

“Licensing of Bare Space for commercial utilization at mezzanine Level of Thaltej Metro Station”						
RFP NO. GMRC/O&M/PD/Retail/03/2026					ADDENDUM NO: 2, DATED: 30/06/2026	
S. N.	Vol	Clause	Page no.	Clause Description (relevant portion) as existing in the Bid Documents	Clause Description (relevant portion) as amended now to be read as	
(1)	(2)	(3)	(4)	(5)	(6)	
1	Vol-1	1.3.2.1	14	*Following work shall be considered as “Similar commercial business” - License/Contract awarded by private/government authorities for utilizing/developing of bare/built up space for commercial/retail/sale purpose or - Development of bare space to commercial complex/shopping malls and sale/lease of developed space	*Following work shall be considered as “Similar commercial business” - License/Contract awarded by private/government authorities for utilizing/developing of bare/built up space for the purpose of business/retail/sale/Service or - Development of bare space to business complex/shopping malls and sale/lease of developed space or Operating business/retail/sale/service on the leased/rented/owned space Definition of Business shall be as same as defined under section 2(13) of Income Tax Act of India.	
2	Vol-1	2.2.1	20	The selected Bidder shall have exclusive rights to utilize, develop, operate, maintain, promote, market and sub-leasing bare space available in metro stations offered as per Annexure-1 for the purpose of commercial activities except for activities mentioned in Annexure-2 of RFP subject to the terms and conditions specified in the License Agreement. Licensee shall be responsible for the following activities:	The selected Bidder shall have rights to utilize, develop, operate, maintain, promote, market and sub-leasing bare space available in metro stations offered as per Annexure-1 for the purpose of commercial activities except for activities mentioned in Annexure-2 of RFP subject to the terms and conditions specified in the License Agreement. Licensee shall be responsible for the following activities: Sub-Clause (a) to (aa) of RFP remains unchanged.	
3	Vol-3	2.1	4	The selected Bidder shall have exclusive rights to utilize, develop, operate, maintain, promote, market and sub-leasing bare space available in metro stations offered as per Annexure-I for the purpose of commercial activities except for activities mentioned in Annexure-2 of RFP subject to the terms and conditions specified in the License Agreement. Licensee shall be responsible for the following activities:	The selected Bidder shall have rights to utilize, develop, operate, maintain, promote, market and sub-leasing bare space available in metro stations offered as per Annexure-I for the purpose of commercial activities except for activities mentioned in Annexure-2 of RFP subject to the terms and conditions specified in the License Agreement. Licensee shall be responsible for the following activities: Sub-Clause (a) to (aa) of DLA remains unchanged.	
4	Vol-1	3.6.31	38	At present the metro is proposed to be operational from 0620 Hours to 2200 Hours . Commercial activities within licensed space is allowed within the operational timings of Metro Rail services only. GMRC reserves the rights to alter the operational timings of metro rail services at any time without any consultation with licensee.	At present the metro is proposed to be operational from 0620 Hours to 2300 Hours . Commercial activities within licensed space is allowed within the operational timings of Metro Rail services only. GMRC reserves the rights to alter the operational timings of metro rail services at any time without any consultation with licensee.	
5	Vol-3	4.1.31	28	At present the metro is proposed to be operational from 0620 Hours to 2200 Hours . Commercial activities within licensed space is allowed within the operational timings of Metro Rail services only. GMRC reserves the rights to alter the operational timings of metro rail services at any time without any consultation with licensee.	At present the metro is proposed to be operational from 0620 Hours to 2300 Hours . Commercial activities within licensed space is allowed within the operational timings of Metro Rail services only. GMRC reserves the rights to alter the operational timings of metro rail services at any time without any consultation with licensee.	
6	Vol-1	3.2.9	29	The amount of the license fee payable to GMRC shall remain valid for minimum chargeable/offered bare commercial space in East-West (EW) and North-South (NS) Corridor as mentioned in Annexure-1. If there is any increase in space handed over beyond the area as mentioned in Annexure-1, the amount of license fee payable to GMRC shall be increased on pro-rata based on license fee applicable to the station where additional space is being provided , from the date of handing over of additional bare commercial space.	The amount of the license fee payable to GMRC shall remain valid for minimum chargeable/offered bare commercial space in East-West (EW) and North-South (NS) Corridor as mentioned in Annexure-I. If there is any increase in space handed over beyond the area as mentioned in Annexure-I, the amount of license fee payable to GMRC shall be increased on mutually agreed rates upon negotiation (which shall not below the accepted licensed rates) for additional space , from the date of handing over of additional bare commercial space.	

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7	Vol-1	3.2.10	29	Additional Space: Additional space other than mentioned in Annexure-1 of RFP is required by the licensee for commercial utilization shall be made available subject to approval of GMRC. The Licensee shall have to pay additional license fee at prorated basis for such additional space at license fee per Square Meter per month for respective bare commercial space on the basis of licensee’s quoted price. Applicable taxes on this additional license fees shall also be payable along with the License fee. Interest free security deposit against additional space is required to be deposited as per clause 3.4.6 of RFP. License fee for additional bare commercial space shall commence from actual handing over of such space at the applicable license fee per Sq. Meter per month for respective bare commercial space at the time of such handover. However, no fitment period for such additional bare commercial space shall be applicable. Additional space handed over to the license shall be charged for a minimum period of six months or completion of license tenure (including extended period, if any), whichever is earlier, irrespective of the fact that it is utilized or not. The tenure of the license period of these additional areas shall be co-terminus with this license agreement.	Additional Space: Additional space other than mentioned in Annexure-1 of RFP is required by the licensee for commercial utilization shall be made available subject to approval of GMRC. The Licensee shall have to pay additional license fee at mutually agreed rates upon negotiation (which shall not below the accepted licensed rates) for additional space. Applicable taxes on this additional license fees shall also be payable along with the License fee. Interest free security deposit against additional space is required to be deposited as per clause 3.4.6 of DLA. License fee for additional bare commercial space shall commence from actual handing over of such space at mutually agreed rates upon negotiation (which shall not below the accepted licensed rates) for additional space. However, no fitment period for such additional bare commercial space shall be applicable. Additional space handed over to the license shall be charged for a minimum period of six months or completion of license tenure (including extended period, if any), whichever is earlier, irrespective of the fact that it is utilized or not. The tenure of the license period of these additional areas shall be co-terminus with this license agreement.				
8	Vol-3	3.9	11	The amount of the license fee payable to GMRC shall remain valid for minimum chargeable/offered bare commercial space in East-West (EW) and North-South (NS) Corridor as mentioned in Annexure-I. If there is any increase in space handed over beyond the area as mentioned in Annexure-I, the amount of license fee payable to GMRC shall be increased on pro-rata based on license fee applicable to the station where additional space is being provided , from the date of handing over of additional bare commercial space.	The amount of the license fee payable to GMRC shall remain valid for minimum chargeable/offered bare commercial space in East-West (EW) and North-South (NS) Corridor as mentioned in Annexure-I. If there is any increase in space handed over beyond the area as mentioned in Annexure-I, the amount of license fee payable to GMRC shall be increased on mutually agreed rates upon negotiation (which shall not below the accepted licensed rates) for additional space , from the date of handing over of additional bare commercial space.				
9	Vol-3	3.10	12	Additional Space: Additional space other than mentioned in Annexure-1 of RFP is required by the licensee for commercial utilization shall be made available subject to approval of GMRC. The Licensee shall have to pay additional license fee at prorated basis for such additional space at license fee per Square Meter per month for respective bare commercial space on the basis of licensee’s quoted price. Applicable taxes on this additional license fees shall also be payable along with the License fee. Interest free security deposit against additional space is required to be deposited as per clause 3.3 of DLA. License fee for additional bare commercial space shall commence from actual handing over of such space at the applicable license fee per Sq. Meter per month for respective bare commercial space at the time of such handover. However, no fitment period for such additional bare commercial space shall be applicable. Additional space handed over to the license shall be charged for a minimum period of six months or completion of license tenure (including extended period, if any), whichever is earlier, irrespective of the fact that it is utilized or not. The tenure of the license period of these additional areas shall be co-terminus with this license agreement.	Additional Space: Additional space other than mentioned in Annexure-1 of RFP is required by the licensee for commercial utilization shall be made available subject to approval of GMRC. The Licensee shall have to pay additional license fee at mutually agreed rates upon negotiation (which shall not below the accepted licensed rates) for additional space. Applicable taxes on this additional license fees shall also be payable along with the License fee. Interest free security deposit against additional space is required to be deposited as per clause 3.3 of DLA. License fee for additional bare commercial space shall commence from actual handing over of such space at mutually agreed rates upon negotiation (which shall not below the accepted licensed rates) for additional space. However, no fitment period for such additional bare commercial space shall be applicable. Additional space handed over to the license shall be charged for a minimum period of six months or completion of license tenure (including extended period, if any), whichever is earlier, irrespective of the fact that it is utilized or not. The tenure of the license period of these additional areas shall be co-terminus with this license agreement.				