

## **CLARIFICATION / ADDENDUM DATED 19.12.2022**

Interested bidders are requested to take note of the following clarifications / amendments/modifications/addition in respect of the tender documents against N.I.T. Nos. SMP/KDS/LND/42-2022 to SMP/KDS/LND/60-2022 dated 18.11.2022

### **A. Clarification against query from the prospective bidders:**

<b>Sl. No.</b>	<b>Query from Prospective bidder</b>	<b>Proposed Clarification</b>
1.	Whether the plot of land can be transferred from a individual to a firm after allotment of plot.	May please refer Clause No.6(ii) &(iii) of Annexure-VI of Tender Document of the respective NIT
2.	Whether subletting is allowed for commercial utilization of the land	May please refer Clause No.6 (i) of Annexure-VI of Tender Document of the respective NIT
3.	Is there any provision for paying upfront for remaining 25 years after completing 5years? (Same structure as the initial upfront payment)	This will be dealt with as when request for such migration from Annual payment mode to Upfront payment mode is received by Estate Division and to be guided by prevailing Land Policy Guideline & Schedule of Rates
4.	Whether any assistance from the lessor will available for obtaining permission for new construction / renovation of existing structure. from KMS/HMC/CESC or any other authority .	SMP Authority will only issue NOC for new construction / renovation of existing structure. It is the responsibility of the lessee to obtain permission from the competent authority for new construction / renovation of existing structure at their own cost and initiative.

## B. Amendment

(i) Prospective bidders may kindly note the following changes for NIT No. SMP/KDS/LND/42-2022, to SMP/KDS/LND/60-2022 dated 18.11.2022

Sl.No.	Existing Clause	Amended Clause
1	<p><b><u>CLAUSE No.1(c) of AnnexureVI</u></b> In case of upfront payment, stamp duty is charged @ 6% or 7% of the aggregate of upfront premium and average payable annual token rent, depending on whether the aggregate is upto Rs. 1 Crore or more and in case of annual payment mode stamp duty is charged @ 6% or 7% of the average of 30 years annual rent duly escalated @2.5% per year. For further understanding, the relevant website (<a href="http://www.wbregistartion.gov.in">www.wbregistartion.gov.in</a>) may be consulted.</p>	<p><b><u>CLAUSE No.1(c) of AnnexureVI</u></b> In case of upfront payment, stamp duty is charged @ 6% or 7% of the aggregate of upfront premium and average payable annual token rent, depending on whether the aggregate is upto Rs. 1 Crore or more and in case of annual payment mode stamp duty is charged @ 6% or 7% of the average of 30 years annual rent duly escalated @5.0% (five) per year. For further understanding, the relevant website (<a href="http://www.wbregistartion.gov.in">www.wbregistartion.gov.in</a>) may be consulted.</p>

## C. TENDER ID FOR 19 NOS. TENDERS:-

Plot No.	NIT NO.	E-TENDER No.	TENDER ID
A1	SMP/KDS/LND/42-2022 Dated 18.11.2022	MSTC/ERO/KOLKATAPORTTRUS T/66/KOLKATA/22-23/26952	2695201
A2	SMP/KDS/LND/43-2022 Dated 18.11.2022	MSTC/ERO/KOLKATAPORTTRUS T/67/KOLKATA/22-23/26953	2695301
A3	SMP/KDS/LND/44-2022 Dated 18.11.2022	MSTC/ERO/KOLKATAPORTTRUS T/68/KOLKATA/22-23/26954	2695401
A4	SMP/KDS/LND/45-2022 Dated 18.11.2022	MSTC/ERO/KOLKATAPORTTRUS T/69/KOLKATA/22-23/26955	2695501
A5	SMP/KDS/LND/46-2022 Dated 18.11.2022	MSTC/ERO/KOLKATAPORTTRUS T/70/KOLKATA/22-23/26956	2695601
A6	SMP/KDS/LND/47-2022 Dated 18.11.2022	MSTC/ERO/KOLKATAPORTTRUS T/71/KOLKATA/22-23/26957	2695701
A7	SMP/KDS/LND/48-2022 Dated 18.11.2022	MSTC/ERO/KOLKATAPORTTRUS T/72/KOLKATA/22-23/26958	2695801

Plot No.	NIT NO.	E-TENDER No.	TENDER ID
A8	SMP/KDS/LND/49-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/73/KOLKATA/22-23/26959</b>	<b>2695901</b>
A9	SMP/KDS/LND/50-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/74/KOLKATA/22-23/26960</b>	<b>2696001</b>
A10	SMP/KDS/LND/51-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/75/KOLKATA/22-23/26961</b>	<b>2696101</b>
A11	SMP/KDS/LND/52-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/76/KOLKATA/22-23/26962</b>	<b>2696201</b>
A12	SMP/KDS/LND/53-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/77/KOLKATA/22-23/26963</b>	<b>2696301</b>
A13	SMP/KDS/LND/54-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/78/KOLKATA/22-23/26964</b>	<b>2696401</b>
A14	SMP/KDS/LND/55-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/79/KOLKATA/22-23/26965</b>	<b>2696501</b>
A15	SMP/KDS/LND/56-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/80/KOLKATA/22-23/26966</b>	<b>2696601</b>
A16	SMP/KDS/LND/57-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/81/KOLKATA/22-23/26967</b>	<b>2696701</b>
A17	SMP/KDS/LND/58-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/82/KOLKATA/22-23/26968</b>	<b>2696801</b>
B1	SMP/KDS/LND/59-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/83/KOLKATA/22-23/26969</b>	<b>2696901</b>
C1	SMP/KDS/LND/60-2022 Dated 18.11.2022	<b>MSTC/ERO/KOLKATAPORTTRUS T/84/KOLKATA/22-23/26970</b>	<b>2697001</b>

In respect of above tenders as mentioned, tendering floor of MSTC will be activated for submission of EMD/Tender Fee and online bid on & from **22.12.2022**.

Accordingly, prospective bidders are requested to remit Tender Fee & EMD **till 5 PM by 02/01/2023** and to submit bid till **5 PM by 03/01/2023**.

All other terms & conditions of original NITs will remain same.

The above clarifications / amendments/modifications/addition will be the part of the original NIT of the respective tenders against NIT Nos. SMP/KDS/LND/42-2022 to SMP/KDS/LND/60-2022 dated 18.11.2022.

Estate Manager (I/C)