BIADA
BIHAR INDUSTRIAL AREA DEVELOPMENT AUTHORITY
1st Floor, Udyog Bhawan, East Gandhi Maidan, Patna-04
Website: www.biadabihar.in Email: biada-bih@gov.in☎–0612-2675998 & 2675991

Letter No........................

Dated............................

Corrigendum

The following amendment/Clarifications is being made for the Request for Qualification cum Request for Proposal ((RFQ-cum-RFP) having ref number: **RFQ-RFP/BIADA/01/2026-27** dated **02.06.2026** for Selection of Firms for Providing Transaction Advisory Services for Development of Electronic City on PPP Mode.

S.N.	Section no. and pg. no.	Title	Clause as per RFP	Remarks/Clarifications/Amendments
1	Cl 2 Pg 4	Scope of Work	4. Legal & Contractual Support	No Change
2	Cl. 2, Pg. 4-5	Project Size / Land Area	Scope mentions Master Plan, DPR, Feasibility but no project size, land area, or indicative capex.	The proposed site at RAJAPAKAR in Vaishali district encompasses a total land area of 1243.45 acres, located at coordinates 25.725109° Latitude and 85.396156° Longitude. (Details Attatched)
3	Cl. 2, Pg. 4-5	Master Plan & DPR	Scope includes Master Plan (M3) and DPR (M4) preparation.	The Transaction Advisor (TA) shall carry out the technical and financial feasibility assessment and prepare the Concept Master Plan for the project. DPR refers to the submission of techno-commercial documents as specified in the Scope of Work.
4	Cl. 2(8), Pg. 5	Post-Award Support	"Assist during initial implementation phase... Ensure contract conditions are met."	The Post-Award Support period shall continue until Financial Closure is achieved.
5	Cl. 3.1, iii, Pg. 5	General Eligibility Criteria	A company, it should furnish copy of the certificate of incorporation and memorandum of association as a proof of identity. A registered LLP, it should furnish copy of the registration certificate under the registrar of companies and copy of the partnership deed executed between the partners as a proof of identity.	For a company, copies of the Certificate of Incorporation, Memorandum of Association (MoA), GST Registration Certificate, and PAN Card shall be submitted. A registered LLP, it should furnish copy of the registration certificate under the registrar of companies or copy of the partnership deed executed between the partners as a proof of identity.

S.N.	Section no. and pg. no.	Title	Clause as per RFP	Remarks/Clarifications/Amendments
6	Cl. 3.2(a), Pg. 6	"Transaction Completed/Awarded"	Applicant should have provided Transaction Advisory Services for at least 5 (Five) PPP projects in which contract has been awarded to the private player and transaction was completed/awarded in the last Ten (10) years. ("Technical Capacity"). Out of the above, at least two projects shall be of similar sectors.	Applicant should have provided Transaction Advisory Services for at least 5 (Five) PPP projects in which contract has been awarded to the private player and transaction was completed/awarded in the last Fifteen (15) years. ("Technical Capacity"). Out of the above, at least two projects shall be of similar sectors.
8	Cl. 3.2(b), Pg. 6	Financial Capacity – Turnover	Applicant should have Minimum Average Annual Turnover of minimum Rs. 10 Crore from the consultancy services for any three years during last (five) Financial Years (i.e., 2021-22, 2022-23, 2023-24, 2024-25 and 2025-26) as per the audited annual reports (the "Financial Capacity")	No Change
9	Cl. 3.2(c), Pg. 6	Eligible Clients	"Only the experience of working with/for Central/State/Local Governments and PSUs will be considered for evaluation."	Only experience of working with or for Central Government, State Government, Local Government bodies, and Public Sector Undertakings (PSUs) shall be considered for evaluation. In addition, experience on assignments funded by Multilateral and Bilateral Development Financing Institutions (DFIs), such as the World Bank, ADB, AIIB, JICA, and KfW, shall also be considered.
10	Cl. 4.1, Pg. 7	Online + Offline submission	Both online (Bihar e-Procurement) and hard-copy required. While the Online submission is done at e-procurement portal, Off-line submission is made in a sealed envelope super-scribed as...	Proposals shall be submitted only through the Bihar e-Procurement Portal (eproc2.bihar.gov.in). Hard copies of documents, wherever required, shall be submitted in accordance with the "Checklist of Submissions" provided in the RFQ-cum-RFP.
11	Cl. 4.2(a) 1a, Pg. 9-10 Sub Clause: Scoring Criteria	Tech Bid Evaluation	Technical Proposal w m Request for Proposal ((RFQ-cum-RFP) document. The Applicants will be invited to make presentation on the above. Only those Applicants whose Technical Proposals score more than 50 marks out of 70 shall be invited for presentations.	No Change

S.N.	Section no. and pg. no.	Title	Clause as per RFP	Remarks/Clarifications/Amendments
12	Cl. 4.2(a) 1b-i, Pg. 9	Sectoral Marking	Applicant should have provided Transaction Advisory Services for at least 5 (Five) PPP projects in whichcontract has been awarded to the private player and transaction was completed/ awarded in the last ten (10) years	Applicant should have provided Transaction Advisory Services for at least 5 (Five) PPP projects in which contract has been awarded to the private player and transaction was completed/awarded in the last Fifteen (15) years. ("Technical Capacity"). Out of the above, at least two projects shall be of similar sectors.
			5 (Five) marks each towards Development of Similar PPP Projects like Large Industrial Park/Estate/Township, MMLP etc, and 3 (Three) marks each towards other than above PPP Projects, subject to a maximum of 30 Marks	5 (Five) marks shall be awarded for each eligible PPP project involving Large Industrial Parks/Estates, Townships, MMLPs, and similar developments, while 3 (Three) marks shall be awarded for each eligible PPP project in other sectors, subject to a maximum of 30 (Thirty) marks. PPP experience in IT Parks, Electronic Manufacturing Clusters (EMCs), Ports, Airports, Special Economic Zones (SEZs), and Knowledge Cities shall also be treated as eligible experience under this criterion.
		Work Plan And Methodology	Presentation on experience of the Bidding firm & the Team (Marks shall be awarded based on the PPP experience, team experience & capability, Approach & methodology, etc.)	No Change
13	Cl. 4.2(a) 1b-i, Pg. 9	Team Leader – 20 yrs experience	Post Graduate in Management or Equivalent with minimum 20 years of Experience. Shall have experience in Transaction Advisory Projects, where contract has been awarded in any PPP project in the last 10 years 2 (Two) Marks will be allocated for each similar PPP Projects like Large Industrial Park/Estate/Township, MMLP etc. and 1 (one) mark for other than above PPP project, subject	Post Graduate in Management or Equivalent with minimum 15 years of Experience. Shall have experience in Transaction Advisory Projects, where contract has been awarded in any PPP project in the last 10 years 2 (Two) Marks will be allocated for each similar PPP Projects like Large Industrial Park/Estate/Township, MMLP etc. and 1 (one) mark for other than above PPP project, subject
14	Cl. 4.2(a) 1b-ii, Pg. 10	Financial Expert	MBA (Finance) or C.A. or CFA with minimum 10 years of Experience. Shall have relevant TA experience in Feasibility and PPP Structuring in the last 10 years. 2 (Two) Marks will be	MBA (Finance) or C.A. or CFA with minimum 8 years of Experience. Shall have relevant TA experience in Feasibility and PPP Structuring in the last 10 years. 2 (Two) Marks will be allocated for each project, subject to maximum of 10 Marks

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			allocated for each project, subject to maximum of 10 Marks	
15	Cl. 4.2(a) 1b-iii, Pg. 10	Procurement Expert	Post Graduate in Urban Planning/Finance/Law with minimum 10 years of Experience. Shall have relevant experience in Bid Process Management in the last 10 years 1 (One) Mark will be allocated for each project, subject to maximum of 5 Marks	Post Graduate in Urban Planning/Finance/Law with minimum 8 years of Experience. Shall have relevant experience in Bid Process Management in the last 10 years 1 (One) Mark will be allocated for each project, subject to maximum of 5 Marks
16	Clause no 4.2(b), Page No 12	Finacial Bid Evaluation	a) The Financial Bids of the technically qualified Applicant will be opened.b) The lowest Financial Proposal (Fm) will be given a financial score (Sf) of 100 points.The financial scores (Sf) of the other Financial Proposals will be determined using,the following formula:Sr - 100 x Fm/F; in which Sf is the financial score, Fm is the lowest Financial Proposals and F is the Financial Proposal (in INR) under consideration.c) Proposals will be finally be ranked in accordance with their combined score of Technical (St) and Financial (Sf) scores:S=St x Tw + Sf x FwWhere S is the combined score, and Tw and Fw are weights assigned to TechnicalProposal and the Financial Proposal that will be 70% and 30%, respectively.	No Change
17	Clause no 4.2(a)-1b-2, Page No 10	Turnover	Applicant should have Minimum Average Annual Turnover of Rs. 10 Crore from Consultancy Services of any three years during last (five) Financial Years (i.e., 2021-22, 2022-23, 2023-24, 2024-25 and	No Change

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			2025-26) as per the audited annual reports (the "Financial Capacity")	
18	Cl. 5, Pg. 11	Performance Security	"5% of the quoted amount before signing the contract."	No Change
19	Cl. 6, Pg. 11	Payment Schedule	M1 (10%), M2 (15%), M3 (15%), M4 (20%), M5 (15%), M6 (15%), M7 (10%). M6 at T+8 and M7 at T+11.	No Change
20	Cl. 6, Pg. 11	Timeline T+1, T+2...	Timeline expressed in undefined units.	"T" refers to the date of signing of the Contract.
21	Annexure V, Pg. 17	Format for Certificate for Financial Capacity	"We have verified the relevant statutory and other records of M/s [Name of the Applicant], and certify that the Annual Turnovers of the 3 financial years during the last 5 financial years are as below:	Necessary changes have been incorporated and are attached herewith.
22	Annexure X, Pg. 24	Quoted Price "Per 100 Acres"	"Quoted Price (Rate Per 100 Acres)"	The financial quote shall be submitted per 100 acres of area as prescribed in the Financial Bid. The Authority will take further action based on the feasibility study and report provided by the Transaction Advisor.
23	Annexure X, Pg. 24	"All inclusive of taxes, duties, levies, out-of-pocket"	"...fee is inclusive of all taxes, duties, levies, and out-of-pocket expenses."	The Financial Bid shall include all required manpower, resources, duties, taxes, and other costs necessary for the successful execution of the Assignment.
24	NA			The Key Personnel specified in the RFQ-cum-RFP to be stationed at the designated office.

Other terms and conditions will remain applicable as mentioned in the RFQ-cum-RFP.

Sd/-
DGM (Technical)
BIADA, Patna

Letter no - 2949/Tech
Date - 24/06/26

Copy To; Executive Director (Projects), BIADA for kind information Please/IT Section, BIADA Patna for uploading on Authority's website.

24/6/2026
DGM (Technical)
BIADA, Patna