

### **Corrigendum No 3**

**Tender No: MSTC/ERO/Andrew Yule & Co Ltd/10/Kolkata/24-25/4986 [435015]**

**Ref: Appointment of an Operator/Service Provider for setting up a Yule Tea Lounge at 41, Chowringhee Road, Kolkata -71**

Subsequent to the virtual pre-bid meeting held on 10.05.2024 and queries received from the participants, the following responses are being made available to the prospective bidders:

<b>Sl. No</b>	<b>Queries</b>	<b>Responses</b>
1	Confirmation of Nos of Exits/Entrance in the proposed site	01 exit/ entrance.
2	Provision for the name of the Tea Lounge in collaboration /co-branding	The name of the Yule Tea Lounge shall be primarily in the name of AYCL only. However, if it is allowed to co-brand it like "Yule Tea Lounge & ....." which should be mutually agreed by AYCL & the selected bidder.
3	Types of businesses and services to be allowed in the proposed lounge	Teas of AYCL to be primarily served,promoted and showcased in the property. A distinct space to be allotted for the purpose. Other foods and beverages like a food court (except liquor) can be served with the teas.
4	Provision for parking arrangements	AYCL has 02 (two) parking in its possession. For other parking, roadside parking in the vicinity of the site may be used.
6	Provision for 03months'rent free period at the beginning of the contract.	No such provision can be considered.
7	In the event of disruption due to legal impediments during the contract – provisions for refunding of such deposit and investment	Security Deposit, shall be returned in such case.
8	In the event of disruption due to legal impediments during the contract – provisions for refunding the amount expended for obtaining statutory licenses / approvals.	In such case the expenses incurred for obtaining licenses and approvals shall be reimbursed in actual.
9	Repair of ceiling caused by non-maintenance of 1 <sup>st</sup> floor	The property is available on as is where is basis. Repairing cost to be borne by the selected bidder
10	Provision for taking down of the toilet near entrance	Structural changes will not be allowed.
11	General	AYCL reserves the right to hold a second pre-bid meeting if situation warrants. In such case the dates shall be adjusted accordingly and the corrigendum shall be uploaded in the website.

Timeline:

<b>Sl. No.</b>	<b>Events</b>	<b>Original Time line</b>	<b>Extended Time Line</b>
1	Last date of submission of documents /EMD	24.05.2024	09.07.2024
2	Auction on Annual Fee	27.05.2024	To be intimated later
3	Auction on revenue sharing	30.05.2024	To be intimated later