

NOTICE 2

Clarification/ Addendum dated 01/09/2021 to NIT Nos. SMP/KDS/LND/03-2021 to SMP/KDS/LND/17-2021 dated 02/08/2021

SI No.	Query	Clarification
1.	<p>A. Whether a bidder has to mention every purpose from the permitted purposes of the Tender Document or the bidder has option to choose any individual purpose/ group of purposes from the list of permitted purposes.</p> <p>B. What is the applicability of 35% in the permitted purposes and the effect thereafter for enhancement in auction floor price?</p>	<p>A. Yes a bidder can choose purpose for any or any combination of purposes conforming to the list of permissible purposes mentioned in the table under Annexure – I of the respective tender document. Clause No.7 of Annexure- V of Lease Tender Document may be referred.</p> <p>B. No further enhancement of 35% will be applied on the Annual Reserve Rent as mentioned in the Annexure – I of Tender Document.</p>
2.	<p>What is the timeline of getting NOC (No Objection Certificate) from SMP, Kolkata for various purposes like fire, water, power etc.</p>	<p>SMP, Kolkata will provide NOC at the earliest on application of the lessee. However, the lessee will have to obtain statutory approvals from different authority as required at their own effort and cost.</p>
3.	<p>In case, there is any low land and no drainage system inside the plot, whether SMP, Kolkata will be responsible for improving the facility</p>	<p>The tendered out plot will be handed over to the successful bidder on as-is where-is basis and the lessee has to develop the land as required with due permission of SMP, Kolkata.</p>
4.	<p>A. Is there any litigation pending for any plot with special attention to the Land at Hide Road extension (Earlier occupied by M/s AVERY India Ltd.)</p> <p>B. Whether any claim of First Right of Refusal is pending for the Land at Hide Road extension (Earlier occupied by M/s AVERY India Ltd.)</p> <p>C. To whom the structures of the Land at Hide Road extension (Earlier occupied by M/s AVERY India Ltd.) is vested?</p>	<p>A. Two writs vide WP22362 (W) of 2015 and WP-25193 of 2015 which was conjointly heard in the Court of the Hon'ble Justice Dipankar Dutta and an order was given on 23.11.2015 where in it was stated that 'Kolkata Port Trust shall be at liberty to issue advertisement inviting offer for allotment of the said premises in favour of suitable bidder but the final order of allotment shall not be issued without obtaining leave of Court.'</p> <p>B. No First Right of Refusal claim of any party is pending for this plot. Instant plot is under possession of SMP, Kolkata.</p> <p>C. Structures of the land are vested to SMP, Kolkata.</p>
5.	<p>Whether a lessee is allowed to make any construction in the leased land.</p>	<p>May be allowed with prior permission from SMP, Kolkata authority. Clause No. 20 of Annexure VI of</p>

		Tender Document may be referred.
6.	Whether the valuation of boundary wall is included in the total valuation amount, that is mentioned in the Tender Document for the Land at Hide Road extension (Earlier occupied by M/s AVERY India Ltd.)	Yes
7.	What is the GST component on Valuation amount?	18%
8.	What is the current amount of lease transfer fee?	As per guidelines as may be in vogue at that material time
9.	If a lessee is already paying Structure tax for a Structure on a leased land, then whether the lessee needs to pay Land tax also for the land on which that structure was erected?	The lessee needs to pay both the land tax and structure tax.
10.	What is the current component of KMC tax on structure?	KMC forward Municipal Tax on tenants' structure bills on the basis of their assessment. SMPK realises the same from the lessee through its rent bills and pay the same to the KMC authority.
11.	Whether the dilapidated Boundary Wall is included in Valuation amount for the Vacant Land at GCD Sick Line (old Gravel Siding.)	Yes
12.	Will the land be handed over in free from encroachment condition even if there is any encroachment in the plot?	Yes
13.	Whether SMP, Kolkata will provide the updated status of Municipal tax payment to the successful bidder before handing over the leased land.	SMP, Kolkata would provide the updated status of Municipal Tax payment to the successful bidder before handing over the leased land, it is stated that SMPK's land both under jurisdiction of KMC and HMC are assessed under Assessee Number No.P-1, Taratala Road and 1, Riverside Road, Howrah, respectively. SMPK pays the tax to KMC and HMC whenever demanded. Hence, such payment status can be shared with the successful bidder before handing over the leased land, if requested.
14.	Whether Valuation of Structure are reasonable for all Plots, including Land at Hide Road extension (Earlier occupied by M/s AVERY India Ltd.)	Yes. Valuation is done by a third party registered valuer.
15.	Is a company having 1.5 years of existence, eligible to participate in the above E-Tenders? What credentials would be required in such case?	Any Company/ Firm/ Individual can participate in the tenders subject to submission of documents as stated in the Annexure – IV of the Tender Document.
16.	In case the bidder presently in occupation	May be allowed by SMP, Kolkata at the material time, if

	of the very adjacent plot becomes successful for the plot A3, whether they can demolish the common boundary wall of the two plots.	otherwise found feasible, subject to the condition that (a) no construction shall be made on the portion having common boundary of the two plots, (b) access as presently in existence for the two plots shall be retained and (c) separate billing shall be continued all through.
17.	What are the structures to be leased out and what are the other structures to be sold out for the plot no. A8.	Sketch of the Plot may be referred. SMP, Kolkata owned structures are marked in 'blue-hatches' and those structures are to be leased out. Other structures those included in green border and not included under 'blue-hatches' are to be sold out.
18.	What is the document to furnish to avail the benefit of Micro, Small and Medium Enterprises (MSME).	Micro & Small Enterprises (MSEs) registered under Single Point Registration Scheme of NSIC shall be only exempted from payment of Tender fee and EMD. Such benefit shall be extended provided the bidder can furnish the relevant registration No. for the intended purpose that is verifiable from the website www.nsicspronline.com of National Small Industries Corporation (NSIC), which is certified by Government of India Enterprise under the Ministry of Micro, Small and Medium Enterprises (MSME). Cl No. 5 (i), of Annexure II (A) of Tender Document may be referred.
19.	Whether there is any proposal to widen the access road in front of the plot no. A9.	No.

All other terms & conditions and Clauses as per original tender documents and EXTENSION NOTICE DATED 31/08/2021 regarding extension of due date (upto 5 PM on 20/09/2021 for remittance of tender fee & EMD and submission of Bid upto 5 PM on 21/09/2021) will remain the same.

Accordingly, prospective bidders are now requested to remit Tender Fee & EMD and submit the bid within the scheduled date as per latest EXTENSION NOTICE DATED 31/08/2021.

Estate Manager(R& D)