

MORMUGAO PORT TRUST
CIVIL ENGINEERING DEPARTMENT
ESTATE SECTION

Sub.:– 1. Tender No.CE/07/2017, Leasing of vacant plot A admeasuring 10,000 sq.m (approx.) for liquid cargo storage and handling falling outside Dock / Custom area for 30 years by following e- tender cum e- auction process.

2. Tender No.CE/08/2017, Leasing of vacant plot B admeasuring 12,000 sq.m (approx.) for liquid cargo storage and handling falling outside Dock / Custom area for 30 years by following e- tender cum e- auction process.

3. Tender No.CE/09/2017, Leasing of vacant plot C admeasuring 11,000 sq.m (approx.) for liquid cargo storage and handling falling outside Dock / Custom area for 30 years by following e- tender cum e- auction process

Ref : Pre-bid meeting held on 10.02.2017 on the above subject.

Sl. No.	Clause no. of Tender	Description of queries raised	Reply to the query
1	Page 12 point 4.1.12	In previous tenders annual escalation on lease rent was 2% other Government operated Ports under Ministry of Shipping also have maintained 2 % escalation We request Port to clarify escalation w.r.t “ irrespective of increase or decrease in SoR.	Tender conditions prevail
2	Annexure – II page 14	Reserve price for this plot is 576 Rs/sq.m/ year, whereas reserve price for same plot in previous tender was 433 per 10 sq.m or part thereof per calendar month (i.e 519.6 Rs./sq.m/year) . Request you to kindly clarify the increase in reserve price. We request Port to maintain	The revised Base Rent per m2 per annum is Rs. 576/-

		price as per previous tender.	
3	Page 20 clause 22 & 23	We are in business of offering termination services and we will not lease land but will hiring out structures (tanks) constructed by us on land to third party for handling their Import / export liquid cargo. This is practice worldwide and at other ports under Ministry of Shipping . We confirm that we shall be operating and managing structures (tanks) built on land given by Ports on lease as per industry standards. We request Port to kindly clarify the same.	Clause 22 and 23 are clear and as per guidelines.
4	Page 22 clause 33	Tanks built on the leased land are immovable property and cannot be moved or shifted. On expiry of lease the land along with tanks is valued by a competent authority following auction process. The existing lessee is given first right to match H1 price of the auction . This process is followed in other Government operated ports under Ministry of Shipping. We request Port to incorporate above in this clause	Please refer to Clause No.3.5.4(a) at Page 7.

5	Page 30 clause 7 Fall Clause	<p>This is an open public tender on Bid cum auction basis, where land is allotted to H1 bidder subject to technical qualification. The scope and activities of any project differ from location to location and it is not possible to predict future tender conditions or correct past PSU tender conditions.</p> <p>Hypothetically speaking, we will Mormugao Port be able to reduce price if lower price is offered at other Government operated Ports under Ministry of Shipping . Request Port to reconsider waiver of this clause as it is applicable where procurement of equipments & commodities are involved</p>	Annexure VII i.e. Proforma of Pre Contract Integrity Pact is standard approved Proforma. As such the same cannot be changed.
6.	Other Queries	<p>In order to plan product handling and tankage we request Port to provide following details</p> <ol style="list-style-type: none"> 1.CRZ- classification of the said plots along with CZMP map and environment clearance 2. Dimensions of the plot along with co-ordinates, this is required for designing of layout of the tank 	<ol style="list-style-type: none"> 1. The proposed location does not fall in CRZ area. 2. The dimensions of the plots are already mentioned in the sketch attached as Annexure-I at page 13.

		<p>3. Details of the berth which will be allocated for handling of liquid cargo (Draft, LOA, displacement etc.)</p> <p>4. Routing of the jetty pipelines for the said plot and details of wayleave</p>	<p>3.Till the First 5 years or as and when the liquid bulk terminal at Vasco is ready, which ever is earlier, the cargo shall be handled at berth No. 7 The Port has plans to construct a POL berth which will be located opposite to berth No.10 at a distance of about 300meter away (along the water area). This berth is expected to be operational within the next 5 years. As and when this new berth becomes operational, the successful bidder shall re-route the pipelines along the earmarked corridor and shift the entire operations to this new berth. The entire cost towards shifting the pipelines shall be borne by the successful bidder.</p> <p>Special unloading or loading arms/equipments for handling POL or LPG at the berth and the related statutory clearances shall be arranged by the bidder. Tentative routing diagram is enclosed and same may change depending on site conditions.</p>
7	Other Queries	<p>Incase of us being awarded tender, we request Port to provide following documents for expediting process of registration of Lease Deed with State Government Sub – Registrar’s Office without any hitches or delays</p> <p>1. Cadastral Map,</p>	<p>The available and required documents/plans will be furnished to the successful bidder.</p>

		<p>Scale 1: 4000</p> <p>2. Revenue transfer Certificate (RTC)</p> <p>3. Any other document required for registration of lease deed</p>	
8	Other Queries	Request Port to accept Security Deposit in form of Bank Guarantee.	Port will accept payment of Security Deposit in the form of Demand Draft or Bank Guarantee valid for the entire period of lease.
9	Queries asked by another bidder	This time three separate MPT tenders are raised for the plots at Bogda. Is there any particular reason to raise the separate tender for each plot.(Earlier one tender was raised for all three plots) Kindly specify.	The Port is following e-tender cum e-auction process for leasing the Port land as per the directions of Ministry and it is technically not possible to carry out e-auction of three plots at the same time under one tender number.
10	Queries asked by another bidder	It is very difficult to contact "Keonics" office staff after 18.00 hrs or before 10.00 hrs. Can this office time change upto 19.00 hrs for convenience.	The Keonics agency is an independent agency. The bidder may contact them directly and take the appointment as per your convenience.

CHIEF ENGINEER