



**Jaipur Metro Rail Corporation Limited**

**BIDDING DOCUMENT**

**For**

**Property Development of Parking Land at Ram Nagar Metro Station of JMRC  
(Jaipur Metro)**

**RFP No. F.1(R-169)/JMRC/DC/Rev./2020-21/RMNR/25**

**Date: 23.12.2025**

**(UBN – JMR2526SLOB00135) (E-bid Id: 2025\_JMRC\_522665\_1)**

**Amendment No.1**

**Jaipur Metro Rail Corporation Limited  
(A Govt. of Rajasthan Undertaking)**

**Office: 2<sup>nd</sup> Floor, Wing-A, Admin Building, Metro Depot,  
Brighu Path, Mansarovar, Jaipur-302020**



**JAIPUR METRO RAIL CORPORATION  
LIMITED**

**(A Govt. of Rajasthan Undertaking)**

Floor, Wing-A, Admin Building, Metro Depot,  
Brighu Path, Mansarovar, Jaipur-302020

Website: [www.jaipurmetrotrain.in](http://www.jaipurmetrotrain.in), Email: [edca@jaipurmetrotrain.in](mailto:edca@jaipurmetrotrain.in)



Office: 2<sup>nd</sup>

JAIPUR METRO

F.1(R-169)/JMRC/DC/Rev./2020-21/RMNR | 5424 Dated 12 JAN 2026

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The following amendment to the above-referred bid are being hereby issued:

S.N	Clause reference	In place of	Please read as	Remarks
1	Clause no. 1.1.1 (XVII) of ANNEXURE-2 Format of Lease Agreement of RFP document	Page-87	Page-87-R1	Clause amended

**Note:** All further updates, if any, will be available only on procurement portal (<https://eproc.rajasthan.gov.in>, <https://sppp.rajasthan.gov.in>) of the state and/or [www.jaipurmetrotrain.in](http://www.jaipurmetrotrain.in), therefore interested parties are advised to visit these websites regularly.

**Encl.: Revised Page No 87-R1 of RFP document(Total 1 Pages)**

  
Executive Director (Corporate Affairs)  
JMRC Limited

Copy to: (through email) 5425-5431 12 JAN 2026

- 1.PS to CMD, JMRC
2. Tender committee [Director (Corporate Affairs)/Director(Projects)/ Director(Finance)], JMRC
3. Standing committee [EDCA, EDTEM, GM (Civil), GM (Fin.)], JMRC
4. JE, IT Cell, JMRC
5. M/s Jones Lang LaSalle Property Consultants (India) Pvt. Ltd (Consultant)
6. Notice Board, JMRC
7. Guard File

part of the Project Land or the performance of all or any of the services or obligations of the Lessee under or pursuant to this Agreement.

- XIII. **"Good Industry Practice"** means the exercise of that degree of skill and care, diligence, prudence and foresight which would reasonably and ordinarily be expected from a skilled, efficient and experienced services provider and a person engaged in leasing of commercial spaces/business venture and which inter-alia includes those practices, methods, specifications and standards of engineering, procurement, renovation & up-gradation, construction, equipment, safety, operation and performance, as may change from time to time and which would reasonably and ordinarily be expected to be used by a skilled and prudent Lessee/Sub Lessee and/or operator, in the implementation, operation and maintenance and supervision of a Agreement of the type and size similar to the Agreement;
- XIV. **"JMRC" OR "Authority" OR "Lessor"** means Jaipur Metro Rail Corporation Limited (JMRC) or its administrators, successors and assigns.
- XV. **"Lease Period"** means a period of 45 (forty-five) years from the Commencement Date/signing of this Lease Agreement by both the parties in accordance with the terms and conditions set forth in this Lease Agreement which include moratorium period of 1 (one) year as per the Terms and Conditions.
- XVI. **"Material Adverse Effect"** means circumstances which may or does (a) render any right vested in a Party by the terms of this Agreement ineffective or (b) adversely affect or restrict or frustrate (i) the ability of any Party to observe and perform in a timely manner its obligations under this Agreement or (ii) the legality, validity, binding nature or enforceability of this Agreement;
- XVII. **"Moratorium Period"** means 1 (One) year Rent-free grace period to facilitate the lessee for construction activities and to make the project operational.
- XVIII. **"Permits"** mean and include all applicable statutory, environmental or regulatory leases, authorization, permits, consents, approvals, registrations and franchises from the relevant authorities.



Signature of the Authorised Signatory of the Bidder  
Rajkaj Ref No.:  
19837169