

TELANGANA STATE ROAD TRANSPORT CORPORATION

No.E1/424(02)/2024-GHZ

O/o the Executive Director (GHZ)
JBS, Sec'bad, Date: 28.08.2024**CORRIGENDUM**

Sub: **LAND MONETIZATION:** Monetization of open lands located at Kachiguda, Shamirpet, Hakimpet, Medchal, Chengicherla, Rasheedguda-1, Rasheedguda-2 and Turkayamjal-2 – Queries received from Bidders in pre-bid meeting held on 27.08.2024 – Communication of approval - Corrigendum issued – Reg.

Ref: 1. This Office e-Tender Notification no even, dated 22.08.2024.

2. ED (A, M, P&AM): HO Lr. No. AMT/Tender (Pre-Bid1)/2024-OPD (Projects), dt:28.08.2024.

With reference to the subject cited, e -Tender Notification No. E1/424(02)/2024-GHZ, dt.22.08.2024 was released by ED (GHZ) and the same was published in Newspapers on 23.08.2024. The required documents including drawings (Maps) were uploaded in the official website of the TGSRTC. Accordingly, the pre-bid meeting was conducted on 27.08.2024 at ED: GHZ Office, JBS and attended by 7 bidders. and the prospective bidders were advised to submit request/suggestions.

In this regard, four (4) prospective bidders have submitted the queries and the competent authority has accorded approval for the queries received as shown below:

Sl. No	Name of the entrepreneur. S/Sri	Subject	As per the tender document	Query	Agreed/Not agreed
1	Debapathi Saha Chowdary	License fee holiday period	Condition no. 16 a) – 3 months is allowed	Requested 6 months	Agreed for 6 months license fee holiday period.
	Randeep Reddy			Requested 12 months	
2	Debapathi Saha Chowdary	License period	Condition no. 15 – 15 years + 5 years extendable	Requested for 30 years	Not agreed.
	Randeep Reddy Rakesh Shetkar			Requested 25 years+5 years or 20 years + 10 years 22 years	
3.	Debapathi Saha Chowdary	License fee enhancement	Condition no. 17 – 5% enhancement over previous year's last month license fee	Requested for 3% or fixed as per the consumer price index/wholesale price index i.e., CPI/WPI	Not agreed.
	Rakesh Shetkar			Requested to apply enhancement of 5% from the second year	
4	Debapathi Saha Chowdary	Surveillance camaras	Condition no.57- Shall be fixed as specified by the police department	Requested to allow to undertake as per the firms SOP	Not agreed.

Contd....2

Sl. No	Name of the entrepreneur. S/Sri	Subject	As per the tender document	Query	Agreed/Not agreed
5	Debapathi Saha Chowdary	White washing / Painting	Condition no.54- Once in a year	Requested to allow to undertake white washing and repairs/maintenance as per the firms SOP	Agreed for white wash for once in two years.
6	Debapathi Saha Chowdary	Sub-leasing land parcel	Condition no.40 – The licensee shall not be permitted to sublease, mortgage, encumber or sale the whole or any part of the leased land parcel. However, the licensees allowed to sub-lease the part or whole of the constructed/build up area subject to prior approval of the Corporation.	Requested to permit to allow the buildup space in the proposed land parcel shall be allotted to their depositors as per their business policy.	Not agreed.
7	Debapathi Saha Chowdary	Statutory payments	Condition no.19 – a) All types of taxes applicable from time to time with respect to the constructed facility and the monthly license fee shall be borne and paid by the licensee only. B) Property tax shall be borne by the Corporation. C) Insurance is mandatory and shall be under the scope of License.	Requested that all land related payments are to be made by the Corporation from time to time	Not agreed.
8	B. Muralidhar Reddy	Business	Item no. 5 of e-tender details (Tender Business) – Any of the business: In-city warehouse, A-grade warehouse, Logistics, Automobile service center, Automobile showroom, Convention center, Cold Storage, Hotel, Resort and Hospital	Requested for further categorization of warehouses.	Not agreed.
9	Randeep Reddy	Turnover	Condition no.14 – b) Financial capacity. For demonstrating financial capacity in terms of turnover the net worth (the Financial Capacity) the bidder shall meet the requirements set out below (the Threshold Financial Capacity) * The minimum net worth of the bidder shall be Rs.25 Crores as on bid due date AND the last three consecutive financial year, the average turnover shall be Rs.100 Crores per year including the financial year 2023-24. Item no 2 in Note of condition 14 – Income tax – The bidder shall submit Income tax proof in the form of certified copies of Income Tax returns filed for the stipulated Three financial years 2021-22, 2022-23 and 2023-24	Requested to reduce the turnover to Rs.35 crores	Not agreed.

Sl. No	Name of the entrepreneur. S/Sri	Subject	As per the tender document	Query	Agreed/Not agreed
10	B. Muralidhar Reddy	Turnover		1. Requested to cut down the turnover as the rents for warehouses will be around Rs.2,50,000 pm. 2. individual partner net worth can also be considered as partnership. 3. Requested to consider the certificate issued by Chartered Accountant instead on ITR. 4. Requested to add businesses like educational institutions, Engineering colleges duly considering the experience as 10 years with net worth as 6 crores.	Not agreed.
		Eligibility Criteria	Condition no-14. A – The eligible bidder shall be Partnership firm / Proprietary firm/ Company/ Corporation established under the law of land	Requested to add Society/trust	Not agreed.
11	Rakesh Shetkar	Lock in period and termination	Condition 33 – The agreement can be terminated by giving three months advance notice on either side.	Requested to fix a lock in period of 15 years and the condition of termination shall be invoked only after 15 years	Not agreed

Further, in the Tender Document, general terms and conditions no.14 (Eligibility Criteria), 14 (A) (a) Technical Capacity, it is mentioned as

“Bidder should be a Corporate with atleast 15 years of prior experience in India in the business quoted in this tender.” now it is read as

“Bidder should be atleast 15 years of prior experience in India in the business quoted in this tender.”

Hence, this Corrigendum is issued for information of all prospective bidders.

Sd/-

**EXECUTIVE DIRECTOR
GREATER HYDERABAD ZONE**

Copy to: ED(A,M,P&AM)/HO for information.