CLARIFICATION / ADDENDUM DATED 14.07.2026

Interested bidders are requested to take note of the following clarifications / amendments/ modifications/ addition/ Extension in respect of the following 04 No. Tenders:-

NIT No. SMP/KDS/LND/65-2026 dated 07.05.2026
NIT No. SMP/KDS/LND/70-2026 dated 07.05.2026
NIT No. SMP/KDS/LND/106-2026 dated 08.05.2026
NIT No. SMP/KDS/LND/107-2026 dated 08.05.2026

A. Clarification against query from the prospective bidders:

Sl. No.	Query from Prospective bidder	Clarification
1.	How much is the Multiplying Factor in case of upfront payments.	For the aforesaid tenders **Multiplying factor (M.F)** for 30 years is **22.90** based on the **G sec rate** of **7.08** as on 07/08-05-2026.
2.	Whether existing encroachment, if any inside the tendered out plot and encroachment like shops, if any just outside the tendered out plot, will be cleared by SMPA before hand over the plot.	Encroachment, if any inside the tendered out plot will be cleared by SMPA before handover of the plot. Else, un-encroached area may be handed over with options to handover part/full encroached area as may be subsequently possible upon clearing the encroachment. Also, if there is any encroachment at the designated entry of the plot blocking the access, the same shall be cleared by SMPK before handover of the plot.
3.	If any plot tendered out for commercial uses, (a) Whether Non-commercial uses can be allowed in this plot.	(a)For plots tendered out for commercial uses, Non-commercial uses as per Appendix-IX may be allowed. However, the bidder has to specifically mention it in the text field provided for this purpose during online bid submission. May pl. refer Sl. No.(iv) under "Note" in Annexure-I & Clause No.7 of Annexure-V of the respective tender document. Any request for downward revision of rate to non-commercial rate shall not be entertained as per the Tender terms.
4.	Are all statutory No Objection Certificates including environmental clearances and Master Plan zoning compliance, already in place?	The lessee must obtain all statutory clearances, as may be required as per law and statutes. Regarding this please refer to clause No. 13 of Annexure-VI of the NIT.
5.	Will the Authority facilitate the provision of essential utility connections, specifically water and power, to the plot?	The lessee should bear the cost of infrastructure required for the power connectivity/ water supply to their premises. After handing over possession of land and on being requested, SMP, Kolkata will issue necessary 'No Objection Certificate' (NOC) for the same. Regarding this please refer to clause No. 12 of Annexure-VI of the NIT.
6.	Is there any concession regarding the Earnest Money Deposit for small industries? Kindly confirm whether the EMD is discounted, exempted, or if SMEs are subject to the same EMD fee as any another large organization.	No, there is no such waiver for SMEs or MSMEs.

7.	In case a plot is invited for only commercial use, whether reserve price will be reduced by 35%, if anyone is willing to use the plot for storage purposes i.e. non-commercial purpose.	No. May please refer Clause No.7 of Annexure-V of Tender Document of the respective NIT.
8.	Whether any assistance from the lessor will be available for obtaining permission for new construction / renovation of existing structure from KMC/HMC.	SMP Authority as lessor 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.
9.	Can any bidder submit tender without GST and TAN?	Tender can be submitted in MSTC portal without submission of GST and TAN. However, these documents shall be submitted to SMPK before finalization of the tender. However, this will not be a plea for grant of additional time during finalisation of the tender.
10.	We request you to kindly consider accepting a Bank Guarantee as EMD instead, to allow the project to proceed without financial strain.	Tender condition prevails.
11.	Tender document states that an individual can participate in the aforesaid tender. What are the documents required to be submitted in case an individual is the bidder of the plot?	May please refer to Annexure-IV regarding documents as per applicability.
12.	In case of an individual bidder, a board resolution or power of attorney is not applicable.	Yes
13.	If an individual bidder does not hold a GST Registration Certificate during the participation of the tender, does he or she need to obtain GST Registration Certificate after allotment of the plot? Is it mandatory?	GST registration is not mandatory for participation; however, the successful bidder shall submit a GST registration number to avail applicable input tax credit, if any.

B. Amendment

(i) Prospective bidders may kindly note the following changes in respect to the aforesaid 04 tenders:-

Sl. No.	Existing Clause	Amended Clause
1	For NIT No. SMP/KDS/LND/65-2026 dated 07.05.2026 against **Plot No.65/26(B)** Annexure-I (a) Column-VIII **Valuation of Structure-**To be provided along with pre-bid clarification /addendum **(b) Column IX -** **(ii) BG/DD amount -** BG/DD amount to be provided along with pre-bid clarification/ addendum.	For NIT No. SMP/KDS/LND/65-2026 dated 07.05.2026 against **Plot No.65/26(B)** Annexure-I (a) Column-VIII **Valuation of Structure –Rs.2,04,07,000/- (Taxes Extra)** **(b) Column IX -** **(ii) BG/DD amount –Rs. 20,40,700/-** as either BG with a validity of six months from the last date of bid submission as per NIT/ extension, if any or Demand Draft (DD) addressed to "Syama Prasad Mookerjee Port".
2	For NIT No. SMP/KDS/LND/65-2026 dated 07.05.2026 against **Plot No.70/26(A)** Annexure-I (b) Column-VIII **Valuation of Structure-**To be provided along with pre-bid clarification /addendum **(b) Column IX -** **(ii) BG/DD amount -** BG/DD amount to be provided along with pre-bid clarification/ addendum.	For NIT No. SMP/KDS/LND/70-2026 dated 07.05.2026 against **Plot No.70/26(A)** Annexure-I (b) Column-VIII **Valuation of Structure –Rs.4,16,900/- (Taxes Extra)** **(b) Column IX -** **(ii) BG/DD amount –Rs. 41,690/-** as either BG with a validity of six months from the last date of bid submission as per NIT/ extension, if any or Demand Draft (DD) addressed to "Syama Prasad Mookerjee Port".
3	For NIT No. SMP/KDS/LND/106-2026 dated 08.05.2026 against **Plot No.106/26(A)** Annexure-I (a) Column-VIII **Valuation of Structure-**To be provided along with pre-bid clarification /addendum **(b) Column IX -** **(ii) BG/DD amount -** BG/DD amount to be provided along with pre-bid clarification/ addendum.	For NIT No. SMP/KDS/LND/106-2026 dated 08.05.2026 against **Plot No.106/26(A)** Annexure-I (a) Column-VIII **Valuation of Structure –Rs.7,000/- (Taxes Extra)** **(b) Column IX -** **(ii) BG/DD amount –Rs.700/-** as either BG with a validity of six months from the last date of bid submission as per NIT/ extension, if any or Demand Draft (DD) addressed to "Syama Prasad Mookerjee Port".
4	For NIT No. SMP/KDS/LND/107-2026 dated 08.05.2026 against **Plot No.107/26(A)** Annexure-I (a) Column-VIII **Valuation of Structure-**To be provided along with pre-bid clarification /addendum **(b) Column IX -** **(ii) BG/DD amount -** BG/DD amount to be provided along with pre-bid clarification/ addendum.	For NIT No. SMP/KDS/LND/107-2026 dated 08.05.2026 against **Plot No.107/26(A)** Annexure-I (a) Column-VIII **Valuation of Structure –Rs.6,85,000/- (Taxes Extra)** **(b) Column IX -** **(ii) BG/DD amount –Rs.68,500/-** as either BG with a validity of six months from the last date of bid submission as per NIT/ extension, if any or Demand Draft (DD) addressed to "Syama Prasad Mookerjee Port".

ii. Prospective bidders may kindly note that for Upfront payments the Multiplying factor (M.F) for 30 years in respect to the aforesaid Tenders is 22.90 based on the G sec rate of 7.08 as on 07/08-05-2026.

C. In respect of above tenders as mentioned, tendering floor of MSTC will be activated for submission of EMD/Tender Fee and online technical bid on & from **15.07.2026.**

Accordingly, prospective bidders are requested to remit Tender Fee & EMD **till 5 PM by 30/07/2026** and to submit bid till **5 PM by 31/07/2026.**

All other terms & conditions of original Tender Documents will remain same.

The above clarifications / addendum/ Extension will be the part of the original Tender Documents of the respective tenders against the N.I.T. Nos. mentioned above.

Sd/-
Estate Manager