



Redevelopment, Operation and Maintenance of Polo Orchid Hotel, located at Tura, West Garo Hills District, Meghalaya to a 5 Star Upscale Hotel under Design, Build, Finance, Operate and Transfer (DBFOT) Mode on Public Private Partnership (PPP).

Government of Meghalaya
Directorate of Tourism.
Corrigendum 1

File No.: M/D Tour/Tech/68/2025/3

Dated: 16th September 2025

Project Name: Redevelopment, Operation and Maintenance of Polo Orchid Hotel, located at Tura, West Garo Hills District, Meghalaya to a 5 Star Upscale Hotel under Design, Build, Finance, Operate and Transfer (DBFOT) Mode on Public Private Partnership

S.No	RFP Clause & Page Number	Existing RFP clause			Amended/Revised RFP Clause		
1	Schedule of Bidding Process Clause-1.2 Page No. 14	S. No	Event Description	Date	S. No	Event Description	Date
		6	End Date of Bid Submission/Bid Due Date	Date 3.00 pm: 22.09.2025	6	End Date of Bid Submission/Bid Due Date	Date 3.00 pm: 03.10.2025
		7	Opening of Technical Proposal	5:00 pm: 22.09.2025	7	Opening of Technical Proposal	5:00 pm: 03.10.2025

Director of Tourism
Meghalaya, Shillong

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S.No	RFP Clause & Page Number	Existing RFP clause	Queries/Suggestion/Clarification sought by the bidders	Response to queries
1	Minimum Eligibility Criteria Technical Capacity Clause 3.2.6 Page No. 30	CRITERIA: A- HOSPITALITY EXPERIENCE- The Bidder should have an experience of developing or owning or managing and operating hotel(s) / resort(s) property with a minimum of 750 keys in aggregate, in any 12 consecutive months preceding the Bid Due Date. In case the Bidders participating in Consortium, at least 1(one) member of the consortium should independently meet the aggregate 750 keys threshold.	Minimum Keys required criteria be changed to 350 Rooms keys in aggregate.	RFP Condition Prevails
2	Minimum Eligibility Criteria Financial Capacity Clause 3.2.6 Page No 32	TURNOVER – Average Annual Turnover in 3 (three) years of last 5 (five) financial years i.e., 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25 should be at least INR 250 crs (INR Two Hundred and Fifty Crore).	Also, the turnover criteria be required to 95 Crores for broader participation	RFP Condition Prevails
3	Project Summary Point No 17 Consideration to Authority Page No 10 & 11	Described in detail in Clause 2.7 ➤ The Concessionaire shall reserve a minimum of 3,000 (Three Thousand) room nights per annum for the Government of Meghalaya.	The 3000 room nights for Meghalaya Government officials -is this a pre-purchase or suggestive number	Yes, it is pre-purchased

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<p>4</p> <p>Minimum Eligibility Criteria</p> <p>Clause 3.2.6</p> <p>Financial Capacity</p> <p>Page No. 32</p>	<p>NET WORTH – The Bidder shall have a Net Worth of INR 100 Crores (Indian Rupees One Hundred crore only) at the closing of the preceding Financial Year (2024-25) before the Bid Due Date.</p>	<p>As the financial results for the immediately preceding Financial Year 2024–25 have not yet been audited as of the date of submission, it is requested that the Financial Year 2023–24 be considered for the purpose of calculating Net Worth.</p>	<p>The said clause is amended as:</p> <p>NET WORTH – The Bidder shall have a Net Worth of INR 100 Crores (Indian Rupees One Hundred crore only) at the closing of the preceding Financial Year (2023-24) before the Bid Due Date.</p>
<p>5</p> <p>Minimum Eligibility Criteria</p> <p>Clause 3.2.6</p> <p>Financial Capacity</p> <p>Page No. 32</p>	<p>TURNOVER – Average Annual Turnover in 3 (three) years of last 5 (five) financial years i.e., 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25 should be at least INR 250 crs (INR Two Hundred and Fifty Crore).</p>	<p>In view of the fact that the financial statements for the immediately preceding Financial Year 2024–25 have not yet been audited as of the date of submission, it is requested that the Average Annual Turnover be calculated based on the financial years 2019–20, 2020–21, 2021–22, 2022–23, and 2023–24</p>	<p>The said clause is amended as:</p> <p>TURNOVER – Average Annual Turnover in 3 (three) years of last 5 (five) financial years i.e., 2019-20, 2020-21, 2021-22, 2022-23 and 2023-24 should be at least INR 250 crs (INR Two Hundred and Fifty Crore).</p>


Director of Tourism
Meghalaya, Shillong