

Expression of Interest (EOI)

for

Renting of Office Space at GIFT City, Gandhinagar

Answers to Pre-Bid Queries – Corrigendum-I



**Gujarat Mineral Development Corporation Limited
Khanij Bhavan, 132-Ring Road, Gujarat University Ground,
Vastrapur, Ahmedabad- 380052**

Responses to pre-bid queries

Sr. No.	Clause No.	Description	Pre-bid query/ Clarification/Request	Response / Addendum / Corrigendum (If any)
1.	Clause No. 4	GMDC shall take the premises on rent for a period of Three Years and period can further extended for another three years on sole discretion of GMDC	GMDC Shall take the premises on rent for a period of Nine Years and period further extended for another multiple of 3 Years on similar terms and conditions upon mutual consent.	GMDC Shall take the premises on rent for a period of Six Years and period further extended on revised terms and conditions upon mutual consent.
2.	Clause No. 12.1	Rent will remain unchanged for a period of 3 years if renewed and after 3 years it will be increased by 15% at the end of completion period of every 3 years.	Rent shall increase by 5% annually	Rent will increase by 5% annually
3.	Clause No. 12.2	Total Monthly Rent quoted should be inclusive of all society outgoings /common maintenance charges, property tax, or any other charges of whatsoever nature which is / becomes applicable on the property.	Rent per month should be exclusive of Common Area Maintenance (CAM), Annual Maintenance (CLM). CAM & CLM shall be payable at actual rates prevailing at the time. [We do not have control over these rates nor do we receive this money. This will be collected and paid by us to the respective agencies]	Rent per month shall be exclusive of Common Area Maintenance (CAM), Annual Maintenance (CLM). CAM & CLM shall be payable by bidder to the respective agencies at actual rates prevailing at the time. GMDC shall reimburse the same on submission of proofs thereof.
4.	Clause No. 12.5	GMDC shall pay only two months rent as refundable deposit.	GMDC Shall pay only Six Months rent as refundable deposit. [According to other rental agreements in the GIFT Tower]	GMDC Shall pay only Three Months rent as refundable deposit.
5.	Clause No. 12.3	The rent to be quoted shall be exclusive of GST applicable on the rent. GMDC would pay GST (at the applicable rates) over the rent amount. No other amount would be payable by GMDC. Further it may be noted that while making payment of rent to the owners, GMDC would deduct TDS (as applicable).	Rent per month should be exclusive of GST and all additional charges, which shall be payable by the lessee. They may choose to make payments directly to the respective entities - such as the society for maintenance, property tax, and other taxes	The rent to be quoted shall be exclusive of GST and all additional charges. The Bidder shall make payments directly to the respective entities - such as the society for maintenance, property tax, and other taxes. GMDC shall reimburse the same on submission of proofs thereof.

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6.	Clause No. 4	GMDC shall take the premises on rent for a period of Three Years and period can further extended for another three years on sole discretion of GMDC	The lease period should be for 15 years with a lock-in period of a minimum of 7 years	GMDC Shall take the premises on rent for a period of Six Years and period further extended on revised terms and conditions upon mutual consent.
7.	Clause No. 13	Misc conditions	The bidder should be allowed to modify their floor space to meet the requirements of the bid so that their company can submit a competitive bid.	As per EOI