

CLARIFICATION / ADDENDUM DATED 19.02.2024

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/01-2024 dated 01.01.2024

A. Clarification against query from the prospective bidders:

Sl. No.	Query from Prospective bidder	Proposed Clarification
1	<p>As per our online meeting held today, we understand that it may take 4-5 months for the allotment of the aforementioned plot and hence we will lose interest for the said period on the EMD amount of Rs 9,97,35,702/.</p> <p>We would therefore request you to allow us to furnish a Bank Guarantee of the EMD amount.</p>	<p>In case of EMD, Out of Rs. 9,97,35,702/- , Rs.1crore through HDFC Online Payment Gateway and balance of Rs. 8,97,35,702/- as BG (Format enclosed herewith) of Validity up to 06 months from the date of closing of online bid submission.</p> <p>May pl. refer Sl No.1 of Amendment below</p>
2	<p>KoPT shall allow the Lessee to obtain all requisite clearance and permission including other non-leased portion of land as part of such clearance to enable the Lessee to enjoy the maximum entitlement on such leased land by usage of such non-leased portion of land as informal land/passage to connect the 3 land parcels, from the concerned statutory authority i.e. KMC, fire, PCB, Environment, Microwave, AAI, Railways, etc. in its name and shall sign and execute all documents & deeds in this regard as also provide a specific PoA to the Lessee for the same. Such non-leased portions of land shall always exclusively remain with KoPT only and the Lessee shall have no right save and except the range of passage. So, can a specific PoA be given to the lessee by KoPT?</p>	<p>SMPK would issue requisite NOC for such permissions in terms of this instant NIT.</p> <p>SMPK has already sought in principle approval from Railways for construction of overbridge for connecting two land parcels on either side of Circular Railway track.</p>
3	<p>The road width of Strand Bank Road cannot be utilized for Armenian Warehouse Plot and the burnt out Jetty Shed Plot. As per KMC the width of abutting road for any Commercial Project should be minimum 9 meters, hence no commercial building can be</p>	<p>SMPK has already taken up the matter of relaxation of norms with KMC for this project as a special condition to allow commercial development on Strand bank road. If the same is allowed, it would be applicable for this lease proceeding.</p> <p>It is further stated that there were/are old</p>

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	constructed in these plots, so it is required to join the 3 plots into one single plot, to utilize the road width of the Strand Bank Road as the abutting road. Can the 3 plots be joined or made as 1 single plot in anyway?	building structures on those plots used for warehouse purposes.
4	We find even today the Armenian Warehouse listed in the Heritage List of Kolkata Municipal Corporation (KMC) website. This is bound to come up as a hindrance during sanctioning of plan by KMC. Do we have any NOC to that effect from KMC to KoPT to overcome this hindrance?	The Armenian warehouse is not listed as Heritage by KMC. However, the bidders are also requested to check the same.
5	Will the Notary of an Agreement of Consortium be sufficient to upload or we need to register the Consortium with the ROC as well before the auction? Kindly clarify.	Refer Annexure V ; Sl no 6.9
6	Is it mandatory that the work experience shown in the technical specifications should be that of the lead member only of the Consortium?	Refer Annexure V ; Sl no 3 (Note i)& 6.4(b)

B. Amendment

Sl.No.	Existing tender Clause	Amended Clause
1.	<p>Column-IX of Annexure-I</p> <p>(i)Rs. 9,97,35,702-as EMD & Rs.590/- as Tender fee</p> <p>(ii) Rs.3,80,000/- as BG with a validity of six months from the last date of bid submission as per NIT/ Extension Notice , if any.</p>	<p>Column-IX of Annexure-I</p> <p>(i) Rs.590/- as Tender fee through HDFC Online Payment Gateway and in case of EMD, Out of Rs. 9,97,35,702/- , Rs.1crore through HDFC Online Payment Gateway and balance of Rs. 8,97,35,702/- as BG (Format enclosed herewith) of Validity up to 06 months from the date of closing of online bid submission. as per NIT/ Extension Notice , if any.</p> <p>(ii) Rs.3,80,000/- as BG against EMD for structure with a validity of six months from the last date of bid submission as per NIT/ Extension Notice , if any.</p>

Sl.No.	Existing tender Clause	Amended Clause
2.	<p>Clause No.2 of Annexure-VIII</p> <p>Then the bidder shall only fill in the premium amount (lump sum) over the “Reserve Rent”. In other words, the bidder shall indicate and offer the extra amount over the Reserve Rent (tax component payable extra). It is impressed upon the bidder that bid without a positive amount of premium in the manner stated herein is an incomplete bid.</p>	<p>Clause No.2 of Annexure-VIII</p> <p>Then the bidder shall only fill in the premium amount (lump sum) over the “Reserve Rent”. (Tax component payable extra).</p>

C. TENDER ID

Prospective bidders may please note that Tender ID for the subject Tender is 4149601

In respect of above tender as mentioned, tendering floor of MSTC will be activated for submission of **online bid on and from 21.02.2024 and EMD & Tender fee on and from 21.02.2024 through HDFC Payment gateway.**

Further, prospective bidders are requested to **remit Tender Fee & EMD till 5 PM by 29.02.2024 through HDFC Payment gateway and to submit bid till 5 PM by 01.03.2024** through tendering floor of MSTC

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

The above clarifications/ amendments/ modifications/ addition will be the part of the original NIT against NIT No. **SMP/KDS/LND/01--2024 dated 01.01.2024.**

Estate Manager (I/C)