

SHILLONG SMART CITY LIMITED (SSCL), MEGHALAYA
Date: 08.05.2026
TENDER NOTICE NO. SSCL/Tender/2026-27/MEG-SHI-043

CORRIGENDUM NOTICE – 1

With reference to the Request for Proposal published vide No. **SSCL/Tender/2026-27/MEG-SHI-043**, Dated 23rd April, 2026 relating to Invitation of Bids (IFB) and Application Document for Leasing of Shops at Polo Commercial Complex, Polo Road, Shillong, Meghalaya, the following changes/ modifications are communicated:

S. No.	Clause No.	Page No.	RFP Provision	Revised Clause/Read as
1	3	6	Glossary Minimum Reserve License Fee The minimum base rental rate per shop / group of shops derived on super built-up area as set by SSCL	Glossary Minimum Reserve License Fee The minimum base rental rate per shop / group of shops derived on super built-up area as set by SSCL
2	7(b)(i)	8	Terms of Lease and Rental Conditions Escalation Clause (i) Rent shall increase by 5% every year from the date of License Agreement execution.	Terms of Lease and Rental Conditions Escalation Clause (i) Rent shall increase by 5% every 2 years from the date of License Agreement execution.
3	7 (c) (i)	8	Terms of Lease and Rental Conditions Lease Period (i) Initial lease term is of five (5) years from the date of signing of the lease agreement	Terms of Lease and Rental Conditions Lease Period (i) Initial lease term is of ten (10) years from the date of signing of the lease agreement
4	7(d)(ii)	8	Terms of Lease and Rental Conditions Warm Shell Handover & Maintenance ii. Common Area Maintenance (CAM) charges shall be payable by the allottee in addition to the monthly rent. These charges shall be	Terms of Lease and Rental Conditions Warm Shell Handover & Maintenance ii. Common Area Maintenance (CAM) charges shall be payable by the allottee in addition to the monthly rent. These charges shall be

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			remitted directly to the Shillong Smart City Limited (SSCL) or its designated agency, as notified. The indicative Common Area Maintenance (CAM) charge shall be INR 10 per sq. ft. per month; however, the actual CAM charge shall be determined and notified at the time of allotment of shops/offices and subject to change during the lease period based on the actual expenses on CAM. The CAM Fee shall be calculated and apportioned among all licensees on a pro-rata basis, in proportion to the super built-up area licensed to each Licensee.	remitted directly to the Shillong Smart City Limited (SSCL) or its designated agency, as notified. The indicative Common Area Maintenance (CAM) charge shall be INR 8 per sq. ft. per month; however, the actual CAM charge shall be determined and notified at the time of allotment of shops/offices and subject to change during the lease period based on the actual expenses on CAM. The CAM Fee shall be calculated on the super built-up area licensed to the Licensee.
5	7(f)(i)	9	<p>Terms of Lease and Rental Conditions</p> <p>Security Deposit</p> <p>(i) The Successful Bidder shall be required to deposit an amount equivalent to six (6) months of the quoted monthly rent as a refundable Security Deposit. This amount will serve as a safeguard against any breach of agreement, damage to the premises, or non-payment of dues during the lease period.</p>	<p>Terms of Lease and Rental Conditions</p> <p>Security Deposit</p> <p>(i) The Successful Bidder shall be required to deposit an amount equivalent to three (3) months of the quoted monthly rent as a refundable Security Deposit in the form of a Fixed Deposit Receipt (FDR)/ Bank Guarantee (BG)/ Demand Draft (DD). This amount will serve as a safeguard against any breach of agreement, damage to the premises, or non-payment of dues during the lease period.</p>
6	7(g)(ii)	9	<p>Terms of Lease and Rental Conditions</p> <p>Lock-in & Sub-letting</p> <p>Sub-letting or sub-renting of the allotted subsidized and non-subsidized shops shall be permitted only with the prior approval of SSCL. In the case of subsidized shops, the selected allottee may sub-let the shop(s) at a rate not exceeding 10% of the originally quoted price.</p>	<p>Terms of Lease and Rental Conditions</p> <p>Lock-in & Sub-letting</p> <p>Sub-letting or sub-renting of the allotted subsidized and non-subsidized shops shall be permitted only with the prior approval of SSCL.</p>
7	9(4)(ii)	11	<p>Fee Submission</p> <p>ii. Earnest Money Deposit (EMD) for Non-subsidized and subsidized shops:</p> <p>(a) EMD Amount- ₹12,00,000 (Twelve Lakh Only) + 18% GST.</p>	<p>Fee Submission</p> <p>ii. Earnest Money Deposit (EMD) for Non-subsidized and subsidized shops:</p> <p>(a) EMD Amount- ₹12,00,000 (Twelve Lakh Only) + 18% GST.</p>

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			<p>(b) Mode of payment: EMD to be paid in the form of DD/FDR/BG in favor of Chief Executive Officer, Shillong Smart City Limited payable at "Shillong"</p> <p>(c) EMD of the successful Bidder shall be adjusted towards the Security Deposit amount.</p> <p>(d) The EMD for unsuccessful bidders will be returned after the bidding process is declared.</p>	<p>(b) Mode of payment: EMD to be paid in the form of DD/FDR/BG in favor of Chief Executive Officer, Shillong Smart City Limited payable at "Shillong"</p> <p>(c) EMD of the successful Bidder shall be adjusted towards the Security Deposit amount.</p> <p>(d) The EMD for unsuccessful bidders will be returned after the bidding process is declared.</p> <p>"Provided that, Micro and Small Enterprises (MSEs) as defined in MSME Act, 2006 registered with the Udyam Registration portal shall be exempted from the submission of Earnest Money Deposit (EMD). Bidders claiming this exemption must submit a valid Udyam Registration Certificate relevant to the scope of this RFP."</p>				
8	13 (iii)	15	<p>Post-Allotment Procedure</p> <p>iii. License Agreement must be executed within 15 days from date of notification of results.</p>	<p>Post-Allotment Procedure</p> <p>iii. License Agreement must be executed within 30 days from date of notification of results.</p>				
9	14	15	<p>Important Dates and Milestones</p> <table border="1" data-bbox="539 986 1312 1059"> <tr> <td>Payment & Agreement Signing</td> <td>Within 15 days of Allotment</td> </tr> </table>	Payment & Agreement Signing	Within 15 days of Allotment	<p>Important Dates and Milestones</p> <table border="1" data-bbox="1341 986 2114 1059"> <tr> <td>Payment & Agreement Signing</td> <td>Within 30 days of Allotment</td> </tr> </table>	Payment & Agreement Signing	Within 30 days of Allotment
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10	16.5 (3)(b)	42	<p>LICENSE FEE & CHARGES</p> <p>b. Payment shall be made quarterly in advance, within the first 7 days of the quarter.</p>	<p>LICENSE FEE & CHARGES</p> <p>b. Payment shall be made for 2 months' rent in advance within the first 15 days of the starting month</p>				