

*Development, Operation, and Maintenance of 5 star hotel at Mawkhanu Knowledge City, New Shillong, Meghalaya under the Design, Build, Finance, Operate, and Transfer (DBFOT) model on Public Private Partnership (PPP)*

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**No.M/D-Tour/Tech/27/2026/41**

**Dated Shillong the 4<sup>th</sup> June, 2026.**

**Response to Pre-Bid Queries**

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<b>S.No</b>	<b>RFP Clause &amp; Page Number</b>	<b>Existing RFP clause</b>	<b>Queries/Suggestion/Clarification sought by the bidders</b>	<b>Response to Queries</b>
1	-	General	Can a bidder bid for both the hotel and resort projects?	Yes, a bidder is permitted to submit bids for both projects, namely: <ul style="list-style-type: none"><li>▪ 5-Star Hotel Mawkhanu with Retail Outlet, and</li><li>▪ 5-Star Resort Mawkhanu.</li></ul>
2	-	General	Can the bidder get in a financial partner after winning the bid if required?	Yes, as per relevant terms of SPV mentioned in RFP and concession agreement.

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3	<p><b>ARTICLE 22: INDEPENDENT EXPERT</b> Of DCA, Page 74</p>	<p>22.1 Independent Expert The Authority shall appoint, no later than 90 (ninety) days from the Execution Date, a third-party agency (the “Independent Expert”) for the Concession Period. Provided that the Authority shall have the right to appoint any of its agencies or departments to monitor the Project until the Independent Expert is appointed in accordance with this Clause 22.1. The provisions of this Agreement with respect to the Independent Expert shall apply mutatis mutandis to such agency or department until the Independent Expert is appointed in accordance with the provisions of Schedule L and this Clause 22.1 and such provisions shall be repeated after expiry of each appointment.</p>	<p>Why an independent consultant is required to confirm completion? GOI / Tourism Department guidelines are clear and asset will be inspected for meeting all laid down standards for star classification</p>	<p>The appointment of Independent Engineer shall be from the Tourism department govt. of Meghalaya, the role of the Independent Engineer shall perform as set forth in the Schedule L of the RFP Vol. III such as review of drawings, documents, checking BOQ, checking of project cost etc.</p>
4	<p><b>Clause 1.2 SCHEDULE-E: APPLICABLE PERMITS, Page No. 16</b></p>	<p><b>1.2 Other Applicable permits</b> The Concessionaire shall obtain, as required under the Applicable Laws, all Permits and Approvals required for the Project on or before the appointed date, save and except to the waiver granted by the Authority in accordance with this Agreement, including the following, wherever applicable:</p>	<p>1.2 has a list of approvals required. Is that the full list or additional permits are required? What support will the department give for obtaining the required approvals?</p>	<p>The clause 1.2 of <b>SCHEDULE-E: APPLICABLE PERMITS provides tentative list of permits/approval.</b> The Selected Bidder shall be solely responsible for obtaining all requisite approvals, permits, and clearances from the relevant statutory authorities through the applicable single-window clearance system established by the State. In the event that any such approval cannot be obtained through the said single-window system, the Authority shall provide necessary facilitation and reasonable assistance to the Selected Bidder in securing such approvals from the concerned statutory authorities.</p>

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5	-	General	It would be good to have deemed approvals like other states PPP projects for fast tracking the projects	The State has established and made operational an online single-window system to facilitate the processing of various statutory and regulatory approvals. The Selected Bidder shall be responsible for submitting applications for all applicable approvals through such single-window system. In the event that any required approval is not capable of being obtained through the said system, the Authority shall extend reasonable assistance and facilitation to the Selected Bidder to enable it to secure such approvals from the relevant statutory authorities.
6	<b>Clause 3.1.3, Bid Security,</b> Page 26 of the RFP	The Bidder shall deposit a Bid / Proposal Security, in accordance with the provisions of this RFP. The Bidder shall provide the Bid / Proposal Security in the form of Demand Draft (DD) or online transfer through Real Time Gross Settlement (RTGS) / National Electronic Funds Transfer (NEFT) to the account set out below or through an irrevocable and unconditional Bank Guarantee as per format H.	3.1.3 – Bid Security should be in the form of Bank Guarantee and not DD or Online transfer	The Bid Security can be submitted any form which are mentioned on the RFP Clause 3.1.3
7	<b>Schedule of Bidding Process</b> Clause 1.2, Page 13	<b>1.2 Schedule of Bidding Process</b> <b>End Date of Bid Submission / Bid Due Date - 3.00 pm: 01.06.2026</b>	Please re confirm the bid submission date	The Bid Due Date has been extended to 16 <sup>th</sup> June 2026 as per Corrigendum 2 dated 1 <sup>st</sup> June 2026

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8	<p><b>Project Summary S.No. 13 Bid / Proposal Security, Page 9 and ITB 3.21 page</b></p>	<p><b>Bid / Proposal Security: INR 1.02 Crore</b> (Rupees one crore and -two lakhs only)</p> <p><b>Bid / Proposal Security</b> The Bid / Proposal shall be accompanied by a Bid / Proposal Security for a value of INR 1.82 Crore (Rupees One Crore and Eighty-Two Lakhs Only)</p>	<p>We request the Authority to clarify the amount of Bid Security because the Bid Security amount is mentioned as Rs. 1.02 crores at sr. no. 13 of the table given on page no. 9.</p>	<p>The <b>Bid / Proposal Security</b> is INR 1.02 Crore (Rupees one crore and -two lakhs only).</p>
9	<p><b>Minimum Eligibility Criteria Clause 3.2.6 Page 30</b></p>	<p><b>Minimum Eligibility</b> <b>A. Technical Capacity</b></p> <p><b>CRITERIA: A- HOSPITALITY EXPERIENCE-</b> The Bidder should have an experience of developing or owning or managing and operating hotel(s) / resort(s) property with a <b>minimum of 500 keys</b> in aggregate, in any 12 consecutive months during the past 10 financial years preceding the Bid Due Date.</p>	<p>1. We request the Authority to change Criteria A as per below or add following criteria as an option: "The Bidder should have an experience of developing or owning or managing and operating a single hotel / resort property of 5 star rating with a <b>minimum of 200 keys</b>, in any 12 consecutive months during the past 10 financial years preceding the Bid Due Date." 2. We request the Authority to clarify whether a hotel property under construction (civil structure ready, fit-out is in progress) will be considered or not.</p>	<p>1. RFP Condition Prevails 2. RFP Condition Prevails</p>
10		<p><b>General</b></p>	<p>We request the Authority to provide the soil testing report of the project site, if available</p>	<p>The Authority does not have a soil testing report available. Accordingly, the selected bidder shall undertake the required soil investigation at its own cost.</p>

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11		<b>General.</b>	We request the Authority to advise on the availability of manpower required for the construction activity.	The number of manpower to be deployed shall be decided by the selected bidder based on operational requirements.
12		<b>General</b>	We request the Authority to advise on the challenges which may be faced in the construction and post construction phase, that we must keep into consideration.	Many tourism projects are being implemented by the Authority, and no such challenges are faced so far during construction.
13	<b>Schedule of Bidding Process</b> Clause 1.2, Page 13	<b>1.2 Schedule of Bidding Process</b> End Date of Bid Submission / Bid Due Date - 3.00 pm: 01.06.2026	We request Authority to acknowledge and give us more time in order to complete our technical and financial study and submit our proposal. Hence we request Authority to extend the bid submission date to 31 <sup>st</sup> July, 2026.	The Bid Due Date has been extended to 16 <sup>th</sup> June 2026 as per Corrigendum 2 dated 1 <sup>st</sup> June 2026

Sd/-

Director of Tourism,  
Meghalaya, Shillong.