



ITI LIMITED

(A Govt. of India Undertaking)

Bangalore Plant, Dooravaninagar, Bangalore - 560016, Karnataka

**CORRIGENDUM 6**

Ref No. ITI/BGP/HOSP/2026/0001

The following clauses in the tender document may be read as under:

S. No.	Page No.	Existing Description	Revised Clause																										
1	Page No. – 3 Important dates at Serial no 5 and 6	Last date for submission of Bid: 31-03-2026, 2:00 PM  Opening of Technical Bid: 31-03-2026, 2:30 PM.	Last date for submission of Bid: 10-04-2026, 2:00 PM  Opening of Technical Bid: 10-04-2026, 2:30 PM.																										
2	Page No: 09 (E) LEASE TERM LOCK-IN PERIOD, ESCALATION & SECURITY DEPOSIT	a) Lease Deed will have a normally for term of Four years and Eleven Months. However for longer period of term it will be decided by Competent Authority.	a) Lease period will be initially for 30 years. Further extensions will be considered, based on the performance and mutually agreed terms and conditions between both parties. ITI Ltd also reserves the right to terminate the lease, without assigning any reasons																										
3	Page No. 17 ANNEXURE – II  PRICE / COMMERCIAL BID	<table border="1"><thead><tr><th>Sl. NO.</th><th>Item Description</th><th>Area in Sq. ft.(*)</th><th>Minimum Granted Value per sq. ft. (Exclusive of PT)</th></tr></thead><tbody><tr><td>a</td><td>Hospital Building</td><td>87,672</td><td>₹ 52.09</td></tr><tr><td>b</td><td>Open Space</td><td>79,904</td><td>₹ 47.87</td></tr></tbody></table>	Sl. NO.	Item Description	Area in Sq. ft.(*)	Minimum Granted Value per sq. ft. (Exclusive of PT)	a	Hospital Building	87,672	₹ 52.09	b	Open Space	79,904	₹ 47.87	<table border="1"><thead><tr><th>Sl. NO.</th><th>Item Description</th><th>Area in Sq. ft.(*)</th><th>Minimum Granted Value per sq. ft. (Exclusive of PT)</th></tr></thead><tbody><tr><td>a</td><td>Hospital Building</td><td>87,672</td><td>₹ 61.00</td></tr><tr><td>b</td><td>Open Space</td><td>79,904</td><td>₹ 61.00</td></tr></tbody></table>	Sl. NO.	Item Description	Area in Sq. ft.(*)	Minimum Granted Value per sq. ft. (Exclusive of PT)	a	Hospital Building	87,672	₹ 61.00	b	Open Space	79,904	₹ 61.00		
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3	Page No. 12 K) TERMINATION	(a) In case of termination of this lease agreement and/or vacation of the premises by the lessee for any reason, the lessee shall hand over peaceful and clean possession of the premises to the lessor only.  (b) The lessor/lessee shall have the right to terminate the lease at any point of time during the lease period, by giving a written notice of three months in advance subject to the conditions of lock in period.  (c) In the case of breach of the terms of the lease, the Company shall have the right to terminate the lease by one month's notice and enter upon the premises.	(a) In case of termination of this lease agreement and/or vacation of the premises by the lessee for any reason, the lessee shall hand over peaceful and clean possession of the premises to the lessor only.  (b) The lessor/lessee shall have the right to terminate the lease at any point of time during the lease period, by giving a written notice of three months in advance subject to the conditions of lock in period.  (c) In the case of breach of the terms of the lease, the Company shall have the right to terminate the lease by one month's notice and enter upon the premises  (d) On default payments or violation of health norms.																										

(\*) The approximate available super built-up area is 87,672 Sq. ft. and vacant space area is 79,904 Sq. ft. A joint survey will be undertaken for measuring the actual values initially.

**ADDITIONAL CLAUSE:**

1. **Rent:** The rate of build-up area and vacant area will be same as per FRAC and committee report. An escalation in rent at 10% (TEN PERCENT) on existing rent per annum will be applicable. The Minimum Guaranteed Rate (MGR) is **Rs 61.00 per sq.ft.** for super built-up area and vacant space. Bidders may competitively quote above the MGR. The **approximate** available super built-up area is 87,672 Sq. ft. and vacant space area is 79,904 Sq. ft. A joint survey will be undertaken for measuring the actual values initially and subsequently at every six months' periodicity, to finalise the **actual built-up cum vacant area for subsequent six months, based on additions and alterations undertaken in the interim.**

Note: Committee has considered the rate based on the letter received from Commissioner, Bengaluru East City Corporation dated 20/02/2026 (Attached at Annexure-I)

(OR)

**Profit sharing:** will be on net profit (Audit report will be shared to ITI management) **upon completion of the 1<sup>st</sup> year**, after the auditing and 10%, increment subsequent year and increase of 10% every year there on up to a minimum guaranteed value of 40% or above. ITI Ltd reserves the right to undertake verification of books of accounts. **Till completion of one year from the date of signing of the contract, the Rental Model above will be applicable.**

**Note: Quoted Rent or Profit Sharing, whichever is higher will be payable to ITI Ltd.**

2. **Security Deposit:** A security deposit equivalent to ten months' rent (**Interest free**) shall be payable by the successful bidder[s] to the Company within 15 days from the date of issuance of letter of intent/acceptance of bid. This will be refunded within three months from the termination of agreement, after adjusting credits and liabilities.
3. **Rent Holiday:** There shall be rent holiday for first six months from the date of handing over the infrastructure, to enable expeditious establishment of Hospital Services. Monthly Rent will commence from 7<sup>th</sup> month, after handing over the infrastructure and Profit Sharing will be considered from 01 Jul of the subsequent FY, considering closing of books of accounts. Exact dates will be captured as part of the contract.
4. **Renovation:** Existing Stone Building with adequate residual life may be retained without undertaking demolition efforts. However, value additions and infrastructure upgrade are permissible, within the permissible norms of the State Govt. All such external infrastructure upgrade plans should be approved by Govt. and concurred by ITI Ltd, before undertaking actual construction works.
5. **Handing over of property on closure/termination of lease agreement:** When property will be handed over to ITI Limited due to closure/termination of lease agreement, property should be handed over "**as is where is basis**" at that time of handing over to ITI Limited, excluding the movable assets owned by the lessee.

6. **Responsibility:** ITI Ltd will not be responsible for Hospital Administration, Patient Care including mandatory certifications for running a hospital. Bidder to conform to all relevant licensing requirements and certification requirements to ensure patient care including disposal of bio-medical waste.
7. **Electricity, Water and Sanitation:** Bidder will be responsible to make appropriate arrangements for availing dedicated Electricity, Water connections and arrange for Sanitation Requirements. However, considering the need for expeditious operationalisation requirements, existing services at ITI Ltd could be used for six months, on mutually agreed payment basis.
8. **Termination Clause:** As per RFP Clause-K (Page no. 12) along with following terms need to be incorporated:
  - (a) Non-adherence to Govt. Norms on licensing, certification or best practices for hospital administration
  - (b) Non-payment of Rent or Profit Sharing for three months (consequently or otherwise)
9. **Utilisation of Existing Health Assets. If required by bidder,** the bidder has to pay the current depreciated cost for all health accessories as assessed by ITI Ltd, while absorbing the infrastructure, whose list is placed at Annexure-III.  
**Remark:** ITI Ltd may retain few of the assets essential for rendering emergency care or consultancy services to the existing employees.
10. ITI Ltd will not be responsible for Hospital Administration and Management functionalities. Hospital to adhere to Govt. Health norms and best practices of Health Industry
11. Self-sufficiency for Elect, Water, Sanitation n Biomed Waste Management processes.
12. ITI will not be responsible for any internal dispute in the hospital

Other terms & conditions of RFP remains the same.

The bidders may take note the above changes.

**For Any Queries Contact Person Details:**

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For ITI Limited



Signature & Designation

**Date:** 28 March 2026