

## COCHIN PORT TRUST

**GENERAL ADMINISTRATION DEPARTMENT  
(ESTATE DIVISION)  
COCHIN – 9**

**Phone: 0484-2582103, 2582100, Fax: 0484-2668163**

No. EM/T/223/SoR Revision/Valuation/2020

Dated: 02/11/2020

Sub: E-Tender No. EM/T/223/SoR Revision/Valuation/2020, invited for “Valuation of land of Cochin Port Trust at various villages in Ernakulam District”-reg.

### Addendum / Corrigendum No. – II

The following additions/modifications/deletions are issued to the tender document for the subject work and these changes shall take precedence over the existing tender clauses wherever they are in variance:

1. In page No. 5, ‘INSTRUCTIONS TO TENDERER’, Clause No. 2.1 ‘Scope of Tender’ is modified and replaced as below:

“2.1 Scope of Tender : Electronic Tenders (e-tenders) in two-cover system are invited from eligible Tenderers for “Valuation of land of Cochin Port Trust at various villages in Ernakulam District” as per schedule given in Section.5. The scope of works is as follows:

- i. to arrive the Market Value of land at various villages in Ernakulam District as given in para 1.1 of the Tender Notice, for different purposes/categories as shown below:

Sl. No.	Location	Land with Water Frontage for Berth & Backup	Commercial/ Office Purpose	Warehouse Purpose	Special Residential Purpose	Hospitality Purpose	Industrial Purpose
1	Willingdon Island (Including Flying Funnel Area)	✓	✓	✓	✓	✓	✓
2	Vallarpadam-Non SEZ Area	✓	✓	✓	N A	N A	✓
2.1	Vallarpadam-SEZ Area	✓	✓	✓	N A	N A	✓
3	Puthuvypeen-Non SEZ Area	✓	✓	✓	N A	N A	✓
3.1	Puthuvypeen-SEZ Area	✓	✓	✓	N A	N A	✓
4	Fort Kochi	✓	✓	N A	✓	✓	✓

5	Bolghatty	N A	✓	✓	N A	✓	✓
6	Ernakulam-GIDA/ Pachalam	N A	✓	N A	N A	✓	✓
6.1	Ernakulam-Cochin Shipyard	N A	N A	✓	N A	N A	✓
6.2	Ernakulam-Thevara Ferry	✓	✓	N A	N A	N A	✓

Sl. No.	Location	Land coming under Zone 'B' and 'C' other than petroleum fuel outlets	Land coming under Zone 'B' and 'C' for petroleum fuel outlets
7.	Cochin Fisheries Harbour, Thoppumpady	✓	✓

- ii. To collect the State Government's ready reckoner of land values in the area,
- iii. To collect highest rate of actual relevant transactions registered in last three years in the Port's vicinity,
- iv. To collect highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board, and
- v. To arrive Scale of Rates for lease rentals for land at various villages in Ernakulam District for different purposes/categories as given in para 2.1(i) above, as per PGLM-2015 issued by Gol which interalia envisages consideration of the following factors:
  - a. State Government's ready reckoner of land values in the area, if available for similar classification/ activities.
  - b. Highest rate of actual relevant transactions registered in last three years in the Port's vicinity with an appropriate annual escalation rate to be approved by Port Trust Board.
  - c. Highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board.
  - d. Rate arrived at by an approved valuer appointed for the purpose by the Port.
  - e. Any other relevant factor as may be identified by the Port.
- vi. SoR would in no case be less than 6% of the latest market value.
- vii. Apart from Scale of Rates for lease rentals of the land as stated above, monthly license fee for 'Open storage', 'Warehouse' and space for 'Office Accommodation', irrespective of location shall also be arrived at.

Tenders should be submitted in accordance with the Instructions to Tenderer, General Conditions of Contract, Special Conditions, Scope of work etc. as enumerated in this tender document.

2. In Page No.8, Clause No.2.7.1. of “INSTRUCTIONS TO TENDERER” is modified and replaced as below:

“Tenderer should either be:

- i. Registered Valuer with Central Board of Direct Taxes (CBDT), or
- ii. Registered Valuer of Insolvency and Bankruptcy Board of India (IBBI) under Asset Class “Land and Building”, or
- iii. Registered valuer under section 34AB of the Wealth Tax Act, 1957 relating to Valuation of immovable property (other than agricultural lands, plantations, forests, mines and quarries) i.e. specifically the valuation of Land as per the tender.

The Certificate of Registration as a valuer as mentioned above, in the name of any of the partner will be considered in case the partnership firm /LLP and Director in case of a company provided the same is authenticated/attested by the same person in the capacity of the partner of the Partnership firm/ LLP or Director of the Company (Private or Public) duly mentioning the Registration no. etc. If the Registration is obtained in the name of the partnership firm/LLP the same may be attested by the person who is submitting the bid.

**Copy of valid registration certificate should be submitted along with the tender.**

3. In page No.8, Clause 2.7.3, the first sentence is modified and replaced as “Average financial turnover of the tenderer should not be less than Rs.2.30 lakhs during the last three (3) years ending on 31-03-2020.”

4. In page No.8 under “INSTRUCTIONS TO TENDERER”, A new sub clause 2.7.4 is added as below:

“The tenderer shall either be a (i) Proprietor, (ii) Partnership firm, (iii) Limited Liability Partnership firm, (iv) Private Limited Company and (v) Public Limited Company.”

5. A new clause 2.23 is added under “INSTRUCTIONS TO TENDERER”, as given below:

“Cost of Tender Document and EMD stated in Clause 2.3 and 2.4 respectively, shall also be paid through RTGS/NEFT .Bank details of Cochin Port Trust are given below:

Name of Bank: State Bank of India.

Name of Branch: Cochin Port Trust

IFSC Code: SBIN0006367

Account No.: 10601197375

Account Holder’s Name: Cochin Port Trust

UTR number of the transaction should be communicated to the e-mail ID of the contact person of Cochin Port Trust, at least one day before the date and time of opening of e-tender. Cochin Port Trust will verify receipt of EMD as referred in the UTR number, in the Bank account mentioned above. If EMD amount has not reflected in the Bank account of Cochin Port Trust, the bid will be rejected.”

6. A new clause 2.24 is added under “INSTRUCTIONS TO TENDERER”, as given below:

**"MSME bidders will be exempted from remitting cost of tender document and**

**EMD. Such bidders should produce proof of notary attested copy of valid MSME registration certificate issued by Competent Authority as per MSMED Act."**

7. In Page No.12, Clause No. 3.3 of "GENERAL CONDITIONS OF CONTRACT" is modified and replaced as below:

**"Statutory recoveries i.e., IT and other taxes, if any, shall be recovered as per the prevailing Rules of the Govt."**

8. In Page No.13, Clause No. 3.4 of "GENERAL CONDITIONS OF CONTRACT" is modified and replaced as below:

**"The quoted price shall be in lumpsum inclusive of all charges such as collection of data from SRO, Village Office and LSGD, site visits, labour, supervision, presentations, overheads, profits and every incidental and contingent costs and charges and printing required for successful delivery of valuation report to Cochin Port Trust etc and will be submitted in the prescribed format in Price Schedule (Schedule B). GST or any other tax levied by the Government will be paid extra by the Port and is not part of the price bid."**

9. In page 15, Clause No.3.15 'Extension of time', in the 6<sup>th</sup> line the word "exertion" is replaced with the word 'extension'.

10. In Page 18, "5. SCHEDULE 'B'- PRICE SCHEDULE" is modified and replaced as below:

#### **5.SCHEDULE 'B' - PRICE SCHEDULE**

Description of Item	Lumpsum Amount quoted in Rupees (excluding GST)	
	In Figures	In Words
Valuation of following land of Cochin Port Trust at various villages in Ernakulam District as per Scope of Work at Section 2.1 of the Tender Document.		
1. Willingdon Island, SER Area - 879.80 acres		
2. Vallarpadam (SEZ and non SEZ area) & Bolgatty - 502.27 acres		
3. Puthuvypeen (SEZ and non SEZ area) - 762.43 acres		
4. Palluruthy DLB - 9.79 acres		
5. Fort Kochi - 4.76 acres		
6. Ernakulam (near Cochin Shipyard Ltd), Pachalam, Thevara (near ferry) - 18.10 acres		
7. Cochin Fisheries Harbour - 19.00 acres		

We also agree for the stage-wise and percentage-wise payments as detailed under Section 3.12 of the Bid Document. The validity of the Bid will be upto a period of 120 days from the date of submission of the bid.

Place :  
Date :  
Name :  
Address :  
Seal :

Signature of the Tenderer :

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Note: This document also forms part of the tender document No.EM/T/223/SoR Revision/Valuation/2020 and shall be signed and uploaded along with the Technical Bid.

**Sd/-  
SECRETARY**