

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

**Sub:** Allotment of two plots of SMP, Kolkata land in the Dock Zone of Haldia Dock Complex, Haldia on "as is where is" basis, for a period of 30 years without any option of automatic renewal for the purpose for setting up of Industry/Storage Terminal/Storage Facilities for Permissible Dry Bulk/Liquid Bulk Cargo other than Class-A&B Liquid Cargo through tender-cum-auction

**Ref.: Tender No. :** Ad/E/1435/T/Land/2 plots/DZ/2021

**E-Tender No. :** MSTC/ERO/HALDIA DOCK COMPLEX/4/HALDIA/21-22/17782

**CORRIGENDUM/ ADDENDUM - III**

<b>Sl. No</b>	<b>Ref. Clause no.</b>	<b>As per Tender Document</b>	<b>Revised Clause/ New Clause</b>
1.	The clause 1.2 (e) of Annexure –II	Successful tenderers shall have to make payment towards land rent on Upfront basis as per the rates quoted by the tenderer for the land concerned and accepted by HDC/SMP, Kolkata.	Successful tenderers may make payment towards land rent either on Upfront basis or Advance Annual Rent basis as applicable, as per the rates quoted by the tenderer for the land concerned and accepted by HDC/SMP, Kolkata. This option shall have to be confirmed by the tenderer under <b>Item- 1(a) of Appendix- A</b> of this tender document.
2.	Item 1(a) of Appendix –A  (Declaration by the tenderer / bidder)	-----	i) In case of I/We become a successful tenderer, I/We be allotted the concerned land on payment of land rent on Upfront basis. Or ii) In case of I/We become a successful tenderer, I/We be allotted the concerned land on payment of land rent on Advanced Annual Rent basis.  [ <b>Tenderers are to strike out/delete the option which is not opted for by them at the time of uploading the Appendix- A ]</b>

3.	<p>Clause 5.2 of Annexure –II</p> <p><b>Amount payable to the Port :</b></p> <p>A. Payment to be made by the successful tenderer prior to handing over possession of the land :</p> <p>The successful tenderer for the land shall pay the following amounts on receipt of offer letter from HDC, SMP, Kolkata on receipt of which HDC, SMP, Kolkata shall handover possession of the land concerned. The lease will commence from the date of handing over of possession of the land concerned to the successful tenderer.</p> <p>i) Upfront Rent : To be computed at the time of issuance of offer letter by calculating the NPV of sum total of annual lease rentals over the period of lease of 30 years based on the highest accepted quoted amount towards land rent, escalating the same from 7th April every year by 2% per annum or the scheduled rent then in force, whichever is higher and discounting by G-Sec rate of 6.30%. In addition, GST etc. as applicable shall be payable by the successful tenderer.</p> <p>Note: The Schedule of Rent (SoR) for land and buildings of SMP at Haldia is revised every 5 years. The SoR for the Land &amp; Building of SMP, Kolkata at Haldia, which was valid upto 06.04.2020, is presently under revision.</p> <p>In case TAMP/Competent Authority subsequently, while considering such revision of SoR, fixes the</p>	<p><b>Amount payable to the Port :</b></p> <p>A. Payment to be made by the successful tenderer prior to handing over possession of the land :</p> <p>The successful tenderer for the land shall pay the following amounts on receipt of offer letter from HDC, SMP, Kolkata on receipt of which HDC, SMP, Kolkata shall handover possession of the land concerned. The lease will commence from the date of handing over of possession of the land concerned to the successful tenderer.</p> <p>(a) <b>In case the successful tenderer has opted for payment of rent on Upfront Basis :</b></p> <p>i) Upfront Rent : To be computed at the time of issuance of offer letter by calculating the NPV of sum total of annual lease rentals over the period of lease of 30 years based on the highest accepted quoted amount towards land rent, escalating the same from 7<sup>th</sup> April every year by 2% per annum or the scheduled rent then in force, whichever is higher and discounting by G-Sec rate of 6.30%. In addition, GST etc. as applicable shall be payable by the successful tenderer.</p> <p>Note: The Schedule of Rent (SoR) for land and buildings of SMP at Haldia is revised every 5 years. The SoR for the Land &amp; Building of SMP, Kolkata at Haldia, which was valid upto 06.04.2021, is presently under revision.</p> <p>In case Competent Authority subsequently, while considering such revision of SoR, fixes the rate of rent applicable for the concerned land being put to tender, higher than the rate quoted by the best bidder, the upfront rent, calculated taking the revised rates so fixed by Competent Authority, would be recoverable. The revised rate of</p>

	<p>rate of rent applicable for the concerned land being put to tender, higher than the rate quoted by the best bidder, the upfront rent, calculated taking the revised rates so fixed by TAMP / Competent Authority, would be recoverable. The revised rate of rent will be applicable straightaway from the date the scheduled rent becomes applicable.</p> <p>In case TAMP/ Competent Authority fixes a rate for the concerned land lower than the reserve price, the upfront rent, calculated on the basis of the rate of rent quoted by the best bidder for the land concerned would be recoverable.</p> <p>ii) Nominal Annual Rent for the 1st year : Nominal rent @ Re.1/- per sq. mtr. per year and GST etc. as applicable. The nominal annual rent for the first year of the lease shall be paid prior to handing over possession of the land concerned. For subsequent years, the nominal rent bill will be raised in advance.</p> <p>iii) Security Deposit : Security Deposit equivalent to 2 years rentals @Re.1/- per sq. mtr. per year plus Administrative Deposit @15% for the land concerned, prior to handing over possession of concerned land. The Security Deposit is refundable without interest after completion of lease period subject to adjustment of dues /damages.</p> <p>iv) Lease Deed Preparation Cost : Rs 5900/- including GST as applicable.</p>	<p>rent will be applicable straightaway from the date the scheduled rent becomes applicable.</p> <p>In case Competent Authority fixes a rate for the concerned land lower than the reserve price, the upfront rent, calculated on the basis of the rate of rent quoted by the best bidder for the land concerned would be recoverable.</p> <p>ii) Nominal Annual Rent for the 1st year : Nominal rent @ Re.1/- per sq. mtr. per year and GST etc. as applicable. The nominal annual rent for the first year of the lease shall be paid prior to handing over possession of the land concerned. For subsequent years, the nominal rent bill will be raised in advance.</p> <p>iii) Security Deposit : Security Deposit equivalent to 2 years rentals @Re.1/- per sq. mtr. per year plus Administrative Deposit @15% for the land concerned, prior to handing over possession of concerned land. The Security Deposit is refundable without interest after completion of lease period subject to adjustment of dues /damages.</p> <p><b>Note-</b> Upfront Rent, Nominal Rent and Security Deposit actually payable will be charged on the area of land actually allotted after joint demarcation. The amount of Upfront Rent, Nominal Rent and Security Deposit may vary depending on the actual area of land allotted and the successful tenderer shall be liable to make additional payment in this respect, if required.</p> <p>(b) <b>In case the successful tenderer has opted for payment of rent on premium basis (i.e. annual advance rent basis):</b></p> <p>i) Annual advance rent for the 1st year of lease to be computed at the time of issuance of offer letter by calculating the annual rent based on the highest accepted quoted amount towards land rent. In addition, GST etc. as applicable shall be payable by the successful tenderer.</p>
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	<p><b>Note:</b> The Schedule of Rent (SoR) for the Land &amp; Building of SMP, Kolkata at Haldia, which was valid upto 06.04.2021, is presently under revision.</p> <p>In case Competent Authority subsequently, while considering such revision of SoR, fixes the rate of rent applicable for the concerned land being put to tender, higher than the rate quoted by the best bidder, the annual advance rent for the 1st year of lease and security deposit, calculated taking the revised rates so fixed by Competent Authority, would be recoverable. Based on the same, successful tenderer will have to make additional payment, on all accounts along with applicable GST etc.</p> <p>In case Competent Authority fixes a rate for the concerned land lower than the reserve price, the annual advance rent for the 1st year of lease and security deposit, calculated on the basis of the rate of rent quoted by the best bidder for the land concerned would be recoverable.</p> <p>ii) Security Deposit: Security Deposit equivalent to 2 years lease rent @ the highest accepted quoted amount towards land rent plus Administrative Deposit @15% for the land concerned, prior to handing over possession of concerned land. The Security Deposit is refundable without interest after completion of lease period subject to adjustment of dues /damages.</p> <p>Note- Annual Rent and Security Deposit actually payable will be charged on the area of land actually allotted after joint demarcation. The amount of Annual Rent and Security Deposit may vary depending on the actual area of land allotted and the successful tenderer shall be liable to make additional payment in this respect, if required.</p> <p>(c) Lease Deed Preparation Cost: Rs 5900/- including GST as</p>
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			applicable.
4.	Clause 5.2 B (f) of Annexure –II	-----	<p><b>Payment to be made during the currency of the lease after handing over possession of the land:</b></p> <p>(f) <b>Rent Revision:</b> The rate of rent will be enhanced 7th April every year or every year from the date as would be notified in revised schedule of rent for land &amp; buildings of SMPK at Haldia presently under revision, by 2% or the rates as would be decided of the rent payable in the preceding year or the scheduled rent then in force, whichever is higher. During the tenure of the lease, if the scheduled rate of rent becomes higher than the rate of rent at which rent is being paid by the lessee, the scheduled rate of rent will be applicable straight away from the date the scheduled rent becomes applicable. Thereafter, the rent will be escalated as per the provisions of the SoR prevailing at the relevant point of time.</p>
5.	Clause 5.14 of Annexure –II	-----	HDC/SMPK may construct a normal motorable boulder topped approach road of suitable to the Plot No. 2 mentioned in the tender.

The Corrigendum/Addendum will be applicable in case of the instant tender irrespective of publication on MSTC website.

Bidder is requested to submit the scan copy of the Corrigendum/Addendum duly signed under official seal along with their offer as an acknowledgement and acceptance.

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## SYAMA PRASAD MOOKERJEE PORT, KOLKATA HALDIA DOCK COMPLEX

**Sub:** Allotment of two plots of SMP, Kolkata land in the Dock Zone of Haldia Dock Complex, Haldia on "as is where is" basis, for a period of 30 years without any option of automatic renewal for the purpose for setting up of Industry/Storage Terminal/Storage Facilities for Permissible Dry Bulk/Liquid Bulk Cargo other than Class-A&B Liquid Cargo through tender-cum-auction

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### Reply to the Queries - I

<b>Sl. No.</b>	<b>Query</b>	<b>Draft Reply of HDC, SMPK to the Query</b>
1.	For both the lands we would request the Port authorities to give the proposed tenders both options for payment of lease rent i.e. on upfront basis for 30 years and payment of annual lease rent basis. Since both these options were given in a similar tender having tender no. Ad/E/T/Land/10000 sq mtrs/DZ/2021 dated 09.02.2021 recently.	The matter has been considered. Please refer to Sl. No. 1, 2, 3 & 4 of Corrigendum/ Addendum-III.
2.	We would also like to know as to when the Port Trust will construct the proposed road connecting Plot-2 in the above mentioned tender measuring 5300 sq mtr since there is no road access to this plot. We would like to get a definite time plan assurance for completion of this connecting proposed road and we also would request the Port authorities to start charging the lease rent after completion of the road. This is because the tenderer will not be able to do any work on the plot without the road access to the above mentioned plot.	<p>The matter in respect of construction of approach road to the Plot No.-2 mentioned in the tender document has been considered. In this regard, please refer to Sl. No. 5 of Corrigendum/ Addendum-III.</p> <p>The timeline for construction of road would be about 6 to 8 months (excluding monsoon period).</p> <p>Request in respect of start charging lease rent after completion of the road is not acceded to. Applicable lease rent will be chargeable from the date of handing over possession of the said land to the successful bidder.</p>

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