

**KOLKATA PORT TRUST
HALDIA DOCK COMPLEX**

Office of the Administration Division, Jawahar Tower Annexe,
P.O.: - Haldia Township, Dist.:Purba Medinipur,
PIN : 721607, West Bengal.
Ph. No. 03224 263178, 264555, FAX : 03224-263152

NIT

E-Tender under two part system (Part I: Techno-Commercial Bid and Part II: Price Bid) are invited from Port Users including but not limited to Handling Agents, Clearing and forwarding Agents, Stevedores, Transporters, KoPT contractors and other service providers for allotment of covered space/land and waterbody at Chiranjibpur area covering the Dock and Industrial Zone of Haldia Dock Complex, as described in Annex-A, on license and as is where is basis for a period of 5 years for the purpose as described in Annex-A through tender-cum-auction with first right of refusal to the existing licensee.

Note: The existing licensees of the offered covered spaces/land included in this tender, if not covered by the above mentioned eligible organizations, are also eligible to apply.

Tender Document and Corrigendum/ addendum/clarifications, if any, will be hosted in the web sites of Kolkata Port Trust www.kolkataporttrust.gov.in and MSTC (<http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/>). However, Bid Document Corrigendum/ addendum/ clarifications, if any may be downloaded from MSTC website only. Tenderers should visit the websites frequently.

SCHEDULE OF TENDER (SOT):

a.	TENDER NO.	AD/E/T/Cov. space/Land/2016/II
b.	MODE OF TENDER	e-tender System (Online Part I - Techno-Commercial Bid and Part II - Price Bid through http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/ of MSTC Ltd. The intending bidders are required to submit their offer electronically through e-tendering portal. No physical tender is acceptable by Haldia Dock Complex.
c.	E-Tender No. (System Generated)	As per Annex - A
d.	Date of NIT available to parties to download	23.02.2017.
e.	Offline Pre-Bid Meeting date & Time	11-00 hrs. on 16.03.2017.
	Queries, if any, to be sent by :	15.03.2017.
f.	Site inspection date and time	16.03.2017. (After pre bid meeting)
g.	i) Earnest Money Deposit	<p>The intending tenderers should submit Earnest Money as detailed at Annex - A against each Plate No. to Haldia Dock Complex along with their offer, otherwise their offer will be summarily rejected.</p> <p>The tenderers are advised to deposit Earnest Money through ECS (RTGS/NEFT) in favour of Kolkata Port Trust, Haldia Dock Complex directly into the designated bank account. Details of the bank account are appended hereunder.</p> <p>a) Name of Bank & Branch: United Bank of India, Haldia Dock Complex Branch, b) Account No.: 1604050000310, c) IFS Code: UTBI0HDCF75.</p> <p>Concerned tenderers must ensure that the remitting bank positively enters their name and System Generated E - Tender no. in the 'Sender to Receiver' column at the time of making payment of Earnest Money by RTGS/NEFT.</p>

		<p>Tenderers should deposit Earnest Money before filling and submission of bids.</p> <p>Details of Earnest Money remitted should be entered by the participating Tenderers in the space provided in the e-tender as indicated hereunder :</p> <p>a) Name of remitting Tenderers :</p> <p>b) E- Tender No.: As per Annex - A</p> <p>c) Amount remitted :</p> <p>d) Remittance Bank Details:</p> <p>e) U.T.R No. :</p> <p>f) Date:</p>
ii)	Tender/Bid Document Cost	<p>The intending tenderers should submit the tender cost of Rs. 1000/- (Rupees one thousand only) (non-refundable) as per the payment mode as mentioned above alongwith their offer otherwise their offer will be summarily rejected.</p> <p>Tenderers should deposit bid document fee before filling and submission of bids.</p> <p>Details of Tender Cost remitted should be entered by the participating Tenderers in the space provided in the e-tender as indicated hereunder :</p> <p>a) Name of remitting Tenderers :</p> <p>b) E- Tender No. : As per Annex - A</p> <p>c) Amount remitted :</p> <p>d) Remittance Bank Details:</p> <p>e) U.T.R No. :</p> <p>f) Date:</p>
h.	Last date of submission of EMD & Bid Document fee at HDC.	upto 13:30 hrs. of 06.04.2017.
i.	Date of Starting of e-Tender for submission of on line Techno-Commercial Bid and price Bid at http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/	from 10:00 hrs. of 30.03.2017.
j.	Date of closing of online e-tender for submission of Techno-Commercial Bid & Price Bid.	14:30 hrs. of 06.04.2017.
k.	Date & time of opening of Part-I (i.e. Techno-Commercial Bid) Date of opening of Part II i.e. Price Bid shall be informed separately	16:00 hrs. of 06.04.2017.

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Part – I: Techno-Commercial Bid**IMPORTANT INSTRUCTIONS TO E-TENDER**

This is an e-tender event of KoPT. The e-tender service provider is MSTC Ltd., 225C, A.J.C. Bose Road, Kolkata-700 020.

Tenderers willing to participate in this tender are required to go through the entire tender document.

1.	<p>Process of E-tender:</p> <p>A) Registration:</p> <p>(i) The process involves registration of tenderers with MSTC e-tender portal which is free of cost. For this purpose, any willing tenderer is required to apply online through the MSTC website www.mstcecommerce.com/auctionhome/kopt/index.jsp as per details given in this tender document.</p> <p>(ii) Only after registration, the tenderer(s) can submit his/their tenders electronically. Electronic bidding for submission of Techno-Commercial Bid as well as Price Bid over the internet will be done. The bidder should possess at least Class II signing type digital certificate (Bids will not be recorded without Digital Signature).</p> <p>(iii) Any willing tenderer not yet in possession of at least Class II signing type digital certificate, would be required to obtain the same at their own cost and arrangement prior to participation in the instant tender.</p> <p>(iv) Tenderers are to make their own arrangement for bidding from a P.C. connected with Internet. Neither KoPT nor MSTC shall be responsible for making such arrangement.</p> <p>SPECIAL NOTE: BOTH PRICE BID AND TECHNO-COMMERCIAL BID ARE TO BE SUBMITTED ON-LINE AT www.mstcecommerce.com/auctionhome/kopt/index.jsp</p> <p>1) Tenderers are required to register themselves online with www.mstcecommerce.com/auctionhome/kopt/index.jsp → Registration → Register as Bidders' Filling in details and creating own user-id and password→ Submit.</p> <p>2) Tenderers will receive a system generated mail confirming their registration in their e-mail ID which will be provided during filling in the registration form. This email shall be forwarded to the contact persons of MSTC as mentioned below. Tenderers are requested to submit bid keeping sufficient time in hand. They should not wait for last minute to avoid any problem. In case of any clarification, tenderers are advised to contact HDC/MSTC (before the scheduled time of the e-tender).</p> <p>Contact person (HDC):</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>1. Shri J. Roy Sr. Dy. Manager(Admn) Haldia Dock Complex Ph. No. 03224 263178 Mb. No.94340 63328</p> </td><td style="width: 50%; vertical-align: top;"> <p>2. Smt. Tanim Ghose Dy. Manager (Admn.) Haldia Dock Complex Ph. No. 03224 264555 Mb. No. 94340 62316</p> </td></tr> </table> <p>Contact person (MSTC):</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>1. Shri Sabyasachi Mukherjee Dy. Manager (e-Commerce) Contact No.- 07278030407/ (033)22901004 E-mail- smukherjee@mstcindia.co.in</p> </td><td style="width: 50%; vertical-align: top;"> <p>2. Ms. Sumana Maity Asstt. Manager (e-Commerce) Contact No. 09831155225/ (033)22901004 E-mail- smaity@mstcindia.co.in</p> </td></tr> </table>	<p>1. Shri J. Roy Sr. Dy. Manager(Admn) Haldia Dock Complex Ph. No. 03224 263178 Mb. No.94340 63328</p>	<p>2. Smt. Tanim Ghose Dy. Manager (Admn.) Haldia Dock Complex Ph. No. 03224 264555 Mb. No. 94340 62316</p>	<p>1. Shri Sabyasachi Mukherjee Dy. Manager (e-Commerce) Contact No.- 07278030407/ (033)22901004 E-mail- smukherjee@mstcindia.co.in</p>	<p>2. Ms. Sumana Maity Asstt. Manager (e-Commerce) Contact No. 09831155225/ (033)22901004 E-mail- smaity@mstcindia.co.in</p>
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	<p>B) System Requirement:</p> <p>i) Windows XP-SP3 & above/Windows 7 Operating System / Windows 8 ii) IE-7 and above Internet browser. iv) Signing type digital signature v) JRE software to be downloaded and installed in the system. To enable ALL active X controls and disable 'use pop up blocker' under Tools →Internet Options→ custom level.</p> <p>The system requirements are as follows:</p> <ul style="list-style-type: none"> Operating System- Windows XP Service Pack III and above Web Browser- Preferred IE 7 and above. Active-X Controls Should be enabled as follows: Tools =>Internet Options =>Security =>Custom Level => Enable all Active-X Controls =>Disable "Use Pop-up Blocker" Java (Latest is JRE 8 Update 101 – File name Windows X-86 Offline) <p>To disable "Protected Mode" for DSC to appear in The signer box following settings may be applied.</p> <ul style="list-style-type: none"> Tools => Internet Options =>Security => Disable protected Mode If enabled- i.e, Remove the tick from the tick box mentioning "Enable Protected Mode". Other Settings: Tools => Internet Options => General => Click On Settings under "browsing history/ Delete Browsing History" => Temporary Internet Files => Activate "Every time I Visit the Webpage". <p><u>For details, refer to the "Bidder Guide" and a video guide available under "View Video" Link.</u></p>
2.	<p>Format of Bid:</p> <p>(A) Part I Techno-Commercial Bid will be opened electronically on specified date and time as given in the Tender Notice. Tenderer(s) cannot witness electronic opening of bid since the same is not a public event.</p> <p>(B) Part II Price Bid: All the Techno-Commercially qualified tenderers shall have to participate in the e-auction for which date & time will be intimated separately. Once the e-auction amongst the qualified tenderers is over, Price Bids of those tenderers shall be opened electronically. Thereafter, the highest rate amongst all the rates received through the e-auction and the Price Bids shall be accepted as a H1 bid for the tender for the concerned plot.</p> <p>All entries in the tender (both Techno-commercial Bid and Price Bid) should be entered online without any ambiguity.</p> <p>The process involves Electronic Bidding for submission of Techno Commercial Bid as well as Price Bid.</p> <p>Note :</p> <p>(i) Any necessary notice/ addendum/ extension notice/ corrigendum to the tender would also be hoisted in the e-tendering portal of M.S.T.C under the "Notification" Link</p> <p>(ii) E-tender cannot be accessed after the due date and time mentioned in this Tender Notice, unless extended further with due notice in the website.</p> <p>(iii) Unit of Measure (UOM) is indicated in the e-tender Floor. Rate to be quoted should be in Indian Rupee as per UOM indicated in the e-tender floor/tender document.</p>

3.	Remittance of Tender Fee & EMD: As per clause g(i) and g(ii) of Schedule of Tender.
4.	Submission of on-line bid:
4.1	The tenderers(s), who have submitted the above fees, can only submit their Techno Commercial Bids and Price Bid through internet in MSTC website www.mstcecommerce.com →KOPT →Lease of Property→ Login →Click for Auctions→ Stage I Bid Submission→ Live Auctions →Selection of the live event→ Techno Commercial and Price Bids.
4.2	The Tenderers should allow to run Java Encryption Applet by accepting the risk and clicking on run. This exercise has to be done twice immediately after clicking on the Techno-Commercial bid. If this application is not run, the tenderers will not be able to save/submit their bid and will get the error messages.
4.3	After filling in the Common Terms tenderers should click 'save' for recording their Commercial bid. Then the link for Techno-Commercial Bid would be activated and the tenderer should click on 'save' for recording their Techno-Commercial bid subsequently. Once the same is done, the Price Bid link becomes active and the same has to be filled in and then tenderers should click on "save" to record their price bid. Once both the Techno-Commercial bid & Price bid are saved, the tenderer can click on the "Submit" button to register their bid.
4.4	Bidder's alertness / duty:
4.4.1	There is no provision to take out the list of prospective tenderers downloading the tender document from the website mentioned in NIT. Hence, it is not possible for HDC to intimate each of them individually at every intermediate stage. As such, all prospective tenderers are requested to see the website once again before the due date of tender opening to ensure that they have not missed any extension or any other notice/ corrigendum/ addendum/ clarifications, if any, uploaded against the said tender, after downloading the tender document. The responsibility of downloading the subsequent item, if any, will be the sole responsibility of the prospective tenderers.
4.4.2	All correspondence to the tenderer(s) after participation in the tender shall be sent by e-mail only during the process till finalization of tender by HDC. Hence, the tenderers are required to ensure that their e-mail ID provided is valid and updated at the stage of their registration with MSTC (i.e. Service Provider). Tenderers are also requested to ensure validity of their DSC (Digital Signature Certificate).
4.5	Uploading of documents: Tenderers are advised to use 'Attach Docs' link in the bidding floor to upload documents in document library. Multiple documents can be uploaded. Maximum size of single document for uploading is 4 MB. For further assistance, instructions of Vendor Guide are to be followed.
4.6	No deviation of the terms and conditions of the tender document is acceptable. Submission of bid in the e-tender floor by any tenderer confirms his automatic acceptance of all the terms & conditions for the tender including those contained in the extension or any other notice/ corrigendum/ addendum/ clarifications, if any.
4.7	Price Bid submission: As per Annexure - III
5.	E-auction: At the stage of e-auction amongst the techno-commercially qualified tenderers, the tenderers shall only quote the total bid value.
6.	Price bid opening:
	All the Techno-Commercially qualified tenderers shall have to participate in the e-auction for which date & time will be intimated separately. Thereafter, Price Bid will be opened electronically. It is then that the higher bid out of the highest Price Bid and highest Auction bid shall be accepted as the H1 bid for the tender for the Covered space/land concerned.

NOTE:

(a) A bid can be edited and documents can be uploaded any number of times before the final submission of bid (i.e. before clicking on Sign & Encrypt). Once the bid is submitted by clicking on Final Submission, further editing is not allowed.

However, deletion of the bid, followed by resubmission of the bid, with no additional amount of EMD and tender fee, is allowed upto the closing time of the tender.

(b) After the closing time of event has passed, no bid will be accepted by the system. Hence, tenderers are advised to make final submission of their bids well within time.

(c) In all cases, tenderers should use their own ID and Password alongwith Digital Signature at the time of submission of their bid.

(d) During the entire e-tender-cum-e-auction process, the tenderers will remain completely anonymous to one another and also to everybody else.

(e) The e-tender floor shall remain open from the pre-announced date & time and for such duration as mentioned above.

(f) All electronic bids submitted during the e-tender process shall be legally binding on the tenderer.

(g) KoPT reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part, as the case may be, without assigning any reason thereof.

Part – I: TECHNO-COMMERCIAL BIDGENERAL INFORMATION & INSTRUCTIONS TO THE TENDERERSGENERAL INFORMATION TO THE TENDERER

- (A) All instructions are applicable to tender for each individual Plate No. (Covered space/land/Waterbody) as mentioned in Annex -A. The details of each of the plates proposed for allotment are specifically shown in Annex -A. Each of the covered space/land/waterbody as shown in Annex -A will be allotted on licence basis for a period of 5 (Five) years through Tender-cum-Auction, on Annual licence fee basis with first right of refusal to the existing Licensee.
- (i) Sketch Plan showing the concerned covered space/land/ waterbody against a Plate No. is at Annex -A.
 - (ii) The covered space/land against a Plate No. will be allotted on 'as is where is' basis. Only use and occupation of the concerned covered space /land/ waterbody will be allowed.
 - (iii) The Licensee shall have to utilize the covered space/land/ waterbody against a Plate No. for the purpose as mentioned at Annex -A. The Licensee shall have to utilize the covered space/land/ waterbody within one month from the date of commencement of licence (i.e. date of handing over possession of covered space/land).

(B) Eligibility Criteria of the Tenderer :

Port users including but not limited to Handling Agents, Clearing & Forwarding Agents, Stevedores, Transporters, KoPT Contractors, are eligible to participate in the tender.

(C) Inspection of site:

An inspection of the site will be arranged at **12-00 hrs. on 16.03.2017** after the Pre-Bid Meeting. Interested tenderers may participate in the site inspection if they so desire.

The tenderer shall be deemed to have inspected the covered space / land/waterbody and the facilities available there, before quoting rate. No cost incurred by the tenderers in preparing their tender or attending inspection of the site will be reimbursed by the Port.

(D) Pre-Bid Meeting:

A pre-bid meeting will be held at the office of Sr. Dy. Manager (Administration) at Jawahar Tower Complex, Haldia Township **on 16.03.2017 at 11-00 hrs.** Attending the Pre- Bid Meeting is not mandatory.

Clarification regarding technicality of downloading and submission of Bid for e-tendering, queries etc. may be send to e-mail of MSTC (<http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/>).

(E) Tender Document Cost:

Tender Document has been hosted in the web sites of Kolkata Port Trust, www.kolkataporttrust.gov.in and MSTC (<http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/>). Interested tenderers may download the tender document from the said websites. For participation in the tender MSTC website may only be used. The intending tenderers should submit the tender cost amounting to Rs. 1000/- (non-refundable) alongwith their offer otherwise their offer will be summarily rejected. The procedure for submission of tender cost may be followed as detailed in clause – g (ii) of Schedule of Tender.

(F) Earnest Money:

- a) The Earnest Money is mentioned in Annex – A against each Plate No. The tenderers intending to bid against any plate number shall be required to submit the said amount of Earnest Money along with their offer otherwise their offer will be summarily rejected. The procedure for submission of Earnest Money may be followed as detailed in clause – g (i) of Schedule of Tender.
- b) The amount of Earnest Money will be refunded to the unsuccessful tenderers without interest. In the case of successful tenderers, this amount will be adjusted against the Security Deposit payable.
- c) Mere submission of offer will not mean that the offer will be automatically considered qualified and bid will be entertained.

(G) Forfeiture of Earnest Money:

- i) The Earnest Money shall be forfeited if the tenderer withdraws its offer during the interval between the last date and time of submission of the offer i.e. **13-30 hrs. hrs. on 06.04.2017** including any extension thereof and expiration of the validity period of the offer including extension thereof. In this connection, item (N) may also be seen.
- ii) Earnest Money of tenderers quoting less than Reserve Rate of licence fee provided in the Price Part will be forfeited and the tenderers will not qualify.
- iii) The Earnest Money of the techno commercially qualified tenderers shall be forfeited if they do not participate in 'e-auction' provided they are not the lone tenderer.
- (iv) The successful tenderer shall have to accept the terms & conditions of the offer of licence and remit requisite advance Annual licence fees for 1st year, Security Deposit, etc within a period as will be specified in the offer letter, failing which the offer shall stand cancelled and the Earnest Money deposited by the tenderer shall stand forfeited.

(H) Financial Involvements:

- i) The tenderers shall have to quote in the Price bid at Annexure- III (page in figures, the maximum **Rate of Licence Fees (per sq. mtr. per month for covered space and per 100 sq. mtrs. per month for land/ waterbody)** they can offer for covered space/land/waterbody against Plate No. for which the tenderers intend to submit their offer, over and above the Reserve Rate of licence fees as given at Annex – A. The offer of a tenderer who quotes an amount less than the Reserve Rate of licence fees as mentioned at Annex-A shall be rejected outright with forfeiture of Earnest Money.
- ii) Annual Licence Fees, Security Deposit, payable by the successful tenderer.
 - (a) The Rate of Licence Fees accepted by KoPT through tender- cum- auction or the latest SoR whichever is higher at the time of allotment of covered space/land/waterbody concerned will have to be paid along with Service Tax etc. as applicable, prior to handing over the covered space/land/waterbody. The successful tenderer will also have to communicate acceptance to the terms and conditions of the licence prior to handing over possession of the covered space/land/waterbody.

The rate of licence fees will be enhanced every year by 2% of the licence fee payable in the preceding year or the schedule licence fee then in force whichever is higher. During the tenure of the licence, if the scheduled rate of licence fee becomes higher than the licence fee being paid by the licensee, the scheduled rate of licence fee will be applicable straightaway from the date the scheduled licence fee becomes applicable. Thereafter the

licence fee will be escalated as per the provisions of the SoR prevailing at the relevant point of time.

The successful tenderer shall have to pay Annual Licence Fees and Service Tax etc. as applicable every year in advance, during the entire period of the Licence. Each year shall be reckoned from the date of commencement of Licence i.e date of handing over the covered space/land/waterbody concerned on observance of required formalities.

The successful tenderer shall deposit the amount equivalent to 12 months Licence Fees for the covered space/land/waterbody concerned towards advance Licence Fees with Service Tax etc. as applicable, for 1st year, prior to handing over covered space/land.

For subsequent years, the claim of licence fee bills will be made in advance. The advance licence fees payable, whether demanded or not shall be paid by the successful tenderer within 15 days from the date of beginning of each year. The other dues, as applicable, shall be paid by successful tenderer within 15 days from the date of payment notice.

In case of default in payment of advance licence fees and other dues within one month from the due date of payment specified above, interest @ 12% per annum shall be charged on the outstanding dues from the due date of payment.

- (b) The successful tenderer shall keep Security Deposit equivalent to 50% of the offered annual license fees plus Administrative Deposit @ 15% for the covered space/ land /waterbody concerned prior to handing over covered space/land.

The Security Deposit is refundable without interest after completion of licence period subject to adjustment of dues /damages.

- (c) Annual licence fees actually payable will be charged on the area of covered space/land/ waterbody actually allotted after joint demarcation. The amount of Annual licence fees and Security Deposit may vary depending on the actual area of covered space / land/ waterbody allotted and the successful tenderer shall be liable to make additional payment in this respect, if required.

(I) Vacation of premises for failure to exercise the First Right of Refusal

In case of failure to exercise the “First Right of Refusal” or inability to match the highest bid in tender-cum-auction, the Existing Licensee will be bound to vacate the premises on **7 days’ notice**, failing which, KoPT/HDC may take any necessary action as deemed fit and the existing licensee shall not have any claim from KoPT/HDC in the matter whatsoever.

(J) Due date and Time for Submission and Opening of offer:

- (i) The tender should be submitted to Sr. Dy. Manager (Administration), Haldia Dock Complex, Jawahar Tower Complex, P.O. Haldia Township, Dist. Purba Medinipore, Pin. 721607, through MSTC Ltd. (<http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/>) not later than **14-30 hrs. on 06.04.2017** after which time and date, no offer shall be accepted.

Port may at its sole discretion extend the Submission/Opening due date(s) by issuing a Corrigendum.

- (ii) The Part – I: 'Techno-Commercial Bid' of the tender shall be opened electronically at **16-00 hrs. on 06.04.2017** Tenderers or their authorized representative may witness the said electronic opening of Bid.

- (iii) The Part – II : 'Price Bid' will be opened electronically after conducting the e-auction of only those tenderers who techno-commercially qualify on a subsequent date, for which date & time will be intimated separately to the concerned tenderer only.

(K) Substitution, Withdrawal of Tender:

The tenderer may substitute or withdraw its offer after submission, before the due date and time of submission of offer i.e. **14-30 hrs. on 06.04.2017** or any extension thereof **as per provision given at Annexure - I**. No offer shall be substituted or withdrawn by the tenderer after the due date and time of submission of offer or any extension thereof.

(L) Amendment of Tender Document:

At any time prior to the due date for submission of tender, HDC/KoPT may, for any reason, whether at its own initiative or in response to queries/clarifications raised by the tenderer(s) during the pre bid meeting or otherwise modify the Tender Document by the issuance of Addendum in official website of KoPT (www.kolkataporttrust.gov.in) and also in the website of MSTC (<http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/>).

In order to afford prospective tenderer(s) reasonable time in which to take an Addendum into account, or for any other reason, KoPT may, at its discretion, extend the Due Date of Submission of tender through appropriate notification in the official website www.kolkataporttrust.gov.in and also in the website of MSTC (<http://www.mstcecommerce.com/auctionhome/kopt/index.jsp/>).

(M) Validity of Offer:

The offer shall remain valid for acceptance for a period of 6 (Six) months from the date of opening of Techno Commercial Part of the tender.

(N) Extension of validity of offer:

Prior to expiry of the original offer validity period, Port may request tenderers to extend the validity period of offer for a specified additional period.

(O) Acceptance to Port's offer of allotment:

After finalization of the tender through tender-cum-auction, the offer of allotment of covered space/land/waterbody will be made to the concerned successful tenderer/s. The successful tenderer/s shall thenceforth be required to again formally accept the terms & conditions of the offer of licence and execute an Agreement to this effect on non-judicial stamp paper of Rs. 100/- and also remit requisite advance Annual Licence Fees, Security Deposit etc within a period as will be specified in the offer letter, failing which, the offer shall stand cancelled and the Earnest Money deposited by the tenderer shall stand forfeited. The covered space/land/waterbody will be handed over after completion of the required formalities as will be specified in the offer letter.

GENERAL INSTRUCTIONS TO THE TENDERER :

Preparation and Submission Procedure of Tender:

- a) The tender must be submitted in the name of purchaser of the tender document itself.
- b) Language: The tender and all related correspondence and documents shall be written in English Language. Supporting materials, which are not translated in English and duly certified, may not be considered.
- c) **PART –I: Techno-commercial Bid** duly superscribed the Tender No. **AD/E/T/Cov. Space/ Land/2016/II** shall contain the following:-
 - i) Profile / Experience of the Tenderer as per Annex-C, duly filled in & signed and sealed.
 - ii) The following certificates & documents duly signed and sealed.

- (a) Certificate showing that the tenderer is a Port user / Contractor / other service provider engaged by KoPT duly supported by an appropriate certificate issued by the concerned Division of HDC.
- (b) Duly attested copy of Partnership Deed and Power of Attorney in case the tenderer is a Partnership Firm.
- (c) Certified copy of the Certificate of Incorporation, Memorandum & Article of Association and Power of Attorney in case the tenderer is a Company.
- (d) Copies of Audited Balance Sheet and Profit & Loss Account / Income & Expenditure Account along with audit report for last three financial years.
- (e) PAN/ TAN, as applicable.
- (f) Service tax Certificate / Code
- (g) Other documents, which the tenderer wants to submit (duly signed & seal).

Note - The existing licensees of different Plate Nos. are not required to submit the documents under Sl. No. (ii)(a) to (d).

The tender completed in all respect including properly filled in and duly signed with seal the documents as mentioned in - Annex -A for meeting the pre-qualification criteria by the tenderer and uploaded through e-tendering process as detailed in Annexure-I.

The tender completed in all respect including properly filled in and duly signed with seal the documents as mentioned in - Annex -A for meeting the pre-qualification criteria by the tenderer and uploaded through e-tendering process as detailed in Annexure-I.

Part – II: Price Bid duly superscribed with the Tender No. **AD/E/T/Cov.Space/Land/2016/II** and Tender Subject should contain the **page –No. 25** of the tender document duly filled in & signed. It should be noted that the 'Price Bid' shall contain only the rate of Licence Fees and no conditions whatsoever. Any condition imposed in 'Price Bid' shall make the bid liable for outright rejection. 'Price Bid' to be submitted on line through e-tendering process as detailed at Annexure-I.

- d) Mere submission of Tender Document will not mean that a particular tender will be automatically considered qualified. Such qualification will be examined at the time of evaluation of bids.
- e) The substitution or withdrawal of offer may be done as per provision mentioned at Annexure – I before due date and time for submission of the offer. In such case, only the substituted offer would be considered & the offer earlier submitted would not be considered.

EVALUATION CRITERIA:

(A) Test of Responsiveness:

- a) Prior to evaluation of Techno Commercial Bid of the tender, Port will determine whether each offer is responsive to the requirements of the tender document. A tender shall be considered responsive if the tender: -
 - i) Is submitted within the due date including extension period, if any.
 - ii) Is signed, sealed and marked as stipulated in the tender document.
 - iii) Is accompanied by the required Power of Attorney(s).
 - iv) Contains all the information as requested in the tender document.
 - v) Contains information in Formats as specified in this tender document.
 - vi) Does not show inconsistencies between the offer and the supporting documents.

- vii) Proposes no change in the offer as compared to the terms & conditions of the allotment as detailed in this tender document.
 - viii) Accompanied by declaration to the effect that their quotes are not below the reserve rate of rent as given at Annex- A.
- b) Clarifications:

To assist in the process of evaluation of Tender, Port may, at its sole discretion, ask any tenderer to provide original documents or any additional documents/ details, seek clarifications in writing from any tenderer regarding its tender. The request for providing such additional details/documents and/or clarification and the response shall be in writing.

Port reserves the right to reject any tender which is non responsive and it shall be solely at the discretion of the port to allow alteration, modification, substitution or withdrawal to make the bid responsive after opening of the Techno Commercial Bid.

c) Confidentiality:

Information required by KoPT from the tenderer(s) for the purpose of examination, evaluation etc. will be kept in confidence by KoPT and will not divulge any such information unless it is ordered to do so by any authority that has power under the law to require its release.

(B) EVALUATION OF TECHNO –COMMERCIAL BID:

The techno commercial bid will be evaluated on the basis of the documents submitted by the tenderer and also on the basis of the following:-

- 8. Pages – 1-26 of the tender document duly signed & sealed as token of acceptance.
- 9. Profile/ Experience of the Tenderer as per Annex -C, duly filled in & signed and sealed.
- 10. Required certificates & documents as indicated below (duly signed and sealed)
 - (a) Certificate showing that the tenderer is a Port user/Contractor/other service provider engaged by KoPT duly supported by an appropriate certificate issued by the concerned Division of HDC.
 - (b) Duly attested copy of Partnership Deed and Power of Attorney in case the tenderer is a Partnership Firm.
 - (c) Certified copy of the Certificate of Incorporation, Memorandum & Article of Association and Power of Attorney in case the tenderer is a Company.
 - (d) Copies of Audited Balance Sheet and Profit & Loss Account/ Income & Expenditure Account alongwith audit report for last three financial years.
 - (e) PAN/TAN, as applicable
 - (f) Service tax Certificate/Code
 - (g) Other documents, which the tenderer wants to submit (duly signed with seal).

Note - The existing licensees of different Plate Nos. are not required to submit the documents under Sl. No. (iii) (a) to (d).

(C) EVALUATION OF PRICE BID:

- (i) KoPT will call all the techno-commercially qualified tenderers to participate in the auction first on the scheduled date and time.
- (ii) After auction, the Price Bids of techno-commercially qualified tenderers only will be opened.
- (iii) The tenderer quoting highest amount either (a) highest bid in auction or (b) the highest bid in tender, will be the H1 tenderer for respective Plate Nos. as given at Annex-A.

- (iv) In case there is only one techno commercially qualified tenderer, the bid will be evaluated on the basis of the quoted rate in the tender only subject to the same being over and above the reserved rate of licence fee (per sq. mtr. per month for covered space and per 100 sq. mtrs. per month for land/waterbody). In such cases, no auction will be conducted.
- (v) The techno commercially qualified tenderer whose offer will be the highest as per point (iii) above, will be the successful tenderer for respective Plate Nos. as given at Annex-A.
- (vi) The Existing Licensee of the plate concerned may avail the 'First Right of Refusal' if they do not become H1 bidder. Subsequent to auction, KoPT would ask them to inform within **7 days** from the date of such communication whether they would outbid the rate of licence fee quoted by the H1 bidder and if they outbid the same, they would become the successful bidder. In case, the Existing Licensee fails to reply within the stipulated period or communicates his inability to outbid the licence fee quoted by the H1 bidder in the auction, he will have to hand over the covered space /land being tendered out to KoPT, within 7 days from the date of expiry of the aforesaid time frame or from the date the existing Licensee communicates his refusal to outbid the rate of licence fee quoted by the H1 bidder, whichever is earlier.
- (vii) In case of Existing Licensee becomes the successful bidder, licence of the concerned covered space/ land will be granted in favour of successful bidder on observance of the required formalities.

(D) Terms and Conditions of License

The terms and conditions of issue of license and salient conditions of allotment of the covered spaces/land as enumerated below are to be read in conjunction with the **GENERAL INFORMATION & INSTRUCTIONS TO THE TENDERERS** and other terms and conditions as may be imposed by the competent authority while granting the license.

1. Allotment of the covered space / land / waterbody, as specified in Annex - A will be made in favour of successful tenderer on licence for a period of 5 years on "as is where is" basis for the purpose as specified in Annex - A. Only use and occupation of the licensed covered space / land/waterbody will be permitted.
2. The licence is terminable on 7 days' notice on either side. No claim for any compensation whatsoever for such revocation of the licence will be entertained. The licensee shall not be entitled to exercise such option prior to expiry of 12 months from the date of taking over the covered space / land concerned on observance of the required formalities from KoPT. However, if the licensee exercises such option prior to expiry of 12 months, his Security Deposit will be forfeited and no refund of amount paid will be entertained.
3. The licensee shall have to pay Licence Fees as accepted by the KoPT through tender-cum-auction route or the latest SoR whichever is higher at the time of allotment plus Service Tax etc. as applicable in respect of the concerned covered space/ land/waterbody.

The annual licence fee payable will be subject to annual escalation by 2% or as would be approved by Tariff Authority for Major Ports in the Rent Schedule to be notified shortly.

4. The licensee shall have to pay Annual License Fees and Service Tax/ etc. as applicable every year in advance, during the entire period of the License. Each year shall be reckoned from the date of commencement of License i.e date of handing over the covered space / land /waterbody concerned on observance of required formalities.
5. The licensee shall deposit the amount equivalent to 12 months Licence Fees for the covered space/land concerned towards advance Licence Fees with Service Tax etc. as applicable, for 1st year, prior to handing over covered space /land.

6. For subsequent years, the licence fees bill will be raised in advance. The advance licence fees payable, whether demanded or not shall be paid by the licensee within 15 days from the date of beginning of each year. The other dues, as applicable, shall be paid by the licensee within 15 days from the date of payment notice.
7. In case of default in payment of advance licence fees and other dues within one month from the due date of payment specified above, interest @ 12% per annum shall be charged on the outstanding dues from the due date of payment.
8. The licensee shall have to pay non interest bearing Security Deposit equivalent to 50% of the offered annual license fee plus Administrative Deposit @ 15% for the covered space /land concerned, prior to handing over covered space/ land. He shall be required to supplement the Security Deposit by an amount falling short after adjustment of the Earnest Money to Security Deposit. The Security Deposit is refundable after completion of the licence period (without any interest) subject to adjustment of dues/damages, if any.
9. The licence fee will be charged, from the date of handing over of the concerned plot of covered space/land on compliance of the required formalities, on actual area to be found on demarcation. The amount of non-interest bearing Security Deposit will also be determined on the actual area as found on demarcation and the licensee will be required to supplement the same by a further sum towards non-interest bearing Security Deposit, if required.
10. In addition to licence fee, the licensee shall be required to pay Municipal Taxes, if required.
11. Electricity and water to the covered space/land/waterbody concerned shall have to be arranged by the licensee at their own cost and arrangement from the respective competent authorities. However, they shall have to obtain way leave permission, in advance, on payment of requisite charges from KoPT for laying electric lines, pipelines for supply of water, etc. to be laid on KoPT land for the above purpose.
12. However, if electricity and water is supplied from the KoPT source, the licensee shall have to pay Electricity charges and Water charges at actuals plus 19.25% on the actual amount as overheads for the current consumed and supply of water and other charges on this account as may be assessed by KoPT.
13. The licensee will be required to pay and discharge all present and future rates, service taxes, Cesses, taxes, duties, charges, assessments, outgoings and premium in respect of policy of insurance against any risk whatsoever which are now or at any time hereafter be assessed, charged or imposed upon or payable in respect of the licensed covered space/land and/or building or structure erected by licensee on land concerned except the owners' share of municipal taxes in respect of the land.
14. The licensee shall ensure that no other person or party occupies or encroaches upon any portion of the allotted covered space/land. The licensee shall keep the covered space/land in good sanitary order and condition to the satisfaction of all concerned authorities. The licensee shall also demarcate the property under licence and at his cost permanently display the following information in respect of the property :-

Owner: Kolkata Port Trust, Haldia Dock Complex

Plate No.:

Area under Licence:

Name of Licensee:

Period of Licence: From.....to.....

15. Once the covered space/land/waterbody is handed over, its security, fire-fighting and other civic facilities/arrangement as required, unless otherwise specified, shall have to be made by the licensee at their own cost and to the satisfaction of all concerned authorities. In case of any damage to Trustees' property or neighboring property due to acts of omission/commission of the licensee, the licensee shall have to bear all costs and consequences thereof.

16. The licensee shall follow all safety norms as specified by the competent authority/authorities. They shall have to obtain all statutory clearances as may be required under the law, including environmental clearance, if necessary, at their own cost and arrangement. The licensee will also take all anti-pollution and environment friendly measures in consultation with West Bengal Pollution Control Board and other statutory organizations. The licensee shall be solely responsible for any pollution and environmental degradation arising out of their activities.
17. The licensee shall allow entry of authorized KoPT personnel for inspection during the period of license, as and when required.
18. After the expiry/termination/determination of licence and despite receiving the notice thereof, or forfeiture of licence on account of change of user, assignment etc. if the licensee continues to occupy it unauthorisedly, the licensee shall be liable to pay compensation for wrongful use and occupation of the same at three (3) times the annual licence fee based on latest SoR, till vacant possession is obtained by KoPT/HDC.
19. The licensee shall have to utilize the covered space/land/waterbody concerned for the purpose for which it has been allotted, otherwise the license shall be liable for termination.
20. The licensee shall not transfer, assign, sublet or share use of the allotted covered space/land or any part thereof with anybody or with any organization.
21. KoPT/HDC may consider renewal of licence/grant of fresh licence for a further term after expiry of the concerned licence, through tender-cum-auction with first right of refusal to the existing licensee if the concerned plot of covered space/land/waterbody is not required by the KoPT/HDC for its own use, provided the said licensee does not have any breach of terms and conditions of licence and applies for renewal of licence for a further term at least 6 (six) months prior to expiry of the concerned licence.
22. The covered space /land/waterbody will be allotted on "as is where is" basis. The licensee shall have to carry out repair of the covered space as may be necessary at their own cost after taking the concerned covered space with the approval of KoPT/HDC. The licensee shall have to maintain the covered space at their own cost to the satisfaction of KoPT/HDC. However, before undertaking any repair to the covered space, prior permission from KoPT/HDC will be essential. No addition/allocation, further construction will be allowed at any stage.
23. No structure of permanent nature shall be allowed to be constructed on the licensed premises.

No pucca roofed structure will also be allowed to be constructed on the concerned plot of land. However, the licensee may be permitted to construct temporary structure conforming to the purpose of use on the land concerned at their own cost and arrangement with prior written permission from the KoPT/HDC and for which the licensee will be required to submit necessary plans in quadruplicate. The licensee will not undertake any construction without permission from KoPT/HDC.

The licensee shall be required to remove the structure etc. that may be erected by them on the aforesaid land, at their own cost and arrangement and put the land into its original condition before vacating the land or revocation of the licence in terms of Clause (2) above.

24. Without prejudice to other appropriate action being taken, charges will be recovered for encroachment of KoPT's covered space as per prevailing Schedule of Rent of KoPT's Land and Buildings at Haldia.
25. Other terms and conditions of KoPT's Land Policy Guidelines and Schedule of Rent of KoPT's Land and Buildings at Haldia shall also be applicable.

Note: KoPT/HDC at any stage, however, reserves the right to accept or reject any or all the offers without assigning any reason therefore whatsoever.

Annex - A

AC Roofed covered space at Chiranjibpur Camp in the Dock Zone of Haldia Dock Complex

Sl. No.	Plate No.	Block	Area (Sq.Mtr.)	Occupied by existing Licensee.	Purpose of use	Reserve Price Rs. (per sq. mtr. per month)	Earnest Money (Rs.)	E-Tender Number
1	E - 4	Block-E	34.43	Industrial Services	Office	103.49	21379	<u>MSTC/HO/HALDIA DOCK COMPLEX/65/HALDIA/16-17/20361</u>
2	E - 1	Block-E	22.00	Anushree Transtrade Pvt. Ltd	Office	103.49	13661	<u>MSTC/HO/HALDIA DOCK COMPLEX/66/HALDIA/16-17/20362</u>
3	E - 2	Block-E	24.00	Tara Marine Syndicate (P) Ltd	Office	103.49	14903	<u>MSTC/HO/HALDIA DOCK COMPLEX/67/HALDIA/16-17/20363</u>
4	GR - 1	Garage Space	14.00	Radhakanta Ballav	Restaurant	103.49	8693	<u>MSTC/HO/HALDIA DOCK COMPLEX/68/HALDIA/16-17/20364</u>
5	GR - 6	Garage Space	12.11	Namita Das	Restaurant	103.49	7521	<u>MSTC/HO/HALDIA DOCK COMPLEX/69/HALDIA/16-17/20365</u>
6	H - 1	Block-H	72.00	Visa Steel Limited	Office	103.49	44708	<u>MSTC/HO/HALDIA DOCK COMPLEX/70/HALDIA/16-17/20366</u>
7	H - 2	Block-H	12.50	Visa Steel Limited	Office	103.49	7762	<u>MSTC/HO/HALDIA DOCK COMPLEX/71/HALDIA/16-17/20367</u>
8	I - 1	Block-I	36.00	James Mackintosh & Co. Private Ltd	Office	103.49	22354	<u>MSTC/HO/HALDIA DOCK COMPLEX/72/HALDIA/16-17/20368</u>
9	I - 3	Block-I	40.20	Transworld GLS (India) Pvt. Ltd	Office	103.49	24962	<u>MSTC/HO/HALDIA DOCK COMPLEX/73/HALDIA/16-17/20369</u>
10	K - 1	Block-k	21.68	R P Jayaswal & Sons	Office	103.49	13462	<u>MSTC/HO/HALDIA DOCK COMPLEX/74/HALDIA/16-17/20370</u>
11	K - 3	Block-K	15.00	Damodar Waterways Pvt. Ltd	Office	103.49	9314	<u>MSTC/HO/HALDIA DOCK COMPLEX/75/HALDIA/16-17/20371</u>
12	L - 1	Block-L	34.38	Damodar Waterways Pvt. Ltd	Office	103.49	21348	<u>MSTC/HO/HALDIA DOCK COMPLEX/76/HALDIA/16-17/20372</u>
13	L - 2	Block-L	52.63	Philips Carbon Black Limited	Office	103.49	32680	<u>MSTC/HO/HALDIA DOCK COMPLEX/77/HALDIA/16-17/20373</u>
14	L ₁ - 1	Block-L	19.16	Interocean Shipping (India) Pvt. Ltd.	Office	103.49	11894	<u>MSTC/HO/HALDIA DOCK COMPLEX/78/HALDIA/16-17/20374</u>
15	L ₁ - 2	Block-L	43.66	Interocean Shipping (India) Pvt. Ltd.	Office	103.49	27113	<u>MSTC/HO/HALDIA DOCK COMPLEX/79/HALDIA/16-17/20375</u>

Annex - A

Sl. No.	Plate No.	Block	Area (Sq.Mtr.)	Occupied by existing Licensee.	Purpose of use	Reserve Price Rs. (per sq. mtr. per month)	Earnest Money (Rs.)	E-Tender Number
16	M - 1	Block-M	7.10	J.B.Boda Insurance Surveyors & Loss Assessors Private Limited	Office	103.49	4409	<u>MSTC/HO/HALDIA DOCK COMPLEX/80/HALDIA/16-17/20376</u>
17	M - 3	Block-M	42.79	Energy Trading Company Private Limited	Office	103.49	26570	<u>MSTC/HO/HALDIA DOCK COMPLEX/81/HALDIA/16-17/20377</u>
18	M - 4	Block-M	49.86	Marine Container Service(India) Pvt. Ltd.	Office	103.49	30960	<u>MSTC/HO/HALDIA DOCK COMPLEX/82/HALDIA/16-17/20378</u>
19	M - 6	Block-M	25.26	J.B.Boda Insurance Surveyors & Loss Assessors Private Limited	Office	103.49	15685	<u>MSTC/HO/HALDIA DOCK COMPLEX/83/HALDIA/16-17/20379</u>
20	N - 1	Block-N	50.80	Guru Shipping & Clearing Pvt. Ltd	Office	103.49	31544	<u>MSTC/HO/HALDIA DOCK COMPLEX/84/HALDIA/16-17/20380</u>
21	N - 2	Block-N	11.50	Guru Shipping & Clearing Pvt. Ltd	Office	103.49	7141	<u>MSTC/HO/HALDIA DOCK COMPLEX/85/HALDIA/16-17/20381</u>
22	R - 2	Block-R	23.92	Vacant	Office	103.49	14853	<u>MSTC/HO/HALDIA DOCK COMPLEX/86/HALDIA/16-17/20382</u>
23	R - 4	Block-R	45.74	ISS Shipping India Pvt. Ltd	Office	103.49	28402	<u>MSTC/HO/HALDIA DOCK COMPLEX/87/HALDIA/16-17/20383</u>
24	R - 5	Block-R	45.75	Spanoceanic Services Pvt Ltd	Office	103.49	28408	<u>MSTC/HO/HALDIA DOCK COMPLEX/88/HALDIA/16-17/20384</u>
25	S - 3	Block-S	21.29	PIL (India) Private Limited	Office	103.49	13220	<u>MSTC/HO/HALDIA DOCK COMPLEX/89/HALDIA/16-17/20385</u>
26	T - 2	Block-T	9.34	Ganges Trading Corporation	Office	103.49	5800	<u>MSTC/HO/HALDIA DOCK COMPLEX/90/HALDIA/16-17/20386</u>
27	T - 3	Block-T	17.00	Ganges Trading Corporation	Office	103.49	10556	<u>MSTC/HO/HALDIA DOCK COMPLEX/91/HALDIA/16-17/20387</u>
28	U - 1	Block-U	45.50	Cross Ocean Enterprises Private Limited	Office	103.49	28253	<u>MSTC/HO/HALDIA DOCK COMPLEX/92/HALDIA/16-17/20388</u>
29	U - 4	Block-U	91.00	GAC Shipping (India) Pvt. Ltd	Office	103.49	56506	<u>MSTC/HO/HALDIA DOCK COMPLEX/93/HALDIA/16-17/20389</u>
30	V - 1	Block-V	136.50	Five Star Logistics Pvt. Ltd.,	Office	103.49	84758	<u>MSTC/HO/HALDIA DOCK COMPLEX/94/HALDIA/16-17/20390</u>

Annex - A

Sl. No.	Plate No.	Block	Area (Sq.Mtr.)	Occupied by existing Licensee.	Purpose of use	Reserve Price Rs. (per sq. mtr. per month)	Earnest Money (Rs.)	<u>E-Tender Number</u>
31	V - 2	Block-V	136.50	Five Star Logistics Pvt. Ltd.,	Office	103.49	84758	<u>MSTC/HO/HALDIA DOCK COMPLEX/95/HALDIA/16-17/20391</u>
32	Z - 1	Block-Z	106.79	Haldia Floating Terminal Private Limited	Office	103.49	66310	<u>MSTC/HO/HALDIA DOCK COMPLEX/96/HALDIA/16-17/20392</u>
33	X - 2	Block-X	23.50	Deccan Enterprise	Office	103.49	14592	<u>MSTC/HO/HALDIA DOCK COMPLEX/97/HALDIA/16-17/20393</u>
34	X - 4	Block-X	23.00	Vacant	Office	103.49	14282	<u>MSTC/HO/HALDIA DOCK COMPLEX/98/HALDIA/16-17/20394</u>
35	X - 5	Block-X	23.00	Vacant	Office	103.49	14282	<u>MSTC/HO/HALDIA DOCK COMPLEX/99/HALDIA/16-17/20395</u>
36	X - 6	Block-X	23.00	Vacant	Office	103.49	14282	<u>MSTC/HO/HALDIA DOCK COMPLEX/100/HALDIA/16-17/20396</u>
37	BT - 1	(Behind Block T)	45.50	Vacant	Office	103.49	28253	<u>MSTC/HO/HALDIA DOCK COMPLEX/101/HALDIA/16-17/20397</u>
38	PT - 2	ER. P&T Bldg.	52.02	New Efficient Transport Service	Office	103.49	32301	<u>MSTC/HO/HALDIA DOCK COMPLEX/102/HALDIA/16-17/20398</u>
39	PT - 3	ER. P&T Bldg.	49.50	Kamal Krishna Ghosh & Associates	Office	103.49	30737	<u>MSTC/HO/HALDIA DOCK COMPLEX/103/HALDIA/16-17/20399</u>
40	PT - 4	ER. P&T Bldg. (Behind Block T)	46.68	Vacant	Office	103.49	28985	<u>MSTC/HO/HALDIA DOCK COMPLEX/104/HALDIA/16-17/20400</u>

Land at Chiranjibpur Camp in the Dock Zone of Haldia Dock Complex

Sl. No	Plate No.	Block	Area (sq. Mtr.)	Occupied by existing licensee.	Purpose of use	Reserve Price Rs. (per 100 sq. mtr. per month)	Earnest Money (Rs.)	E-tender Number
1	H/L/1	Block-H	11.00	Visa Steel Limited	Office related	2675	1766	<u>MSTC/HO/HALDIA DOCK COMPLEX/105/HALDIA/16-17/20401</u>
2	I/L/2	Block-I	4.00	James Mackintosh & Co. Private Ltd	Office related	2675	642	<u>MSTC/HO/HALDIA DOCK COMPLEX/106/HALDIA/16-17/20402</u>
3	L ₁ /L/1	Block-L	3.00	Interocean Shipping (India) Pvt. Ltd.	Office related	2675	482	<u>MSTC/HO/HALDIA DOCK COMPLEX/107/HALDIA/16-17/20403</u>
4	M/L/1	Block-M	3.25	Marine Container Service(India) Pvt. Ltd.	Office related	2675	522	<u>MSTC/HO/HALDIA DOCK COMPLEX/108/HALDIA/16-17/20404</u>
5	R/L/1	Block-R	2.50	ISS Shipping India Pvt. Ltd	Office related	2675	401	<u>MSTC/HO/HALDIA DOCK COMPLEX/109/HALDIA/16-17/20405</u>
6	R/L/2	Block-R	2.25	Spanoceanic Services Pvt Ltd	Office related	2675	361	<u>MSTC/HO/HALDIA DOCK COMPLEX/110/HALDIA/16-17/20406</u>
7	S/L/1	Block-S	2.25	PIL (India) Private Limited	Office related	2675	361	<u>MSTC/HO/HALDIA DOCK COMPLEX/111/HALDIA/16-17/20407</u>
8	U/L/1	Block-U	4.00	Cross Ocean Enterprises Private Limited	Office related	2675	642	<u>MSTC/HO/HALDIA DOCK COMPLEX/112/HALDIA/16-17/20408</u>
9	U/L/2	Block-U	4.50	GAC Shipping (India) Pvt. Ltd	Office related	2675	722	<u>MSTC/HO/HALDIA DOCK COMPLEX/113/HALDIA/16-17/20409</u>
10	V/L/1	Block-V	15.00	Five Star Logistics Pvt. Ltd.,	Office related	2675	2408	<u>MSTC/HO/HALDIA DOCK COMPLEX/114/HALDIA/16-17/20410</u>
11	PT/L/2	Er. P&T BIDG.	0.81	New Efficient Transport Service	Office related	2675	130	<u>MSTC/HO/HALDIA DOCK COMPLEX/115/HALDIA/16-17/20411</u>
12	GR/L/1	GARAGE SP	2.25	Namita Das	Shop related	2675	361	<u>MSTC/HO/HALDIA DOCK COMPLEX/116/HALDIA/16-17/20412</u>

Land / Water Body In The Industrial Zone Of Haldia Dock Complex

SI No.	Plate No.	Type	Area (sq. Mtrs.)	Occupied By Existing Licensee.	Purpose of use	Reserve Price Rs. (per 100 sq. mtrs. per month)	Earnest Money (Rs.)	
1	PI - 1	Water Body	2,176.28	Prayag Infotech Hi Rise Ltd	Pisciculture	540	70511	<u>MSTC/HO/HALDIA DOCK COMPLEX/117/HALDIA/16-17/20413</u>
2	PI - 2	Land	532.33	Prayag Infotech Hi Rise Ltd	Beautification	1080	34495	<u>MSTC/HO/HALDIA DOCK COMPLEX/118/HALDIA/16-17/20414</u>

**FORMAT FOR POWER OF ATTORNEY
(REGARDING AUTHORISING SIGNATORY OF THE TENDERER)**

(To be downloaded, filled up, signed with seal, scanned and uploaded)

Dated :

POWER OF ATTORNEY

To Whomsoever It May Concern

Mr. _____(Name of the Person(s), domiciled at _____(Address), acting as _____(Designation and name of the firm), and whose signature is attested below, is hereby authorized on behalf of _____(Name of the tenderer) to provide information and respond to enquiries etc. as may be required by the Haldia Dock Complex, Kolkata Port Trust or any governmental authority in connection with Haldia Dock Complex, Kolkata Port Trust's Tender No. AD/E/T/Cov. Space & Land/ 2016.and is hereby further authorized to sign and file relevant documents in respect of the above.

(Attested signature of Mr._____)

For _____(Name of the Tenderer)

[To be submitted on a Non judicial Stamp Paper of Rs. 50 or more]

Tender No. AD/E/T/Cov. Space/Land/ 2016/II

PROFILE OF THE TENDERER**(To be filled up on line)**

1.	(a) Name of the tenderer [Refer to item 1 (B) of <u>General Information of the Tender before filling up</u>]	:	
	b(i) Address for communication. b(ii) Address of local/branch office, if any.	:	
	(c) Reference of communication modes. (i) Telephone (ii) Fax (iii) Email	:	
	(d) Date of Incorporation and commencement of business of tenderer (e) PAN Number details: (f) VAT Registration details: (g) Current IT Return: (h) Professional Tax Challan (i) Service Tax Code: (j) Certificate as a Port User/Port contractor:	:	
2.	Brief description of the Tenderer.	:	

3.	Details of the existing business of the tenderer including years of operation.		

Date : _____

(Signature)

Place : _____

(Designation & Seal of Office)

Enclosures : _____Nos.

Tender No. AD/E/T/Cov. Space/Land/2016/II

PART –II: PRICE BID**(Tenderer not to quote here to be filled up/quoted online only)**

1. Rate of licence fee quoted by the Tenderer

Plate No.	Description of covered space/land)/waterbody	Rate of licence fee quoted per sq. mtr. per month for covered space (in Rs.)	Rate of licence fee quoted per 100 sq. mtrs. per month for land/waterbody (in Rs.)

(Signature & office seal of the Tenderer)Witness

Name :

Address :

Signature:

Note :

- 1) The offer of a tenderer who quotes an amount less than the Reserved Rate of licence fee against the Plate number it has submitted the offer against the plate numbers it has submitted the offer, shall be rejected outright.
- 2) 'Price Bid' shall contain rates of licence fee only and no conditions whatsoever. Any condition imposed in 'Price Bid' shall make the bid liable for outright rejection.
- 3) Earnest Money of the tenderers quoting less than Reserve Rate of licence fee will be forfeited and the tenderer shall not qualify.

Tender No. AD/E/T/ Cov. Space/Land/2016-/II

DOCUMENTS TO BE UPLOADED

(Documents to be filled up, signed with seal, scanned and uploaded)

Following documents for meeting the pre-qualification criteria should be uploaded by the tenderer along with offer otherwise their offer may be rejected:

- i) Power of Attorney – Annex – B of tender document
- ii) Pages – 1 to 26 of the tender document duly signed & sealed as token of acceptance.
- iii) Profile/ Experience of the Tenderer as per Annex -C, duly filled in & signed and sealed.
- iv) Required certificates & documents as indicated below (duly signed and sealed)
 - (a) Certificate showing that the tenderer is a Port user/Contractor/other service provider engaged by KoPT duly supported by an appropriate certificate issued by the concerned Division of HDC.
 - (b) Duly attested copy of Partnership Deed and Power of Attorney in case the tenderer is a Partnership Firm.
 - (c) Certified copy of the Certificate of Incorporation, Memorandum & Article of Association and Power of Attorney in case the tenderer is a Company.
 - (d) Copies of Audited Balance Sheet and Profit & Loss Account/ Income & Expenditure Account alongwith audit report for last three financial years.
 - (e) PAN/TAN, as applicable
 - (f) Service tax Certificate/Code
 - (g) Other documents, which the tenderer wants to submit (duly signed & seal).

Note - The existing licensees of different Plate Nos. are not required to submit the documents under Sl. No. (iv) (a) to (d).

Tender No. AD/E/T/Cov. Space/Land/ 2016/II

DECLARATION BY THE TENDERER/BIDDER

(To be filled up, signed with seal, scanned and uploaded)

1. I/We, _____ (Name of tenderer/bidder) having examined the Tender Document (No. AD/E/T/Cov. Space/Land/ 2016/II and fully understood its content including the General Information & Instructions to Tenderers and evaluation criteria, hereby submit the Tender for allotment of KoPT covered space/land under Plate No....., under Annex – A, msg. about _____ sq. mtrs of Covered space , _____sq. mtrs. of land andsq. mtrs. of waterbody at Chiranjibpur area in the Dock /Industrial Zone of Haldia Dock Complex at Haldia on “as is where is” and license basis for a period of 5 years for the purpose of_____through Tender-cum-Auction with first right of refusal to the existing licensee.
2. I/We accept all the terms & conditions of the Tender Document (AD/E/T/Cov. space/Land/2016/II)
3. I/We have deposited requisite Earnest Money and Tender Document Cost for the said tender as per procedure mentioned in Schedule of Tender.
4. I/We submitted copies of the required documents as mentioned at Annexure –IV of the Tender Document.
5. I/We have quoted the rate of licence fee in Price Bid (Annexure-III) not below the Base rate of licence fee as per column of Annex – A under **GENERAL INFORMATION TO THE TENDERER**.
6. I/We have not been debarred by the Central / any State Government or Quasi-Government Agency or PSU in India.
7. I / We declare that:-
 - a. I / We have examined and have no reservations to the Tender Document issued by KoPT thereon.
 - b. I / We hereby certify that we have taken steps to ensure that no person acting for us or on our behalf will engage in any corrupt, fraudulent or coercive practices to influence the evaluation process of the tender.
8. I / We understand that KoPT reserves the right to accept or reject any tender and to annual the tendering process and reject all tenders at anytime without any liability or any obligation for such acceptance, rejection or annulment without assigning any reason thereof.

9. I / We hereby undertakes that we will abide by the decision of KoPT in the matter of examination, evaluation and selection of successful tenderer and shall refrain from challenging or questioning any decision taken by KoPT in this regard.

.....
Signature of the bidder with office seal

Date :

Witness :-

Sl. No.	Name	Address	Signature
1.			
2.			



