Annexure I – Corrigendum I

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NIT: 18/MD/PSCL/2025-26, Date: 28th August 2026
Published Date – 3rd Sept 2026

Corrigendum – I

Date – 21st Sept 2026

For "Selection of an Agency for Allotment of Exclusive Outdoor Advertisement Rights on Existing Outdoor Digital LED Screens and Other Identified Assets of Patna Smart City Limited"

With reference to the captioned subject matter, Patna Smart City Limited has issued Corrigendum to the RFP document, details as under: -

<table>
<tr><th>Sr. No.</th><th>Paragraph/ Reference Page</th><th>Existing Clause</th><th>Corrigendum
(Clause to be read as)</th></tr>
<tr><td>1</td><td>1.8.2 Technical Capacity:</td>
<td><table>
<tr><th>Sr No</th><th>Parameter</th><th>Minimum Eligibility Criteria</th><th>Marks</th></tr>
<tr><td>1</td><td>Average Annual Turnover (Net)</td><td>Average Annual Turnover in last 3 years FY 2022-23, 2023-24 and 2024-25
(a) >= Rs.20 Cr. to Rs.25 Cr. - 10 Marks
(b) >Rs. 25 Crore up to Rs.30 Crore - 15 marks
(c) >Rs. 30 Cr. - 20 marks</td><td>20</td></tr>
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<tr><td>1</td><td>Average Annual Turnover (Net)</td><td>Average Annual Turnover in last 3 years FY 2022-23, 2023-24 and 2024-25
(a) >= Rs.10 Cr. to Rs.15 Cr. - 10 Marks
(b) >Rs. 15 Crore up to Rs.20 Cr - 15 marks
(c) >Rs. 20 Cr - 20 marks</td><td>20</td></tr>
</table></td></tr>
<tr><td>2</td><td>1.8.4 Financial Capacity:</td><td>a) Minimum average annual turnover of Rs. 20.0 Cr. in the preceding three financial years, i.e. 2022-23, 2023-24, 2024-25</td><td>a) Minimum average annual turnover of Rs. 10.0 Cr. in the preceding three financial years, i.e. 2022-23, 2023-24, 2024-25</td></tr>
<tr><td>3.</td><td>1.8 Conditions of Eligibility of Bidder</td><td>Technically responsive bid = Achieve 70% of the technical score, that is 60 out of maximum possible 100</td><td>Technically responsive bid = Achieve 60% of the technical score, that is 60 Marks out of maximum possible 100 Marks.</td></tr>
</table>

Chief Executive Officer
Patna Smart City Limited.

Annexure II - Prebid Clarifications
Selection of an Agency for Allotment of Exclusive Outdoor Advertisement Rights on Existing Outdoor Digital LED Screens and Other Identified Assets of Patna Smart City Limited

NIT No:- 18/MD/PSCL/2025-26
Published Date – 3rd September 2026
Prebid Meeting Date – 12th Sept 2026

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
1	Page-14	The Bidder must have operated advertisements on a minimum of thirty [30) Digital Display Boards, each with a minimum display area of 100 sq. ft. 30-49 Digital Display Boards- 10 Marks 50-99 Digital Display Boards- 20 Marks 100-199 Digital Display Boards – 30 Marks 200 or more Digital Display Boards- 4O Marks	The Bidder must have operated advertisements on a minimum of thirty (30) Digital Display Boards, 30-39 Digital Display Boards - 2O Marks 40 or more Digital Display Boards- 40 Marks	RFP Conditions Shall Prevail
		Asset reduction	In case a screen telecom permanently unusable due to technical failure, road work, government project, relocation or removal, what replacement mechanism will be provided	RFP Conditions Shall Prevail Refer Clause 10. Service Level Agreement (SLA) and Clause 14 - Existing O&M or AMC Agency
		Asset relocation	If a screen is relocated, please clarify whether relocation costs, dismantling, reinstallation and downtime will be borne by PSCL or concessionaire.	
		Content approval Operation of LED Screens	Please prescribe a maximum period, e.g. 48 hours, within which PSCL shall approve/reject submitted advertising content. Please clarify that delays in PSCL approval will not be treated as bidder-caused derivative or non-performance.	PSCL will endeavor to review and approve advertising content expeditiously. Delays attributable solely to PSCL's approval process shall be considered appropriately and will not be treated as bidder-caused non-performance. All other RFP conditions shall prevail.
	Page-39	Existing O&M /Arrangements AMC	Where existing AMC O&M agencies continue during the initial period, please clarify exactly when the selected bidder's O&M literality will	Refer Clause 14 - Existing O&M or AMC Agency. RFP Conditions Shall

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			commence for each asset. Since the bidder may not receive exclusive O&M rights immediately, please clarify whether Fixed Rental payable to PSCL will be proportionately reduced for the period during which O&M remains with an existing agency, Please provide details of all existing AMC/O&M contracts, including contractor name, expiry date, scope and assets covered.	Prevail.
	Page - 79	Location: Foot Overbridge at Gandhi Maidan Gate no 1.	Please clarify is concessionaire installed own asset on it as well as Please clarify ownership of all new equipment/components installed by the concessionaire during the concession period.	Assets/equipment installed by the concessionaire for project implementation shall remain the concessionaire's responsibility during the concession period. Ownership and transfer of assets, if any, shall be as per the provisions of the Concession Agreement/RFP. All other conditions shall remain unchanged. RFP Conditions Shall Prevail.
		Please also elaborate and clarify 7.2 Financial Bid Evaluation Criteria	Revenue Share (%) beyond annual charges Bidder quoting the highest Revenue Share (%) beyond Reserved Annual Fixed Rental Charges shall get full marks. All other bidders' marks shall beprorated based on the highest quote obtained."Revenue Share Score (RSS) RSS = (Revenue Share % quoted by the Bidder + Highest Revenue Share % quoted amongst responsive bidders) x 100"	RFP Conditions Shall Prevail.
	15	Technically responsive bid = Achieve 70% of the technical score, that is 70 out of maximum possible 100	Kindly consider increasing the weightage of the Technical Score to 60%.At present, there is no organization in the State of Bihar with sufficient experience in operating and managing a large number of 100 sq. ft. VMDs. Therefore, the existing experience criteria may put local competitors from Bihar at a disadvantage.	Refer Corrigendum -I dated 21.09.2026

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			In accordance with the applicable Government policy (Bihar Purchase Preference Policy, 2024) and with the objective of providing a level playing field and equal opportunity to all eligible competitors from Bihar, it is requested that the evaluation criteria may kindly be reconsidered and the Technical Score weightage be decreased to 60%. This will ensure fair and transparent competition while also providing an opportunity to capable organizations from Bihar to participate in the bidding process.	
	14 (1.8.2) 3	The Bidder must have operated advertisements on a minimum of 30 Digital Display Boards, each with a minimum display area of 100 sq. ft. 30-49 Boards - 10 Marks 50-99 Boards - 20 Marks 100-199 Boards - 30 Marks 200 or more Boards - 40 Marks	It is respectfully submitted that the proposed marking criteria provide disproportionately high weightage to the number of Digital Display Boards operated. Requiring experience of operating a very large number of 100 sq. ft. Digital Display Boards may restrict wider participation and may favour only a limited number of agencies having such large-scale experience. In the interest of fair competition and wider participation, the marks assigned to this parameter may kindly be rationalized. It is requested that the marking criteria may kindly be revised as follows: The Bidder must have operated advertisements on a minimum of thirty (30) Digital Display Boards, 30-39 Digital Display Boards – 20 Marks 40 or more Digital Display Boards- 30 Marks	RFP Conditions Shall Prevail.
	15(1.8.3) h	Bidder shall have experiencein Projects of Central Government / StateGovernment / Local Government / Government Agency/Urban Local Body/Multilateral Funding Agency/PSU for fulfilling project experience required in RFP clause no. 1.8.2 Technical Capacity. Bidder's Project Experience of working as sub-Concessionaire shall not beconsidered.	Kindly amend the eligibility criteria toinclude Private Sector Organizations/Companies as an eligiblecategory for project experience. It is requested that the markingcriteria may kindly be revised as follows: Experience in projects executed for Central/State Government, Local Government, Government Agencies,ULBs, PSUs, Multilateral Funding Agencies, or reputed Private Sector Organizations/Companies may beconsidered, subject to fulfilment of theprescribed project	RFP Conditions Shall Prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			value, scope andother technical requirements.	
2	Average Annual Turnover (Net)	Average Annual Turnover in last 3 years FY 2022-23, 2023-24 and 2024-25 (a) >= Rs.20 Cr. to Rs.25 Cr. - 10 Marks (b) >Rs. 25 Crore up to Rs.30 Crore - 15 marks (c) >Rs. 30 Cr. - 20 marks	We want to participate in the same, but required turnover criterion is too high & seems illogical and unwelcoming for new entrants. We request you to look into this matter & reduce the turnover criterion to an average annual turnover of ₹2 crores.	Refer Corrigendum -I dated 21.09.2026
	Net Worth	Bidder shall have a positive Net Worth as on 31/03/2025; The bidder should not have incurred a loss in the last three financial years. 0-3 Cr - 5 Marks >Rs. 3,0 Crore - 10 marks		Refer Corrigendum -I dated 21.09.2026
	Relevant Experience of the Bidder:	8 or more eligible projects: 30 marks The Bidder must have operated advertisements on a minimum of thirty (30) Digital Display Boards, each with a minimum display area of 100 sq. ft. 30-49 Digital Display Boards – 10 Marks 50-99 Digital Display Boards – 20 Marks 100-199 Digital Display Boards – 30 Marks 200 or more Digital Display Boards- 40 Marks	The requirement of "30-200 Digital Screens" is also unclear, as we are currently running approximately 250+ screens in total. combined at different locations, will this qualify?	RFP Conditions Shall Prevail.
3	In Technical eligibilities		Digital Display Board experience and quantity is very high. A. Each display of minimum area of 100 sq. ft. is not practical. It should be removed. B. Number of Digital Display Boards should be 5-10 Digital Display Boards = 10 Marks 10-20 Digital Display Boards = 20 Marks 20-30 Digital Display Boards = 30 Marks 30-50 Digital Display Boards = 40 Marks	RFP Conditions Shall Prevail.
			Revenue sharing should be eliminated as it will create lot of accounting issues and confusions, and fixed license fee should be increased.	RFP Conditions Shall Prevail.
			All Media AMC should be responsibility of Authorized media manufacturer / supplier / contractor for the tenure of this advertising tender. (H1 party should not be responsible / affected by non-functioning / poor quality / breakdown of display during five years of tender)	RFP Conditions Shall Prevail.
			Gestation period is not there in RFP. Minimum of 60 days should be allowed.	Refer RFP Clause 10.4. RFP Conditions Shall

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
				Prevail.
		There is no lock in period in this contract. Lock in period and notice period should be mentioned. Lock in period may be 2 years with the notice of 3 moths.		RFP Conditions Shall Prevail.
4		Annual reserve and turnover	Clause 1.5 fixes the Annual Fixed Rental reserve at 1.20 crore for the first year. Clauses 1.8.2 and 1.8.4 require a minimum average annual turnover of ₹20 crore, while turnover above ₹30 crore earns the maximum 20 marks. The minimum and maximum-scoring thresholds are therefore approximately 16.7 times and 25 times the disclosed annual reserve respectively.	Refer Corrigendum -I dated 21.09.2026
		Technical cut-off	A bidder must obtain 70 marks out of 100 merely to become technically responsive. Most marks measure scale: turnover, net worth, number of projects and number of digital boards. No separate marks are assigned to a technical methodology, maintenance plan, content controls, local deployment capacity or demonstrated service quality.	Refer Corrigendum -I dated 21.09.2026
		Display-board condition	Clause 1.8.2 requires experience of operating at least 30 digital displays boards, each having a minimum display area of 100 sq. ft. Annexure - X. however, lists 15 of the 27 principal LED screens at only 59.5 sq. ft. each. A mandatory 100 sq. ft. experience threshold therefore exceeds the size of more than half of the tendered LED inventory.	RFP Conditions Shall Prevail.
		Bundled and expandable scope	The title and several clauses combine 27 LED screens with "other identified assets." Clause 9 refers to foot-over bridges, 10 IPT stands, commercial or community facilities, street furniture, parking infrastructure and other PSCL assets. Clause 10.2 also permits PSCL to add, remove, suspend or relocate assets and modify inventory.	RFP Conditions Shall Prevail.
		Incomplete asset	Annexure X gives no size, advertising area,	RFP Conditions Shall

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
		schedule	latitude or longitude for the 10 IPT stands and two foot-overbridges. Prospective bidders therefore cannot reasonably assess inventory, revenue potential, statutory liability, power costs or maintenance exposure for all assets included in the financial offer.	Prevail.
		Conflicting commercial provisions	Clause 9 states that additional-asset rights do not automatically vest and may require a supplementary arrangement. In contrast, Annexure IX states that the quoted annual concession fee covers the 27 LED screens and other identified assets as one integrated fee. The RFP also permits continued O&M by an existing agency while denying compensation or fee relief, despite the effect that divided control may have on uptime and advertising revenue.	RFP Conditions Shall Prevail.
		Consortium inconsistency	Clause 1.7 and the Bid Data Sheet prohibit a joint venture or consortium, but Clause 1.10 refers to bids by a member of a consortium, and Clause 1.8.3(c) contemplates experience acquired through a consortium or joint venture. This contradiction affects bidder structure and use of credentials.	Refer to clause 1.7 - JV/Consortium is not allowed under this RFP. RFP Conditions Shall Prevail.
		Drafting and authority inconsistencies	The supplied RFP leaves the NIT number, date and several timetable fields blank. Certain payment clauses refer to PMC although the procuring entity and payee are PSCL. These matters should be corrected before bids are invited or evaluated.	Kindly refer to the schedule published in the NIT. Fixed Rental and Revenue Share shall be payable to PSCL.
5	Clause 1.8.2(1)	1 Average Annual Turnover (Net) Average Annual Turnover in last 3 years FY 2022-23, 2023-24 and 2024-25 (a) >= Rs.20 Cr. to Rs.25 Cr. - 10 Marks (b) >Rs. 25 Crore up to Rs.30 Crore - 15 marks (c) >Rs. 30 Cr. - 20 marks 20	To promote wider competition and transparency, the minimum annual turnover requirement should be reduced to **₹2 crore.** Considering that the EMD is ₹5 lakh and the minimum reserve price is ₹1.20 crore, prescribing a turnover of ₹20 crore or ₹30 crore is excessive, disproportionate, and commercially unjustified. Such a high threshold unnecessarily restricts capable bidders, particularly local advertising agencies, and defeats the objective of fair and healthy	Refer Corrigendum -I dated 21.09.2026

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			competition.	
	Clause 1.8.2(2)	bidder should not have incurred a loss in the last three financial years. Zero to Rs.3 Cr - 5 Marks Net worth above ₹3 crore -10 marks 10	To promote wider competition and transparency, the minimum annualturnover requirement should be reduced to **₹2 crore.** If a bidder's turnover isbelow the prescribed threshold, eligibility may be assessed based on a positivenet worth. Considering that the EMD is ₹5 lakh and the minimum reserve priceis ₹1.20 crore, requiring a turnover of ₹20 crore or ₹30 crore is excessive anddisproportionate and unnecessarily excludes capable bidders, particularly local advertising agencies.	Refer Corrigendum -I dated 21.09.2026
	Clause 1.8.2(3)	The Bidder must have operated advertisements on a minimum of thirty (30) Digital Display Boards, each with a minimum display area of 100 sq. ft. 30-49 Digital Display Boards – 10 Marks 50-99 Digital Display Boards – 20 Marks 100-199 Digital Display Boards – 30 Marks 200 or more Digital Display Boards- 40 Mark	The requirement that a bidder must have operated at least 30 Digital Display Boards, each having a minimum display area of 100 sq. ft., along with the related marking criteria, is impractical because such media inventory is not commonly available in Bihar. This condition may unduly restrict eligible local advertisers and limit fair competition. Therefore, it should be replaced with a broader and reasonable eligibility requirement of at least seven years' experience in the outdoor advertise	RFP Conditions Shall Prevail.
	Clause (9)	Other PSCL Assets: 38 PSCL may also include advertisement inventory available at or associated with other identified assets, including, where permissible: • Foot Over bridges – one at Gandhi Maidan Gate No. 1 and second at MLCP Maurya Lok * 10 IPT stands; • Commercial/community facilities; • Public convenience infrastructure; • Digital screens/display systems; • Smart City Street furniture; • Designated commercial spaces; • Parking infrastructure; • Other PSCL-owned/managed assets specifically notified by PSCL. No	The additional advertising assets should be tendered separately through independent bidding. Separate tenders would enable asset-specific competition, attract more eligible bidders, prevent unnecessary clubbing of unrelated advertising media, and potentially generate higher revenue for PSCL.	RFP Conditions Shall Prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
		advertisement right over any additional asset shall automatically vest in the selected agency. Such rights shall arise only upon written inclusion/approval by PSCL and execution of the necessary supplementary arrangement, wherever required		
6	Clause 1.8.2, 1.8.4 Page 14-15	Turnover of ₹20 crore and maximum marks above ₹30 crore - Disproportionate for Rs.1.2 Cr reserve	Reduce threshold to level used in earlier comparable PSCL tender or adopt pass/fail financial capacity test linked to annual reserve (2 Cr as per hand written note since reserve is 1.2 Cr), working capital and actual O&M exposure. Remove turnover based additional marks. Our turnover is 5 Cr - should be eligible. Reserve price 1.2 Cr, EMD 5 lakh is 4.16% - as per rules should be 2%. So turnover 2 Cr is sufficient. Provide MSME relaxation.	Refer Corrigendum -I dated 21.09.2026
	Clause 6 Section III Page 32	Seventy mark technical cut off dominated by corporate scale	Lower or remove the 70/100 cut off and rebalance marks toward technical methodology, uptime, maintenance plan, content control, satisfactory performance and deployment capacity. Project count and net worth should not exclude otherwise capable bidders. Current scoring gives 40 marks for 200+ display boards - impossible for local bidders.	Refer Corrigendum -I dated 21.09.2026
	Clause 1.8.2 Sr.3 Page 15 + Annexure X	Experience of 30 boards each at least 100 sq ft - Contradiction with actual inventory	Delete or substantially reduce minimum size condition. Recognize equivalent digital display experience or aggregate display area because 15 of the 27 listed LED screens in Annexure X are only 59.5 sq ft. How can PSCL ask for 100 sq ft experience when its own assets are 59.5 sq ft? Also reduce from 30 boards to 10 boards or aggregate area basis.	RFP Conditions Shall Prevail.
	Clause 1.7 Page 14, Bid Data	Contradictory consortium provisions	Permit joint ventures or consortia, or at least disclosed specialist O&M arrangements. Reconcile Clause 1.7 (JV not allowed) with	RFP Conditions Shall Prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
	Sheet, Clauses 1.8.3 and 1.10		Clause 1.8.3(c) which talks about consortium agreement. Allow parent/subsidiary credentials. For MSME with 5 Cr turnover, JV should be allowed.	
	Clause 9 Scope Page 38-39	Bundling of LED screens withunrelated and expandableassets	Confine this tender to the 27 existing LED screens only. Issue separate lots ortenders for IPT stands (10 nos), foot overbridges (Gandhi Maidan Gate No.1 and MLCP Maurya Lok), street furniture, parking and other asset classes so bidders compete according to relevant capability. Bundling unrelated assets to increaseproject size artificially. As per handwritten note: IPT, FOB, Street Furniture ka separate tender hona chahiye, uska alag Revenue hona chahiye.	RFP Conditions Shall Prevail.
	Clause 9 Page 38-39 Existing O&M Arrangements + Clause 10.1(14)	Incomplete and variable asset inventory + non-disclosure of existing AMC/O&M vendor	Freeze inventory before financial bidding and disclose dimensions, usable advertising area, location, condition, uptime, electricity liability, approvals, existing O&M or AMC agreement copy, vendor name, expiry date, handover date and responsibility for major replacement for every asset. Currently no agreement disclosed. This creates information asymmetry favoring incumbent. Allow joint inspection before bid. Clarify no penalty during overlap period.	RFP Conditions Shall Prevail.
	Clause 9, Clause 10.2 Page 47, Annexure IX Financial Bid, Clause 1.5	Conflicting fee and asset adjustment provisions - Dual payment	Reconcile Clause 9, Clause 10.2 and Annexure IX. Add objective pro rata formula for fee reduction or adjustment when asset is added, removed, suspended, relocated, unavailable or operated by another agency. Change commercial model from Fixed + Revenue Share to Fixed OR Revenue Share whichever is higher. Define Gross Revenue as Net Realized Revenue (excluding GST, agency commission, bad debts) not billed/receivable. Remove mandatory escrow account. Revenue sharing is objectionable when fixed rental already guaranteed.	RFP Conditions Shall Prevail.
	Pre-bid Schedule	Inadequate opportunity after revision	Hold fresh pre-bid meeting and allow at least 15 clear days from publication of revised RFP or	RFP Conditions Shall Prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			corrigendum. Decide objections clause wise by reasoned order before opening or evaluating bids. Keep tender process in abeyance till then.	
	Clause 1.8.2 & 1.8.3 Page 15 - Experience of 3 projects + 30 boards	No known outdoor LED tender or work order of required scale in entire Bihar - Eligibility is tailor-made and impossible to meet locally	In entire Bihar, there is no known government outdoor LED advertisement tender or work order of this size (27 LED screens) awarded to any particular agency which can fulfill the required eligibility of 3 projects in last 7 years with 30 boards of 100 sq ft each. PSCL has not disclosed any past work orders. This proves condition is tailor-made to exclude capable local Bihar advertisers and favors large pan-India corporate players from Delhi/Mumbai. This violates Bihar Public Procurement preference for local MSEs and principles of fair competition under Article 14. Request: Reduce to 1 project of similar nature in last 7 years, accept aggregate experience of hoardings/unipolar/LED walls/gantries in Bihar or neighboring states, and accept self-declared affidavits + GST invoices where work orders are not issued in standard format.	RFP Conditions Shall Prevail.
	Clause 9, 10.1, Annexure X Page 79, Asset Register	No description of LED and specification and materials required for O&M - Impossible to quote O&M cost	RFP does not mention at all: (a) LED type (P6/P8/P10?), pixel pitch, brightness (nits), resolution, cabinet size, (b) Structure material (MS/GI), pole height, foundation details, (c) Power consumption per screen, earthing details, (d) Make/model of LED modules, power supplies, controllers, media players, (e) Age and expiry of useful life, (f) List of spares, tools, consumables required to be maintained as per Clause 10.1 (8) - but no BOQ. Without this, bidder cannot estimate electricity (20-30 lakh/year), spare inventory, cleaning, maintenance cost. This is violation of due diligence (Clause 1.12). Request: Provide complete technical datasheet for all 27 screens,	RFP Conditions Shall Prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			item-wise asset register with make, model, serial no, working condition, warranty status as promised in Clause 10.1(2) BEFORE financial bidding, and provide estimated O&M cost schedule. Freeze scope of materials.	
	Clause 10.2.1ADDITION/ DELETION OFASSETS Page 47	Addition/Deletion of assets -No formula - Page 47 Clause10.2.1	PSCL can add/remove/relocate/suspend any asset. Adjustment may be considered strictly in accordance with Agreement and approval of competentauthority - no objective pro-rata formula. Means they can add 10 low-value IPTstands (Sl.28) with blank size and you still pay same fee or remove prime Gandhi Maidan Gate No.1 FOB or Patna Junction Golamber (220 sq ft) and you still payfull fee. **This is one-sided. Request:** Provide objective formula - If asset countdecreases/increases by >10% or prime location removed, Fixed Rental to bereduced/increased pro-rata based on sq ft area. Freeze inventory of 27 LEDsbefore financial bid. Any addition of IPT/FOB beyond 27 to be optional at bidder'sdiscretion.	PSCL reserves the right to add, remove, relocate, or suspend assets as required. Any adjustment shall be considered in accordance with the Agreement and subject to approval of the competent authority. No separate pro-rata mechanism is envisaged. RFP conditions shall prevail.
	Clause 1.3(f) Page 12, Clause 9 Page 39 GOVERNMENT/ PUBLIC INFORMATION RESERVATION	Public purpose reservation -365 hours free + absolute overriding right - No cap, no compensation	Clause 1.3(f) says successful bidder shall display social messages for minimum 365 hours annually (~1 hour/day/screen free). But Page 39 says PSCL shall retain absolute and unrestricted right to use screens for public-purpose communications at its sole discretion and emergency/public-safety messages shall have overriding priority over commercial advertisements. Such reserved inventory shall not confer any right to claim compensation. Means during elections, disasters, VIP visits, PSCL can take 100% inventory for days/weeks with zero compensation. 1 hour/day is understandable, but absolute unrestricted overriding right with no cap and no compensation is onerous. **Request**: Cap free reservation to 365 hours/year	PSCL reserves the right to utilize the advertising inventory for public-purpose, statutory, and emergency communications as required. No compensation, fee adjustment, or concession period extension shall be admissible on this account. The RFP conditions shall prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			as stated, any additional emergency usage beyond 10% of monthly inventory to be compensated by pro- rata fee reduction or extension of concession period. Define **'emergency'** objectively.	
	Clause 5.4 Page 27, Clause 1 Performance Bank Guarantee Definition Page 35	Performance Security 5% of Contract Value - Not defined - Heavy blockage	PBG = 5% of contract/agreement value in form of unconditional bank guarantee valid up to 3 months beyond end of 5-year concession. But contract value not defined. Is it = 5 years Fixed Rental only (1.2 Cr x 5 = 6 Cr => PBG 30 Lakh) OR Fixed + projected revenue share (If revenue 3 Cr/year x 30% share = 0.9 Cr/year, total 5 years = (6 Cr + 4.5 Cr) = 10.5 Cr => PBG 52.5 Lakh locked for 5 years 3 months)? Heavy for 1.2 Cr/year contract. Bank guarantee cost 1-2% per year extra. **Request:** Clarify PBG = 5% of first year Fixed Rental only OR 5% of annual Fixed Rental (1.2 Cr = 6 Lakh) to be reasonable. Or allow 5% as security deposit in parts.	Performance Security equal to 5% of total Contract / Concession Value for 5 Years. The RFP conditions shall prevail.
	Clause 5.8 Page 29-30 Insurance	Insurance basket - 10 types including Cyber, Media Liability - Cost 5-7 Lakh/year	RFP asks for Public Liability, Commercial General Liability, Property and Asset, Fire and Electrical Risk, Workers Compensation, Employer's Liability, Professional Indemnity, Media/Advertising Liability, Cyber Liability, Motor Vehicle Insurance. For 1.2 Cr/year ad rights contract, insurance premium alone will be 5-7 Lakh/year. Not standard for outdoor media. Cyber Liability and Media Liability are for IT companies. **Request:** Limit to Public Liability Insurance + Workmen Compensation / EC Insurance + Fire and Special Perils for handed over assets only. Remove Professional Indemnity, Cyber, Media Liability.	The RFP conditions shall prevail.
	Clause 10.2.2	Transfer of improvements -All your investment vests free in PSCL	Clause says 'Concessionaire shall have no ownership interest whatsoever... Any	Vesting shall apply to physical project assets only.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
	Page 48 Ownership and Proprietary Rights		improvements, additions, modifications, or assets created, installed, or developed by the Concessionaire in connection with Project Facilities shall automatically vest in Authority without any separate claim, charge, lien, or compensation'. Means even Central Advertisement Management System / CMS software, content scheduling software, dashboard you develop at your cost, or any structure strengthening you do, vests free in PSCL. This discourages investment. **Request:** Clarify that only physical structures attached to PSCL assets vest, butsoftware, licenses, content, advertiser database, intellectual property developedby agency remains property of agency and can be taken back on expiry.	Proprietary software, CMS, IP, licensed applications, databases, and other proprietary systems shall remain the concessionaire's property, subject to uninterrupted project operations. All other RFP conditions shall remain unchanged.
7	Page 15 – Technical Evaluation	A bidder is required to achieve 70% of the technical score, i.e., 70 out of a maximum of 100 marks, to qualify as technically responsive.	It is requested that the technical qualification threshold may kindly be reconsidered and the Technical Score weightage may be reduced to 60%. The existing criteria, particularly the extensive experience requirements relating to large-scale operation of 100 sq. ft. VMDs, may considerably restrict participation. A balanced technical-commercial evaluation would encourage wider participation while ensuring that only technically capable bidders qualify.	Refer Corrigendum -I dated 21.09.2026
	Page 14 – Clause 1.8.2	Experience in operating advertisements on a minimum of 30 Digital Display Boards, each having a minimum display area of 100 sq. ft., with marks ranging from 10 to 40 based on the number of boards operated.	It is respectfully submitted that the proposed marking structure places significant emphasis on the number of Digital Display Boards, which may disproportionately favour a limited number of agencies having experience of operating exceptionally large networks. For wider and more meaningful competition, it is requested that the marking criteria may kindly be rationalized as follows: • 30–39 Digital Display Boards – 20 Marks;	The RFP conditions shall prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
			• 40 or more Digital Display Boards – 30 Marks. This would recognize relevant industry experience while avoiding excessive weightage solely on the number of boards.	
	Page 15 – Clause 1.8.3(h)	Experience in projects of Central Government / State Government / Local Government / Government Agency / ULB / Multilateral Funding Agency / PSU is required. Experience as a sub-Concessionaire is not considered.	It is requested that experience gained from reputed Private Sector Organizations / Companies may also be considered, subject to fulfilment of the prescribed project value, scope, duration and other technical requirements. National-level advertising agencies routinely execute - large scale outdoor advertising and digital media projects for reputed private -sector clients, involving comparable technical, operational, commercial and manpower requirements. Recognition of such experience would broaden the pool of technically and financially capable bidders and promote healthy competition.	The RFP conditions shall prevail.
8	Clause 1.8.2(1)	Average Annual Turnover (Net) Average AnnualTurnover in last 3 years FY 2022-23, 2023-24 and2024-25 (a) >= Rs.20 Cr. to Rs.25 Cr. - 10 Marks (b) >Rs. 25 Crore up to Rs.30 Crore - 15 marks (c)>Rs. 30 Cr. - 20 marks 20	To promote wider competition and transparency, theminimum annual turnover requirement should bereduced to ₹2 crore. Considering that the EMD is ₹5 lakhand the minimum reserve price is ₹1.20 crore, prescribing a turnover of ₹20 crore or ₹30 crore is excessive, disproportionate, and commercially unjustified. Such a high threshold unnecessarily restricts, scapable bidders, particularly local advertising agencies, and defeats the objective of fair and healthy competition.	Refer Corrigendum -I dated 21.09.2026
	Clause 1.8.2(2)	bidder should not have incurred a loss in the last three financial years. Zero to Rs.3 Cr - 5 Marks Net worth above ₹3 crore - 10 marks 10	To promote wider competition and transparency, the minimum annual turnover requirement should be reduced to ₹2 crore. If a bidder's turnover is below the prescribed threshold, eligibility may be assessed based on a positive net worth. Considering that the EMD is ₹5 lakh and the minimum reserve price is ₹1.20 crore, requiring a turnover of ₹20 crore or ₹30 crore is excessive and disproportionate and unnecessarily	Refer Corrigendum -I dated 21.09.2026

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			excludes capable bidders, particularly local advertising agencies.	
	Clause 1.8.2(3)	The Bidder must have operated advertisements on a minimum of thirty (30) Digital Display Boards, each with a minimum display area of 100 sq. ft. 30-49 Digital Display Boards – 10 Marks 50-99 Digital Display Boards – 20 Marks 100-199 Digital Display Boards – 30 Marks 200 or more Digital Display Boards- 40 Mark	The requirement that a bidder must have operated at least 30 Digital Display Boards, each having a minimum display area of 100 sq. ft., along with the related marking criteria, is impractical because such media inventory is not commonly available in Bihar. This condition may unduly restrict eligible local advertisers and limit fair competition. Therefore, it should be replaced with a broader and reasonable eligibility requirement of at least seven years' experience in the outdoor advertising	The RFP conditions shall prevail.
	Clause (9)	Other PSCL Assets: 38 PSCL may also include advertisement inventory available at or associated with other identified assets, including, where permissible: • Foot Overbridges – one at Gandhi Maidan Gate No. 1 and second at MLCP Maurya Lok • 10 IPT stands; • Commercial/community facilities; • Public convenience infrastructure; • Digital screens/display systems; • Smart City Street furniture; • Designated commercial spaces; • Parking infrastructure; Other PSCL- owned/managed assets specifically notified by PSCL. No advertisement right over any additional asset shall automatically vest in the selected agency. Such rights shall arise only upon written inclusion/approval by PSCL and execution of the necessary supplementary arrangement, wherever required	The additional advertising assets should be tendered separately through independent bidding. Separate tenders would enable asset-specific competition, attract more eligible bidders, prevent unnecessary clubbing of unrelated advertising media, and potentially generate higher revenue for PSCL.	The RFP conditions shall prevail.
9	Page 15 – Technical Evaluation	Bidder must secure70% of the TechnicalScore to qualify.	It is requested that the technical evaluation criteria may kindly be reconsidered and the Technical Score weightage/qualifying requirement may berationalized to 60%. The existing criteria may restrict participation of	Refer Corrigendum -I dated 21.09.2026

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			otherwise capable agencies. A balanced evaluationwill encourage wider participationand healthy competition.	
	Page 14 – Clause 1.8.2	Experience of operating minimum 30 Digital Display Boards of 100 sq. ft., with marks increasing up to 40 for 200+ boards.	The proposed marking gives significant weightage to the number of boards operated. It is requested that the criteria may kindly be revised as: 30–39 Boards – 20 Marks; 40 or more Boards – 30 Marks. This will recognize relevant experience while enabling wider participation of capable agencies.	The RFP conditions shall prevail.
	Page 15 – Clause 1.8.3(h)	Project experience is limited to Government / Government Agencies / ULBs / PSUs / Multilateral Funding Agencies, and experience as a sub Concessionaire is not considered.	It is requested that experience with reputed Private Sector Organizations/Companies may also be considered, subject to fulfilment of the prescribed project value, scope and other technical requirements. Such experience is relevant to outdoor advertising operations and will enable participation of experienced national-level advertising agencies.	The RFP conditions shall prevail.
10	Unclear and Open-Ended Asset Package	Under Clause 9 and Clause 10.2, the RFP also brings within its commercial framework foot-overbridges, IPT stands and other PSCL assets and further permits additions, removals, suspension or relocation of assets. The proposed concession is not confined to the 27 identified LED screens. The RFP also brings within its commercial framework foot-over bridges, IPT stands and other PSCL assetsand further permits additions, removals, suspension or relocation of assets. Such a moving scope makes a five-year commercialcommitment difficult to price on a like-for-like basis. A bidder should know, before quoting, exactly what inventory and commercial opportunity it is being asked to undertake. We therefore request that PSCL either freeze the inventory for the present procurement	Pause technical opening/evaluation until this re-presentation has been considered and disposed of by a reasoned order, particularly in view of Clauses 1.5, 1.7, 1.8.2, 1.8.3(c), 1.10, 9 and 10.2.	The RFP conditions shall prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
		orclearly separate the LED screen component from other asset categories. Any future addition or withdrawal should also have atransparent adjustment mechanism.		
	Asset Schedule Does Not Contain Enough Commercial Information	In relation to Clause 9 and Annexure X, the schedule does not provide adequate particulars for all of the non-LED assets, particularly the • 10 IPT stands • two foot-overbridges. The schedule does not provide adequate particulars for all of the non-LED assets, particularly the 10 IPT stands and two foot-over bridges. Information such as dimensions, usable advertising area, exact location, current physical condition, power arrangement, operating history, statutory status, current maintenance responsibility and expected handover position is needed to estimate revenue and cost exposure. Without a common data set, different bidders may build their financial offers on materially different assumptions. We request a verified, complete asset schedule to be issued before financial bids are evaluated.	Publish a consolidated corrigendum correcting the tender particulars, authority references, timetable fields and internal cross-references, including the relevant provisions in Clauses 6, 7, 9 and 10.2 and the Bid Data Sheet	The RFP conditions shall prevail.
	The 100 Sq. Ft. Prior-Experience Test Is Not Aligned With the Tendered Inventory	Under Clause 1.8.2(3), the RFP requires experience with at least 30 digital display boards, with each previous board having aminimum display area of 100 sq. ft. The RFP requires experience with at least 30 digital display boards, with each previous boardhaving a minimum display area of 100 sq. ft. The same tender identifies 15 of its 27 principal LED screens at only 59.5 sq. ft. each. This creates a mismatch between the experience threshold and a substantial part of the inventory actually being offered. Operating smaller digital displays still requires the same core capabilities: inventory management, media scheduling, content administration, advertising sales, monitoring, maintenance and display proof. We request acceptance of	Fix and publish a complete, verified asset schedule under Clause 9 and Annexure X for every component included in the concession, including the commercial area and operational responsibilities.	The RFP conditions shall prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
		equivalent digital/outdoor experiencebased on relevant operations and aggregate display area, rather than an all-or-nothing 100 sq. ft. condition.		
	The Financial Qualification Appears Disproportionate to the Disclosed Reserve	Clause 1.5 states the first-year reserve Annual Fixed Rental at ₹1.20 crore, while Clause 1.8.2(1) prescribes the minimum average annual turnover requirement. The first-year reserve Annual Fixed Rental is stated as ₹1.20 crore, whereas the minimum average annual turnover requirement is ₹20 crore. The turnover level attracting the highest score exceeds ₹30 crore. The qualifying turnover is therefore many multiples of the stated annual reserve. A financial test can legitimately assess solvency and payment capacity, but it should bear a reasonable relationship to the actual concession obligations, working-capital requirements, operating expenditure and replacement risk. The RFP does not set out a calculation or market study explaining why the stated turnover level is necessary. We request a more proportionate financial-capacity test.	Either restrict this procurement to the fixed 27-screen inventory or, under Clause 9 and Clause 10.2, create clearly separated lots for LED screens, IPT stands, foot-overbridges and other asset classes.	The RFP conditions shall prevail.
	The 70-Mark Technical Threshold Amplifies the Scale-Based Conditions	Under Clause 1.8.2, the technical stage requires a bidder to reach 70 out of 100 marks, with Clause 1.8.2(2) also contributing to thefinancial-capacity scoring structure. The technical stage requires a bidder to reach 70 out of 100 marks. The matrix gives considerableweight to turnover, net worth, project count and digital-board count. This means that an entity with the practical ability to operate the PSCL inventory may still fail before financial comparison because its historic scale is lower. The evaluation would be more closely connected to the project if it also rewarded	Amend Clause 1.8.2(3) by replacing the 100 sq. ft. per-board experience rule with an equivalent-experience test that recognizes relevant digital/outdoor operations and aggregate display area.	Refer Corrigendum -I dated 21.09.2026

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
		operational methodology, local response capability, maintenance systems, remote monitoring, uptime commitments, content controls and demonstrated service performance		
	Potential Restriction on Bihar-Based Competition Should Be Tested Objectively	The combined effect of Clause 1.8.2(1), Clause 1.8.2(2) and Clause 1.8.2(3) may leave only a very small pool of realistically qualifying outdoor advertising agencies operating in Bihar. The combined effect of the turnover, project-count and display-board criteria may leave only a very small pool of realistically qualifying outdoor advertising agencies operating in Bihar. That possibility should be tested rather than assumed away merely because the procurement is labelled open. We request PSCL to carry out a documented market assessment of the number of operators likely to satisfy the complete qualification matrix. If the exercise shows that only a very small number of firms can qualify, the conditions should be reconsidered so that capable local and regional participants are not excluded without project-specific justification.	Reassess Clause 1.8.2(1), read with Clause 1.5, so that the ₹20 crore minimum turnover and higher turnover scoring bands are proportionate to the actual annual reserve, working-capital exposure and O&M requirements.	Refer Corrigendum -I dated 21.09.2026
	The Present Eligibility Structure Should Be Compared With Earlier Competitive Arrangements	The present qualification framework under Clause 1.8.2 should be compared with the earlier competitive structure and only thoseadditional thresholds retained which can be objectively justified by the present procurement requirements. Where PSCL orcomparable public agencies previously permitted broader participation by outdoor advertising operators, any substantial increase inturnover, experience count or board-size thresholds should be supported by reasons connected with the changed scope or risk profileof the present concession. We request PSCL to review the current qualification framework against the earlier	Rebalance the technical scoring under Clause 1.8.2, including the elements covered by Clause 1.8.2(2), so that operational methodology, maintenance, monitoring, uptime, local response and service quality receive meaningful weight.	The RFP conditions shall prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
		competitive structureand retain only those additional thresholds that can be objectively justified by the present procurement requirements.		
	Additional-Asset and O&M Provisions Need Commercial Reconciliation	The provisions in Clause 9 concerning additional assets, read with Clause 10.2 and Annexure IX, require clearer commercial alignment. The RFP appears to contemplate situations in which additional assets may require a supplementary arrangement, whilethe financial framework treats the quoted concession fee as covering the principal LED inventory and other identified assets. At the same time, continued O&M involvement by an existing agency may affect operational control, uptime and advertising availability.These provisions should be aligned before bid comparison. The revised document should state who controls each asset, who bearsthe relevant maintenance responsibility, and how the concession fee will be adjusted where an asset is added, removed, unavailable,relocated or operated under divided control.	Undertake a documented market assessment of the number of Bihar-based and other competent agencies likely to qualify underthe combined requirements of Clauses 1.8.2(1), 1.8.2(2) and 1.8.2(3).	The RFP conditions shall prevail.
	Consortium / Joint-Venture Clauses Should State One Clear Rule	Clause 1.7 and the Bid Data Sheet indicate that consortium or joint-venture bidding is not permitted, while Clause 1.8.3(c) contemplates experience obtained through a JV/consortium and Clause 1.10 refers to a bidder as a member of a consortium. The eligibility section and Bid Data Sheet indicate that consortium or joint-venture bidding is not permitted, while other provisions refer to consortium membership and experience obtained through a JV/consortium. This can create uncertainty over both bidder constitution and reliance on previous project credentials. We request one consistent rule throughout the RFP, with corresponding changes to all cross-references.	Reconcile Clause 9, Clause 10.2 and Annexure IX and publish an objective mechanism for fee adjustment where the asset base changes.	The RFP conditions shall prevail.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
	NIT, Timeline and Authority References Require a Final Consistency Check	The final corrigendum should verify the tender particulars, dates, authority names, payment instructions, scope references and cross-references, including the provisions in Clauses 6, 7, 9 and 10.2 where they interact with the concession and payment structure. Certain supplied tender fields are incomplete, including NIT/time table particulars, and some payment-related text refers to PMC although PSCL is the procuring entity. Such errors may appear minor individually but can create avoidable ambiguity in a competitive procurement. A single consolidated corrigendum should therefore verify the tender number, dates, authority names, payment instructions, scope references and all cross-references before evaluation proceeds.	Make Clause 1.7, Clause 1.8.3(c), Clause 1.10 and the corresponding Bid Data Sheet provisions internally consistent throughout the RFP. After the corrigendum, allow sufficient additional time for all eligible bidders and hold a fresh pre-bid clarification meeting. Provide a clause-wise response to this representation before the tender is technically evaluated, specifically addressing Clauses 1.5, 1.7, 1.8.2, 1.8.3(c), 1.10, 9 and 10.2.	The RFP conditions shall prevail.

21/09/2021

Chief Executive Officer
Patna Smart City Limited.