



**DELHI DEVELOPMENT AUTHORITY
DDA ROSHANARA CLUB
ROSHANARA BAGH DELHI 110007
E-mail id – ddaroshnara@gmail.com**

F. No .F1(14)DRC/DDA/CIVIL/2025-26/170

10 July 2025

CORRIGENDUM NO: 03

SUBJECT: CORRIGENDUM IN RESPECT OF NIT NO. 01/DRC/DDA/2025-26 (Re-invite)

Tender ID: - 2025_DDA_865344_1

The above-mentioned tender was re-invited on 19.06.2025 vide NIT NO. 01/DRC/DDA/2025-26 (Re-invite). Tender Id- 2025_DDA_865344_1

1. Due to administrative reasons the date of receipt of E-tender in respect of the above referred work is being extended. Now the next date of above E-tender will be as under: -

(a) **Online Bid Submission End Date** – **16.07.2025**

(b) **Online Technical Bid Opening Date** – **17.07.2025**

2. Pre bid meeting was held on 24 Jun 2025 and four Agencies attended the same. In this regard, certain modification/clarifications in above mentioned Tender are tabulated as below: -

<u>S.No.</u>	<u>Doubts Raised in Pre-Bid Meeting</u>	<u>Modified</u>
1	Agency has proposed to lower the Technical Criteria from a 4-star to a 3-star rating to encourage wider participation and enhance competitiveness. This adjustment will make the evaluation process more inclusive and practical, while still maintaining essential quality standards.	<i>No change is proposed in NIT conditions.</i>
2	Agencies have requested that, the currently proposed Rent-free period (Fitment Period) of one month appears inadequate. In practical terms, it takes a minimum of 3 to 4 months to obtain all statutory approvals and licenses (such as FSSAI, excise, health trade, etc.) required to commence operations. We sincerely request DDA to reevaluate and consider extending this rent-free period to at least 90 days(03 Months).	<i>Considering the time needed for setting of infrastructure and obtaining various Licenses, the fitment period is hereby amended to 'Two' months instead of 'One' month. All other conditions would remain the same. However, in case the Agency is able to complete the Fitment before two months, LF and commercial activities may be commenced with prior approval of DDA.</i>

3	Agencies have requested that, as we understand, DDA may require time to process and allot membership to the successful bidder post award. In case the property is handed over to the H1 bidder but the membership (and thereby operational access) is not yet granted, we seek clarity on whether the license fee would be waived off for such non-operational duration.	<i>No such issue in being envisaged. However, if at all the need arises, appropriate action would be taken by the Authorities without penalizing the Agency.</i>
4	Agency has requested that, we would appreciate a clarification on whether hosting of social functions, excluding marriages, would be permitted under the license agreement. This would help in proper business planning, considering the nature of clientele and demand in the vicinity.	<i>No change is proposed in NIT conditions.</i>
5	Agencies have requested that, as it is observed that certain rooms/areas have been included in the calculation of the License Fee (LF), but the revenue generated from them is proposed to be retained by DDA. From a licensee's perspective, this is not viable. We request that either: - These rooms are excluded from the License Fee computation, or the revenues are shared with (equally) or passed on to the licensee.	<i>Para 18 of 'Special Terms and Conditions' (page 18 of NIT) be modified by including the below clause: - Booking Charges would be decided by the Licensor. However, the Booking of Guest Room would be done by the Licensee and the Booking Charges will also be taken by the Licensee in his own Account.</i>
6	Agency has requested that, a clear indication on the state of the existing infrastructure and fittings to be handed over, along with the responsibility and permissible timeline for carrying out any essential repairs or refurbishments without attracting penalties or nonperformance conditions.	<i>No change is proposed in NIT conditions.</i>
7	Agency has requested that, DDA may please confirm whether the licensee will be billed directly for electricity/water usage, and if submetering arrangements will be provided for shared utilities. A transparent utility framework is important for fair costing	<i>The NIT is clear on this aspect and no change is proposed in NIT conditions.</i>
8	Agency has requested that, DDA may kindly confirm if there are any dedicated spaces for staff accommodation or parking that may be provided or can be created, as this has a direct bearing on day-to-day operations and staffing logistics.	<i>No change is proposed in NIT conditions. However, it is clarified that the Licensee would be responsible for the overall Conduct of their staff at the Complex premises.</i>

9	Agency has requested to clarify that, will the grant of License for running of F& B services and management of club house guests room, attract any stamp duty, as applicable on Rent/ Lease agreements?	<i>Stamp Duty would be applicable as per the existing Govt. norms pertaining to Rent/Lease Agreements.</i>
10	The proposed License Fee enhancement of 5% and 10% for 4th and 7th year annually is on higher side and renders the project unsustainable / unviable financially. Presently as per prevalent practice in market, annual License Fee enhancement is 4.50 to 5 %. Is License Fee enhancement is on compounding basis. We recommend revising the annual License Fee enhancement @4.50%.	<i>No change is proposed in NIT conditions.</i>
11	What will happen in case of situation like Covid/pandemic?	<i>Clause 45 of General Terms and Conditions (Force Majeure) of NIT is clear on this aspect. No Change is proposed in NIT conditions.</i>
12	Agency has requested to clarify that, the Reserve Price: Rs. 8,24,977(per month) (GST additional) does not provide a clear breakdown of License Fee for First and Second Part should be made.	<p><i>The Reserve Price details be modified as below: -</i></p> <p><i>Rs. 8, 24,977/- (Per Month) (GST additional).</i></p> <p><i>Partwise breakdown in as under: -</i></p> <p><i>Part I:</i> Rs. 63,9,075/- (per month, GST additional)</p> <p><i>Part II:</i> Rs. 1,85,902/- (per month, GST additional)</p>
13	Agency has brought out that, the EARNEST Money of the successful Bidder will be forfeited, if the Bidder does not fulfil any of the following conditions within 14 days of the issue of the Award Letter of license: - (i) Payment of License Fee for three months in advance. (ii) Security Deposit equivalent to three months License Fee Clause No. 14, Page No. 11) * The Licensee shall have to pay to the Licensor, the monthly License Fee in advance by the 10th of each month.(Clause No. 17 , Page No. 12). There is no logic of taking License Fee for three months in advance when Security Deposit equivalent to three months License Fee which shall be refundable after 3 months of the date of handing over the vacant possession of the site already taken. Agency has requested that, the requirement of taking License Fee for three months in advance should be deleted.	<i>No Change is proposed in NIT conditions.</i>

3. In addition to the above, the following to be ensured and will be applicable: -

- (a) *Licensee must take all necessary NOC's from Fire department, FSSAI, Excise, MCD, etc. and deposit the same to the office of Secretary of that Complex.*
- (b) *Bye Laws/ Rule & Regulations of the Complex will be provided to the licensee & it will be duty of licensee to abide with these bye laws.*
- (c) *After contract ends, the licensee must clear the area with removal of any tentages, temporary structure, etc. within 15 days from the date of completion of contract, failing which a penalty @ 5% of annual license fee will be charged on a weekly basis. This will be deducted from the security deposited by the licensee.*



R.E.
DDA Roshanara Club

Copy to:-

1. Commissioner (Sports), DDA
2. Director (Systems), DDA - through e-mail for uploading on DDA Website.
3. Secy. (Coordn), Sports Wing, DDA
4. Secy. DDA Contractor's Welfare Association Vikas Minar, I.P. Estate, New Delhi.
5. Secy. DDA Builders's Association, E-18, Vikas Kutir, New Delhi.
6. The General Secretary, Delhi Contractor's Welfare Association (Regd.), 306, Masjid Moth, N.D.S.E., Part-II, New Delhi-110049.
7. All Secretaries of DDA Sports Complexes for displaying on their Notice Boards.
8. AAO/DRC.
9. A.E. (Civil)/DRC.
10. Notice Board, DRC



R.E.
DDA Roshanara Club