

## ADDENDUM I

Interested bidders are requested to take note of the following clarifications / amendments/modifications /addition in respect of the tender documents vide N.I.T. Nos. KoPT/KDS/LND/75-2017 to KoPT/KDS/LND/100-2016.

A. In respect of prebid queries mentioned below which are applicable for all the 26 tenders, unless stated otherwise:-

Sl. No.	Issue	Clarifications
1.	Whether Security Deposit or any excess money lying with KoPT a/c any bidder can be adjusted against EMD for this tender.	No.
2.	Whether modification of the existing structure/ construction of new structure is allowed or not? In that event, from whom can the lessee obtain NOC & sanction for new structure.	Yes. This is as per Clause Nos. 13 and 21 of Annexure - VI of the tender document may be referred to.
3.	Whether Sub Lease is allowed or not.	Sub Lease is not allowed as per clause No. 6 of Annexure – VI of NIT of the tender document.
4.	Clarification in respect of the condition on ‘Warehousing’ as given in Clause No. 3 of Annexure – V of the tender document.	The condition pertaining to ‘Warehousing’ under clause No. 3 of Annexure – V of the tender document is deleted and replaced by the following: <b>‘In case, a lessee is allotted a plot for ‘Warehousing’, portion of the said warehouse can be used purely on temporary basis by the lessee for storage of goods of the 3<sup>rd</sup> party without parting with the right of possession and at the risk and responsibility of the lessee who will have overall control over the premises.’</b>
5.	Whether KoPT would be responsible for removing encroachment if persisting in any plot during or after the allotment.	No.
6.	How to resolve disputes in case KoPT records as to outstanding dues are at variance with that of the tenderer (with regard to old tenancy).	KoPT’s decision as per KoPT’s record will prevail.
7.	Whether the tender condition can be amended to make it mandatory for all qualified bidders to participate in the e-auction. This might help the competing bidders during the auction.	The relevant clause Nos. 2 of Annexure – II and 7 & 9 of Annexure – VII shall remain unaltered.
8.	Whether new Bidders (who are till date not KoPT tenant) also require to furnish ‘no dues certificate’ in Appendix VI B.	Appendix VI-B for ‘No dues Certificate’ will not be required to be uploaded by the bidders (whether old or new) and the dues, if any, shall be reconciled based on the records of KoPT. Decision of KoPT in this regard shall be final and binding on the bidder. Accordingly, the 2 <sup>nd</sup> para of item (vi) of Annexure – IV of the tender document regarding Appendix – VI (B) is deleted.

Sl. No.	Issue	Clarifications
9.	How a company formed less than one year and hence not having balance sheet even for one year can participate in the tender.	Cannot participate.
10.	During Registration with MSTC, bidders not having GST registration are not allowed. What to do.	MSTC has done away with this stipulation
11.	In 2016, tenders with single bids were not processed and were discharged. Whether this time also, tenders with single bid will be accepted or not.	KoPT reserves the right in this respect.
12.	Whether food processing unit is permissible as one of the purposes?	No.
13.	After expiry of Lease period, what will be the fate of modification of the existing structure, and construction of new structure?	If the structure is owned by KoPT, the same will have to be returned to KoPT by the lessee on 'as is where basis' after expiry of lease period. If the structure is owned by the lessee, the value of structure will be paid for by the new lessee as per valuation to be made by port empanelled valuer at the time of tender for fresh allotment, provided the present lessee enjoys FRR in that tender.
14.	Whether cost incurred by the lessee for repair of the existing boundary wall shall be proportionately reimbursed after 30 years.	No. Already clarified above.
15.	Clarification on lease registration fee.	As per applicable rules of State Government.
16.	What is the policy with regard to valuation of the structure made by the lessee, if a plot is surrendered by that lessee within 2-3 years after commencement of lease.	This will be guided by the same principle as clarified vide item No. 13 above.
17.	Under which category Cold storage will fall.	Cold storage will fall under the category of 'Storage Building'.
18.	Whether fuel Station is allowed or not?	The purpose mentioned at the list of revised purposes appended below may be consulted. While the purpose is based on LUDCP, the suitability of the purpose for the plot under bid should be ascertained by the bidder.
19.	Whether super speciality hospital as an institutional building will be allowed or not at plot No. A2?	Yes.
20.	Whether existing structure at plot B2 (FRR plot) can be used for warehousing and office courier purpose?	Yes, it is allowed at plot No. B2.
21.	If a successful bidder forms a company after allotment of a plot through the instant tender, how to continue the business in the name of the company so formed.	May be allowed as per clause No. 6 (iii) of Annexure VI as a case of transfer.
22.	Whether authorisation letter is required if proprietor submits bid through his Digital Signature.	Appendix II for letter of authorization shall have to be submitted with a note as "Not Applicable"

Sl. No.	Issue	Clarifications
23.	Requests to segregate the total area into a number of small plots.	The request cannot be acceded to.
24.	An existing company ABC Pvt. Ltd. having zero networth makes a consortium / JV with another company DXX having requisite networth. Whether tender would be valid, if submitted by ABC Pvt. Ltd.	No. In that case tender should be submitted by the Joint Venture Company and allotment shall be made in the name of that Joint Venture Company, if successful in the tender.

B. In respect of other issues, the following amendments may be noted by the bidders for all the 26 tenders, unless stated otherwise:-

Sl. No.	As already mentioned in the NIT	Clarified as
1.	In the plot details (Annexure I of the tender document) of plot no. B-5 under NIT No. KoPT/KDS/LND 93-2017, the purpose has been mentioned as: “Storage only”	The same is deleted and replaced by the following:-  “ <b>Storage and Warehousing</b> ”
2.	Column of “Valuation of structure as per valuation report”, (Annexure I of the tender documents for all the plots)	The said figure is excluding taxes, which will be extra as applicable.
3.	<p>Clause no. (xi) under Annexure – IV: “Scanned copy of Certification by a Chartered Accountant/ Certified Public Accountant with his identity as well as his signature and stamp as to the Net Worth of the bidder for the most recently ended financial year based on Audited Annual Accounts [Net Worth of the bidder should be more than one year’s annual reserve rent, exuding taxes]”</p> <p>If Net worth is lesser than this value, either the techno-commercial offer will be disqualified or the bidder will have to pay the lease rent on upfront basis. The formula for calculation of Net Worth will be as follows :-[{{proprietor’s capital (for proprietorship firms)/ partners’ capital (for partnership firms)/paid up capital (for companies) + free reserve} –intangible assets}]</p> <p>[Note: where the applicant is a JV/ Consortium the net worth would be taken as the arithmetic sum of the respective net worth of the individual members.]</p> <p>The existing lessees/licensees (for their occupied plots only) or lessee of an expired lease where possession has been taken by the Port, with FRR, if they do not meet the net worth criteria, they will be considered subject to providing a BG equivalent to 5 years’ annual lease rent (excluding taxes) with a validity of 5 years o</p> <p>KoPT reserves the right to get the Net Worth certificate verified from the balance sheet of the</p>	<p>The same is deleted and replaced by the following:-</p> <p>“Scanned copy of Certification by a Chartered Accountant/ Certified Public Accountant with his identity as well as his signature and stamp as to the Net Worth of the bidder for the most recently ended financial year based on Audited Annual Accounts [Net Worth of the bidder should be more than one year’s annual reserve rent, (exuding taxes)]</p> <p>If Net worth is lesser than this value, the techno-commercial offer will be disqualified. The formula for calculation of Net Worth will be as follows :- [{{proprietor’s capital (for proprietorship firms)/ partners’ capital (for partnership firms)/paid up capital (for companies) + free reserve} –intangible assets}]</p> <p>[Note: where the applicant is a JV/ Consortium, the net worth would be taken as the arithmetic sum of the respective net worth of the individual members.]</p> <p>The existing lessees/licensees (for their occupied plots only) or lessee of an expired lease where possession has been taken by the Port, with FRR, if they do not meet the net worth criteria, they will be considered subject to providing a BG equivalent to 5 years’ annual lease rent (excluding taxes) with a validity of 5 years only.</p> <p>KoPT reserves the right to get the Net Worth certificate verified from the balance sheet of the last financial year as submitted by the bidder. In case of discrepancy, the findings of KoPT will be final for evaluation purpose and will be binding on the bidder. KoPT’s decision in respect of Net Worth will be final.</p>

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	<p>last financial year as submitted by the bidder. In case of discrepancy, the findings of KoPT will be final for evaluation purpose and will be binding on the bidder.</p> <p>In case discrepancy having less net worth is less as submitted, a notice will be served with 10 days time to indicate whether they are agreeable to pay lease rent on upfront basis on being successful or would like to withdraw the bid. KoPT decision in respect of Net Worth will be final. In case of no reply KoPT will discharge the bid.”</p>	
4.	<p>Last but one para under Clause no. 9 (i) under Annexure – V:</p> <p><b>“Net worth of the bidder at the end of most recent financial year (as specified in the tender), certified by Chartered Accountant shall be more than one year’s annual reserve rent (excluding taxes).</b></p> <p><b>The formula for calculation shall be as follows:</b></p> <p><b>[{Proprietor’s capital (for Proprietorship Firms)/Partner’s capital (for Partnership Firm)/Paid-up Capital (for Companies) plus free reserve} – intangible assets]</b></p> <p><b>(Note: Where the applicant is a JV/Consortium the net worth would be taken as the arithmetic sum of the respective net worth of the individual members. In case, a Company intends to utilize the financial parameter of its parent company, in that event an undertaking to this effect shall have to be furnished by such parent company to accept the financial liability of the bidder concerned.)</b></p> <p><b>The existing lessees/licensees (for their occupied plots only) or lessee of an expired lease where possession has been taken by the Port, with FRR, if they do not meet</b></p>	<p>The same is deleted and replaced by the following:-</p> <p>“Net worth of the bidder at the end of most recent financial year, certified by Chartered Accountant, shall be more than one year’s annual reserve rent (excluding taxes).</p> <p>The formula for calculation shall be as follows:</p> <p>[{Proprietor’s capital (for Proprietorship Firms)/Partner’s capital (for Partnership Firm)/Paid-up Capital (for Companies) plus free reserve} – intangible assets]</p> <p>(Note: Where the applicant is a JV/Consortium the net worth would be taken as the arithmetic sum of the respective net worth of the individual members. In case, a Company intends to utilize the financial parameter of its parent company, in that event an undertaking to this effect shall have to be furnished by such parent company to accept the financial liability of the bidder concerned.)</p> <p>The existing lessees/licensees (for their occupied plots only) or lessee of an expired lease where possession has been taken by the Port, with FRR, if they do not meet the net worth criteria, they will be considered subject to providing a BG equivalent to 5 years’ annual lease rent (excluding taxes) with a</p>

Sl. No.	As already mentioned in the NIT	Clarified as
	<p>the net worth criteria, they will be considered subject to providing a BG equivalent to 5 years' annual lease rent (excluding taxes) with a validity of 5 years only.</p> <p><b>KoPT reserves the right to get the net worth certificate verified from the balance sheet of the last financial year as submitted by the bidder. In case of discrepancy, the conclusion of KoPT will be final for evaluation purpose and will be binding on the bidder.</b></p> <p><b>In case discrepancy having less net worth or if net worth is less as submitted, a notice will be served with 10 days time to indicate whether the bidder is agreeable to pay lease rent on upfront basis on being successful or would like to withdraw the bid. In case of no reply, KoPT will disqualify the bid. In case of existing lessees, B.G equivalent to 5 years' annual rent excluding taxes with a validity period of 5 years only shall be taken before allotment of the plot to the FRR bidder.</b></p> <p><b>KoPT's decision in respect of Net Worth will be final. The format for BG shall be provided by KoPT to the successful bidders with FRR right if so required as stated above."</b></p>	<p>validity of 5 years only.</p> <p>KoPT reserves the right to get the net worth certificate verified from the balance sheet of the last financial year as submitted by the bidder. In case of discrepancy, the conclusion of KoPT will be final for evaluation purpose and will be binding on the bidder.</p> <p>The format for BG shall be provided by KoPT to the successful bidders with FRR right if so required as stated above.</p>
5.	<p>Clause no. 15 of Annexure – VI where in the heading "G-Sec Rate" written as: "as on '2017".</p>	<p>The G-Sec Rate is as in December, 2017.</p>

**All other terms & conditions and Clauses as per original NIT Nos. KoPT/KDS/LND 75-2017 to KoPT/KDS/LND 100-2017 will remain the same, subject to revision of milestone dates as per extension notice dated 16.01.2018.**

C. Revised list of purposes:

From next page onward.

Sl. No.	Plot No.	NIT No.	Name of Plot	Purpose as per Tender Document	Amended Purposes
1	A1	KoPT/KD S/LND/ 75-2017	Trustees' land at Turner Road, Cossipore	Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building	Institutional Building, Educational Building, Storage Building, Business Building, Assembly Building (Except religious, worship and any type of political activities), mercantile Building, Riverfront open space, Plaza, Ferry ghat, River front recreational space, tourism.
2	A2	KoPT/KD S/LND/ 76-2017	Land at Remount Road earlier occupied by Pally Mangal Samity	Mercantile and business, Storage, Assembly (Except religious, worship and any type of political activities)	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Assembly Building (Except religious, worship and any type of political activities), Institutional building, Educational building, Parking.
3	A3	KoPT/KD S/LND/ 77-2017	Land at Taratala Road earlier allotted to M/s. Merchant Syndicate	Mercantile and business, extension of existing Industrial Building, Storage, Institutional, Assembly (Except religious, worship and any type of political activities)	Mercantile, Business, extension of existing Industrial building, Storage, Institutional, Assembly Building (Except religious, worship and any type of political activities), Educational building,
4	A4	KoPT/KD S/LND/ 78-2017	Land at Remount Road	Mercantile and business, storage, assembly (Except religious, worship and any type of political activities), parking.	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Assembly Building (Except religious, worship and any type of political activities), Institutional building, Educational building, Parking.
5	A5	KoPT/KD S/LND/ 79-2017	Land at Remount Road opposite Gate No. 13 KPD	Mercantile and business, storage, assembly (Except religious, worship and any type of political activities), parking.	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Assembly Building (Except religious, worship and any type of political activities), Institutional building, Educational building, Parking.
6	A6	KoPT/KD S/LND/ 80-2017	Trustees vacant land inside Hoboken Depot	Storage, Mercantile, Parking facility	Storage Building, Mercantile Building, Business building, Institutional building, Educational building, Assembly building (Except religious, worship and any type of political activities) and extension of existing Industrial building, Parking Facilities

Sl. No.	Plot No.	NIT No.	Name of Plot	Purpose as per Tender Document	Amended Purposes
7	A7	KoPT/KD S/LND/ 81-2017	Trustees' land and godown at Hide Road	Mercantile and Business, extension of existing Industrial Building, Storage and container yard	Institutional building, Educational building, Assembly building (Except religious, worship and any type of political activities), Mercantile building, Business building , extension of existing Industrial building, Storage building, Container yard
8	A8	KoPT/KD S/LND/ 82-2017	Trustees' land and godown at Hide Road	Mercantile and Business, extension of existing Industrial Building, Storage and container yard	Institutional building, Educational building, Assembly building (Except religious, worship and any type of political activities), Mercantile building, Business building , extension of existing Industrial building, Storage building, Container yard
9	A9	KoPT/KD S/LND/ 83-2017	Trustees' Land at Nimtollah, Kolkata	Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building (Except religious, worship and any type of political activities)	River front recreational space, Parks, Plaza, Landscaping, parking facilities, water ways, River front open space, ferry ghat, Business Building, Mercantile Building , Assembly Building (Except religious, worship and any type of political activities) , Storage Building , Tourism, Institutional Building, Educational Building, Restaurants and Eating House, Passenger Stations, Transport Terminals, Crematoriums and Bathing Ghats
10	A10	KoPT/KD S/LND/ 84-2017	Land at Ramkrishtopur Cross Road No. 1, Howrah (earlier allotted to Abdul Majid Tungakar)	Assembly (Except religious, worship and any type of political activities), storage, Business, Mercantile	Assembly Building (Except religious, worship and any type of political activities), Storage Building, Mercantile Building, Business Building, Institutional Building, Educational Building And extension of existing industrial activities
11	A11	KoPT/KD S/LND/ 85-2017	Land at Chintamoni Dey Bathing Ghat Road, Ramkrishtopur, Howrah (earlier allotted to Howrah Municipal Corporation)	Assembly (Except religious, worship and any type of political activities), storage, Business, Mercantile	Assembly Building (Except religious, worship and any type of political activities), Storage Building, Mercantile Building, Business Building, Institutional Building, Educational Building And extension of existing industrial activities
12	A12	KoPT/KD S/LND/ 86-2017	Land at Budge Budge	Storage, Mercantile, Oil Installation, Business & Industrial Activities related to bulk	Storage Building , Mercantile Building , Oil Installation, Business Building & Industrial Activities related to bulk cargo, Port & Allied facilities

Sl. No.	Plot No.	NIT No.	Name of Plot	Purpose as per Tender Document	Amended Purposes
				cargo, Port & Allied facilities, Hazardous	
13	A13	KoPT/KD S/LND/ 87-2017	Land at Circular Garden Reach Road	Mercantile, Business, Storage, Institutional	Mercantile, Business, Storage, Institutional, Educational building, Assembly building (Except religious, worship and any type of political activities), extension of existing Industrial building
14	A14	KoPT/KD S/LND/ 88-2017	Land adjacent to Road opposite to 13 No. Gate of KPD Remount Road	Mercantile and business, storage, Assembly (Except religious, worship and any type of political activities), Parking.	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Assembly Building (Except religious, worship and any type of political activities), Institutional building, Educational building, Parking.
15	B1	KoPT/KD S/LND/ 89-2017	Land at Turner Road, Cossipore, Kolkata	Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building (Except Religious, Worship and any type of Political activities)	Institutional Building, Educational Building, Storage Building, Business Building, Assembly Building (Except religious, worship and any type of political activities), mercantile Building, Riverfront open space, Plaza, Ferry ghat, River front recreational space, extension of existing Industrial building, tourism
16	B2	KoPT/KD S/LND/ 90-2017	Land at Taratala Road	Mercantile and business, Extension of existing Industrial Building, Storage, Institutional, Assembly (Except Religious, Worship and any type of Political activities)	Mercantile, Business, extension of existing Industrial building, Storage, Institutional, Assembly building (Except religious, worship and any type of political activities), Educational building,
17	B3	KoPT/KD S/LND/ 91-2017	Land at Oil Installation Road	Mercantile, business, storage, Parking and container yard as the subject plot is vacant	Mercantile building , Business building, Storage building , Institutional building, Educational building, Assembly building (Except religious, worship and any type of political activities), container yard and extension of existing Industrial building
18	B4	KoPT/KD S/LND/ 92-2017	Land at Taratala Road	Mercantile and business, extension of existing Industrial Building, Storage, Institutional, Assembly (except Religious, Worship	Mercantile, Business, extension of existing Industrial building, Storage, Institutional, Assembly building (Except religious, worship and any type of political activities), Educational building.

Sl. No.	Plot No.	NIT No.	Name of Plot	Purpose as per Tender Document and any type of Political activities)	Amended Purposes
19	B5	KoPT/KD S/LND/ 93-2017	Hide Road Warehouse and adjoining land at Hide Road	Storage only	Storage and Warehousing
20	B6	KoPT/KD S/LND/ 94-2017	Land at North side of Cross Road No. 16 at Nimtollah, Kolkata	Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building (Except Religious, Worship and any type of Political activities)	River front recreational space, Parks, Plaza, Landscaping, parking facilities, water ways, River front open space, ferry ghat, Business Building, Mercantile Building, Assembly Building(Except religious, worship and any type of political activities), Storage Building, Tourism Institutional Building, Educational Building, Resturants and Eating House, Passenger Stations, Transport Terminals, Crematoriums and Bathing Ghats, extension of existing Industrial building
21	B7	KoPT/KD S/LND/ 95-2017	Land at Coal Dock Road.	Storage, Mercantile, Business, Extension of existing Industrial Building, Ship Breaking, Port and allied facilities and container yard	Mercantile Building, Business Building, extension of existing Industrial building, Storage, Institutional building, Educational building, Assembly building (Except religious, worship and any type of political activities), Container yard, Ship Breaking, Port & Allied Facilities.
22	B8	KoPT/KD S/LND/ 96-2017	Land at Hoboken Road	Storage and warehousing, Non-hazardous Goods	Storage Building, Mercantile Building, Business building, Institutional building, Educational building, Assembly building (Except religious, worship and any type of political activities) and extension of existing Industrial building, Parking Facilities
23	B9	KoPT/KD S/LND/ 97-2017	Land at Transport Depot Road	Mercantile and Business, Extension of existing Industrial Building, Storage and container yard	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Institutional Building, Educational Building, Assembly Building (Except religious, worship and any type of political activities), Container yard
24	B10	KoPT/KD S/LND/ 98-2017	Land at Foreshore Road, Ramkrishtopur, Howrah	Assembly (Except Religious, Worship and any type of Political activities), storage, business, Mercantile	Assembly Building (Except religious, worship and any type of political activities), Storage Building, Mercantile Building, Business Building, Institutional Building, Educational Building And extension of existing industrial activities

<b>Sl. No.</b>	<b>Plot No.</b>	<b>NIT No.</b>	<b>Name of Plot</b>	<b>Purpose as per Tender Document</b>	<b>Amended Purposes</b>
25	B11	KoPT/KD S/LND/ 99-2017	Land at crossing of CGR Road and Satya Doctor Road	Mercantile, Storage and Business	Mercantile Building , Business Building, extension of existing Industrial building, Storage Building, Institutional Building, Educational Building, Assembly Building (Except religious, worship and any type of political activities).
26	B12	KoPT/KD S/LND/ 100-2017	Land at Timber Pond	Storage, Business, Assembly, Mercantile, Ship/ Vessel building and repairing.	Storage Building, Business Building, Mercantile Building, Ship/ Vessel building and repairing. Institutional building related to timber and board making and assembly building related to public transportation service, extension of existing Industrial building.