

**SYAMA PRASAD MOOKERJEE PORT, KOLKATA
GENERAL ADMINISTRATION DEPARTMENT
ESTATE DIVISION**

15, Strand Road,
Kolkata – 700 001

Website: www.kolkataporttrust.gov.in

CLARIFICATION / ADDENDUM dated 08.03.2022

Interested bidders are requested to take note of the following clarification in respect of the tender documents vide N.I.T. Nos. SMP/KDS/LND/18-2021 to SMP/KDS/LND/28-2021 dated 16.12.2021.

Clarification regarding setting up of a commercial office complex: -

Setting up of a commercial office complex in a particular plot may be allowed where the listed purposes in the tender include Assembly, Business and Mercantile Buildings and the said land shall be used by the original lessee for own Corporate use and excess vacant space of the said office complex to be let out on lease to other corporate entities who will use the complex for setting up of Business Centre, Business Chambers, Conference Rooms, Office Infrastructure, Cafeteria, Restaurant, Gymnasium, Guest House, hotel accommodation, recreation facilities, pharmacies, diagnostic clinics, retail outlets etc. In other words, the original lessee will be a business integrator where various other stakeholders/investors/retailers/service providers will operate under the business integrator (original lessee) as sub-lessees However, following conditions shall have to be maintained in respect of setting up of a Commercial office complex -

- (i) For the purpose of setting up of a Commercial Office complex, the successful bidder shall be required to pay the rent by **one time upfront** before handover of the plot
- (ii) The lessee shall be solely responsible for obtaining permission/ sanction of all concerned as required for setting up of a Commercial Office complex and running the same for the entire lease period. In the event of failure of the lessee in obtaining necessary approval of any authority concerned, and surrender of the plot, refund of all payments deposited by the bidder to SMP, Kolkata will be guided as per Tender Conditions.
- (iii) SMP, Kolkata will have exclusive relation with the successful bidder to be allotted any plot for setting up of a Commercial Office complex and no entity enjoying the sublet part of the property by the lessee shall be entertained by SMP, Kolkata on any dispute whatsoever. In other words, the lessee shall be allowed to sublet exclusively for the sake of

setting up of a Commercial Office complex without parting with the right of possession and at the risk and responsibility of the lessee who will have overall control over the premises. As such, only the lessee may have the FRR right depending on terms and conditions after expiry / termination of lease and no party who would be enjoying a sublet portion of the Commercial Office complex shall have such right at all. In such cases no subletting fee shall be levied.

(iv) After expiry of lease of 30 years, fresh lease or otherwise shall be determined by the relevant guidelines and law of the land as shall be in vogue at the material time.

(v) FRR will be extended to the party as per prevailing land policy on expiry of the lease.

2. The above clarifications will be the part of the original NIT of the respective tenders against NIT Nos. SMP/KDS/LND/18-2021 to SMP/KDS/LND/28-2021 dated 16.12.2021.

3. All other terms & conditions of original tender document, the last Clarification / Addendum dated 07.01.2022 and extension notices dated 17.01.2022, 08.02.2022 & 24.02.2022 will remain the same.

Accordingly, prospective bidders are now requested to remit Tender Fee & EMD by 15.03.2022 up to 5 PM and to submit bid by 16.03.2022 up to 5 PM.

Estate Manager (I/C)