

MORMUGAO PORT TRUST
CIVIL ENGINEERING DEPARTMENT
ESTATE SECTION

Sub.: -Tender No.CE/05/2017, Leasing of 6122 sq.m land
outside Dock/ Custom area for 30 years.

Ref : Pre-bid meeting held on 08.02.2017 on the above subject.

| Sl. No. | Clause no. of Tender | Description of queries raised | Reply to the query |
|----------------|-----------------------------|--|---|
| 1 | Clause 3.3 (iii) | Is there a particular format for self certification of not being black listed | There is no prescribed format. However, bidders can certify themselves stating that they are not blacklisted on their letter head. |
| 2 | Clause 3.5 (f) | Certificate by bidder that no outstanding dues payable to MPT.... Including its shareholders – we are Public limited company having over 35,000 shareholders . We will not even be aware whom of these persons are doing business with MPT. Kindly exempt this requirement accordingly | M/s. ZACL has to issue certificate in respect to the Company(ZACL) and shareholders of Firm and applicable in case of consortium. |
| 3 | Clause 3.5.4(a) | Kindly confirm that First right of refusal shall be available to ZACL as existing occupant. Alternately would request you to amend the clause. | In the subject tender M/s. ZACL is the occupant/Lessee of subject area and ZACL will be given first right of refusal (to match H1 bid). |
| 4 | Clause 4.1.12(d) | Kindly confirm that the escalation of lease rent annually shall be at a constant of 3% over the previous years rent and that the Schedule of Rates will not be applicable to such escalation for this Port. | The subject area will be allotted to the bidder quoting highest rent payable above the Reserve Rent and the subject lease rent will be escalated constantly @3% compoundable every year and any decrease or increase in SOR in respect of subject plot will not be made applicable. |

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| 5 | Clause 4.1.16 | When is the Integrity Pack to be signed | Bidder has to download, sign and scan and upload the Integrity Pact at the time of uploading the tender document. |
| 6 | Clause no.2 of the Lease Deed Format | Requires some correction | Clause No.2 of the Lease Deed Format may be read as follows : "The LESSEE shall from time to time and at all times during the said term pay and discharge all rates, taxes, charges, and assessments of every description now subsisting, including arrears if any, accrued due before the(viz., the date of commencement of the term of the Lease), or which may at any time hereafter during the said term, be imposed, charged or assessed upon the leased premises hereby demised or the building to be erected thereon, and will be payable by the LESSEE." |
| 7 | Clause no.35 of the Lease Deed Format | We would like to know that is the value indicated is in the line with the land policy of 2014 where formula is prescribed for payment of compensation | The value of the infrastructure existing in the leased plot is as per the Valuation given by Government approved valuer. The Formula prescribed for payment of compensation mentioned at Clause No.35 of Lease Deed Format is used by the Major Ports in India. |

CHIEF ENGINEER

