

DETAILS OF ADDENDUM -1

Tender NIT No. KoPT/KDS/LND/02/2015

1. The tender document vide N.I.T. No. KoPT/KDS/LND/02/2015 is modified / amended as detailed hereunder:-

1.1 The details of the plots covered under tables 'A', 'B', 'C', 'D' & 'E' contained in pages 2 to 21 of the tender document are deleted and replaced by the enclosed tables, marked as tables 'A - revised', 'B- revised', 'C- revised', 'D- revised' & 'E- revised', respectively (together marked as 'Annexure 1').

The following notes are relevant in this regard.

- Plot No. E 22 presently occupied by CESC is withdrawn from the scope of the instant tender. However, the Sl. Nos. of the other plots remain unaltered.
- If any plot does not presently abut more than one road or is not rail served, then, in future, if such plot abuts more than one road or is rail served, the payable upfront / annual rent for the balance period shall be enhanced by 15 % on either case (or 30% if it satisfies both the conditions of enhancement) on the payable annual rent at that point of time or pro-rata amount of upfront.
- 1st and 2nd belt – 1st belt is the area within 50 metres from the road and 2nd belt is the area beyond 50 metres from the road.
- The drawings mentioned above have already been given separately in the website alongwith the original tender document. However, out of the individual drawings for all the plots as per the above list, two drawings are being replaced by the new set of drawings as mentioned hereunder:

Plot No.	Sketch No. of the original drawing	Sketch No. of the revised drawing
C2	Sketch No. - 8364- 2-D-III	Sketch No.- 8364-3-D-III
C5	Sketch No - 8958- BB	Sketch No - 8958-1-BB

- The cost of valuation of structure, developed area of land, railway lines, etc, as applicable, shall have to be paid by the successful bidder within 30 days from the date of the communication in this regard, through A/c Payee Cheque/Pay Order to 'Kolkata Port Trust' or ex-lessee, as the case may be.
- Besides, the fees paid by KoPT to the valuers for the aforesaid valuation shall also have to be paid by the successful bidder within 30 days from the date of the communication in this regard, through A/c Payee Cheque/Pay Order to 'Kolkata Port Trust'. The exact amount shall be intimated to the successful tenderer. However, the same is guided by the following slab plus other associated chares, if any:-

(a) On the first ₹ 5,00,000 of the asset as valued	0.20 %	1000
(b) On the next ₹ 10 lakhs of the asset as valued	0.08 %	800
(c) On the next ₹ 40 lakhs of the asset as valued	0.04 %	1600

(d) On the balance amount of the asset as valued	0.02 %	213200
		2,16,600

The fee amount as per the valuation for the plot varies from ₹ 2,000/- to ₹ **2,16,600**.

- For plots under tables ‘C – revised’, ‘D – revised’ & ‘E – revised’, the different types of buildings are defined hereunder:-
 - a) **“Educational Building”** that is to say any building used for school, college, library or day-care purposes as principal use involving assembly for instruction, education or recreation incidental to education.
 - b) **“Institutional building”** that is to say any building or part thereof ordinarily providing sleeping accommodation for occupants and used principally for the purposes of medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted, such building shall include hospitals, clinics, dispensaries, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories.
 - c) **“Assembly building”** that is to say any building or part thereof where groups of people congregate or gather for amusement or recreation or for social, religious, patriotic, civil, travel, sports and similar other purposes as the principal use. Such building shall include theatres, motion picture houses, drive- in-theatres, city halls, town halls, auditoria, exhibition halls, museums, skating rinks, gymnasiums, restaurants, eating houses, bars, hotels, boarding houses, places of worship, dance halls, club rooms, gymkhanas, passenger station and terminals of air, surface and other public transportation services, recreation piers and stadiums.
 - d) **“Business building”** that is to say any building or part thereof used principally for transaction of business for keeping of accounts and records or for similar purposes. Such building shall include offices, banks, professional establishments, court houses if the principal function of such offices, banks, professional establishments or court houses is transaction of public business or keeping of books and records. Such building shall also include buildings or premises solely or principally used as an office or for office purpose.
 - e) **“Mercantile building (retail)”** that is to say any building or part thereof used principally as shops, stores or markets for display or retail sale of merchandise or for office and storage of service facilities incidental thereto;

1.2 Clause No. 1 (i) (g) of the ‘CONDITIONS OF TENDER’ at page 25 of the tender document has been inadvertently repeated twice to seek two different documents. The para No. is sub-numbered as follows:-

Original para No.	Content	Revised para No.
1 (i) (g)	A declaration duly signed and stamped by tenderer indicating proposed purpose of lease of the plot/property.	1 (i) (g - 1)
1 (i) (g)	Self Attested papers to indicate the status of the firm, name and designation of the proprietor / partners/ directors/major share holders etc. with profit sharing ratio and/or share holding pattern certified by concerned authorities or Chartered Accountant/Company Secretary.	1 (i) (g - 2)

Note: As far as revised clause vide No. 1 (i) (g - 1) of the ‘CONDITIONS OF TENDER’ as mentioned above is concerned, it is clarified that the request, if any, for the change of purpose for any of the plots under tables ‘C- revised’, ‘D- revised’ & ‘E- revised’ as appended herewith, shall be considered by KoPT at its discretion at the material time depending on the merit of the case, in terms of the then Land Policy Guidelines

1.3 In clause No. 1 (i) (l) of the ‘CONDITIONS OF TENDER’ at page 25 of the tender document, “**Clause No. 20** of the Conditions of Lease & Scope of Work” has been inadvertently referred to in connection with ‘Milestone chart’. The correct Clause No. shall be “**18**” (instead of 20) of the Conditions of Lease & Scope of Work” of the tender document.

1.4 The following para, being marked as para No. 13.4 shall be added after para No. 13.3 of the ‘CONDITIONS OF TENDER’ at page 29 of the tender document:-

“13.4 In case of putting any counter condition in the Price Schedule also, the EMD shall be forfeited.”

1.5 Clause No. 9.4 of ‘CONDITIONS OF LEASE & SCOPE OF WORK’ at page 39 of the tender document is deleted and replaced by the following:-,

“The valuation of existing boundary wall and existing structure, if any, shall also have to be paid by the successful tenderer within 30 days from the date of the communication in this regard, through A/c Payee Cheque/Pay Order to ‘Kolkata Port Trust’ or the ex-lessee, as indicated in the Tables or otherwise as may be required and as will, accordingly, be decided and communicated by KoPT. The calculation of valuation may be inspected by the tenderers at the office of Estate Manager under prior intimation to the Contact Officer. However, once the offer is submitted by any tenderer, it will automatically mean that the same has been accepted by the tenderer concerned and no question / dispute at a later date shall be entertained by KoPT”

1.6 In respect of Clause No. 9.9 of 'CONDITIONS OF LEASE & SCOPE OF WORK' at page 40 of the tender document, it is clarified that possession of land/structure will be handed over to the successful bidder only after encashment of the cheque / draft for the entire payable amount.

1.7 The table contained in Clause No. 10 of 'CONDITIONS OF LEASE & SCOPE OF WORK' at Pg 41 of the tender document, it is clarified that in respect of plots at Budge Budge (Plot Nos. C5,C24 & E1), occupier's share of Municipal Tax on land & total Municipal Tax on structure shall not be considered to determine the amount of Security Deposit.

1.8 In respect of Clause No. 10.1 of 'EVALUATION CRITERIA' at Pg 49 of the tender document, it is clarified that while exercising the first right of refusal, the existing occupant shall not have any breach till the day of formal handover of possession of the plot.

1.9 Owing to typographical errors , three pages containing format for Price Schedule of the tender document is deleted and replaced by three new pages as mentioned below:-

Page No. of the tender document	Meant for plots under table	New page No.
51 & 52	A- revised	51 A
53 & 54	B- revised	53 A
55	C- revised	55 A
56	D- revised	56A
57	E- revised	57A

Note: Accordingly, any tenderer quoting for any plot under table 'C- revised'/ 'D- revised'/ 'E- revised', shall fill in the price only in the relevant revised price schedule format out of the three new pages, namely pages 55A, 56A or 57A.

1.10 In case, any tenderer for any plot under Tables 'C –revised' or 'E-revised' is in existence for less than three years and hence, not in a position to furnish required papers (like Audited Balance Sheet and Profit & Loss Account for three years), the plot shall be offered to the bidder, if ultimately successful, strictly on **upfront basis**.

Since plots under table 'D-revised' have been offered on upfront basis, the aforesaid principle (regarding furnishing the required papers for 3 years) would also be applicable there too.

However, a new company without having audited Balance Sheet and Profit & Loss A/C for last 3 years, is **not** eligible to offer bids for allotment of plots of land/ structure **for plots under Tables 'A-revised' & 'B-revised'**.

1.11 The Balance sheet and Profit & Loss Account statements, as would be furnished by the tenderer as per Conditions of Tender, shall be used for the purpose of judging genuineness of the tenderer, as well as their financial track record in order that the tenderers concerned can establish their ability to qualify techno-commercially for the tender.

1.12 Upfront will **not** include Municipal Tax on land and/or structure. Municipal Tax on land and/or structure for any plot rent of **which will be paid on Upfront** shall be levied as per the following principle:-

- a) For plots under tables 'A', 'B', 'C' and 'E', the Annual rent to be quoted by the successful bidder will be enhanced @ 2% per annum. Municipal Tax on land will be calculated either on such quoted amount (for the first year only) or the 2% yearly escalated amount (for subsequent years). The calculated Municipal Tax on land will have to be paid through the Annual rent bill.
- b) For plots under table 'D', the Annual rent will be deduced by dividing the upfront to be quoted by the successful bidder with the factor 15.0639. Municipal Tax on land will be calculated on such deduced Annual Rent without loading any yearly escalation thereon. The calculated Municipal Tax on land will have to be paid through the Annual rent bill.
- c) In both the aforesaid cases, the Municipal Tax on structure, if any, as would be assessed by the municipality, shall have to be paid alongwith the annual rent bill.
- d) In addition, Municipal Tax shall also be payable on the yearly token rent payable at the beginning of every year through annual rent bill.

1.13.1 The bidders quoting for any plot under tables 'C- revised' or 'D- revised' or 'E – revised', shall have to specify the total area proposed to be covered for the purposes [i.e. shops and/or refreshment stalls and/or petrol pumps and/or weigh bridge (public use)] which shall attract 3.5 times of the applicable base rent.

1.13.2 In case, the purpose of use [i.e. shops and/or refreshment stalls and/or petrol pumps and/or weigh bridge (public use)] proposed by the tenderer is entirely qualifying for 3.5 times of the applicable base rent, the payable amount shall be more than 3.5 times of the reserve annual rent/ reserve upfront for the **entire** plot, irrespective of erecting any structure or not. Bidders may quote accordingly in the Price Schedule.

1.13.3 In case, the purpose of use is a combination of use partly qualifying for the single rate of rent and partly qualifying for 3.5 times the base rent, the payable amount for 3.5 times the base rent shall be on pro-rata basis (at the ratio of use) out of the total area of the demised land.

At the time of hand over of the area, if the actual area to be leased turns out to be different from the area indicated in the revised tables of this addendum, the ratio of bidding shall be applicable to determine the payable amount. In other words, for actual area being more than that indicated in this tender, the area attracting 3.5 times of the rent shall also be more in the same proportion. Again, for actual area being less than that indicated in this tender, the area attracting 3.5 times of the rent shall also be less in the same proportion. As such, amount payable before hand over of the plot, is subject to final adjustment after hand over of the plot.

Example:

Say, the total plot area is 100 sq. m. as per tender document and the tenderer has indicated in the Price Schedule that 50 sq. m. shall be used for purposes qualifying for 3.5 times the base rate. Thus, ratio of area of single rate and 3.5 times rate is 1:1.

Case - I

Say, while offering the plot to the tenderer, it is found on measurement that the actual area is 90 sq. m, instead of 100 sq. m. as stated in the tender document. In that case, the single rate and 3.5 times rate shall be applicable equally (at 1: 1 ratio) on the actual area, each being 45 sq. m.

Case - II

Say, while offering the plot to the tenderer, it is found on measurement that the actual area is 120 sq. m, instead of 100 sq. m. as stated in the tender document. In that case, the single rate and 3.5 times rate shall be applicable equally (at 1: 1 ratio) on the actual area, each being 60 sq. m. for total actual area of 120 sq. m.

1.13.4 Again, in case, the purpose of use is partly qualifying for 3.5 times the base rent and the activity for the same is carried out in a structure more than one storey, the aggregate of the areas actually covered for the purposes attracting 3.5 times the base rent, shall decide the payable amount at 3.5 times of the base rent, subject to a maximum of total area of the demised land. In other words, in case, the area indicated in the Price Schedule to be used for such purpose(s) qualifying for 3.5 times the rent as stated above, becomes more than the area of the demised plot, the payable amount shall be calculated on the basis of area as indicated in the Price Schedule. If it is less than the committed area, the payable amount shall be as committed.

Example 1

- > Total land area = 5,000 sq. m. (say)
- > Total area committed in the price Schedule attracting 3.5 times of the base rent = 1,500 sq. m. (say)
- > Total area enjoyed for the purposes qualifying for 3.5 times the rent as stated above (i.e. adding the individual areas on one or more number of floors of the building / structure / space within the allotted plot) = (500 sq. m. + 200 sq. m. + 800 sq. m.) = 1,500 sq. m.

Here, payable amount shall be = $\{[(1500) \times 3.5 \times \text{accepted rate}] + \{(5,000 - 1,500) \times \text{accepted rate}\}\}$.

Example 2

- > Total land area = 5,000 sq. m. (say)
- > Total area committed in the price Schedule attracting 3.5 times of the base rent = 5000 sq. m. (say)
- > Total area enjoyed for the purposes qualifying for 3.5 times the rent as stated above (i.e. adding the individual areas on one or more number of floors of the building / structure / space within the allotted plot) = (1,500 sq. m. + 2500 sq. m. + 2000 sq. m.) = 6,000 sq. m.

Here, payable amount shall be = $(5000) \times 3.5 \times \text{accepted rate}$.

[In terms of clause No. 1.13.4]

Example 3:

- > Total land area = 5,000 sq. m. (say)
- > Total area committed in the price Schedule attracting 3.5 times of the base rent = 1,500 sq. m. (say)
- > Total area enjoyed for the purposes qualifying for 3.5 times the rent as stated above (i.e. adding the individual areas on one or more number of floors of the building / structure / space within the allotted plot) = (200 sq. m. + 800 sq. m.) = 1,000 sq. m.

Here, payable amount shall be = $\{[(1500) \times 3.5 \times \text{accepted rate}] + \{(5,000 - 1,500) \times \text{accepted rate}\}\}$.

[In terms of clause No. 1.13.4]

1.13.5 In case, the actual area used for such purpose(s) qualifying for 3.5 times the rent as stated above, becomes less than the area as committed in the Price Schedule, the payable amount shall be determined on the basis of area as indicated in the Price Schedule for plots coming under tables 'C-revised' or 'D- revised' or 'E – revised'.

1.13.6 Where the committed area is less than the total area of the demised plot, the payable amount for the balance plot (i.e. area of the demised plot less the area committed) shall be at the base rate.

1.13.7 In case, the actual area utilized becomes more than the area indicated in the Price Schedule, then KoPT will be at liberty to disallow the same or to allow the excess use at 3.5 times the applicable rate. However, if so allowed by KoPT, the Security Deposit, yearly token / annual rent, as the case may be, shall be enhanced proportionately from the date of effect of such enhancement.

Also, EMD shall be same for any plot irrespective of usage attracting 3.5 times the base rent or not. This is in supersession of clause no Clause No. 9 of 'Evaluation Criteria' of the original tender document.

1.14 If the successful bidder applies for obtaining No-Objection-Certificate (NOC) from KoPT towards new construction or addition / alteration of any existing structure on the leased land, KoPT shall normally accord the NOC within one month from the date of receipt of such application complete in all respects.

1.15 In case any underground structure / service line (used/ unused / defunct) so far not known, emerges within the demised land at a subsequent date after handing over of the said demised land by KoPT, and poses unforeseen problem for the lessee, KoPT will consider the same, if requested by the lessee, within the ambit of the tender terms and the law of the land, to alleviate the distress faced by the lessee to the extent possible.

1.16 In case of surrender of leased land by the lessee after giving due Notice to KoPT, where rent has been paid on upfront basis, no refund of upfront can be allowed, in absence any enabling provision in the extant Land Policy Guidelines. In future, if Govt. of India introduces any enabling provision with retrospective effect, the same will be extended to all concerned.

1.17 Notwithstanding anything contained in the tender document, 'Policy Guidelines for Land Management by Major Ports, 2014' shall prevail in case of any dispute as to interpretation of any terms of this tender.

2. **Due date is revised as under:-**

Revised last date for sale of tender document	:	Upto 14-00 hrs. on 20.07.2015
Revised last date & time for submission of offer	:	Upto 11-30 hrs. on 21.07.2015 No Bid will be accepted after 11-30 hrs. on 21.07.2015
Revised Due date & time of opening of techno-commercial offers	:	At 12-00 noon on 21.07.2015

3. The following points are further clarified:-

3.1 **Purpose:** - For any plot of land where cargo handling is allowed without restricting the same to liquid cargo, CFS may be set up with the approval of all statutory authorities, at the risk and responsibility of the bidder. So far as using any assembly building for the purpose of Marriage or any other ceremony is concerned, the same shall not attract rent at 3.5 times the normal rent as applicable for shops and/or refreshment stalls and/or petrol pumps and/or weigh bridge (public use).

3.2 **Exit Clause:-** In addition to what has been mentioned at clause No. 14 of 'Conditions of Lease & Scope Of Work' of the tender document, it is clarified that any lessee may surrender the plot of land during the pendency of the lease after giving due notice to KoPT.

3.3 **Joint Venture:** - Submitted documents shall be checked for conformity with the tender requirements irrespective of participation in the tender as an individual or as a joint venture entity. In other words, it would be the onus of the tenderer to satisfy the tender conditions on the strength and status of the tenderer itself.

3.4 **BG for SD:** - Security Deposit in the form of Bank Guarantee shall not be accepted.

3.5 **Offer submission / Opening venue:** - The sealed tenders shall have to be submitted to the reception counter at the erstwhile '*PROYOJANI*' building of KoPT head office at 15 Strand Road, Kolkata 700001 (just behind the Annexe of KoPT Head Office) within the extended time. Techno-commercial part of the submitted offers shall also be opened there wherein only one representative per tenderer may remain present. In case of any clarification about location of the erstwhile '*PROYOJANI*' building, the tenderer may contact at the KoPT reception.

4. This document is part and parcel of the original tender document and a downloaded copy of this document, shall have to be submitted duly signed and stamped at each page alongwith the techno-commercial part of the tender as a token of confirmation of having read all the pages and having agreed to the same.

5. All other terms and conditions of the tender remain unaltered.

List of Enclosures:

- (i) Tables 'A - revised', 'B- revised', 'C- revised', 'D- revised' & 'E- revised'
- (ii) Pages 51A, 53A, 55A, 56A & 57A
- (iii) 2 drawings

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Annexure I

TABLE – A- revised

1 plot on long term lease of 30 years, with reserve minimum guaranteed traffic, on Annual Rent basis, for handling dry bulk cargo:

Plot No.	Plot location (area in sq.m) [As shown in Sketch No.]	Reserve Annual Rent (excluding occupier's share of Municipal Tax on land & Service Tax) (In Rs.)	Purpose of lease	Reserve Minimum Guaranteed Traffic (in lakh tones per annum)	Eligibility criteria of the bidder	Valuation of structure plus applicable tax to be paid by successful bidder to KoPT	EMD (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
A1	Area near 14 NSD, named Alifnagar Dump north side of Garden Reach Road including area earlier allotted to BSNL. (15,000) (2308.00 sq.mtr inside dock + 12692.00 sq.mtr outside dock) [the area is now partially inside Custom Bound area & proposed to be brought outside) [Sketch No. 9230-3-D-III]	38,27,797/-	Dry Bulk (coal, lime stone etc.) storage/processing facility.	2.6	Bidder should be in the business* of bulk cargo storage/handling/processing/sales for not less than 3 years ending on 31.12.2014.	(4,57,048/- for Structure & 3,08,504/- for Dev. Land) + VAT @14.5% on both	50 lac

The plot abuts more than one road, but is not rail served.

Note: The tenderer may specify any particular type of dry bulk cargo or a combination of max. three types of dry bulk cargo in their offer to achieve more than reserve MGT.

* 'Business' means any one or any combination of the following activities: - manufacturing, processing, marketing, distributing, selling, storage, importing/exporting.

TABLE – B- revised

1 plot on long term lease of 30 years, with minimum guaranteed traffic to be quoted by the tenderer, on Annual Rent basis, for storage/processing of import/export cargo:

Plot No.	Plot location (area in sq.m) [As shown in Sketch No.]	Reserve Annual Rent (excluding occupier's share of Municipal Tax on land & Service Tax) (In Rs.)	Purpose of lease	Eligibility criteria of the bidder	Valuation of structure plus applicable tax to be paid by successful bidder to KoPT	EMD (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
B1	Land at Budge Budge near Kali Temple (earlier allotted to IOCL – commonly known as Chitriganj terminal) (19,283.388 – entire area within the 1 st belt) [Sketch No.9265-BB-]	22,24,223/-	Storage/ processing of cargo imported/ exported through KDS	The tenderer should be in business* of import/export cargo (for which MGT is to be quoted) for at least 3 years, as on 31.12.2014	Rs.5,00,000/- + VAT @ 14.5%	37,96,359/-

The plot neither abuts more than one road, nor is rail served.

Note: The tenderer may specify any particular type of dry bulk cargo or a combination of max. three types of dry bulk cargo in their offer to achieve MGT.

* 'Business' means any one or any combination of the following activities: - manufacturing, processing, marketing, distributing, selling, storage, importing/exporting.

TABLE – C- revised

Revised 55 plots on long term lease of 30 years, on Annual Rent Basis, for various purposes:

Plot No.	Name of the plot of land	Area to be leased out (approx.) (in sq.m)	Reserve Annual Rent (excluding tax) (in Rs.)	Purpose of lease	Valuation of structure plus applicable tax to be paid by successful bidder to KoPT (in Rs.)	EMD (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
C1	Land at the junction of Hide Road Extension and Transport Depot Road (Earlier Occupied by Glaxo Smithkline Pharmaceuticals Pvt. Ltd.) (Sketch No.- 3908-1-D-II)	13010.00 (1 st Belt- 4203.5 & 2 nd belt-8806.5)	63,28,147/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building Educational Building, Assembly Building & Storage Building.	2,33,98,952/- for Structure & 4,44,000/- for Dev. Land + VAT @14.5% on both	50,00,000/-
C2	Land and Godown at Hide Road (Earlier allotted to Voltas Ltd) (Sketch No.- 8364-2-D-III)	6607.10 (1 st Belt- 4188.00 & 2 nd Belt – 2419.10) Structure – "Pucca Roofed (I) 4507.838 Sq.m.	55,17,579/-	-do-	1,96,68,500/- + VAT @ 14.5%	50,00,000/-
C3	Land at Hide Road (earlier allotted to Brooke Bond India Ltd) (Sketch No.- 8121-3-D-III)	10712.31 (1 st Belt- 4789.37 & 2 nd Belt-5922.94)	25,16,788/-	-do-	25869871/- + VAT @14.5%	41,94,647/-
C4	Land at Hide Road adjacent to Hide Road Play Ground (Sketch No.- 9150-1-D-III)	15,912.5 (1 st Belt - 3774.00 & 2 nd Belt-12138.5)	41,13,205/-	-do-	1,94,24,000/- for Structure & 2,24,868/- for Dev. Land + VAT @14.5% on both	50,00,000/-
C5	Land underneath Hazardous Godown at Budge Budge (Sketch	3262.85	3,96,158/-	Storage/ handling of liquid bulk cargo	24,04,545/- + VAT @14.5%	6,60,263/-

	No.- 8958-BB)					
C6	Land at Shalimar, Howrah earlier allotted to M/s. Tirupati Industries. (Sketch No.- 8245-2-H)	689.99 (2nd belt)	1,76,555/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building Educational Building, Assembly Building & Storage Building.	10,12,900/- + VAT @14.5%	2,94,258/-
C7	Land at Oil Installation Road earlier allotted to M/s. Arun Steel. (Sketch No.- 9301-1-D-III)	1st Belt – 3771.00, 2nd Belt – 1349.00	16,85,257/-	-do-	41,98,000/- + VAT @14.5%	28,08,762/-
C8	Land at Ramkrishtopur Cross Road No. 1, Howrah, earlier allotted to Abdul Mazid Ibrahim Tungakar. (Sketch No.- 9049-H)	772.619 – entire area within the 1 st belt	1,85,233/-	-do-	5,91,960/- + VAT @14.5%	3,08,722/-
C9	Land at Sonapur Road (earlier allotted to SAIL) (Sketch No.- 8193-1-D-III)	66,939.287 (1 st belt – 16963.26 2 nd belt – 49976.027)	3,43,96,066/-	Container freight station	Nil	50,00,000/-
C10	Area just opposite to 13 KPD gate at Remount Road (as shown in Sketch No.8604-1-D-I)	3395.00 (1 st belt – 1794.00, 2 nd belt – 1601.00)	16,64,455/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building Educational Building, Assembly Building & Storage Building.	Nil	27,74,092/-
C11	Land at Transport Depot Road (between Hindustan Lever,	3745.00 (1 st belt : 899.00, 2 nd belt :)	19,01,060/-	-do-	Nil	31,68,433/-

	Simplex Concrete Piles (India) Ltd. & Roger Engineering Ltd.) (as shown in Sketch No.9262-D-II)	2846.00)				
C12	Land at New Road (near Castrol Ltd.) (as shown in Sketch No. 9268-D-III)	2725.00 (1 st belt)	13,29,458/-	-do-	Nil	22,15,763/-
C13	Land at New Road (near CDLB quarters) (as shown in Sketch No.8575-2-D-III)	5290 .00 (1 st belt)	29,67,984/-	-do-	Nil	49,46,640/-
C14	Land at New Road (near HPCL) (as shown in Sketch No.8760-D-III)	9619.699 (1 st belt)	53,97,186/-	-do-	Nil	50,00,000/-
C15	Area earlier occupied by Hind Dock at Timber Pond, Howrah (Sketch No.8966-H)	7001.170 (High land 2850.937 + Low land 4150.233)	6,63,550/-	Ship building / repairing/ storage	Nil	11,05,917/-
C16	Area earlier occupied by Hind Dock at Timber Pond, Howrah (Sketch No..8972-H)	8248.47 (High land 3522.777 + Low land 4725.693)	7,86,663/-	Ship building / repairing/ storage	Nil	13,11,105/-
C17	Ground earlier allotted to Pally Mangal Samity at Remount Road. (Sketch No. 8663-2-D-I)	7358.00 (1 st belt – 4941.19 2 nd belt – 2416.81)	37,21,423/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building Educational Building, Assembly Building & Storage Building.	3,44,800/- + VAT @14.5%	50,00,000/-
C18	Area earlier occupied by NDDDB at Remount Road (near Remount Road Rly. Station). (Sketch No.8096-3-D-I)	6784.334 (1 st belt – 3419.00, 2 nd belt – 3365.334)	33,08,154/-	-do-	57,340/- + VAT @14.5%	50,00,000/-

C19	Land at JJP (earlier occupied by Stewarts & Lloyds) (Sketch No. 9149-1-D-III)	16325.6 (1 st Belt 5636, 2 nd belt 10689.6)	69,37,533/-	-do-	69,82,000/- for Structure & 70,000/- for Dev. Land + VAT @14.5% on both	50,00,000/-
C20	Land at erstwhile sales yard Sketch No. 8584-4-D-III	38450.00 (1 st belt)	1,38,24,566/-	-do-	16,35,000/- + VAT @14.5%	50,00,000/-
C21	Land at Taratala Road between plots of Garden Reach Shipbuilders and BSF (earlier allotted to Ship Repairers) (Sketch No. 9141-1-D-III)	1666.70 (1 st belt - 967.60, 2 nd belt - 699.10)	5,76,051/-	-do-	2,20,000/- + VAT @14.5%	9,60,085/-
C22	Land adjacent to mosque at Dhobitalao adjoining New Road from Paharpur Cooling Tower to Taratala Road. (Sketch No. 9124-3-D-III)	5050.00 (1 st belt 4363.00 2 nd belt 687.00)	17,10,287/-	-do-	Nil	28,50,478/-
C23	Land at Harimohan Ghosh Road (earlier allotted to Chalia Rolling Mill) (Sketch No. 6960-3-D-III)	2011.35 (1 st belt)	16,48,015/-	-do-	1,50,000/- + VAT @14.5%	27,46,692/-
C24	Vacant land at Budge Budge Road between plots of Vesuvius India Ltd. and Pandit Kanahyalal Punj (earlier allotted to Bisleri) (Sketch No. 9286-2-D-II-)	4357.00 (2 nd belt - 4357.00)	10,21,373/-	-do-	75,750/- + VAT @14.5%	17,02,288/-
C25	Land at Sonapur Road in between the plots of JEM Pvt. Ltd. and R.M. Chatterjee & Brothers (Sketch No. 8060-2-D-III)	1389.82 (1 st belt)	7,29,867/-	-do-	Nil	12,16,445/-
C26	Land at CGR Road on crossing of Dumayune Avenue (earlier Dock Hospital) (Sketch	4777.00 (1 st belt - 4085.00, 2 nd belt -	25,69,352/-	Any purpose in conformity with LUDCP including Hospital /	29,65,732/- + VAT @ 14.5%	42,82,253/-

	No..9180-D-II)	692.00)		Diagnostic Centre/ Pathological lab/ Pharmacy etc. (except residential purpose)		
C27	Land at Taratala Road earlier occupied by Kumar Group (Sketch No.9298-1-D-III)	2475.00 (1 st belt)	9,80,201/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building & Storage Building.	12,05,800/- for Structure & 8800/- for Dev. Land + VAT @14.5% on both	16,33,668/-
C28	Land at Taratala Road adjacent to earlier occupation of Kumar Group (Sketch No. 9364-1-D-III)	800.00 (1 st belt)	3,43,712/-	-do-	Nil	5,72,853/-
C29	Land at Brooklyn Depot – erstwhile shed No.9 (Sketch No. 9476-D-III)	5831.1 (1 st belt)	20,17,290/-	-do-	3,93,750/- for Structure & Dev. Land + VAT @ 14.5%	33,62,150/-
C30	Vacant land adjacent to LMJ Logistics at diverted CGR Road (Sketch No. 9324-1-D-III)	1275.00 (1 st belt)	6,22,040/-	-do-	Nil	10,36,733/-
C31	Land at Oil Installation Road earlier occupied by M/s. M.S. Roadways (Sketch No..8657-2-D-III)	2196.59 9 (1902.00 1 st belt, 294.599 2 nd belt)	9,66,386/-	-do-	3,81,000/- for Structure & 2,25,000/- for Dev. Land + VAT@14.5% on both	16,10,643/-
C32	Vacant land on Gopal Doctor Road (Sketch No.9245-1-D-I)	Land 5796.60 (1 st belt: 1,693.00, 2 nd belt : 4103.6)	16,02,868/-	-do-	1,73,423/- + VAT @ 14.5%	26,71,447/-
C33	Vacant land at Sonai in front of Sonai 'B' & 'C'	7600.00 (1 st belt)	19,89,163/-	-do-	1,08,360/- + VAT @ 14.5%	33,15,272/-

	Block. (Sketch No.8415-3-D-III)					
C34	Land at Oil Installation Road (Fabcon) (Sketch No..8371-2-D-III)	Land 477.71 (380.90 1 st belt, 96.81 2 nd belt)	2,05,723/-	-do-	1,50,000/- + VAT @14.5%	3,42,872/-
C35	Land at Remount Road opposite to Gate No. 13 KPD (Sketch No.9401-1-D-I)	1481.09 (2 nd belt)	5,57,714/-	-do-	7,37,520/- + VAT @14.5%	9,29,523/-
C36	Land at Taratala Rd/Phatepur earlier allotted to M/s. Burma Lime & Chemical Co. Ltd. (as shown in Sketch No.8179-2-D-III)	9698.11 (1 st belt 5708.65, 2 nd belt 3989.46)	36,75,483/-	-do-	9,45,500/- for Structure & 1,56,000/- for Dev. Land + VAT@14.5% on both	50,00,000/-
C37	Land at Taratala Rd. earlier allotted to M/s. Scott & Saxby Ltd. (Sketch No.9148-1-D-III)	4877.00 (1 st belt 1905.00, 2 nd belt 2972.00)	16,89,426/-	-do-	5,80,650/- + VAT @14.5%	28,15,710/-
C38	Land erstwhile 'T' Shed at Kantapukur (Presently no shed is existing) (Sketch No.- 8838-1-D-II)	2507.00 – entire area within the 1 st belt	8,01,399/-	-do-	1,30,000/- + VAT @14.5%	13,35,665/-
C39	Land at East side of Strand Bank Road, Cossipore earlier occupied by National Petroleum (Sketch No.-8163-1-K)	126.250 (1st belt)	52,640/-	-do-	24,150/- + VAT @ 14.5%	87,733/-
C40	Land at Chetla Station Yard. (Sketch No.-9468-D-I)	292.00 (1 st belt)	73,691/-	-do-	2,00,000/- + VAT @ 14.5%	1,22,818/-
C41	Land at Transport Depot Road (Sketch No..8153-D-II).	1 st belt - 1590.00, 2 nd belt - 1727.00	18,45,420/-	-do-	Nil	30,75,700/-
C42	Land at Transport Depot Road earlier allotted to M/s. BSNL (Sketch No..8477-6-D-II)	18194.44 sq.mtrs. (1 st belt 5452 sq. mtrs. 2 nd belt 12742.44 sq. mtrs.)	85,05,789/-	-do-	12.03 Lac + VAT @14.5%	50,00,000/-
C43	Land at Transport Depot Road adjacent to M/s. P.D.P International (Sketch No.- 9440-	645.00 (1 st belt)	4,84,669/-	-do-	Nil	8,07,782/-

	D-II)					
C44	Corner Plot of Banstala Ghat Road & F.S Road, Ramkristopur, Howrah. (Sketch No.8801-1-H)	277.09 (1 st belt)	73,427/-	-do-	Nil	1,22,378/-
C45	Land at Chintamoni Dey Bathing Ghat earlier allotted to HMC, Howrah (Sketch No.- 8582-H)	390.19 (1 st belt)	82,090/-	-do-	8650/- + VAT @14.5%	1,36,817/-
C46	Land at River Side Road, Shibpur earlier allotted to Bhalotia Metal Manufacturing Co. Howrah (Sketch No.- 9473-H).	275.76 (1 st Belt)	1,67,310/-	-do-	2,32,260/- + VAT @14.5%	2,78,850/-
C47	Land at Shalimar, beside siding no. 4, earlier allotted to Ram Kumar Rajendra Kumar, Howrah (Sketch No.-9472-H)	150.503 (1 st belt)	48,111/-	-do-	Nil	80,185/-
C48	Land at Upen Banerjee Road (Off Taratala Road, Rector India) (Sketch No.- 8951-1-D-II)	6127.33 (2 nd belt)	21,26,620/-	-do-	28,25,000/- + VAT @14.5%	35,44,367/-
C49	Land at Shalimar, beside siding no. 3, earlier allotted to Ram Kumar Rajendra Kumar, Howrah (Sketch No.-9474-H)	351.73 (1 st belt)	129301/-	-do-	5,200/- + VAT @14.5%	2,15,502/-
C50	Land at Hellen Keller Sarani (Sketch No-9381-D-II)	554.00 (2 nd belt)	2,21,209/-	-do-	1,13,778/- + VAT @14.5%	3,68,682/-
C51	Land at Sonapur Road earlier allotted to M/s. Ship Breakers Association. (Sketch No.- 9469-D-II)	186.00 (1 st belt)	1,00,288/-	-do-	2,08,361/- + VAT @ 14.5%	1,67,147/-
C52	Land at Timber Pond, Howrah	834.360 (high land)	1,35,131/-	Ship repairing / Ship building/	Nil	2,25,218/-

	(Sketch No. 9471-H)	499.645 (low land)		storage		
C53	Land connecting Taratala Road and Diverted CGR Road adjacent to Brooklyn Depot (Sketch No.8207-1-D-III)	508.00 (1 st belt)	1,99,870/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building & Storage Building.	Nil	3,33,117/-
C54	Land at Sonai J block (Sketch No.- 8771-1-D-III)	4603.45 (1 st belt)	12,04,870/-	-do-	43,000/- + VAT 14.5 %	20,08,117/-
C55	Land at Santoshpur Road opposite to Nature Park (Sketch No.- 8063-4-D-II)	1138.00 (994.00 1 st belt + 144.00 2 nd belt)	4,56,595/-	-do-	Nil	7,60,992/-

Those plots, under the above Table C-revised, which either abuts more than one road, or is rail served are:-

Abuts more than one road:- C 1, C 4,C 8, C 9,C 10, C 13, C 14, C 17, C 18, C 20, C 26, C 29, C 31, C 32, C 34, C 36, C 37, C 38,C 40, C 44,C 45& C 49

Rail served:- C6, C47 & C49

TABLE – D revised

2 Plots of Land on long term lease of 30 years, on upfront basis with first right of refusal, for various purposes:

Plot No.	Name of the plot of land	Present Occupier of the plot whom the value of the structure to be paid by the successful tenderer (other than the present occupier)	Area to be leased out (approx.) (in sq.m)	Reserve upfront (excluding tax) (in Rs.)	Purpose of lease	Valuation of structure plus applicable tax (in Rs.)**	EMD (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
D1	Land at C.G.R Road under M,s. ITC Ltd (Sketch No.9475-D-III)	M,s. ITC Ltd.	21176.801 (1 st Belt – 3679.00 & 2 nd Belt - 17497.801)	11,89,31,724 /-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building Educational Building, Assembly Building & Storage Building.	107 Crores + VAT @ 14.5%	1,31,58,580/-
D2	Land at Hide Road earlier allotted to M,s. ITC Ltd. (Sketch No.9380-1-D-III)	M,s. ITC Ltd.	2776.592 (1 st belt- 1166.861, 2 nd belt- 1609.731)	97,72,427/-	-do-	1,28,56,488/- + VAT @ 14.5%	10,81,219/-

The plot neither abuts more than one road, nor is rail served.

** The afore-said valuation under Table – D revised is to be paid by the successful bidder to the present occupant. In case, the present occupant becomes the successful bidder by availing of the 'First Right of Refusal' or otherwise, the present occupant will not be required to pay the said valuation to anybody.

TABLE – E revised

23 Nos. Land on long term lease of 30 years, on annual rent basis with first rights of refusal, for various purposes:

Plot No.	Name of the plot of land	Presently Occupied by	Area to be leased out (approx.) (in sq.m)	Reserve Annual rental (excluding tax) (in Rs.)	Purpose of lease	Valuation of structure plus applicable tax (in Rs.) **	Value at column (7) to be paid by the successful bidder (other than the present occupant) to	EMD (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
E1	Land at Budge Budge (Sketch No..9103-2-BB-Rajib Agarwal-Model)	Rajib Agarwal	9896.509	11,41,503/-	Storage, handling of liquid bulk cargo	31,29,28,917/- + VAT @ 14.5%	Rajib Agarwal	19,02,505/-
E2	Land at Cossipore (Sketch No..9131-K)	M,s. Chaturbhuj Hanumanmal .	421.59	2,02,151/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile (Retail) Building, Institutional Building Educational Building, Assembly Building & Storage Building.	Struc - 19,00,080,- & Boundary Wall - 2,70,000/- + VAT @14.5% on both	M,s. Chaturbhuj Hanumanmal.	3,36,918/-
E3	Land at Transport Depot Road Sketch No..8749-D-II)	M,s. Krishnadayal Educational Research Academy	Land- 5645.765 (1 st belt : 4694.00, 2 nd belt : 951.765)	39,27,066/-	-do-	1,64,23,063/- + VAT @14.5%	KoPT	65,45,110/-
E4	Land at Garagacha Road (Sketch No..8090-	M,s. Gillanders Arbuthnot & Co. Ltd.	Land- 976.968 (1 st belt)	7,25,716/-	-do-	18,22,700/- + VAT @14.5%	M,s. Gillanders Arbuthnot & Co. Ltd.	12,09,527/-

	D-II)							
E5	Land at Garagacha Road Sketch No..9051-2-D-II)	M,s. N. C. Shaw	Land-3278.36 (1 st belt-1679.60, 2 nd belt-1598.76)	18,55,451/-	-do-	3,41,89,103/- + VAT @ 14.5%	M,s. N. C. Shaw	30,92,418/-
E6	Land at Chetla Road earlier allotted to M.s. Spokes India Pvt. Ltd (Sketch No..8757-D-I)	M,s. R. K. Udyog	488.117 - entire area within the 1 st belt	2,03,522/-	-do-	6,20,000/- + VAT @ 14.5%	KoPT	3,39,203/-
E7	Land at CGR Road (Sketch No.4201-D-I)	M,s. Kashi Estate Pvt. Ltd.	88.3 – entire area within the 1 st belt	43,079/-	-Do-	2,89,585/- + VAT @ 14.5%	KoPT	71,798/-
E8	Land at Oil Installation Road (Sketch No. 9360-1-D-III)	M,s. Mohan Motors Udyog Pvt. Ltd.	6820 (1 st Belt-5511.00 2 nd belt-1309.00)	26,20,528/-	-do-	17,78,300/-for Structure & 9,57,000/- for Dev. Land + VAT @ 14.5% on both	KoPT	43,67,547/-
E9	Land at Taratala Road. (Sketch No..- 8457-2-D-II)	M,s. Pandit Kanahya Lal Punj	Land-12415.09 (1 st belt-5624.5, 2 nd belt-6790.59)	43,92,298/-	-do-	Struc – 103584512/- for Structure & 5699000,- for Dev. Land + VAT @ 14.5% on both	M,s. Pandit Kanahya Lal Punj	73,20,497/-
E10	Land at Taratala Road (Sketch No..- 9081-2-D-II)	M,s. Diamond Beverages Pvt. Ltd.	Land-7143.21 (1 st belt-4572.00, 2 nd belt-2571.21)	27,75,461/-	-do-	10,93,77,000/- + Vat @ 14.5%	M,s. Diamond Beverages Pvt. Ltd.	46,25,768/-
E11	Land at Taratala Road (Sketch No. 9403-1-D-III)	M,s. Tractor India Limited	8837.30 (1 st belt-3674.00, 2 nd belt-5163.30)	26,65,441/-	-do-	11,27,44,755/- + VAT @ 14.5%	M,s. Tractor India Limited	44,42,402/-
E12	Land at Taratala	M,s. Tractor India Limited	1082.10 (2 nd belt)	2,53,667,-	-do-	1,38,05,245/-+ VAT @ 14.5%	M,s. Tractor India	4,22,778,-

	Road (Sketch No.9403-2- D-III)						Limited	
E13	Land at Taratala Road (Sketch No. 9395- D-III)	M,s. Kaushik Global Logistics Ltd.	1747.08 (1 st belt)	7,14,381/-	-do-	4,20,969,- + VAT @14.5%	KoPT	11,90,635/-
E14	Land at Transport Depot. Road (Sketch No. 8668- 2-D-II)	M,s. M. A. M. Kasani	6269.371 sq.mtrs. (1 st belt 2286 sq. mtrs. 2 nd belt 3983.371 sq. mtrs.)	38,87,134/-	-do-	7,04,47,000/- + VAT @14.5%	M,s. M. A. M. Kasani	64,78,557/-
E15	Land with structure at the junction of Oil Installation Road & Sonapur Road (Sketch No.9405-1- D-III)	M,s. Sandip Bind Enterprise Pvt. Ltd.	4111.6 (1 st Belt- 3520.00 & 2 nd Belt- 591.6)	24,11,715/-	-do-	13,66,000/- for Structure & 42,000,- for Dev. Land + VAT @14.5% on both	KoPT	40,19,525/-
E16	Land at Hide Road (Sketch No.9295-1- D-III)	Ambootia Tea Export Pvt. Ltd.	4494.64 (1 st Belt- 2498.71 & 2 nd Belt- 1995.93)	13,06,988/-	-do-	26918400/- + VAT @14.5%	KoPT	21,78,313/-
E17	Land at Timber pond, Howrah, (Sketch No.9421- H)	Bonar Brothers	1619.06 (total area is to be treated as High Land)	2,09,441/-	Ship building, repairing, storage	10,56,480/- + VAT @14.5%	Bonar Brothers	3,49,068/-
E18	Land at Ramkristop ur, Banstala Ghat Road, (Sketch No.- 8181- 2-H)	M,s. Van Guard Engg.	1122.58 (1 st belt)	2,05,368/-	Any purpose in conformity with LUDCP (except Residential purpose) – i.e. *Business Building, Mercantile	3766580/- + VAT @14.5%	M/s. Van Guard Engg.	3,42,280/-

					(Retail) Building, Institutional Building Educational Building, Assembly Building & Storage Building.			
E19	Land at Banstala Ghat Road, Ramkrishtapur, Howrah (Sketch No.9252-H)	Radha Marble	401.55 (1 st belt)	69,787/-	-do-	7,30,091/- + VAT @ 14.5%	KoPT	1,16,312/-
E20	Land at Ramkristopur (Sketch No..8868-H)	Iswar Nath Gupta	221.864 (1 st belt)	51,124/-	-do-	65,925/- + VAT @14.5%	KoPT	85,207/-
E-21	Land at Cowes Ghat Road, Foreshore road (Sketch No..- 1873-H)	M.s. Mohanlal Maheswary	2777.80 (1 st belt)	7,74,838/-	-do-	4,29,810/- + VAT @14.5%	M.s. Mohanlal Maheswary	12,91,397/-
E-22	Land at Shibpur earlier allotted to M.s. CESC Ltd. (Sketch No.LM-1880-H)	M/s. CESC Ltd.	The plot is withdrawn from the scope of the instant tender					
E-23	Land at Raj Narayan chowdhaur y Ghat Road, (Sketch No..9077-H)	Surya Nath Singh	237.906 (2nd belt)	43,757/-	-do-	3,34,440/- + VAT @14.5%	Surya Nath Singh	72,928/-

Those plots, under the above Table E-revised, which either abuts more than one road, or is rail served are:-

Abuts more than one road:- E 2, E 3, E 22, E 17, E 21, E 15, E 10, E 8,

E 9, E 16, E 14,

Rail served:- None

** The afore-said valuation under Table – E revised is to be paid by the successful bidder to the present occupant. In case, the present occupant becomes the successful bidder by availing of the 'First Right of Refusal' or otherwise, the present occupant will not be required to pay the said valuation to anybody.

FORMAT FOR PRICE SCHEDULE & MGT
Tender NIT No. KoPT/ KDS/LND/ 02-2015
FOR PLOTS UNDER TABLE A-revised
(To be filled in by the tenderer)

Plot No.	Plot Location (Area in sq.m)	Reserve Annual Rent (excluding occupier's share of Municipal Tax on land, Service Tax) (in Rs.)
A1	Area near 14 NSD, named Alifnagar Dump including area earlier allotted to BSNL (15000) [the area is now partially inside Custom bound area & proposed to be brought outside]	38,27,797/-

1) **Annual Rent**

Plot No.	A1	
Annual rent offered (in Rupees) excluding service tax and Municipal Tax on land (to be quoted above the reserve upfront as mentioned in Table 'A')	Amount to be quoted in figure (excluding tax) (in Rs.)	Amount to be quoted in word (excluding tax) (in Rs.):

2) **Minimum Guaranteed Traffic (MGT) above 2.5 lakh tonnes per year from 3rd year onwards till the end of the lease period.**

Name of dry bulk cargo offered for the purpose of MGT 1	Cargo –wise MGT to be quoted (in Metric Tonnes)	
	In fig 2	In words 3
a)		
b)		
c)		
Gross MGT [a + b + c]		

Evaluation =

Annual rent as quoted in (1) above X 15.0639

+

NPV for 28 years of the amount in Rs. corresponding to wharfage charges (as detailed in this tender document) for each offered cargo against MGT in table (2) above [Note: Here the multiplying factors for converting to NPV shall be. **10.45** for MGT]

SIGNATURE OF TENDERER
(Signature & office seal of the Tenderer)

Witness

Name :
Signature :
Address :

Note :

- 1) *'Price Part' shall contain amount only and no conditions whatsoever. Any condition imposed in 'Price Part' shall make the bid liable for outright rejection.*
- 2) *The offer of a tenderer quoting at par or below the Reserve Annual Rent and /or Reserve MGT as mentioned above, shall not be considered.*
- 3) *The tenderer may specify any particular type of Cargo or a combination of max. three types of Cargo in their offer to achieve MGT in table (2) above.*

FORMAT FOR PRICE SCHEDULE & MGT

Tender NIT No. KoPT/ KDS/LND/ 02-2015

FOR PLOTS UNDER TABLE B-revised

(To be filled in by the tenderer)

Plot No.	Plot Location (Area in sq.m)	Reserve annual rent (excluding occupier's share of Municipal Tax on land, Service Tax) (in Rs.)
B1	Land at Budge Budge near Kali Temple (earlier allotted to IOCL – commonly known as Chitrganj terminal) (19,283.388) [Plan No.9265-BB-vacant land at Budge Budge-earlier IOCL chitragunj-model]	22,24,223/-

1) Annual Rent

Plot No.B1	Plot No.B1	
Annual Rent offered (in Rupees) excluding service tax and Municipal Tax on land (to be quoted above the reserve annual rent as mentioned in Table 'B')	Amount to be quoted in figure (excluding tax) (in Rs.)	Amount to be quoted in word (excluding tax) (in Rs.):

2) Minimum Guaranteed Traffic (MGT) per year from 3rd year onwards till the end of the lease period.[MGT (in tonnes per year) : To be quoted by tenderer]

Name of cargo offered for the purpose of MGT (1)	Cargo –wise MGT to be quoted (in Metric Tonnes)	
	In fig (2)	In words (3)
a)		
b)		
c)		
Gross MGT [a + b + c]		

$$\text{Evaluation} = \text{Annual rent as quoted in (1) above} \times 15.0639 +$$

NPV for 28 years of the amount in Rs. corresponding to wharfage charges (as detailed in this tender document) for each offered cargo against MGT in table (2) above [Note: Here the multiplying factors for converting to NPV shall be. **10.45** for MGT]

SIGNATURE OF TENDERER
(Signature & office seal of the Tenderer)

Witness

Name :
Signature :
Address :

Note :

- 1) *'Price Part' shall contain amount only and no conditions whatsoever. Any condition imposed in 'Price Part' shall make the bid liable for outright rejection.*
- 2) *The offer of a tenderer, quoting at par or below the Reserve Annual Rent and /or Reserve MGT as mentioned above, shall not be considered.*
- 3) *The tenderer may specify any particular type of Cargo or a combination of max. three types of Cargo in their offer to achieve MGT in table (2) above.*

FORMAT FOR PRICE SCHEDULE
Tender NIT No. KoPT/ KDS/LND/ 02-2015
FOR PLOTS UNDER TABLE C-revised
(To be filled in by the tenderer)

(A)	Plot No. [to be mentioned from the list of tables given in the Addendum]	
(B)	Total area (in sq. m.) [to be mentioned from the list of tables given in the Addendum]	
(C)	Reserve Annual Rent for the total area (in Rs.) [to be mentioned from the list of tables given in the Addendum]	
(D)	Reserve Annual Rent per sq. m. (in Rs. per sq. m.) [Divide (C) above by (B) above, i.e. (C) ÷ (B)] [to be calculated by the tenderer]	
(E)	Area as committed to be used for any of the purposes attracting 3.5 times the base rent (in sq. m.) [to be indicated by the tenderer]	
(F)	Balance area to be used for any other accepted purpose not attracting 3.5 times the base rent (in sq. m.) [(B) – (E)] [to be calculated by the tenderer]	
(G)	Annual Rent to be quoted above the Reserve Annual Rent (in Rs. per sq. m.) in figure	
(H)	Payable amount (in Rs.) [(G) x (F) + 3.5 x (G) x (E)] In figure [to be calculated by the tenderer by the following formula]	
	In words	

Evaluation = Annual Rent as quoted at (H) above

SIGNATURE OF TENDERER

Witness

Name : (Signature & office seal of the Tenderer)

Signature :

Note :

- 1) *'Price Part' shall contain amount only and no conditions whatsoever. Any condition imposed in 'Price Part' shall make the bid liable for outright rejection.*
- 2) *The offer of a tenderer quoting at par or below the respective Reserve Annual Rent, shall not be considered.*
- 3) *The reserve rate shall be 3.5 times for part or full use of the plot for any of shops, or refreshment stalls, or petrol pumps, or weigh bridge (public use) at 3.5 times the applicable base rent.*
- 4) *In case of any discrepancy between the final figure as at (H) above and any base figure to arrive at this figure, the final value as at (H) above shall be considered as the quoted figure and all calculation pertaining to the tender shall be made based on the same.*

FORMAT FOR PRICE SCHEDULE
Tender NIT No. KoPT/ KDS/LND/ 02-2015
FOR PLOTS UNDER TABLE D-revised
(To be filled in by the tenderer)

(A)	Plot No. [to be mentioned from the list of tables given in the Addendum]	
(B)	Total area (in sq. m.) [to be mentioned from the list of tables given in the Addendum]	
(C)	Reserve upfront for the total area (in Rs.) [to be mentioned from the list of tables given in the Addendum]	
(D)	Reserve upfront per sq. m. (in Rs. per sq. m.) [Divide (C) above by (B) above, i.e. (C) ÷ (B)] [to be calculated by the tenderer]	
(E)	Area as committed to be used for any of the purposes attracting 3.5 times the base rent (in sq. m.) [to be indicated by the tenderer]	
(F)	Balance area to be used for any other accepted purpose not attracting 3.5 times the base rent (in sq. m.) [(B) – (E)] [to be calculated by the tenderer]	
(G)	upfront to be quoted above the Reserve upfront (in Rs. per sq. m.) in figure	
(H)	Payable amount (in Rs.) [(G) x (F) + 3.5 x (G) x (E)] In figure [to be calculated by the tenderer by the following formula]	
	In words	

Evaluation = upfront as quoted at (H) above

SIGNATURE OF TENDERER

Witness

Name : (Signature & office seal of the Tenderer)

Signature :

Note :

- 1) *'Price Part' shall contain amount only and no conditions whatsoever. Any condition imposed in 'Price Part' shall make the bid liable for outright rejection.*
- 2) *The offer of a tenderer quoting at par or below the respective Reserve Annual Rent, shall not be considered.*
- 3) *The reserve rate shall be 3.5 times for part or full use of the plot for any of shops, or refreshment stalls, or petrol pumps, or weigh bridge (public use) at 3.5 times the applicable base rent.*
- 4) *In case of any discrepancy between the final figure as at (H) above and any base figure to arrive at this figure, the final value as at (H) above shall be considered as the quoted figure and all calculation pertaining to the tender shall be made based on the same.*

FORMAT FOR PRICE SCHEDULE
Tender NIT No. KoPT/ KDS/LND/ 02-2015
FOR PLOTS UNDER TABLE E-revised
(To be filled in by the tenderer)

(A)	Plot No. [to be mentioned from the list of tables given in the Addendum]	
(B)	Total area (in sq. m.) [to be mentioned from the list of tables given in the Addendum]	
(C)	Reserve Annual Rent for the total area (in Rs.) [to be mentioned from the list of tables given in the Addendum]	
(D)	Reserve Annual Rent per sq. m. (in Rs. per sq. m.) [Divide (C) above by (B) above, i.e. (C) ÷ (B)] [to be calculated by the tenderer]	
(E)	Area as committed to be used for any of the purposes attracting 3.5 times the base rent (in sq. m.) [to be indicated by the tenderer]	
(F)	Balance area to be used for any other accepted purpose not attracting 3.5 times the base rent (in sq. m.) [(B) – (E)] [to be calculated by the tenderer]	
(G)	Annual Rent to be quoted above the Reserve Annual Rent (in Rs. per sq. m.) in figure	
(H)	Payable amount (in Rs.) [(G) x (F) + 3.5 x (G) x (E)] In figure [to be calculated by the tenderer by the following formula]	
	In words	

Evaluation = Annual Rent as quoted at (H) above

SIGNATURE OF TENDERER

Witness

Name : (Signature & office seal of the Tenderer)

Signature :

Note :

- 1) *'Price Part' shall contain amount only and no conditions whatsoever. Any condition imposed in 'Price Part' shall make the bid liable for outright rejection.*
- 2) *The offer of a tenderer quoting at par or below the respective Reserve Annual Rent, shall not be considered.*
- 3) *The reserve rate shall be 3.5 times for part or full use of the plot for any of shops, or refreshment stalls, or petrol pumps, or weigh bridge (public use) at 3.5 times the applicable base rent.*
- 4) *In case of any discrepancy between the final figure as at (H) above and any base figure to arrive at this figure, the final value as at (H) above shall be considered as the quoted figure and all calculation pertaining to the tender shall be made based on the same.*