

ADDENDUM - II

SUB: Tender No. CE/02/2021 :- Licensing of vacant shops located at MPT Shopping Complex, Headland Sada , a single shop of area 21.28 sq.m on the ground floor of Commercial complex bldg. Vasco, and Two number of shops (kiosk) at Japanese Garden ,Headland Sada, for a period of 5 years for legally permitted activities by following e-tender cum e- auction process.

e-Tender No.: CE/02/2021

PRE BID QUERRIES CLARIFICATION


Sr . No.	Pa ge No	Clause	Description of the clause	Bidder's Query	MPT Reply
1			a) Open e- tender	a) Whether fresher can apply/ participate in the subject Tender	a) Yes, Fresher can participate in the subject e-tender.
2	5	Sub clause3 .2.1	b) Minimum Eligibility Criteria (MEC) of the e-Tender that , all the bidders, who want to participate in the e-tender, should have Bank Balance for the last three financial years ending 31 st march 2020 showing the balance of at least Rs. 1.8 lakhs , certified by Chartered Accountant .	b) Requirement of Minimum eligibility criteria(MEC) of the subject tender.	b) As per the tender condition, Clause No. 3.2.1 of Minimum Eligibility Criteria (MEC) of ' Tender Process ' of the e-Tender , states that , The Average Annual Financial Turnover/ having Bank Balance deposits of shops during the last Three (3) years ending 31st March 2020 should be at least INR 1.8 Lakhs Auditors report certified by Chartered Accountant, for the years 2017-18, 2019-18 and 2019-20, including relevant P/L a/c and balance sheet shall be submitted.
3	5	Sub clause3 .2.1	c) Minimum Eligibility Criteria (MEC) of the e-Tender	c) Whether Minimum Eligibility Criteria will be reduced or Waved off	c) Tender Conditions prevails.

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4	5	3.3	d) Documents to be submitted	d) What are the documents to be uploaded besides e-tender.	d) Please note clause no 3.3(i to viii) of 'Tender Process' under the heading of " Documents to be submitted".
5	16	Annexure- III , Note No. 3	e) Re-assessment of monthly rent	e) Kindly re - assess the monthly rent as there is less population at MPT colony at Headland Sada?	e) Tender conditions prevail , monthly rent can not be reassessed.
6	12	4.1.10	f) Other conditions	f) Whether the premises before handing over to the successful bidder will be repaired and cleaned by the Port ?	f) No. As per the Clause no. 4.1.10 m of Other Conditions of the tender the Premises will be handed over to the successful bidders in as in where in basis.
7	13, 16 and 17	4.1.17 and Annexure - III	g) Annual license fee	g) The Base rent given in the subject tender is Rs.385 per sq.m per month for the shops and In the Tender no. CE/ 13/2020 which was floated before subject tender in the month of September 2020 was only Rs. 316 per sq.m per month, kindly clarify?	g) The Base rent is fixed as per the Land Policy Guideline 2014 issued by the Ministry of Shipping Government of India, highest bid price in the recent tender should be considered as a base rent in the new upcoming tenders in the close vicinity areas.
8	13, 16 and 17	4.1.17 and Annexure - III	h) Annual license fee	h) The Base rent for the commercial complex building, Vasco is Rs.538 per sq.m per month which is much higher than the market rent, since there is no business in the Covid 19 scenario, same may be reduced.	h) Tender conditions prevails. The Base rent can not be reduced.

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9	22	Annexure-VI, Clause no.6, 9	i) License Agreement Format	i) Whether Premises/shops can be vacated at any time ?	i) Please refer Clause no. 6 and 9 of License Agreement Format at Annexure VI of the tender document.
10	12	4.1.10 u	j) Other conditions	j) Whether shops can be sublet to the third party by the successful bidder	j) No. Refer Clause no. 4.1.10 u of ' Other conditions of tender' the Premises / shops can not be sublet to the third party by the successful bidder.
11	14	Annexure- 1	k) Type of Business to be carried out	k) Whether Port will allow to sell Free Vendors, without proper trade license issued by the Mormugao Municipal Council (MMC) to sell their commodities in and around the Japanese Garden and also in the Port area along with the successful bidders who are paying the annual lease rent to the Port, as they make more business and profit than the legal vendors occupying the premises.	k) No free vendor / hawkers is not allowed to sell their commodities in the Port area including Japanese Garden till date and even in the future
12	5	3.3. ii	l) Documents to be submitted	l) Whether submission of GST registration is compulsory to the bidders?	l) As per the Clause no.3.3 ii of ' Documents to be submitted of the tender document GST registration if applicable may be submitted / uploaded.

NOTE:- Kindly note that Kiosk(Vacant) S-1 and Kiosk(Vacant) S-2 of 6.00sq.m each given in Annexure-III of EMD format of e- Tender Document are excluded from the Scope of Tendering.



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