbone and allocation of solar power benefits.	The premises are being provided with adequate electrical load, DG backup capacity, water supply, and STP/WTP facilities. Internet backbone infrastructure and allocation of solar power benefits do not form part of the scope. Further details regarding the available utilities and associated infrastructure shall be furnished to the Successful Bidder after execution of the License Agreement.