

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

Tender No.: Ad/E/1424/T/Land/100 SQM/T. Tower/2/2020

E-Tender No.: **MSTC/ERO/HALDIA DOCK COMPLEX/28/HALDIA/20-21/24415**

**Sub:** Allotment of 01 plot of Syama Prasad Mookerjee Port (SMP), Kolkata land in the Dock Interior Zone of Haldia Dock Complex (HDC), 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>The intending bidders should submit Earnest Money as following to Haldia Dock Complex along with their offer otherwise their offer will be summarily rejected:</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-3</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;"><b>Rs. 1,97,528/-</b></td> </tr> </tbody> </table> <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</p>	Plot No.	Area (in Sq. mtrs.)	Purpose	Earnest Money payable	TT-3	100	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	<b>Rs. 1,97,528/-</b>	<p>The intending bidders should submit Earnest Money as following to Haldia Dock Complex along with their offer otherwise their offer will be summarily rejected:</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-3</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;"><b>Rs. 1,98,735/-</b></td> </tr> </tbody> </table> <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</p>	Plot No.	Area (in Sq. mtrs.)	Purpose	Earnest Money payable	TT-3	100	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	<b>Rs. 1,98,735/-</b>
Plot No.	Area (in Sq. mtrs.)	Purpose	Earnest Money payable																
TT-3	100	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	<b>Rs. 1,97,528/-</b>																
Plot No.	Area (in Sq. mtrs.)	Purpose	Earnest Money payable																
TT-3	100	For installation of Ground Based Telecommunication Tower/Cell on Wheel (COW)	<b>Rs. 1,98,735/-</b>																

		<p>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>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>b)</b> Account No.: 1604050000310,</p> <p><b>c) IFS Code: PUNB0160420.</b></p> <p>* Other points under Item g. (i) of SOT shall remain unchanged.</p>																																					
2.	<p>Clause 1.1 (General information to the tenderer) of Annexure- II.</p> <p>[page no. 12]</p>	<table border="1"> <thead> <tr> <th>Plot No:</th> <th>Area (in sq.mtrs.)</th> <th>Purpose of use</th> <th>Reserved rate of Upfront Rent per 100 sqm. Per month (excluding applicable GST)</th> <th>Earnest Money</th> <th>Period of allotment</th> <th>Location</th> </tr> <tr> <th>i</th> <th>ii</th> <th>iii</th> <th>iv</th> <th>v</th> <th>vii</th> <th>viii</th> </tr> </thead> <tbody> <tr> <td>TT-3</td> <td>100</td> <td>For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)</td> <td>Rs. 18,38,313/-</td> <td>Rs. 1,97,528/-</td> <td>10 years without any option of automatic renewal</td> <td>Behind Berth No. 4B, in the Dock Interior Zone of HDC.</td> </tr> </tbody> </table>	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	i	ii	iii	iv	v	vii	viii	TT-3	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	Rs. 18,38,313/-	Rs. 1,97,528/-	10 years without any option of automatic renewal	Behind Berth No. 4B, in the Dock Interior Zone of HDC.	<table border="1"> <thead> <tr> <th>Plot No:</th> <th>Area (in sq.mtrs.)</th> <th>Purpose of use</th> <th>Reserved rate of Upfront Rent per 100 sqm. (excluding applicable GST)</th> <th>Earnest Money</th> <th>Period of allotment</th> <th>Location</th> </tr> <tr> <th>i</th> <th>ii</th> <th>iii</th> <th>iv</th> <th>v</th> <th>vii</th> <th>viii</th> </tr> </thead> <tbody> <tr> <td>TT-3</td> <td>100</td> <td>For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)</td> <td><b>Rs. 18,45,925/-</b></td> <td><b>Rs. 1,98,735/-</b></td> <td>10 years without any option of automatic renewal</td> <td>Behind Berth No. 4B, in the Dock Interior Zone of HDC.</td> </tr> </tbody> </table>	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	TT-3	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	<b>Rs. 18,45,925/-</b>	<b>Rs. 1,98,735/-</b>	10 years without any option of automatic renewal	Behind Berth No. 4B, in the Dock Interior Zone of HDC.
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																																							
i	ii	iii	iv	v	vii	viii																																							
TT-3	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	Rs. 18,38,313/-	Rs. 1,97,528/-	10 years without any option of automatic renewal	Behind Berth No. 4B, in the Dock Interior Zone of HDC.																																							
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																																							
TT-3	100	For installation of Ground Based Telecommunication Tower / Cell on Wheel (COW)	<b>Rs. 18,45,925/-</b>	<b>Rs. 1,98,735/-</b>	10 years without any option of automatic renewal	Behind Berth No. 4B, in the Dock Interior Zone of HDC.																																							
3.	<p>Clause: 4.2 (ii)</p> <p>[page no. 17]</p>	<p>Financial Capability of the tenderer:</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 Rs.3,95,056/-.</p>	<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 <b>Rs.3,97,469/-</b>.</p> <p>* Other points under Clause: 4.2 (ii) shall remain unchanged.</p>																																										

<p>Clause: 5.4.10</p> <p>[page no.19]</p>	<p>No structure of permanent nature shall be allowed to be constructed on the licensed premises. No pucca roofed structure will also be allowed to be constructed on the concerned plot of land. However, the licensee may be permitted to construct temporary structure conforming to the purpose of use on the land concerned at their own cost and arrangement with prior written permission from the SMP, Kolkata /HDC and for which the licensee will be required to submit necessary plans in quadruplicate. The licensee will not undertake any construction without permission from SMP, Kolkata /HDC.</p> <p>The licensee shall be required to remove the structure etc. that may be erected by them on the aforesaid land, at their own cost and arrangement and put the land into its original condition before vacating the land or revocation of the licence in terms of Clause 5.7 above.</p>	<p><b>Erection of Structure for which tender is invited shall be allowed on observance of required rules/formalities.</b> No pucca roofed structure will be allowed to be constructed on the concerned plot of land. However, the licensee may be permitted to construct temporary structure conforming to the purpose of use on the land concerned at their own cost and arrangement with prior written permission from the SMP, Kolkata /HDC and for which the licensee will be required to submit necessary plans in quadruplicate. The licensee will not undertake any construction without permission from SMP, Kolkata /HDC.</p> <p>The licensee shall be required to remove the structure etc. that may be erected by them on the aforesaid land, at their own cost and arrangement and put the land into its original condition before vacating the land or revocation of the licence in terms of Clause 5.7 above.</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.

## SYAMA PRASAD MOOKERJEE PORT, KOLKATA HALDIA DOCK COMPLEX

Tender No.: Ad/E/1424/T/Land/100 SQM/T. Tower/2/2020

E-Tender No.: **MSTC/ERO/HALDIA DOCK COMPLEX/28/HALDIA/20-21/24415**

**Sub:** Allotment of 01 plot of Syama Prasad Mookerjee Port (SMP), Kolkata land in the Dock Interior Zone of Haldia Dock Complex (HDC), 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.

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

SI No	Clause No.	Query	Reply of SMP
I	II	III	V
1		It is an e-tender or it is an e-auction	It is e-tender-cum e-auction
2.	Pt. j page 7	Extension of Bid Submission for 30 days.	Please refer to the Corrigendum/Addendum -I.
3	3-3.1-c) Part –II (i)	Not able to understand the price to be quoted against the reserve price given.	Additional amount is to be quoted over and above the Reserve Rate of Upfront rent per 100 sq. mtrs.
4	General information to the tenderer Part-1 Techno-commercial Bidd-1.1 particulars of land – table give.	Reserve rate of Upfront Rent per 100 sqm (excluding applicable GST)-18,38,313/- period of license -05 years without any option of automatic renewal.	<p>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.</p> <p>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. 18,45,925/-per 100 sq. mtrs.</p> <p>In this regard Corrigendum/Addendum -II may be referred to.</p>
5	3.4	We can use <a href="http://www.eprocure.gov.in">www.eprocure.gov.in</a>	Bidder may submit their bids following

		or MSTC website may only be used.	the process as detailed in SOT and Annexure-I of the Tender document.
6	3.6(ii) & 3.12 & 5.3	Upfront 5 years rent to paid or annual rental to be paid	Successful tenderer shall have to make payment towards land rent on Upfront basis for a period of 5 years.  In this regard, please refer clause 5.3 of the Tender.
7	4.3(iii)	What is wining criteria, OBP or OBA. Not able to understand, please clarify.	OBP is equivalent to Reserved rate of upfront rent plus amount quoted by the bidder in the <b>Price Bid</b> over and above the Reserved rate of upfront rent.  OBA is equivalent to Reserved rate of upfront rent plus amount quoted by the bidder in the <b>Auction</b> over and above the Reserved rate of upfront rent.
8	5-5.2	Installation would be Ground base tower or cell on wheel, kindly clarify	Successful bidder may install Ground Base Tower or Cell on Wheel (COW).  Please refer clause 5.2 (Purpose of Use) of the Tender document.
9	5.4.3	Termination notice of 7 days only and lock in period of 12 months.	Clause 5.4.3 remains unchanged.
10	5.4.10	No construction is allowed, however in case of Cell on wheel or GBM construction to be done to stanlise the said structure.	Please refer to Corrigendum /Addendum –II
11	Pt 1.1 page 12	Reserve Rate is very high and need to be as per new policy – New Policy attached for reference (refer pt.8).	Revised Reserve Rate as indicated in the Corrigendum/ Addendum-II will be applicable.  Please refer to the Corrigendum/ Addendum -II.
12		Bid to be allowed to individual sites and H1 Bidders will be site wise to be mentioned.	'Note' under Clause- 1.1 (General Information to the Tenderer) of Annexure-II of the Tender Document may be referred to.
13	Pt. 5.3.1 page 18	Annual Advance for Upfront license fee to be considered for payment.	Requested not acceded to.  Clause 5.3 remains unchanged.
14	Pt 5.5 Page -20	Dock permit as discussed will be Rs. 12 per day per person for 12 hrs. and can be obtained as and when required.	Rate of Dock Permit would be as per SoR as to prevailing during currency of contract.
15	Pt 5.4.5	Power of EB source for tapping to	Clause remain unchanged.

	page 19	be arranged by HPT	
16		Bid amount to be quoted will be for 5/10 years and not monthly to be mentioned.	It is confirmed that Upfront rent for the period of 5 years shall have to be paid by the H1 bidder in advance.  In this regard, Clause- 5.1.(Period of Licence) of the tender document may be referred to.
17		Installation time for 90 days	Relevant clause of Tender Document will apply.
18	Pt 5.3.2 Page 18	Advance Annual Nominal license to be paid within 30 days.	Clause remain unchanged.