

CORRIGENDUM

Tender Reference No. 2025_DOF_467_1 Dt.15.05.2025

Name of Work: Leasing out and Development of Tourist Lodge Chaltlang, Aizawl, Mizoram on Design, Build, Finance, Maintain, Operate, Manage & Transfer (DBFMOMT) basis

The following amendments are hereby issued in reference to the above-mentioned tender:

Extension of Tender Opening Date:

The last date for submission of bids (both online & hard copy) is extended to 16/07/2025 at 12:00 hours instead of the previously mentioned date i.e. 16/06/2025

The technical bids will be opened on 16/07/2025 at 14:00 hours.

S/N	SECTION OF THE NIT	EXISTING SPECIFICATION	AMENDED SPECIFICATION
1	Instruction to the Bidders for Pursuing the E-Tender: Clause 5, Pg.3	Bid Security and Bid Processing Charges The Bid Security shall be in the form of a Demand Draft in favour of Director, Tourism Department, Government of Mizoram, payable at Aizawl, Mizoram.	The Bid Security and Bid Processing Charges for an amount of Rs. 25,00,000 (Rs. Twenty five Lakh) only and Rs. 100,000 (Rupees One Lakh) only respectively shall be deposited through online transfer in the Tourism Department's bank account as per prescribed norms of the e-procurement system. No DD/Bank Guarantee hard copy submission will be entertained.
2	Instruction to the Bidders for Pursuing the E-Tender: Clause 20, Pg.7	The Preferred Bidder shall provide an undertaking to deposit annually within 15 days from the Appointed date or its anniversary as may be applicable an Annual Concession Fees, which shall be 6% of the Upfront Concession Fees for the first year; and which shall be enhanced by 5% of	The Preferred Bidder shall provide an undertaking to deposit annually within 15 days from the Appointed Date or its anniversary as may be applicable an Annual Concession Fee which shall be enhanced by 5% of the previous year of Concession thereafter. Payment of Annual Concession Fees shall be in a manner provided under 5.6.3 of the RFP. The Preferred Bidder shall also provide an undertaking to remit the upfront Concession Fees which shall be fixed at an amount of Rs.3.00 Crore (Rupees Three Crore) only

		the previous year's Annual Concession Fees for every year of Concession thereafter.	payable in the manner provided and as per time schedule defined for such payments in 5.6.1 of the RFP.
3	Appendix 11: Pt.2, Page 72	Rs..... (Rupees Only) is the Bid Value payable in the manner as prescribed in the RFP dated....., as issued by Tourism Department, Government of Mizoram.	Rs..... (Rupees Only) is the Bid Value also referred to as the Annual Concession Fee payable in the manner as prescribed in the RFP dated 15.05.2025, as issued by Tourism Department, Government of Mizoram
4	Instruction to the Bidders for Pursuing the E-Tender: Clause 19, Pg.7	The Preferred Bidder shall also remit 2 times of the value of annual rental value in the form of Demand Draft from a Scheduled Bank in favour of Tourism Department, Government of Mizoram, payable at Aizawl, along with the Letter of Acceptance as performance security . The performance security shall be released after 60 days from the end of Lease period.	The Performance Security shall be deposited through online transfer in the Tourism Department's bank account. No DD/Bank Guarantee will be entertained.
5	Clause 1.2, Pg 19, Pt.2 Optional Facilities	Four Star Hotel: a) Concessionaire on his discretion can opt to develop a 5-star hotel facility in place of 4 star facilities with number of rooms not less than 100 and maximum being permitted as per applicable	Four Star Hotel: a) Concessionaire on his discretion can opt to develop a 5-star hotel facility in place of 4 star facilities with number of rooms not less than 60 and maximum being permitted as per applicable Government / Statutory Body byelaws and regulations.

		Government / Statutory Body byelaws and regulations.	
6	Clause 1.2, Pg 18-19, Pt.1 Essential Facilities	Four Star Hotel a. Minimum number of rooms shall be 80 (provision for future expansion of minimum 50 additional rooms to be made in the building design). b. Coffee Shop of 50 seating capacity. c. Specialty Restaurant of 75 seating capacity. d. Lounge of 50 seating capacity. e. Executive Health Club which includes Gymnasium, Spa & Health Club, Indoor & Outdoor recreation Facilities. f. Food-Beverages and other ancillary facilities as per the standards/ requirements in the Ministry of Tourism Guidelines.	Four Star Hotel a. Minimum number of rooms shall be 60 (provision for future expansion of minimum 40 additional rooms to be made in the building design). b. Coffee Shop cum Multi Cuisine Restaurant of 50 seating capacity open for 24 hours. c. Specialty Restaurant of 25 seating capacity. d. Lounge of 50 seating capacity. e. Executive Health Club which includes Gymnasium, Spa & Health Club, Indoor & Outdoor recreation Facilities. f. Food-Beverages and other ancillary facilities as per the standards/ requirements of the Ministry of Tourism Guidelines.
7	Calculation of Technical Score: Pg.36, Clause 3.8, Pt. 4, 5 & 6	Clause 3.8 Pt 4. Annual Average Turn over for three Financial Years (preceding Covid-19) Pt 5. Annual Average Net Worth for three Financial Years (preceding Covid-19) Pt 6. Annual Average Net Cash Accrual for three Financial Years (preceding Covid-19)	The word 'preceding Covid-19 under Clause 3.8 Pt.4, 5 & 6 may be read as 'post Covid-19 i.e 2022-2023, 2023-2024, 2024-2025)

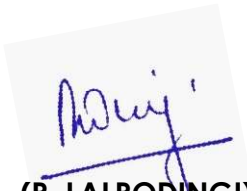
8	Section 5 Overall Evaluation of Proposal: Clause 5.4.2, Pg.40	5.4.2 The Preferred Bidder shall also remit 2 times of the value of annual lease rent in the form of Demand Draft from a Scheduled Bank in favour of Tourism Department, payable at Aizawl, along with the Letter of Acceptance as performance security. The performance security shall be released after 60 days from the end of Lease period.	The Preferred Bidder shall also remit 2 times of the value of annual lease rent through online transfer in the Tourism Department's bank account along with the Letter of Acceptance as performance security. The performance security shall be released after 60 days from the end of Lease period without interest accrued.
9	Section 2 Instructions to Bidders for Submission of Proposals: Clause 2.2.1, Pg.21	2.2.1 The bidder shall have been a business entity with evidence of running a 4-Star and above Hotel for the last 5 years with at least two years experience in the North East India.	Two years experience in the North East may be excluded
10	Section 2 Instructions to Bidders for Submission of Proposals: Clause 2.2.2, Pg.21	2.2.2 The bidder shall have minimum cumulative annual turnover of Rs.10.00 crore for the financial year from past 3 years (2022-2024).	Past 3 years (2022-2024) may be read as (2022-2023, 2023-2024, 2024-2025)

11	Instruction to the Bidders for Pursuing the E-Tender: Clause 3, Pg.3	The Development of 4-Star or higher category hotel in Aizawl on Design, Build, Finance, Maintain, Operate, Manage and Transfer (DBFMOMT) basis is proposed to be taken up on PPP mode during the year 2024-25 that conforms to relevant guidelines as specified in the Draft RFP document. The Successful Bidder shall be responsible for maintenance of the asset as per the industry norms. Scope of work given above is only indicative. The detailed scope has been described in the RFP document.	2024-2025 may be read as 2025-2026
12	Instruction to the Bidders for Pursuing the E-Tender: Submission of Bids, Bid-I (Technical Bid), A. My Document (Non-Statutory) Clause 9, Pt.5 Pg.3	"Audited Financial Statement" including Balance Sheet, Profit & Loss Statements and Income Statements of last five financial years (2019-2020 to 2023-) with auditor's certificate showing annual turnover from the business in each year.	2019-2020 to 2023-2024 may be read as 2022-2023, 2023-2024, 2024-2025
	Section 5 Overall Evaluation of Proposal: Clause 5.6, Pg.41	5.6 Actions Consequent to Issuance of Letter of Award to Successful Bidder 5.6.1 The Successful Bidder shall pay 15% of the Bid Value within 30	5.6 Actions Consequent to Issuance of Letter of Award to Successful Bidder 5.6.1 The Successful Bidder shall pay the Upfront Concession Fees in three instalments within the 1 st year of

		days of issuance of the Letter of Award (LOA), in the form of Demand Draft from any scheduled bank in favour of Director, Tourism Department, payable at Aizawl. 5.6.2 25% of the Bid Value shall be paid by the Successful Bidder within 90 days of the issuance of LOA along with the of an amount as stated below. 5.6.3 The remaining 60% of the Bid Value shall be paid by the Successful Bidder in eight (8) equal quarterly instalments within a period of two years from the date of submission of the above referred Bank Guarantee. An interest @ 15% p.a. shall be charged during this period of two years. 5.6.4 In case of any default in payment of the instalments, a further penal interest of 3.5%, which makes a total of 18.5% compound interest shall be charged on the Successful Bidder for the period of the delay in payment and will be compounded quarterly. 5.6.5 The Bank Guarantee shall be for an amount of 15% of the Bid Value. 5.6.6 Issuance of Bank Guarantee shall be in the form prescribed by	Concession on issuance of Letter of Award in the form of Demand Draft from any scheduled bank in favour of Director, Tourism Department, payable at Aizawl in a manner provided hereunder: I. 40% of Upfront Concession Fees to be paid within 15 days of issue of LOA II. 30% of Upfront Concession Fees to be paid within 180 days of issuance of LOA III. The remaining 30% of Upfront Concession Fees to be paid within 320 days of issuance of LOA 5.6.2 The Successful Bidder shall also submit a Bank Guarantee within 30 days of issue of LOA. The Bank Guarantee shall be for an amount of 15% of the Bid Value. 5.6.3 The Annual Concession Fees for the initial three years i.e Initial Lease Period & Construction Lease Period shall be paid in the form of Demand Draft from any scheduled bank in favour of Director, Tourism Department, payable at Aizawl in a manner provided hereunder: I. 40% of the Annual Concession Fees must be remitted within 30 days of issuance of LOA for the first year II. 50% of the Annual Concession Fees must be remitted within 30 days of the second year or its anniversary III. 70% of the Annual Concession Fees must be remitted within 30 days of the third year or its anniversary
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		the Authority and the same shall be valid for a period of 30 months from the date of its issuance. Alternatively, the BG may be issued for a period of 12 months subject to the subsequent extension provision of the same for 12 months and 6 months respectively at the request of the Bidder. 5.6.7 The Successful Bidder shall be eligible for taking over the possession of the Site only upon making payment of 50% of the Bid Value and furnishing the Bank Guarantee as referred above. 5.6.8 Any default in payment of instalments on more than two occasions (quarters) shall give the right to the Authority to invoke the Bank Guarantee and appropriate the sum due including any interest and penal interest thereon. 5.6.9 The Bidder shall be required to replenish the Bank Guarantee (except when it has been invoked for the last two instalments) within a period of 15 days from the date of notice to replenish the same by the Authority. Failure to do so shall constitute an Event of Default of the Bidder.	IV. Annual Concession Fees shall be paid in full from the fourth year onwards. An enhancement of 5% of the Annual Concession Fees for every year of concession thereafter shall be applicable from the fifth year 5.6.4 Increment of 5% on the Annual Concession Fees shall not be applicable during the initial three years. 5.6.5 In case of any default in payment of the instalments, a penal interest of 3.5% shall be charged on the Successful Bidder for the period of the delay in payment and will be compounded quarterly. 5.6.6 The Successful Bidder shall be eligible for taking over the possession of the Site only upon making payment of 40% of the Upfront Concession Fee and 40% of the Annual Concession Fee payable for the first year as referred above. 5.6.7 Any default in payment of instalments on more than two occasions shall give the right to the Authority to invoke the Bank Guarantee and appropriate the sum due including any interest and penal interest thereon. 5.6.8 The Bidder shall be required to replenish the Bank Guarantee (except when it has been invoked for the last two instalments) within a period of 15 days from the date of notice to replenish the same by the Authority. Failure to do so shall constitute an Event of Default of the Bidder.
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		5.6.10 The Successful Bidder shall enter into Concession Agreement with Tourism Department for the implementation of the Project within 14 days from the date of furnishing the bank guarantee as referred above. 5.6.11 If the Successful Bidder fails in entering into Concession Agreement as required without giving the appropriate clarifications to the satisfaction of Tourism Department, Tourism Department reserves the right to begin negotiations with the next highest ranked Bidder and so on.	5.6.9 The Successful Bidder shall enter into Concession Agreement with Tourism Department for the implementation of the Project within 14 days from the date of furnishing the bank guarantee as referred above. 5.6.10 If the Successful Bidder fails in entering into Concession Agreement as required without giving the appropriate clarifications to the satisfaction of Tourism Department, Tourism Department reserves the right to begin negotiations with the next highest ranked Bidder and so on. 5.6.11 Tourism Department also reserves the right to reject any Proposal if: i) At any time, a material misrepresentation is made or uncovered; or, ii) The Bidder does not respond promptly and thoroughly to the requests for supplementary information required for evaluation of the Proposal; or, iii) The Proposal deviates from the commercial parameters of these RFP Documents.
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(R. LALRODINGI)
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Tourism Department,
 Mizoram.