

**SYAMA PRASAD MOOKERJEE PORT, KOLKATA  
HALDIA DOCK COMPLEX**

Tender No.: Ad/E/1424/T/Land/100 SQM/T. Tower/1/2020

E-Tender No.: MSTC/ERO/HALDIA DOCK COMPLEX/27/HALDIA/20-21/24414

**Sub:** Allotment of 02 plots of Syama Prasad Mookerjee Port (SMP), Kolkata land in different locations of Haldia Dock Complex, Haldia on “as is where is” basis, for the purpose of installation of Ground Based Telecommunication Tower / Cell on Wheel (COW) through tender-cum-auction

**CORRIGENDUM/ ADDENDUM - II**

Sl. No.	Ref. Clause no.	As per Tender Document	To be read as																								
1.	Item g. (i) of SOT  (Page-5&6 of the Tender Document)	<p><b>The intending bidders should submit Earnest Money as following to Haldia Dock Complex along with their offer otherwise their offer will be summarily rejected:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Plot No.</th> <th style="text-align: center;">Area (in Sq. mtrs. )</th> <th style="text-align: center;">Purpose</th> <th style="text-align: center;">Earnest Money payable</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">TT-1</td> <td style="text-align: center;">100</td> <td style="text-align: center;">For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)</td> <td style="text-align: center;">Rs. 39,506/- (Rupees thirty nine thousand five hundred six only)</td> </tr> <tr> <td></td> <td style="text-align: center;">100</td> <td style="text-align: center;">For installation of</td> <td style="text-align: center;">Rs. 39,506/-</td> </tr> </tbody> </table>	Plot No.	Area (in Sq. mtrs. )	Purpose	Earnest Money payable	TT-1	100	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	Rs. 39,506/- (Rupees thirty nine thousand five hundred six only)		100	For installation of	Rs. 39,506/-	<p><b>The intending bidders should submit Earnest Money as following to Haldia Dock Complex along with their offer otherwise their offer will be summarily rejected:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Plot No.</th> <th style="text-align: center;">Area (in Sq. mtrs. )</th> <th style="text-align: center;">Purpose</th> <th style="text-align: center;">Earnest Money payable</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">TT-1</td> <td style="text-align: center;">100</td> <td style="text-align: center;">For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)</td> <td style="text-align: center;">Rs. <b>39,747/-</b> (Rupees thirty nine thousand seven hundred forty seven only)</td> </tr> <tr> <td></td> <td style="text-align: center;">100</td> <td style="text-align: center;">For installation of</td> <td style="text-align: center;">Rs. <b>39,747/-</b></td> </tr> </tbody> </table>	Plot No.	Area (in Sq. mtrs. )	Purpose	Earnest Money payable	TT-1	100	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	Rs. <b>39,747/-</b> (Rupees thirty nine thousand seven hundred forty seven only)		100	For installation of	Rs. <b>39,747/-</b>
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		TT-2		Ground Based Telecommunication Tower/Cell on Wheel (COW)	(Rupees thirty nine thousand five hundred six only)				TT-2		Ground Based Telecommunication Tower/Cell on Wheel (COW)	(Rupees thirty nine thousand seven hundred forty seven only)				
		<p>The bidders are advised to deposit Earnest Money through ECS (RTGS/NEFT) in favour of “<b>Syama Prasad Mookerjee Port, Kolkata, Haldia Dock Complex.</b>” directly into the designated bank account. Details of the bank account is appended hereunder.</p> <p>a) Name of Bank &amp; Branch: United Bank of India, Haldia Dock Complex Branch,</p> <p>b) Account No.: 1604050000310,</p> <p>c) IFS Code: UTBI0HDCF75.</p>						<p>The bidders are advised to deposit Earnest Money through ECS (RTGS/NEFT) in favour of “<b>Syama Prasad Mookerjee Port, Kolkata, Haldia Dock Complex.</b>” directly into the designated bank account. Details of the bank account is appended hereunder.</p> <p>a) Name of Bank &amp; Branch: <b>Punjab National Bank</b> (erstwhile United Bank of India), Haldia Dock Complex Branch.</p> <p>b) Account No.: 1604050000310,</p> <p>c) IFS Code: <b>PUNB0160420.</b></p> <p>* Other points under Item g. (i) of SOT shall remain unchanged.</p>								
2.	Clause 1.1 (General information to the tenderer) of Annexure-II. [page no. 12]	Plot No:	Area (in sq. mtrs.)	Purpose of use	Reserved rate of Upfront Rent per 100 sqm. Per month (excluding applicable GST)	Earnest Money	Period of allotment	Location	Plot No:	Area (in sq. mtrs.)	Purpose of use	Reserved rate of Upfront Rent per 100 sqm. (excluding applicable GST)	Earnest Money	Period of allotment	Location	
		i	ii	iii	iv	v	vii	viii	i	ii	iii	iv	v	vii	viii	
		TT-1	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	Rs. 33,67,232/-	Rs. 39,506/-	10 years without any option of automatic renewal	Near Ranichak crossing, Haldia	TT-1	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	Rs. 33,75,357/-	Rs. 39,747/-	10 years without any option of automatic renewal	Near Ranichak crossing, Haldia	

		TT-2	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	Rs. 33,67,232/-	Rs. 39,506/-	10 years without any option of automatic renewal	Near Mini Market at Haldia Township	TT-2	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	Rs. 33,75,357/-	Rs. 39,747/-	10 years without any option of automatic renewal	Near Mini Market at Haldia Township.																
3.	Clause: 4.2 (ii)  [page no. 18]	<p><b>Financial Capability of the tenderer:</b></p> <p>For techno commercial qualification, the Minimum Net Worth of a tenderer at the end of most recent Financial year shall not be less than the corresponding amounts as stipulated in the table below:-</p> <table border="1"> <thead> <tr> <th>Plot No</th> <th>Area</th> <th>Purpose</th> <th>The Minimum Net Worth at the end of most recent Financial year for techno commercial qualification of the tenderers.</th> </tr> </thead> <tbody> <tr> <td>TT-1</td> <td>100 sq. mts</td> <td>For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)</td> <td>Rs. 3,95,056/- (Rupees three lakhs ninety five thousand fifty six only)</td> </tr> </tbody> </table>							Plot No	Area	Purpose	The Minimum Net Worth at the end of most recent Financial year for techno commercial qualification of the tenderers.	TT-1	100 sq. mts	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	Rs. 3,95,056/- (Rupees three lakhs ninety five thousand fifty six only)	<p><b>Financial Capability of the tenderer:</b></p> <p>For techno commercial qualification, the Minimum Net Worth of a tenderer at the end of most recent Financial year shall not be less than the corresponding amounts as stipulated in the table below:-</p> <table border="1"> <thead> <tr> <th>Plot No</th> <th>Area</th> <th>Purpose</th> <th>The Minimum Net Worth at the end of most recent Financial year for techno commercial qualification of the tenderers.</th> </tr> </thead> <tbody> <tr> <td>TT-1</td> <td>100 sq. mts</td> <td>For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)</td> <td><b>Rs. 3,97,469/-</b> (Rupees three lakhs ninety seven thousand four hundred sixty nine only)</td> </tr> </tbody> </table>							Plot No	Area	Purpose	The Minimum Net Worth at the end of most recent Financial year for techno commercial qualification of the tenderers.	TT-1	100 sq. mts	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	<b>Rs. 3,97,469/-</b> (Rupees three lakhs ninety seven thousand four hundred sixty nine only)
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	Clause: 5.10(i), [page no.21]	<p><b>Lease Deed preparation cost:</b> The lessee shall be required to pay Rs 5,900/- (including GST) towards cost of lease form and plans plus GST as applicable.</p>							<p><b>Lease Deed preparation cost:</b> The lessee shall be required to pay Rs 5,900/- (including GST) towards cost of lease form and plans.</p>																						

- The Corrigendum/ Addendum- II will be applicable in case of the instant tender irrespective of publication on MSTC website.
- Bidders are requested to submit the scan copy of the Corrigendum/ Addendum- II duly signed under official seal along with their Techno-commercial offer as an acknowledgement and acceptance.

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**Pre-bid queries vis-à-vis views of HDC/SMP, Kolkata.**

SI No	Clause No.	Query	Reply of SMP
I	II	III	V
1	Clause (h) & (j) under SOT of the tender.	We request to kindly extend the date by another 1 month i.e 22/02/2021 upto 14.30.	Please refer to the Corrigendum/Addendum -I.
2	Clause 1 Page 12	TVIPL may presume that it may bid for 1 plot or both plots or either and the evaluation of tender will be determined plot wise.	‘Note’ under Clause- 1.1 (General Information to the Tenderer) of Annexure-II of the Tender Document may be referred to.
3	5.1 Page 19	TVIPL can assume that the period of agreement is for a maximum period of 10 years. And there after the H1 bidder will have right of first refusal	Clause- 5.1(Period of Lease) of the tender document may be referred to.  The allotment of land for further period would be based on the ‘Land Policy Guidelines for Land Management by Major Ports’ prevailing at the relevant point of time.
4	1.1 Page no. 12	We seek your clarification regarding Upfront Rent Rs. 33,67,232 is either for a month or for complete tenure of 10 years	The Reserve rate of Upfront rent per 100sq. mtrs. is fixed based on the updated rates as per prevailing Schedule of Rent(SoR) which is escalated by 2% every 7 <sup>th</sup> of April.  Considering that the lease is likely to be finalized upon payment of requisite amount by the time the next updation of the current SoR will be due on 07.04.2021, the revised reserved rate of upfront rent per 100 sq. mtrs. applicable for the tender as mentioned at column V of table under clause 1.1 (General information to the tenderer ) stands revised to Rs. 33,75,357/-per 100 sq.

			<p>mtrs.</p> <p>In this regard Corrigendum/Addendum -II may be referred to.</p>
5	Upfront rent payment by successful Bidders i.e. H1 Bidder.	We seek clarification that whether, H1 bidder has to pay Upfront Rent for complete tenure of 10 years in advance.	<p>It is confirmed that Upfront rent for the period of 10 years shall have to be paid by the H1 bidder in advance.</p> <p>In this regard, Clause- 5.3. (i) (a) of the tender document may be referred to.</p>
6	2.(2.3) Page -13	TVIPL has authority letter authorizing a person to act on behalf of company and we are using the same on all other tender site. It is requested to consider the Authority letter in lieu of Power of Attorney.	<p>Request is not acceded to.</p> <p>Clause No. 2.3 of the tender remains unchanged.</p>
7	5.3(b) Page-20	We seek your clarification regarding the amount in figure for Administration deposit @15% for the land concerned. And is it refundable to the H1 bidder and if it so then by what tenure.	<p>Security Deposit equivalent to 2 years rentals @ Re.1/- per sq. mtr. per year plus Administrative Deposit @15% for the land concerned is recoverable , prior to handing over possession of concerned land which is refundable without interest after completion of lease period subject to adjustment of dues /damages.</p> <p>Clause 5.3(b) remains unchanged</p>
8	5.3(b) Page-20	We request to waive off Security Deposit amount if the successful bidder has to pay upfront rent in advance for 10 years.	<p>Request is not acceded to.</p> <p>Clause 5.3(b) remains unchanged.</p>
9	5.1(d), page No.20 5.10(i) Page -21	We request you to clarify the difference between two different LEASE Deed preparation cost	<p>Lease Deed preparation cost: The lessee shall be required to pay Rs 5,900/- <b>(including GST)</b> towards cost of lease form and plans.</p> <p>In this regard, Corrigendum/Addendum -II may be referred to.</p>
10	Pt 5.10 (ii)page 21	Registration copy will be provided and main copy to be within our custody as the entire expense will be borne by us.	Not acceded to