

CORRIGENDUM-1 / Request for Proposal (RFP) for Development of International Convention & Exhibition Centre, Star Category Hotel and Allied Facilities at Kapuluppada, Visakhapatnam, Andhra Pradesh on Design, Build, Finance, Operate and Transfer ("DBFOT") basis

CORRIGENDUM-1

APIIC hereby issues Corrigendum-1 in relation to the RFP issued on 09.09.2026, for Development of International Convention & Exhibition Centre, Star Category Hotel and Allied Facilities at Kapuluppada, Visakhapatnam, Andhra Pradesh on Design, Build, Finance, Operate and Transfer ("DBFOT") basis

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)		Revised Clause													
1.	Clause 1.1.3 of the RFP (Volume-I)	Concessionaire shall ensure that, on or before 1st November 2027, a facility of Convention Center with a minimum seating capacity of 2,000 persons and an Exhibition Center with a minimum built-up exhibition area of 20,000 sq. ft along with all associated supporting infrastructure, including adequate parking facilities, pre-function and circulation areas, dining and food court facilities, catering support spaces, service areas, and ancillary amenities necessary for the efficient operation of the Convention and Exhibition Center, is developed and operational for hosting the “Andhra Pradesh Partnership Summit 2027”. Such facility may be developed in the form of temporary, semi-permanent, or permanent structures, or any combination thereof		Concessionaire shall ensure that, on or before 1st November 2028 , a facility of Convention Center with a minimum seating capacity of 2,000 persons and an Exhibition Center with a minimum built-up exhibition area of 20,000 sq. ft along with all associated supporting infrastructure, including adequate parking facilities, pre-function and circulation areas, dining and food court facilities, catering support spaces, service areas, and ancillary amenities necessary for the efficient operation of the Convention and Exhibition Center, is developed and operational for hosting the “ Andhra Pradesh Partnership Summit 2028 ”. Such facility shall be developed as part of the Mandatory Facilities and shall form an integral component of the Project Facilities, in accordance with the terms and conditions of this Concession Agreement.													
2.	Clause 1.3 of the RFP (Volume-I)	<table><tr><td>Bid Due Date</td><td>26-10-2026, 1500 Hrs IST</td></tr><tr><td>Physical Submission of Technical Bid</td><td>28-10-2026, 1530 Hrs IST</td></tr><tr><td>Opening of Technical Bids</td><td>26-10-2026, 1530 Hrs IST</td></tr></table>	Bid Due Date	26-10-2026, 1500 Hrs IST	Physical Submission of Technical Bid	28-10-2026, 1530 Hrs IST	Opening of Technical Bids	26-10-2026, 1530 Hrs IST	<table><tr><td>Bid Due Date</td><td>02-11-2026, 1500 Hrs IST</td></tr><tr><td>Opening of Technical Bids submitted online on e-procurement portal</td><td>02-11-2026, 1530 Hrs IST</td></tr><tr><td>Physical Submission of Technical Bid</td><td>On or before 04-11-2026, 1530 Hrs IST</td></tr></table>			Bid Due Date	02-11-2026, 1500 Hrs IST	Opening of Technical Bids submitted online on e-procurement portal	02-11-2026, 1530 Hrs IST	Physical Submission of Technical Bid	On or before 04-11-2026, 1530 Hrs IST
Bid Due Date	26-10-2026, 1500 Hrs IST																
Physical Submission of Technical Bid	28-10-2026, 1530 Hrs IST																
Opening of Technical Bids	26-10-2026, 1530 Hrs IST																
Bid Due Date	02-11-2026, 1500 Hrs IST																
Opening of Technical Bids submitted online on e-procurement portal	02-11-2026, 1530 Hrs IST																
Physical Submission of Technical Bid	On or before 04-11-2026, 1530 Hrs IST																

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
3.	Clause 2.2.2 (b) of the RFP (Volume-I)	At least 1 (one) member of the Consortium shall be an architecture firm having a registered legal entity recognized under the legal statute of the country including any Company/ Partnership firms/ Limited Liability Partnership (LLP) firms and/or registered with Council of Architecture (CoA)/ an equivalent statutory authority of relevant jurisdiction (the "Architecture Firm") established for more than 10 years as on Proposal Due Date, who shall be responsible for rendering Architecture Services for proposed project. <i>Note: Documentary evidence for the same to be submitted along with Technical Proposal</i>	An Architecture Firm may participate either as a Consortium Member or be associated with the Bidder as a consultant. The Architecture firm shall be a registered legal entity recognized under the legal statute of the country including any Company/ Partnership firms/ Limited Liability Partnership (LLP) firms and/or registered with Council of Architecture (CoA)/ an equivalent statutory authority of relevant jurisdiction (the "Architecture Firm") established for more than 10 years as on Proposal Due Date, who shall be responsible for rendering Architecture Services for proposed project. <i>Note: Documentary evidence substantiating the above requirements shall be submitted along with the Technical Proposal. Where the Architecture firm is not a Consortium Member, the Bidder shall submit a Memorandum of Understanding (MoU) with the proposed Architecture Firm, evidencing its commitment to be associated with the Bidder as a consultant for the Project until the construction of the Project is completed in all respects.</i>
4.	Clause 2.13.3 of the RFP (Volume-I)	In addition to the online submission, the Bidder shall submit one original set of the Technical Bid (together with copies of Forms/ Documents duly self-certified, required to be submitted along therewith pursuant to this RFP) and clearly marked "ORIGINAL" and 1 copy of the Technical Bid, along with Documents, marked "COPY". In the event of any discrepancy between the physical submission and its online submission, the online submission	In addition to the online submission, the Bidder shall submit one original set of the Technical Bid (together with copies of Forms/ Documents duly self-certified, required to be submitted along therewith pursuant to this RFP) and clearly marked "ORIGINAL" and 1 copy of the Technical Bid, along with Documents, marked "COPY". In the event of any discrepancy between the physical submission and its online submission, the online submission shall prevail. Hard copies of the Technical Bids are to be

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
		shall prevail. Hard copies of the Technical Bids are to be submitted on or before Bid Due Date to the Authority.	submitted on or before the date mentioned in Clause 1.3 of the RFP.
5.	Clause 4.1.2 of the Draft Concession Agreement (Volume-II)	4.1.2 Conditions Precedent for the Authority Upon fulfilment of CP 2 (as set forth in Clause 4.1.3), the Concessionaire shall, by notice require the Authority to satisfy any or all the Conditions Precedent set forth in this Clause 4.1.2. The Authority shall fulfil its conditions precedent within a period of ninety (90) days from the receipt of the notice. This period of 90 days, at the instance of the Authority can be extended by another sixty (60) days). The following are the conditions precedent which are required to be satisfied by the Authority; (a) The Authority shall have by itself or through any other Government Authority as the case may be, cause the execution of the following agreements/documents; (i) upon the Concessionaire having complied with all the terms and conditions for executing the Escrow Agreement and upon submitting the original Escrow Agreement, in the form provided in Schedule O, bearing the signature of the Concessionaire and the Lenders Representative, to the Authority, the Authority shall cause the execution of the Escrow Agreement (ii) Issue/ sign necessary agreements/ no-objection certificates (NOCs) required by Senior Lenders and to enable the Concessionaire to raise debt financing for the Project;	4.1.2 Conditions Precedent for the Authority The Authority shall have provided, to the Concessionaire, access and right of way to the Site, upon completion of the joint survey (along with representatives of the Concessionaire) of the Site, as demarcated and agreed to at the joint survey. Upon the Concessionaire having complied with the terms and conditions for executing the Lease Deed for Site and submitting the original lease deed for site, in the form provided in Schedule Q, to the authority, the Authority shall cause the execution of the Lease Deed for Site. Upon fulfilment of CP 2 (as set forth in Clause 4.1.3), the Concessionaire shall, by notice require the Authority to satisfy any or all the Conditions Precedent set forth in this Clause 4.1.2. The Authority shall fulfil its conditions precedent within a period of ninety (90) days from the receipt of the notice. This period of 90 days, at the instance of the Authority can be extended by another sixty (60) days). The following are the conditions precedent which are required to be satisfied by the Authority; (a) The Authority shall have by itself or through any other Government Authority as the case may be, cause the execution of the following agreements/documents; (i) upon the Concessionaire having complied with all the terms and conditions for executing the Escrow

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
		(iii) upon the Concessionaire having complied with the terms and conditions for executing the Lease Deed for Site and submitting the original lease deed for site, in the form provided in Schedule Q, to the authority, the Authority shall cause the execution of the Lease Deed for Site. (b) The Authority shall, extend support and cooperation to the Concessionaire in connection with the procurement of the Environmental Clearance for the development of Mandatory Facilities of the Project. The responsibility for preparing, submitting, pursuing the application for Environmental Clearance and obtaining the Environmental Clearance shall solely rest with the Concessionaire and the lack of support and cooperation or the failure to provide support and cooperation by the Authority in no manner discharges the Concessionaire of its obligation to obtain the Environment Clearance, or make any claims against the Authority for the delay in obtaining the Environmental Clearance. (c) The Authority shall have provided, to the Concessionaire, access and right of way to the Site, upon completion of the joint survey (along with representatives of the Concessionaire) of the Site, as demarcated and agreed to at the joint survey.	Agreement and upon submitting the original Escrow Agreement, in the form provided in Schedule O, bearing the signature of the Concessionaire and the Lenders Representative, to the Authority, the Authority shall cause the execution of the Escrow Agreement (ii) Issue/ sign necessary agreements/ no-objection certificates (NOCs) required by Senior Lenders and to enable the Concessionaire to raise debt financing for the Project; (b) The Authority shall, extend support and cooperation to the Concessionaire in connection with the procurement of the Environmental Clearance for the development of Mandatory Facilities of the Project. The responsibility for preparing, submitting, pursuing the application for Environmental Clearance and obtaining the Environmental Clearance shall solely rest with the Concessionaire and the lack of support and cooperation or the failure to provide support and cooperation by the Authority in no manner discharges the Concessionaire of its obligation to obtain the Environment Clearance, or make any claims against the Authority for the delay in obtaining the Environmental Clearance.

CORRIGENDUM-1 / Request for Proposal (RFP) for Development of International Convention & Exhibition Centre, Star Category Hotel and Allied Facilities at Kapuluppada, Visakhapatnam, Andhra Pradesh on Design, Build, Finance, Operate and Transfer ("DBFOT") basis

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
6.	Clause 5.11 of the Draft Concession Agreement (Volume-II)	The name of Project shall be decided by the Authority. The Authority shall be entitled to decide the brand name/ identity of the overall Project and Convention & Exhibition Centre. For further avoidance of doubt, naming rights for Project components, other than the Convention & Exhibition Centre and the overall Project, shall be the exclusive purview of the Concessionaire during the Concession Period and names of such components/ facilities may be assigned by the Concessionaire to third parties as per commercial requirements of the Project, during the Concession Period. The Authority shall retain the exclusive right to rename/ monetise the whole or any part of the Project upon termination or expiry of this Agreement.	The name of Project shall be decided by the Authority. The Authority shall be entitled to decide the brand name/ identity of the Convention & Exhibition Centre. For further avoidance of doubt, naming rights for Project components, other than the Convention & Exhibition Centre, shall be the exclusive purview of the Concessionaire during the Concession Period and names of such components/ facilities may be assigned by the Concessionaire to third parties as per commercial requirements of the Project, during the Concession Period. The Authority shall retain the exclusive right to rename/ monetise the whole or any part of the Project upon termination or expiry of this Agreement.
7.	Clause 10.3.1 of the Draft Concession Agreement (Volume-II)	It is expressly agreed that the handover of the land parcel of the Site on the Appointed Date along with execution of the Lease Deed by both Parties, subject to the provisions of Clause 10.2.2, be deemed to constitute a valid lease to the Concessionaire for unrestricted use and development of the vacant Site during the Concession Period under and in accordance with the provisions of this Agreement and for no other purpose whatsoever. For the avoidance of doubt, it shall be clarified that any development on the Site by the Concessionaire shall be subject to applicable development control and zoning guidelines.	It is expressly agreed that the handover of the land parcel of the Site on the Effective Date along with execution of the Lease Deed by both Parties, subject to the provisions of Clause 10.2.2, be deemed to constitute a valid lease to the Concessionaire for unrestricted use and development of the vacant Site during the Concession Period under and in accordance with the provisions of this Agreement and for no other purpose whatsoever. For the avoidance of doubt, it shall be clarified that any development on the Site by the Concessionaire shall be subject to applicable development control and zoning guidelines.
8.	Clause 22.1 of the Draft Concession	In consideration of the Concessionaire being granted the right to undertake the development, operations and maintenance of the Project, subject to and in accordance with this Agreement,	In consideration of the Concessionaire being granted the right to undertake the development, operations and maintenance of the Project, subject to and in accordance with this Agreement,

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
	Agreement (Volume-II)	on or prior to the Appointed Date, the Concessionaire shall pay to the Authority a one-time non-refundable fee of INR [•] (Rupees [•]) ("Upfront Fee"). The Upfront Fee shall be subject to applicable Taxes, which other than income Tax incident on the Authority, shall be borne by the Concessionaire, as a bullet payment. The Parties acknowledge and agree that this Upfront Fee is non-refundable and payable only once during the concession period of 33 years. In the event of extension of the Agreement for a further period of 33 years, a fresh upfront fee as mutually decided upon shall be paid by the Concessionaire.	on or prior to 30 days from Effective Date, the Concessionaire shall pay to the Authority a one-time non-refundable fee of INR [•] (Rupees [•]) ("Upfront Fee"). The Upfront Fee shall be subject to applicable Taxes, which other than income Tax incident on the Authority, shall be borne by the Concessionaire, as a bullet payment. The Parties acknowledge and agree that this Upfront Fee is non-refundable and payable only once during the concession period of 33 years. In the event of extension of the Agreement for a further period of 33 years, a fresh upfront fee as mutually decided upon shall be paid by the Concessionaire.
9.	Clause 23.1.2 of the Draft Concession Agreement (Volume-II)	The Concessionaire acknowledges and agrees that the Authority shall be charged zero fee for its use or for the use of any other Government body of the Convention & Exhibition Centre for a period of fifteen (15) days over one or several or consecutive periods of use in every calendar year, during the term of this Agreement. The Parties agree that such fifteen (15) days in a calendar year shall be identified and intimated to the Concessionaire in writing three (3) months in advance in each case. It is hereby clarified that even a part usage of the convention hall and/or exhibition space by the Authority shall be treated as a full day usage of the Convention & Exhibition Centre for the purposes of this clause. It is further stated that the free use period for the Authority as provided in this Clause shall expire at the end of each Accounting Year and shall not be carried forward to succeeding	The Concessionaire acknowledges and agrees that the Authority shall be charged zero fee for its use or for the use of any other Government body of the Convention & Exhibition Centre for a period of fifteen (15) days over one or several or consecutive periods of use in every calendar year, during the term of this Agreement. The Parties agree that such fifteen (15) days in a calendar year shall be identified and intimated to the Concessionaire in writing three (3) months in advance in each case. It is hereby clarified that even a part usage of the convention hall and/or exhibition space by the Authority shall be treated as a full day usage of the Convention & Exhibition Centre for the purposes of this clause. It is further clarified that the number of attendees during such period of use by the Authority or any other Government body shall not exceed the design capacity of the respective facilities.

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
		Accounting Year(s) regardless of the actual utilisation of the free use period by the Authority.	It is further stated that the free use period for the Authority as provided in this Clause shall expire at the end of each Accounting Year and shall not be carried forward to succeeding Accounting Year(s) regardless of the actual utilisation of the free use period by the Authority.
10.	Schedule – G of the Draft Concession Agreement (Volume-II)	1. Mandatory Facilities Project Milestone-I: 1.1 Prior to the occurrence of Mandatory Facilities Project Milestone-I, the Concessionaire shall have submitted the Detailed Project Report of the Project to the Authority and the Independent Engineer for review and approval and shall have obtained the construction license from the competent authority required for commencement of construction at the Project Site. 1.2 Mandatory Facilities Project Milestone-I shall occur at completion of 3 (three) months from the Appointed Date (the "Mandatory Facilities Project Milestone-I")	1. Mandatory Facilities Project Milestone-I: 1.1 Prior to the occurrence of Mandatory Facilities Project Milestone-I, the Concessionaire shall have submitted the Detailed Project Report of the Project to the Authority and the Independent Engineer for review and approval and shall have obtained the construction license from the competent authority required for commencement of construction at the Project Site. 1.2 Mandatory Facilities Project Milestone-I shall occur at completion of 6 (six) months from the Effective Date (the "Mandatory Facilities Project Milestone-I")
11.	Schedule – G of the Draft Concession Agreement (Volume-II)	2. Mandatory Facilities Project Milestone-II: 2.1 Prior to the occurrence of Mandatory Facilities Project Milestone-II, the Concessionaire shall ensure the development and operational readiness of a facility with a minimum capacity of 2,000 persons and 20,000 sq.ft of Exhibition area along with all associated supporting infrastructure, including adequate parking facilities, pre-function and circulation areas, dining and food court facilities, catering support spaces, service areas, and	2. Mandatory Facilities Project Milestone-II: 2.1 Prior to the occurrence of Mandatory Facilities Project Milestone-II, the Concessionaire shall have completed the construction of 20% of the Mandatory Facilities, and the same shall be verified by the Independent Engineer. 2.2 Mandatory Facilities Project Milestone-II shall occur at completion of 12 (twelve) months from the Effective Date (the "Mandatory Facilities Project Milestone-II")

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
		ancillary amenities necessary for the purpose of hosting the "Andhra Pradesh Partnership Summit 2027". Such facility may comprise a combination of temporary or semi-permanent or permanent structures or any combination thereof. 2.2 Mandatory Facilities Project Milestone-II shall occur on or before 1st November 2027 (the "Mandatory Facilities Project Milestone-II")	
12.	Schedule – G of the Draft Concession Agreement (Volume-II)	3. Mandatory Facilities Project Milestone-III: 3.1 Prior to the occurrence of Mandatory Facilities Project Milestone-III, the Concessionaire shall have completed the construction of 50% of the Mandatory Facilities, and the same shall be verified by the Independent Engineer. 3.2 Mandatory Facilities Project Milestone-III shall occur at completion of 18 (eighteen) months from the Appointed Date (the "Mandatory Facilities Project Milestone-III")	3. Mandatory Facilities Project Milestone-III: 3.1 Prior to the occurrence of Mandatory Facilities Project Milestone-III, the Concessionaire shall have completed the construction of 50% of the Mandatory Facilities, and the same shall be verified by the Independent Engineer. 3.2 Mandatory Facilities Project Milestone-III shall occur at completion of 18 (eighteen) months from the Effective Date (the "Mandatory Facilities Project Milestone-III")
13.	Schedule – G of the Draft Concession Agreement (Volume-II)	4. Mandatory Facilities Project Milestone-IV: 4.1 Prior to the occurrence of Mandatory Facilities Project Milestone-IV, the Concessionaire shall have completed the construction of 75% of the Mandatory Facilities, and the same shall be verified by the Independent Engineer.	4. Mandatory Facilities Project Milestone-IV: 4.1 Prior to the occurrence of Mandatory Facilities Project Milestone-IV, the Concessionaire shall ensure the development and operational readiness of a facility with a minimum capacity of 2,000 persons and 20,000 sq.ft of Exhibition area along with all associated supporting infrastructure, including adequate parking facilities, pre-function and circulation areas, dining and food court

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
		4.2 Mandatory Facilities Project Milestone-IV shall occur at completion of 24 (twenty-four) months from the Appointed Date (the "Mandatory Facilities Project Milestone-IV")	facilities, catering support spaces, service areas, and ancillary amenities necessary for the purpose of hosting the "Andhra Pradesh Partnership Summit 2028". Such facility shall be integrated with the Mandatory Facilities and developed as part of the overall Project Facilities in accordance with the terms and conditions of the Concession Agreement 4.2 Mandatory Facilities Project Milestone-IV shall occur on or before 1st November 2028 (the "Mandatory Facilities Project Milestone-IV")
14.	Schedule – G of the Draft Concession Agreement (Volume-II)	5. Project Milestone-V: Scheduled COD-1 5.1 Prior to the occurrence of Mandatory Facilities Project Milestone-V, the Concessionaire shall have completed the construction of the Mandatory Facilities, and the same shall be verified by the Independent Engineer. 5.2 Mandatory Facilities Project Milestone-V shall occur at completion of three (3) years from the Appointed Date (the "Mandatory Facilities Project Milestone-V"). 5.3 The Scheduled COD -1 as per Schedule B shall be three (3) from the Appointed Date. On or before the Scheduled COD-1, the Concessionaire shall have completed the Mandatory Facilities in accordance with this Agreement	5. Project Milestone-V: Scheduled COD-1 5.1 Prior to the occurrence of Mandatory Facilities Project Milestone-V, the Concessionaire shall have completed the construction of the Mandatory Facilities, and the same shall be verified by the Independent Engineer. 5.2 Mandatory Facilities Project Milestone-V shall occur at completion of three (3) years from the Effective Date (the "Mandatory Facilities Project Milestone-V"). 5.3 The Scheduled COD -1 as per Schedule B shall be three (3) Years from the Effective Date. On or before the Scheduled COD-1, the Concessionaire shall have completed the Mandatory Facilities in accordance with this Agreement.
15.	Schedule – Q of the Draft	The Lessor hereby demises the Demised Premises unto the Lessee under the terms of this Deed from the Appointed Date	The Lessor hereby demises the Demised Premises unto the Lessee under the terms of this Deed from the Effective Date as

S. No.	Reference Clause	Clause as per RFP (Volume-I) / DCA (Volume-II)	Revised Clause
	Concession Agreement (Volume-II) Para (4)	as specified in the Concession Agreement (hereinafter referred to as the "Commencement Date") for a period of 33 (thirty-three) years therefrom, which period shall be co-terminus with the Concession Agreement and shall be extended or terminated at a prior date to coincide with the Concession Period. The Lessor hereby undertakes that it shall not terminate this Deed or refuse to renew and extend the lease term in accordance with the provisions of this clause, except upon the due and valid termination of the Concession Agreement or expiry/ termination of Concession Period or the breach of any of the terms and conditions of this lease deed by the Lessee	specified in the Concession Agreement (hereinafter referred to as the "Commencement Date") for a period of 33 (thirty-three) years therefrom, which period shall be co-terminus with the Concession Agreement and shall be extended or terminated at a prior date to coincide with the Concession Period. The Lessor hereby undertakes that it shall not terminate this Deed or refuse to renew and extend the lease term in accordance with the provisions of this clause, except upon the due and valid termination of the Concession Agreement or expiry/ termination of Concession Period or the breach of any of the terms and conditions of this lease deed by the Lessee
16.	Schedule – Q of the Draft Concession Agreement (Volume-II) Para (7)	In consideration for the lease of the Site by the Lessor to the Lessee, the Lessee shall, effective from Commencement Date and during the Concession Period the Lessee shall pay an amount at the rate of Rs 110 (Rupees One Hundred Ten) per square metre of the Project Site (the 'Annual Lease Rental') to the Grantor, which shall be escalated by 15% at the end of every three-year period. Such Annual Lease Rental shall be payable quarterly in advance, before the commencement of each quarter during the Concession Period	In consideration for the lease of the Site by the Lessor to the Lessee, the Lessee shall, effective from Commencement Date and during the Concession Period the Lessee shall pay an amount at the rate of Rs 130 (Rupees One Hundred Thirty) per square metre of the Project Site (the 'Annual Lease Rental') to the Grantor, which shall be escalated by 15% at the end of every three-year period. Such Annual Lease Rental shall be payable quarterly in advance, before the commencement of each quarter during the Concession Period